

Draft Local Planning Scheme No.3 – Schedule of Modifications			
No.	Section	Modification	Justification
1	Part 1 Clause 9 (c)	Amend the aim to state:  <i>‘Support the <b>sustainable</b> growth of the local economy to attract business, investment and tourism and generate local employment opportunities;’</i>	To ensure that consideration is given to sustainable economic growth.
2	Part 1 Clause 9 (e)	Amend the aim to state:  <i>‘Support community <b>health and</b> wellbeing by promoting active, connected, safe and secure pursuits for all;’</i>	Alignment with the Shire’s Health and Wellbeing Strategy objectives, environmental health protection and promoting active lifestyles.
3	Part 1 Clause 9 (f)	Amend the aim to state:  <i>‘Protect rural land to support the Shire’s role as an important <b>agricultural and horticultural economic contributor to the Shire and broader region</b>, and minimise land use conflicts;’</i>	To acknowledge that the Shire has a significant role in primary production in agriculture / horticultural land uses. Alignment with the Shire’s Rural Strategy and Health and Wellbeing Strategy objectives for the purposes of promoting local food security.
4	Part 1 Clause 9	Amend to include a new aim which states:  <i>‘To create and maintain a healthy environment, with consideration for the social, economic and environmental needs of future generations.’</i>	These factors should be considered in decision-making with the objective improving community wellbeing and the benefit of future generations.
5	Part 1	Amend to include a new Clause which states:  <b>‘13. Interpretation</b>  <i>The words and expressions used in the Scheme have their normal or common meaning unless they have a meaning assigned to them in the Planning and Development Act 2005 or this Scheme, in which case they will have the meaning so assigned.’</i>	To make clear the definitions of land uses and proposed development where they are not defined by the Scheme. A similar provision was included in the Shire’s Town Planning Scheme No.2 which has been a useful provision for defining which land use a development may be categorised in even where certain definitions may not exist within the Scheme.
6	Part 3 Clause 16 (2)	Amend the last objective of the Rural zone to state:	The objectives for the Rural zone do not

		<i>'To provide for a <b>limited</b> range of non-rural land uses, <b>only</b> where they have demonstrated a <b>direct benefit to the local community</b> and are compatible with surrounding rural uses.'</i>	discourage non-rural land uses. The objectives are likely to result in an influx of non-rural industrial type land uses occurring within the Rural zone. This may seriously detriment the success of planned industrial estates and incrementally impact the character of our rural areas.								
7	Part 3 Clause 16 (2)	Amend to include a new objective within the Light Industry zone which states:  <i>'Seek to manage impacts such as noise, dust, odour and gaseous/particulate emissions within the zone.'</i>	Light Industry can generate emissions and is considered an industrial land use by the Environmental Protection Authority. As such, there is a need for an objective to address impacts.								
8	Part 3 Clause 16 (2)	Amend the last objective of the General Industry zone to state:  <i>'Seek to manage impacts such as noise, dust, odour and gaseous/particulate emissions within the zone.'</i>	To strengthen the objective to also include gaseous/particulate emissions and to align with the Environmental Protection Authority guidance.								
9	Part 3 Clause 17 Table 3 – Zoning Table	Amend to delete 'Dam' from the Zoning Table.	Dams are not considered to be a land use individually.								
10	Part 3 Clause 17 Table 3 – Zoning Table	Amend the permissibility of 'Display Home/Land Sales Office' to a 'D' use within the Local Centre and Mixed Use zones.	This is considered to be a compatible use within the Local Centre and Mixed Use zones and is recommended to be discretionary.								
11	Part 3 Clause 17 Table 3 – Zoning Table	Amend the permissibility of 'Exhibition Centre' to a 'A' use within the Rural zone.	An exhibition centre is considered a tourism related land use and one which should be permissible in the Rural zone at the Shire's discretion.								
12	Part 3 Clause 17 Table 3 – Zoning Table	Amend to include 'Knackery' within the Zoning Table with the following land use permissibility: <table border="1" data-bbox="595 1251 1429 1390"> <tr> <td>Residential</td> <td>X</td> </tr> <tr> <td>Urban Development</td> <td>X</td> </tr> <tr> <td>Special Residential</td> <td>X</td> </tr> <tr> <td>Rural Residential</td> <td>X</td> </tr> </table>	Residential	X	Urban Development	X	Special Residential	X	Rural Residential	X	The definition of abattoirs does not include knackeries, which may involve the slaughtering or processing of animals for the consumption of animals. The definition of abattoirs only includes the slaughtering of animals for consumption as food products. The reference to food products
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		<table border="1"> <tr><td>Rural Smallholdings</td><td>X</td></tr> <tr><td>Rural</td><td>A</td></tr> <tr><td>Environmental Conservation</td><td>X</td></tr> <tr><td>Rural Enterprise</td><td>X</td></tr> <tr><td>Light Industry</td><td>X</td></tr> <tr><td>General Industry</td><td>A</td></tr> <tr><td>Industrial Development</td><td>A</td></tr> <tr><td>District Centre</td><td>X</td></tr> <tr><td>Local Centre</td><td>X</td></tr> <tr><td>Rural Townsite</td><td>X</td></tr> <tr><td>Mixed Use</td><td>X</td></tr> <tr><td>Service Commercial</td><td>X</td></tr> <tr><td>Special Use (refer Note 1)</td><td></td></tr> </table>	Rural Smallholdings	X	Rural	A	Environmental Conservation	X	Rural Enterprise	X	Light Industry	X	General Industry	A	Industrial Development	A	District Centre	X	Local Centre	X	Rural Townsite	X	Mixed Use	X	Service Commercial	X	Special Use (refer Note 1)		implies that this is only for human consumption based on the definitions of food under the Food Act 2008. Knackeries may also only involve the processing of animals.
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13	Part 3 Clause 17 Table 3 – Zoning Table	Amend the permissibility of Rural Pursuit/Hobby Farm to a ‘D’ use within the Urban Development zone.	In some areas zoned Urban Development which are yet to be developed for these purposes, some existing larger properties keep animals. Including this land use as discretionary within the Urban Development zone is a transitional measure to enable these properties to continue to keep animals while the land is not being developed. An example of this is within Mundijong.																										
14	Part 4 Clause 26 (1)	<p>Delete sub-clause (1) which states:</p> <p><i>‘1) The following modifications to primary street setbacks shall apply to single house standards for medium density (R25-R60 density codes) housing:</i></p> <p><i>(a) R25-R40: 4m minimum (no average)</i></p> <p><i>(b) R50-R60: 2m minimum (no average)’</i></p>	The Shire is in the process of developing Local Planning Policy 2.2 - Residential Development Standards (R25 – R60), which addresses primary street setback variations. It is considered more appropriate for this matter to be addressed in the Local Planning Policy instead of the Scheme.																										
15	Part 4 Clause 32 (1)	Amend the provision to state:	To make clear that Schedule 4 is a part of																										

