

Modification No	Modification Detail to Draft Local Planning Scheme No 6 (Text)	Reason	Page Number
Contents Page			
1	Update title of Part 4 to state “Part 4 – General Development Requirements”	<i>Consistency with the Planning Regulations (model provisions)</i>	3
2	Amend the contents page to include the words “Division 1 – General definitions used in the Scheme” after Part 6 – Terms referred to in Scheme.	<i>Consistency with the Planning Regulations (model provisions)</i>	4
3	Replace the words “land use terms used in Scheme” with “Terms used” after clause number 35.	<i>Consistency with the Planning Regulations (model provisions)</i>	4
4	Amend the contents page to include the words “Division 2 – Land use terms used in Scheme” before the words “36. Land use terms...”	<i>Consistency with the Planning Regulations (model provisions)</i>	4
5	Replace the words “Land use terms used in Scheme” with “Land Use terms used” at clause number 36.	<i>Consistency with the Planning Regulations (model provisions)</i>	4

Part 1			
6	Amend clause 7 (1)(c) by deleting the number “9” and replacing with “12”.	<i>To address technical inconsistency</i>	5
7	Delete clause 8 and replace with clause 8 of the Planning Regulations (Model provisions)	<i>Consistency with the Planning Regulations (model provisions)</i>	5
Part 2			
8	Delete clause 14 (1) and replace with clause 14 (1) of the Model Provisions of the Planning Regulations	<i>Consistency with the Planning Regulations (model provisions)</i>	7
9	Amend text