		<i>'Schedule 4 – Additional Site and Development Requirements of this Scheme sets out the additional requirements that apply to this Scheme.'</i>	the Scheme.
16	Part 4 Clause 36	Amend to include a new subclause between subclause (1) and (2) which states:  <i>'Notwithstanding subclause (1), the local government may exercise discretion to vary the Vehicle Parking Requirements contained within Schedule of this Scheme.'</i>  And re-number the clause accordingly.	To provide the Shire with the discretion to vary the specified Vehicle Parking Requirements in instances where parking facilities are already readily available and to reduce the risk of making activity centres stagnant by creating an additional financial burden for change of use applications.
17	Part 4 Clause 36 (1) and (2)	Amend to include the wording 'of this Scheme' after the references to Schedule 4.	To make clear that Schedule 4 is a part of the Scheme.
18	Part 4 Clause 37 (1) and (2)	Amend to include the wording 'of this Scheme' after the references to Schedule 4.	To make clear that Schedule 4 is a part of the Scheme.
19	Part 4 Clause 37 (3)	Amend the provision to state:  <i>'Where bicycle parking spaces are required by the Scheme, the following requirements for end of trip bicycle facilities shall be provided at a minimum.'</i>	To provide a clear mechanism for requiring end of trip bicycle facilities.
20	Part 4 Clause 38 (1)	Amend to the provision to state:  <i>'Notwithstanding any other provision of the Scheme, the wrecking of any derelict, damaged or unserviceable vehicle on, or the storage of any such vehicle within, the area comprising the primary street setback of privately owned land, is prohibited within the Scheme Area.'</i>	To allow easier enforcement regarding a vehicle which may be only one or two of the following; derelict, damaged or unserviceable. To align the terminology of primary street setback with the R-Codes.
21	Part 4 Clause 42 (2) and (3)	Amend to delete sub-clauses (2) and (3).	The Western Australian Planning Commission's Transport Impact Assessment Guidelines specify these requirements.

22	Part 4 Clause 43 (2) and (3)	Change the reference to 'proposals' to 'applications'.	The provisions relate to information that is required to be provided with an application.
23	Part 4 Clause 44 (1) and (2)	Amend the wording ' <i>shall not be considered for approval</i> ' to ' <i>will not be approved</i> '.	If the land use is discretionary under the zoning table it must be considered upon receipt of an application.
24	Part 4 Clause 47 (2) (a)	Amend the provision to state:  <i>'(a) enhance the appearance of the streetscape and public realm <b>appropriate to location and broader context</b>;</i>	To specify that landscaping should take into account the surrounding context and should be suitable for the location.
25	Part 4 Clause 47 (2) (e)	Amend the provision to state:  <i>'(e) rehabilitate <b>and restore</b> landscapes; and/or'</i>	To include the restoration of landscapes.
26	Part 4 Clause 47 (2)	Amend to include the following:  <i>'(g) reduce urban heat island effect'</i>	To include reducing urban heat island effect as a reason to require landscaping.
27	Part 4 Clause 47 (3)	Amend the provision to state:  <i>'Landscaping shall generally consist of locally native species which have low water usage. Consideration <b>must</b> be given to the desirability of integrating landscape planting with stormwater management in order to achieve best practice water sensitive urban design outcomes.'</i>	To more strongly require the consideration of integrating landscape planting with stormwater management.
28	Part 4 Clause 47 (4)	Amend the provision to state:  <i>'Landscaping shall have regard to ensuring views, sightlines, passive surveillance, privacy and amenity are preserved <b>and enhanced</b>.'</i>	To include that landscaping should enhance as well as preserve.
29	Part 4 Clause 48 (1)	Amend to include the following:  <i>'(i) to capture carbon'</i>	To include capturing carbon as a reason for requiring the retention of vegetation.
30	Part 4 Clause 48 (2)	Amend the provision to state:  <i>'The local government may <b>require</b> a proposed development <b>or subdivision application to be modified to accommodate existing trees or vegetation</b>.'</i>	To strengthen the intent of the provision with the word 'require' instead of 'request' and to expand the provision to include subdivision.

31	Part 4 Clause 48 (3)	Amend the provision to state:  'The local government may require revegetation as a condition of development approval <b>or recommend revegetation as a condition of subdivision approval</b> where the proposed development <b>or subdivision</b> includes the removal of existing tree(s) and/or vegetation.'	To expand the provision to include subdivision.
32	Part 4 Clause 48 (4)	The local government may require a <b>vegetation</b> management plan for the <b>vegetation protection and/or</b> revegetation of a site.	To clarify that a vegetation management plan may be required and that it may also be required for the purposes of vegetation protection, in addition to revegetation.
33	Part 4 Clause 48 (6)	Amend the provision to state:  <i>'The local government may require <b>monitoring and replanting in accordance with an approved maintenance plan for 2 years after implementation, or a timeframe as stated in the approved management plan, in order to meet the stated survival criteria expected at the specified timeframe and ensure ongoing maintenance of vegetation.</b></i>	To ensure that monitoring and replanting occurs, where appropriate, to meet the expected survival criteria. This change means that action will be required to be undertaken, not just monitoring where the specified expectations are not being met. The amended provision also includes that this is to occur for a timeframe as stated in the approved management plan to allow for a longer monitoring and replanting period than 2 years if necessary.
34	Part 4 Clause 49 (1) (a)	Amend the provision to state:  <i>'(a) any clearing, including the provision of firebreaks, that is authorised under the Bush Fires Act 1954 (as amended), <b>except where a variation to the location of a firebreak has been approved by local government;</b></i>	To include the possibility that a firebreak location may be varied, which may save some vegetation.
35	Part 4 Clause 49 (1) (c)	Amend the provision to state:  <i>'(c) any vegetation that is dead or dangerous, <b>except for dead, hollowed nesting habitat trees, as determined by the local government;</b></i>	To specify that dead trees that are hollowed nesting habitat trees must not be removed without approval. These trees provide nesting sites for protected cockatoos.
36	Part 4 Clause 49 (1) (h)	Amend the provision to state:	To include reference to the Swan Weeds database and to specify that clearing may

		<i>'(h) any clearing of environmental weeds identified in the Department of Biodiversity, Conservation and Attractions Florabase/Swan Weeds database, except where those weeds have been planted through the requirements of an approved plan or are identified for preservation.'</i>	not occur without approval where plants have been identified as weeds though have been required through an approved plan.
37	Part 4 Clause 49 (1) (i)	Amend the provision to state:  <i>'(i) minor pruning of vegetation undertaken in accordance with Australian Standards AS 4373 for maintenance purposes which does not endanger the life of the vegetation; and'</i>	To clearly specify that minor pruning is undertaken in accordance with the Australian Standards to eliminate ambiguity.
38	Part 4 Clause 49 (1) (j)	Amend to delete this provision.	Clearing for the purposes of bushfire management is addressed through Clause 49 (1) (a) and clearing in accordance with an existing subdivision or development approval is addressed through Clause 49 (1) (b).
39	Part 4 Clause 49 (2)	Amend the provision to state:  <i>'These exemptions do not apply where vegetation is specifically protected by relevant legislation, or by way of a landscape protection or revegetation area designation or similar within an approved Structure Plan, Subdivision Plan, Local Development Plan, Development Plan, Tree Preservation Order or any other provision of the Scheme.'</i>	To expand the definition to refer to other relevant legislation, revegetation area designations and development plans within the provision as measures which may protect vegetation and therefore the exemptions to requiring approval for vegetation removal should not apply in these instances.
40	Part 4 Clause 51 (1) (i)	Amend the provision to state:  <i>'(i) the type, location and pad height of onsite effluent disposal systems.'</i>	To ensure the pad heights of effluent disposal system are considered in flood risk management.
41	Part 4 Clause 51 (1)	Amend the provision to include the following new point:  <i>'cleanliness of fill and fill extent in Environmentally Sensitive Areas'</i>	To ensure the suitability of material in Environmentally Sensitive Areas. Landfill is more commonly being composed recycled material and not of natural sand limestone so it is important to manage this.
42	Part 4 Clause 52 (1)	Amend the provision to state:	To clarify that the setback will be defined by the local government to remove

		<i>'All existing native vegetation shall be retained within the defined setback from a watercourse, as determined by the local government.'</i>	ambiguity around what the setback may be.
43	Part 4 Clause 52 (4)	Amend the provision to state:  <i>'Development adjacent to watercourses shall incorporate appropriate measures to minimise runoff and erosion and to protect water quality, including: (a) provision of infrastructure outside of the defined setback from the watercourse to intercept and safely dispose of stormwater runoff; and (b) planting of local native vegetation to provide nutrient stripping and to act as a barrier to seepage and runoff.'</i>	To broaden the provision to reference infrastructure, not just contour banks, to intercept and dispose of stormwater runoff. To state that such infrastructure may be required outside of the defined setback from the watercourse.
44	Part 4 Clause 52	Amend to include a new provision which states:  <i>'All onsite effluent disposal systems must be adequately separated from watercourses as determined by the local government.'</i>	To protect water resources from the impacts of wastewater.
45	Part 6 Division 1 Clause 54 (1)	Amend the definition of Building Envelope to the following:  <i>'means the area of land within which all buildings on a lot must be contained.'</i>	To delete the reference to effluent disposal facilities as these need to be contained within a separate envelope to the building envelope to ensure an adequate separation between the dwelling and the effluent disposal system.
46	Part 6 Division 1 Clause 54 (1)	Amend to include a new definition for Effluent Disposal Envelope which states:  <i>'means the area of land within which all effluent disposal facilities on a lot must be contained.'</i>	To create a new definition and delete the reference to buildings as these need to be contained within a separate envelope to the effluent disposal envelope to ensure an adequate separation between the dwelling and the effluent disposal system.
47	Part 6 Division 1 Clause 54 (1)	Amend the definition of Flood Prone Area to the following:  <i>'means the floodway, flood fringe and flood plain for a 100 year Average Recurrence Interval (ARI) flood event and seasonally waterlogged and inundated areas.'</i>	To expand the definition to also include seasonally waterlogged and inundated areas as these areas are also flood prone.

48	Part 6 Division 1 Clause 54 (1)	Amend the definition of Floor Area to the following:  <i>'has meaning given in the Building Code of Australia.'</i>	To clarify that it is the Building Code of Australia to avoid any ambiguity.
49	Part 6 Division 2 - Clause 55	Amend the definition of Animal Husbandry – Non-Intensive to the following:  <i>'means premises - (a) used for keeping, rearing or fattening of poultry (for either egg or meat production), but does not include animal husbandry – intensive; and with (b) not more than 300 poultry (for either egg or meat production).'</i>	To limit the land use to 300 poultry only and to exclude pigs and other livestock as the amenity impacts are considered to be significant, given that this is a discretionary use in rural living zones and may be developed on 1ha-4ha lot sizes.
50	Part 6 Division 2 Clause 55	Amend the definition of Caravan Park to the following:  <i>'means premises that are a caravan park or camping ground as defined in the Caravan Parks and Camping Grounds Act 1995 section 5 (1) or nature based park as defined under the Caravan Parks and Camping Grounds Regulations 1997 Part 1.'</i>	To broaden the definition to include camping grounds and nature based parks.
51	Part 6 Division 2 - Clause 55	Amend the definition of Dam to include the wording <i>'but excludes swimming pools and spas'</i> and move the definition to Part 6 Division 1 Clause 54 (1).	The terms swimming pool and spa are not defined under the R-Codes or the Scheme. This wording will ensure that every swimming pool or spa is not classed as a dam. Dams are not considered to be a land use individually so the term should be defined under the general definitions instead of the land use definitions.
52	Part 6 Division 2 - Clause 55	Amend the definition of Hospital to the following:  <i>'means premises used as a hospital as defined in the Health Services Act 2016 section 8.'</i>	s. 2(1) of the <i>Hospitals and Health Services Act 1927</i> states that the meaning of a 'hospital' is provided in the <i>Health Services Act 2016</i> .
53	Part 6 Division 2	Amend to include a new land use definition of Knackery which	The definition of abattoirs does not include

	Clause 55	states:  <i>'means premises used commercially for the slaughtering and/or processing of animals for the purposes of consumption by animals.'</i>	knackeries, which may involve the slaughtering or processing of animals for the consumption of animals. The definition of abattoirs only includes the slaughtering of animals for consumption as food products. The reference to food products implies that this is only for human consumption based on the definitions of food under the <i>Food Act 2008</i> . Knackeries may also only involve the processing of animals.
54	Part 6 Division 2 - Clause 55	Amend the definition of Park Home Park to the following:  <i>'means premises used as a park home park as defined in the Caravan Parks and Camping Grounds Regulations 1997 Part 1.'</i>	Schedule 8 of the <i>Caravan Parks and Camping Grounds Regulations 1997</i> was deleted. The definition of a park home park is included in Part 1 of the <i>Caravan Parks and Camping Grounds Regulations 1997</i> .
55	Part 6 Division 2 - Clause 55	Amend the definition of Transport Depot to the following:  <i>'means premises used primarily for the parking or garaging of two (2) or more commercial vehicles including - (a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods brought to the premises by those vehicles; and (c) the transfer of goods or persons from one vehicle to another.'</i>	To account for the instance where two commercial vehicles are proposed to be parked.
56	Part 6 Division 2 - Clause 55	Amend the definition of Warehouse/Storage to the following:  <i>'means premises including indoor facilities, outdoor facilities or open areas used for (a) the storage of goods, equipment, plant or materials; or (b) the display or the sale by wholesale of goods.'</i>	To broaden the definition to specifically include open areas.
57	Appendix A – Clause	Insert a provision which states:	To enable a proposed structure plan to be

	18 (6)	<i>'(6) The local government may advertise a proposed structure plan associated with any proposal to amend the scheme concurrently.'</i>	advertised concurrently with the associated scheme amendment.
58	Appendix A - Clause 61 (1) (l)	Amend to include the word 'use' after the word permitted ("P").	To clarify it is a P use.
59	Appendix A - Clause 61 (1) (o) (i)	Amend the provision to state:  <i>'(i) Any fencing fronting a road and between the building setback line and any boundary to a road and any common boundary fence is to be a maximum height of 1.8m from natural ground level.'</i>	To align with the Shire's Local Planning Policy: 1.5 Exempted Development Policy (LPP1.5) which specifies requirements for fencing. Fences within the Shire have been constructed in accordance with this policy and the proposed changed requirements under the draft Scheme would mean that many previously acceptable fences would become non-compliant with the new Scheme. This modification will ensure the draft Scheme is consistent with LPP1.5 and would not significantly change the current requirements.
60	Appendix A - Clause 61 (1)	Insert a new provision which states:  <i>'the erection or extension of a single house on a lot in the Urban Development zone where a structure plan applies and designates the land as Residential and the development satisfies the deemed-to-comply requirements of the R-Codes if applicable and where the development standards set out in the scheme for the Urban Development zone are satisfied, unless the development is located in a place that is:</i>  <i>(i) entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990; or</i> <i>(ii) the subject of an order under the Heritage of Western Australia Act 1990 Part 6; or</i> <i>(iii) included on a heritage list prepared in accordance with this Scheme; or</i>	To ensure that development applications are not required for all residential development in the Urban Development zone. The R-Codes do not apply in the Urban Development zone and a single house is a 'D' use within the Urban Development zone and as such, development approval would be required for all residential development. The purpose of this supplemental provision is to exempt residential development in the Urban Development zone from requiring development approval if a structure plan applies and the development complies with the R-Codes and the development standards of the scheme.

		<p>(iv) within an area designated under the Scheme as a heritage area; or  (v) the subject of a heritage agreement entered into under the Heritage of Western Australia Act 1990 section 29.'</p> <p>Re-number accordingly.</p>									
61	Appendix A - Clause 61 (1)	<p>Insert a new provision which states:</p> <p><i>'the erection or extension of an outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house on a lot in the Urban Development zone where a structure plan applies and designates the land as Residential and the development satisfies the deemed-to-comply requirements of the R-Codes if applicable and where the development standards set out in the scheme for the Urban Development zone are satisfied, unless the development is located in a place that is:</i></p> <p><i>(i) entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990; or</i>  <i>(ii) the subject of an order under the Heritage of Western Australia Act 1990 Part 6; or</i>  <i>(iii) included on a heritage list prepared in accordance with this Scheme; or</i>  <i>(iv) within an area designated under the Scheme as a heritage area; or</i>  <i>(v) the subject of a heritage agreement entered into under the Heritage of Western Australia Act 1990 section 29.'</i></p> <p>Re-number accordingly.</p>	<p>To ensure that development applications are not required for all residential development in the Urban Development zone. The R-Codes do not apply in the Urban Development zone and a single house is a 'D' use within the Urban Development zone and as such, development approval would be required for all residential development. The purpose of this supplemental provision is to exempt residential development in the Urban Development zone from requiring development approval if a structure plan applies and the development complies with the R-Codes and the development standards of the scheme.</p>								
62	Schedule 1- Additional Uses	<p>Amend the additional use to the following:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description of land</th> <th>Additional use</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>A4</td> <td>Lot 302</td> <td>• industry -</td> <td>1. All development</td> </tr> </tbody> </table>	No.	Description of land	Additional use	Conditions	A4	Lot 302	• industry -	1. All development	<p>Spring water bottling is not a land use within the Scheme and is therefore not defined. For consistency with the land uses within the Scheme, it is recommended that the additional use be modified to the land</p>
No.	Description of land	Additional use	Conditions								
A4	Lot 302	• industry -	1. All development								

		(17) Feast Road, Serpentine.	light	relating to additional uses shall be at the local government's discretion.  2. Development relating to the additional use shall only be approved for the purposes of spring water bottling.	use under the Scheme that spring water bottling would fit under. An additional provision is included to restrict the additional use of industry – light to spring water bottling.
63	Schedule 1 – Additional Uses	Amend to include the following:			This property was subject to Scheme Amendment No.160 to Town Planning Scheme No.2 that allowed the use 'restaurant' to be a discretionary land use at the existing heritage cottage.
		No.	Description of land	Additional use	
		A5	1409 Karnup Road, Serpentine	<ul style="list-style-type: none"> <li>restaurant/cafe</li> </ul>	1. All development relating to additional uses shall be at the local government's discretion.
64	Schedule 2 – Special Uses – SU8	Amend SU8 to state the following:			To provide greater flexibility to the use of the site and to include tourism land uses that are encouraged within this area. Given the uncertainty with the realignment of South Western Highway, these additional land uses provide the flexibility for land uses other than the existing road house to be developed at the site.
		No.	Description of land	Special use	
		SU8	Lot 812 (2) Falls Road, Serpentine	Serpentine Falls Roadhouse	1. The following shall be considered as 'A' uses: <ul style="list-style-type: none"> <li>convenience store</li> <li>holiday accommodation</li> <li>lunch bar</li> <li>restaurant/cafe</li> </ul>



		Drive, Serpentine		uses: <ul style="list-style-type: none"> <li>• community purpose</li> <li>• educational establishment</li> <li>• <b>grouped dwelling</b></li> <li>• place of worship</li> </ul>	
67	Schedule 2 – Special Uses – SU11	Amend SU11 to state the following:			To change the use of 'holiday accommodation' to 'grouped dwelling' to more accurately reflect the use being undertaken at the subject site.
		No.	Description of land	Special use	Conditions
		SU 11	Lot 1 (216) Kingsbury Drive, Keysbrook	Monastery	1. The following shall be considered as 'A' uses: <ul style="list-style-type: none"> <li>• community purpose</li> <li>• educational establishment</li> <li>• <b>grouped dwelling</b></li> <li>• place of worship</li> </ul>
68	Schedule 2 – Special Uses	Amend to insert a new Special Use, which states the following:			The subject site was zoned Special Use through Scheme Amendment 179 to Town Planning Scheme No.2 (TPS2) for the purposes of Commercial/Tourism and Rural uses. The provisions recommended to be included have been adapted from the provisions for this site within TPS2.
		No.	Description of land	Special use	
		SU12	Lot 199 Jarrahdale Road, Jarrahdale	Commercial / Tourism and Rural	1. The following shall be considered as 'D' uses: <ul style="list-style-type: none"> <li>• ancillary dwelling</li> <li>• art gallery</li> </ul>

				<ul style="list-style-type: none"> <li>• civic use</li> <li>• community purpose</li> <li>• convenience store</li> <li>• educational establishment</li> <li>• family day care</li> <li>• home business</li> <li>• home occupation</li> <li>• home office</li> <li>• shop</li> <li>• single house</li> </ul> <p>2. The following shall be considered as 'A' uses:</p> <ul style="list-style-type: none"> <li>• aged care facility</li> <li>• bed and breakfast</li> <li>• brewery</li> <li>• caravan park</li> <li>• childcare premises</li> <li>• cinema/theatre</li> <li>• exhibition centre</li> <li>• holiday accommodation</li> <li>• holiday house</li> <li>• market</li> <li>• motel</li> <li>• place of worship</li> <li>• reception centre</li> <li>• recreation – private</li> <li>• restaurant/café</li> <li>• road house</li> <li>• small bar</li> <li>• tavern</li> </ul>	
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				<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• tourist development</li> </ul> <p>3. Development approval will not be granted and subdivision will not be supported unless a structure plan has been approved for the land in accordance with Part 4 of the Deemed Provisions.</p> <p>4. The structure plan shall delineate the boundaries of each of the following Special Use Precincts:</p> <ul style="list-style-type: none"> <li>• Commercial/Tourism; and</li> <li>• Rural</li> </ul> <p>5. The structure plan must be accompanied by a Bushfire Management Plan in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas.</p> <p>6. Regardless of whether the land has been designated as bush fire prone, any residential buildings to be erected within this Special Use</p>	
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				<p>zone shall comply with the requirements of AS3959-2009.</p> <p>7. A Local Water Management Strategy to address issues including but not limited to – flood protection measures for future development, erosion control internally and to adjacent road reserves, surface water management and nomination of proposed drainage easements shall be approved prior to subdivision or development.</p> <p>8. All development shall be set back from the Gooralong Brook, as required under any relevant legislation or policy including this Scheme and State Planning Policy 2.9 – Water Resources.</p> <p>9. A Landscape and Vegetation Management Plan shall be approved prior to subdivision or development.</p>	
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					<p>10. Reticulated water supply shall be provided to all of the proposed lot(s) at the time of subdivision and/or development to the satisfaction and specifications of the Water Corporation. As part of the reticulated water system, fire hydrants shall be provided to the specifications of the Department of Fire and Emergency Services.</p> <p>11. On-site effluent disposal systems servicing development on the lots shall be to the specifications and satisfaction of the Local Government.</p> <p>12. No indigenous vegetation or trees shall be destroyed, damaged or cleared, unless the clearing is authorised by a clearing permit obtained from the relevant State Department, or is of a kind that is exempt in</p>	
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					<p>accordance with Schedule 6 or Regulation 5 (Clearing of Native Vegetation Regulations) of the <i>Environmental Protection Act 1986</i>.</p> <p>13. Post and wire stand fencing shall be provided on the western boundary of the lot abutting the Serpentine National Park and on the northern boundary.</p> <p>14. There shall be a general presumption against further subdivision of the land within the designated 'Rural Precinct' as identified in an approved structure plan to ensure that the integrity and conservation value of the site is protected.</p>	
69	Schedule 2 – Special Uses	Amend to insert a new Special Use, which states the following:				The subject site accommodates the Byford Hard Rock Quarry and Concrete Batching Plant.
		No.	Description of land	Special use	Conditions	
		SU13	Lot 202 South	Byford Hard Rock	1. The following shall be considered as 'A' uses:	

		Western Highway, Whitby	Quarry	<ul style="list-style-type: none"> <li>• industry – extractive</li> <li>• industry – light</li> </ul> <p>2. Development shall only be approved for the purposes of extraction and processing of hard rock and clay.</p>							
70	Schedule 2 – Special Uses	Amend to insert a new Special Use, which states the following:			The subject site accommodates a brick manufacturing plant operated by Austral Bricks and significant clay and shale resources. This site has been used as a clay extraction site and brick manufacturer for over 100 years. The existing operations would become non-conforming uses under the Rural zone, which is not the intent of the Shire.						
		<table border="1"> <thead> <tr> <th>No.</th> <th>Description of land</th> <th>Special use</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>SU14</td> <td>Lot 101 Nettleton Road, Lots 50, 521, 801 and 802 South Western Highway, Lots 7, 10, 12, 30, 31, 32 and 53 Kiln Road, Byford.</td> <td>Brick Manufacturing Plant</td> <td> <p>1. The following shall be considered as 'A' uses:</p> <ul style="list-style-type: none"> <li>• industry</li> <li>• industry – extractive</li> <li>• industry – light</li> </ul> <p>2. Development shall only be approved for the purposes of extraction and storage of shale and clay and manufacture, storage and distribution of masonry and related products.</p> </td> </tr> </tbody> </table>	No.	Description of land		Special use	Conditions	SU14	Lot 101 Nettleton Road, Lots 50, 521, 801 and 802 South Western Highway, Lots 7, 10, 12, 30, 31, 32 and 53 Kiln Road, Byford.	Brick Manufacturing Plant	<p>1. The following shall be considered as 'A' uses:</p> <ul style="list-style-type: none"> <li>• industry</li> <li>• industry – extractive</li> <li>• industry – light</li> </ul> <p>2. Development shall only be approved for the purposes of extraction and storage of shale and clay and manufacture, storage and distribution of masonry and related products.</p>
No.	Description of land	Special use	Conditions								
SU14	Lot 101 Nettleton Road, Lots 50, 521, 801 and 802 South Western Highway, Lots 7, 10, 12, 30, 31, 32 and 53 Kiln Road, Byford.	Brick Manufacturing Plant	<p>1. The following shall be considered as 'A' uses:</p> <ul style="list-style-type: none"> <li>• industry</li> <li>• industry – extractive</li> <li>• industry – light</li> </ul> <p>2. Development shall only be approved for the purposes of extraction and storage of shale and clay and manufacture, storage and distribution of masonry and related products.</p>								
71	Schedule 3 – Special Control Areas – SCA1	Amend to include a new objective which states:			To include an objective that specifically recognises the equestrian activities that						

		<i>'To notify landowners of the equestrian precinct and the associated activities that occur within the precinct.'</i>	occur within this precinct. It is important that landowners within and surrounding this precinct are aware of that this is a designated equestrian precinct and that activities of this nature will be focussed in this area.
72	Schedule 3 – Special Control Areas – SCA2	Amend to include a new provision which states:  <i>'5. For industry – extractive development, the local government will require pre and post mining landscape modelling, as part of any application for development approval. This is to assist the local government is considering the merits of any such application in respect of the degree to which the landscape value of the area will be protected.'</i>	To ensure that the local government can set appropriate expectations for extractive industry developments in relation to the application of SCA2. This will ensure that the existing landscape attributes will be taken into account in considering how the landscape will be protected and that the extent of any degradation to the landscape from the extractive industries will be known. This will improve the implementation of SCA2 in relation to industry – extractive developments.
73	Schedule 3 – Special Control Areas – SCA3	Amend additional provision 2 to state:  <i>'Development approval shall be required for all development, within SCA3 excluding residential development.'</i>	To exclude development that does not have a significant risk to the export of nutrients into the groundwater such as residential development.
74	Schedule 3 – Special Control Areas – SCA4	Amend the last sentence of Additional Provision 1 to include the following wording:  <i>'All other applications shall be determined as a 'D' use under the Scheme and the following requirements shall also apply.'</i>	To clarify that the requirements listed in (a) – (f) apply to all development within SCA4.
75	Schedule 3 – Special Control Areas – SCA4	Amend Additional Provision 1 (a) – (f) to state the following:  <i>'(a) All development shall be consistent with the objectives and measures of State Planning Policy 2.5 Rural Planning. (b) Controlled environment sheds or other (more superior) best practice controlled environmental technology, shall be used. (c) There shall be an internal loop vehicle access way to allow articulated vehicles and truck and dog configurations to enter</i>	To broaden the requirements to apply to all agri-food businesses that may be developed within SCA4, not just poultry farms.

		<p><i>and leave the site, and service the facility, in a forward direction.</i></p> <p><i>(d) Landscaping and screening shall be undertaken to the satisfaction of the local government.</i></p> <p><i>(e) All waste materials managed and disposed of in accordance with best practices.</i></p> <p><i>(f) An air quality and odour impact assessment and management plan being prepared to the satisfaction of the local government.'</i></p>									
76	Schedule 3 – Special Control Areas – SCA4	<p>Amend Additional Provision 1 to include a new requirement which states:</p> <p><i>'(g) All development must demonstrate adequate separation to adjoining properties, as determined by the local government, to ensure biosecurity.'</i></p>	To ensure that development is situated to minimise the possibility of accidental transference of disease to or from animals on adjoining properties.								
77	Schedule 3 – Special Control Areas – SCA6	<p>Amend to include a new Additional Provision which states:</p> <p><i>'All development must demonstrate adequate separation to adjoining properties, as determined by the local government, to ensure biosecurity.'</i></p>	To ensure that development is situated to minimise the possibility of accidental transference of disease to or from animals on adjoining properties.								
78	Schedule 3 – Special Control Areas	<p>Amend to include the following:</p> <table border="1"> <thead> <tr> <th>Name of area</th> <th>Purpose</th> <th>Objectives</th> <th>Additional provisions</th> </tr> </thead> <tbody> <tr> <td>SCA11</td> <td>Florence Place Development Control Area</td> <td>To control development within the area to prohibit the keeping of horses.</td> <td>1. The keeping of horses shall be prohibited.</td> </tr> </tbody> </table>	Name of area	Purpose	Objectives	Additional provisions	SCA11	Florence Place Development Control Area	To control development within the area to prohibit the keeping of horses.	1. The keeping of horses shall be prohibited.	The Florence Place precinct was zoned Rural Living A (RLA24) under Town Planning Scheme No.2 through Scheme Amendment No. 149. Specific provisions were included in the amendment to prohibit the keeping of horses in this area.
Name of area	Purpose	Objectives	Additional provisions								
SCA11	Florence Place Development Control Area	To control development within the area to prohibit the keeping of horses.	1. The keeping of horses shall be prohibited.								
79	Schedule 4 – Additional Site and Development	<p>Amend to include a new provision which states:</p> <p><i>'Development approval will not be granted where the local</i></p>	To allow discretion for residential development to be approved prior to the approval of a structure plan in areas where								

	Requirements – 4.1 – Urban Development	<p><i>government considers the proposed development will prejudice the preparation of a structure plan, unless a structure plan has been approved for all or part of the Urban Development zone in accordance with Part 4 of the Deemed Provisions.'</i></p> <p>Amend the existing provision to state:</p> <p><i>'Subdivision will not be supported unless a structure plan has been approved for all or part of the Urban Development zone in accordance with Part 4 of the Deemed Provisions.'</i></p>	there are a lot of existing houses and no structure plan. The current wording would not permit any improvements to be made to existing houses in these areas.						
80	Schedule 4 – Additional Site and Development Requirements – 4.1 – Rural Residential	<p>Amend the Rural Residential Codes lot size requirements as follows:</p> <table border="1"> <thead> <tr> <th>Rural Residential</th> <th>Lot Size</th> </tr> </thead> <tbody> <tr> <td>RR-1</td> <td>1ha <b>minimum</b></td> </tr> <tr> <td>RR-2</td> <td>2ha minimum</td> </tr> </tbody> </table>	Rural Residential	Lot Size	RR-1	1ha <b>minimum</b>	RR-2	2ha minimum	To amend the RR-1 lot size requirement to a 1ha minimum instead of an average to align with Perth and Peel @3.5 Million and State Planning Policy 2.5 Rural Planning.
Rural Residential	Lot Size								
RR-1	1ha <b>minimum</b>								
RR-2	2ha minimum								
81	Schedule 4 – Additional Site and Development Requirements – 4.1	<p>Amend to include a new provision within the Urban Development, Rural Residential, Rural Smallholdings, Rural and Rural Enterprise zones which states:</p> <p><i>'The keeping of animals shall not exceed the stocking rate guidelines recommended by the Department of Primary Industries and Regional Development for the applicable pasture types.'</i></p>	To ensure that properties are not overstocked and comply with the stocking rate guidelines.						
82	Schedule 4 – Additional Site and Development Requirements – 4.1	<p>Amend to include a new provision within the Special Residential, Rural Residential, Rural Smallholdings, Rural, Environmental Conservation and Rural Enterprise zones which states:</p> <p><i>'Due regard shall be given to building envelopes and effluent disposal envelopes.'</i></p>	To ensure that due regard is given to building envelopes and effluent disposal envelopes, which have been identified for specific purposes such as vegetation retention and ensuring adequate separation.						

83	Schedule 4 – Additional Site and Development Requirements – 4.1	<p>Amend the following provision with the Special Residential, Rural Residential and Rural Smallholdings zones to state:</p> <p><i>‘Lot boundary fencing shall be 75% visually permeable, to a maximum height of 1.8 metres from natural ground level and constructed of masonry, concrete, timber, wire, post and rail and/or post and wire (including chain mesh). The fencing shall be unobtrusive and sensitive to the objective of maintaining rural character and visual amenity.’</i></p>	<p>To align with the Shire’s Local Planning Policy: 1.5 Exempted Development Policy (LPP1.5) which specifies requirements for fencing. Fences within the Shire have been constructed in accordance with this policy and the proposed changed requirements under the draft Scheme would mean that many previously acceptable fences would become non-compliant with the new Scheme. This modification will ensure the draft Scheme is consistent with LPP1.5 and would not significantly change the current requirements.</p>
84	Schedule 4 – Additional Site and Development Requirements – 4.1	<p>Amend the following provision with the Rural and Environmental Conservation zones to state:</p> <p><i>‘Lot boundary fencing shall be 80% visually permeable, to a maximum height of 1.8 metres from natural ground level and constructed of masonry, concrete, timber, wire, post and rail and/or post and wire (including chain mesh). The fencing shall be unobtrusive and sensitive to the objective of maintaining rural character and visual amenity.’</i></p>	<p>To align with the Shire’s Local Planning Policy: 1.5 Exempted Development Policy (LPP1.5) which specifies requirements for fencing. Fences within the Shire have been constructed in accordance with this policy and the proposed changed requirements under the draft Scheme would mean that many previously acceptable fences would become non-compliant with the new Scheme. This modification will ensure the draft Scheme is consistent with LPP1.5 and would not significantly change the current requirements.</p>
85	Schedule 4 – Additional Site and Development Requirements – 4.1	<p>Amend the following provision with the Light Industry, General Industry and Industrial Development zones to state:</p> <p><i>‘Developments shall apply water quality treatment to the first 15mm of rainfall incident to the lot. Discharge from the land shall be managed to predevelopment rates for the 10 and 100 year critical storm events.’</i></p>	<p>In many parts of the Shire, retention is not possible and a method of extended detention is applied.</p>
86	Schedule 4 – Additional Site and	<p>Amend the following provision with the Light Industry, General Industry and Industrial Development zones to state:</p>	<p>To clarify the intent and rationale for the provision.</p>

	Development Requirements – 4.1	<i>‘Road access shall be designed to service RAV network 4 to the satisfaction of the local government to service the most restrictive vehicle combination up to and including RAV network 4.’</i>													
87	Schedule 4 – Additional Site and Development Requirements – 4.1	Amend to include a new provision within the Industrial Development zone which states:  <i>‘The open storage of goods and materials in the Industrial Development zone must not detract from the visual amenity of the street and shall be screened from public view.’</i>	To ensure that adverse amenity impacts are managed.												
88	Schedule 4 – Additional Site and Development Requirements – 4.2 – Setbacks, Site Coverage and Plot Ratio	Amend the setbacks in the Special Residential zone to the following: <ul style="list-style-type: none"> <li>• Front – 15 metres</li> <li>• Secondary Street – 7.5 metres</li> <li>• Side – 7.5 metres</li> <li>• Rear – 7.5 metres</li> </ul>	To align with the setback requirements of the R2.5 coding under the Residential Design Codes.												
89	Schedule 6 – SCA6 – Buffers	Amend to include the following new industries to the SCA6 – Buffers Table which states: <table border="1" data-bbox="595 951 1429 1230"> <thead> <tr> <th>Type of Industry</th> <th>Address</th> <th>Separation Distance</th> </tr> </thead> <tbody> <tr> <td>Abattoir</td> <td>Lot 504 Yangedi Road, Keysbrook</td> <td>500m</td> </tr> <tr> <td>Knackery</td> <td>49 Butcher Road, Darling Downs</td> <td>500m</td> </tr> <tr> <td>Landfill</td> <td>145 Hopkinson Road, Hilbert</td> <td>500m</td> </tr> </tbody> </table>	Type of Industry	Address	Separation Distance	Abattoir	Lot 504 Yangedi Road, Keysbrook	500m	Knackery	49 Butcher Road, Darling Downs	500m	Landfill	145 Hopkinson Road, Hilbert	500m	These sites accommodate an abattoir, knackery and landfill site and are therefore applicable to SCA6.
Type of Industry	Address	Separation Distance													
Abattoir	Lot 504 Yangedi Road, Keysbrook	500m													
Knackery	49 Butcher Road, Darling Downs	500m													
Landfill	145 Hopkinson Road, Hilbert	500m													
90	General Text	Amend all references to ‘planning application’ to ‘development application’.	To ensure consistency with other legislation.												

91	General Text	Amend to ensure correct capitalisation, grammar and punctuation, re-numbering and amend all typographical errors.	To amend any typographical errors and ensure correct re-numbering.
92	Scheme Map 1	Zone Lot 506 (No.2) Ballawarra Avenue Byford as Local Centre.	This lot is identified as a 'Neighbourhood Node' under the Redgum Brook Estate – South Local Structure Plan.
93	Scheme Map 1	Designate a Special Control Area (SCA11) – Development Control Area/Plan for the precinct which includes the following properties:  Lots 23-26, 31, 38-50 Florence Place, Oakford; Lots 35-37 Pescara Place, Oakford; Lots 32-34 Selva Place, Oakford; and Lots 27-30 Lucca Lane, Oakford.	The Florence Place precinct was zoned Rural Living A (RLA24) under Town Planning Scheme No.2 through Scheme Amendment No. 149. Specific provisions were included in the amendment to prohibit the keeping of horses in this area.
94	Scheme Map 1	Zone the Special Residential lots in the Racy Prince Court and Renaud Way precinct, north of Abernethy Road and South of Shine Road in Byford as Rural Residential RR-1.	The land use permissibility within the Special Residential zone would prohibit the keeping of animals. This area is located within the Byford Trotting Complex precinct and includes properties that keep horses. The Rural Residential zoning would allow for the keeping of animals as a discretionary land use.
95	Scheme Map 1	Zone 2, 4, 8, 10 and 12 Stevenson Place, Byford as 'Residential R5'.	This change to the R-Codes is considered logical given the densities of the surrounding properties. This change to R5 is consistent with the objective of larger lot sizes being located further from the Town Centre, progressing towards the scarp.
96	Scheme Map 1	Zone the lots bound by Walters Road, Burrell Street, Brown Street and Linton Street North, Byford as 'Residential R10'.	This change to the R-Codes is considered logical given the densities of the surrounding properties. This change to R10 is consistent with the objective of larger lot sizes being located further from the Town Centre, progressing towards the scarp.
97	Scheme Map 1	Designate Special Control Area (SCA6) – Development Control Area/Plan on 568 South Western Highway, Darling Downs and	The site accommodates a poultry farm and is therefore applicable to SCA6.

		apply a 600m buffer.	
98	Scheme Map 1	Designate Special Control Area (SCA6) – Development Control Area/Plan on 49 Butcher Road, Darling Downs and apply a 500m buffer.	The site accommodates a knacker and is therefore applicable to SCA6.
99	Scheme Map 1	Designate Special Control Area (SCA6) – Development Control Area/Plan on 145 Hopkinson Road, Hilbert and apply a 500m buffer.	The site accommodates a landfill site within the City of Armadale and the buffer extends within the boundary of the Shire. This area is therefore applicable to SCA6.
100	Scheme Map 1	Designate the following lots the R-Code of R60: <ul style="list-style-type: none"> <li>• Lots bound by Havarti Loop, Pasture Lane and Dundatha Drive, Byford.</li> <li>• No.2-No.18 Castello Crescent, Byford.</li> <li>• Lots bound by Dundatha Drive, Shorthorn Court, Lovell Vista and Camembert Street, Byford.</li> </ul>	To align with the approved The Brook at Byford Lot 2 Nettleton Road, Byford Local Structure Plan and The Brook at Byford Stage 1 Local Development plan.
101	Scheme Map 1	Designate the following lots the R-Code of R60: <ul style="list-style-type: none"> <li>• Lots bound by Shorthorn Court, Gallon Way, Ayrshire Vista and Bromus Way, Byford.</li> <li>• Lots bound by Dundatha Drive, Ayrshire Vista, Gallon Way and Braford Way, Byford.</li> <li>• Lots 236-242 and Lots 253-256 Dundatha Drive, Byford.</li> </ul>	To align with the approved The Brook at Byford Lot 2 Nettleton Road, Byford Local Structure Plan and The Brook at Byford Stage 2 Local Development plan.
102	Scheme Map 1	Designate 15-21 Kinsella Avenue, Byford the R-Code of R30.	To align with the approved local structure plan.
103	Scheme Map 1	Zone Lot 2 Thomas Road and Lot 4 Kargotich Road, Oakford as Rural Residential RR-1.	To align with the approved rezoning under Scheme Amendment No.206 to Town Planning Scheme No.2.
104	Scheme Maps 1 and 2	Zone Lot 101 Nettleton Road, Lots 50, 521, 801 and 802 South Western Highway, Lots 7, 10, 12, 30, 31, 32 and 53 Kiln Road, Byford as Special Use (SU14).	The subject site accommodates a brick manufacturing plant operated by Austral Bricks and significant clay and shale resources. This site has been used as a clay extraction site and brick manufacturer for over 100 years. The existing operations would become non-

			conforming uses under the Rural zone, which is not the intent of the Shire.
105	Scheme Map 2	Zone Lot 202 South Western Highway, Whitby as Special Use (SU13).	The subject site accommodates the Byford Hard Rock Quarry and Concrete Batching Plant.
106	Scheme Map 3	Zone Lots 47, 48 and 809 Shanley Road, Mardella as Rural Smallholdings.	To reflect Scheme Amendment 205 to Town Planning Scheme No.2 which rezoned the land as Farmlet.
107	Scheme Map 4	Zone Lot 199 Jarrahdale Road, Jarrahdale as Special Use (SU12).	The subject site was zoned Special Use through Scheme Amendment 179 to Town Planning Scheme No.2 (TPS2) for the purposes of Commercial/Tourism and Rural uses. The provisions recommended to be included have been adapted from the provisions for this site within TPS2.
108	Scheme Map 5	Designate Additional Use A5 on 1409 Karnup Road, Serpentine.	This property was subject to Scheme Amendment No.160 to Town Planning Scheme No.2 that allowed the use 'restaurant' to be a discretionary land use at the existing heritage cottage.
109	Scheme Map 5	Zone Lot 215 South Western Highway, Serpentine as Rural.	This site currently accommodates a church and is not used for rural residential purposes. The place of worship use would become a non-conforming use within the Rural Residential zone under the new Scheme. It is recommended that the existing Rural zoning be retained.
110	Scheme Map 5	Zone Lots 487, 611 and 615 Arnold Road, Serpentine as Rural Residential RR-1.	To align with the approved rezoning under Scheme Amendment No.193 to Town Planning Scheme No.2.
111	Scheme Map 5	Zone Lot 9 (147) Hardey Road, Serpentine as Rural Residential RR-1.	To align with the approved rezoning under Scheme Amendment No.203 to Town Planning Scheme No.2.
112	Scheme Map 5	Zone Lots 801 - 803 Falls Road, Serpentine as Rural.	While it is acknowledged that these lots are identified as Rural Residential within the

			WAPC's Perth and Peel @ 3.5 Million South Metropolitan Peel Sub-Regional Planning Framework, the subject lots are strategically located within a tourism corridor. The lots are located between Falls Road, which leads to Serpentine Falls and the National Park, and the Serpentine River, which is a nature corridor that will accommodate a network of trails. The Shire considers that these lots are strategically located to accommodate tourism land uses. The Rural zone provides more flexibility for tourism uses.
113	Scheme Map 7	Zone Lots 9, 12, 13, 14, 15, 16, 17, 20 and 21 Jarrah Road, Lots 4, 5, 6, 7, 8 and 20 Yangedi Road and Lots 1, 2 and 21 Karnup Road, Hopeland as Rural Smallholdings.	This precinct was zoned Special Rural under TPS2 with a subdivision guide plan to identify the existing lot sizes. The zone most closely aligned to the lot sizes and intent of this estate under the draft Scheme is Rural Smallholdings. This precinct is identified as Rural under the WAPC's Perth and Peel @ 3.5 Million South Metropolitan Peel Sub-Regional Planning Framework. The Rural Smallholdings designation aligns with this.
114	Scheme Map 7	Designate Special Control Area (SCA6) – Development Control Area/Plan on Lot 504 Yangedi Road, Keysbrook and apply a 500m buffer.	The site accommodates an abattoir and is therefore applicable to SCA6.
115	Scheme Map 7	Identify Reserve 51784 (Assessment Number A402780) as a Metropolitan Region Scheme 'Parks and Recreation' reserve.	To align with the Metropolitan Region Scheme.
116	Scheme Map 7	Identify Lot 300 (Assessment Number A402779) as a Metropolitan Region Scheme 'Parks and Recreation' reserve.	To align with the Metropolitan Region Scheme.
117	All Scheme Maps	Review Main Roads road hierarchy classifications and amend the scheme maps accordingly.	To ensure consistency with Main Roads road classifications.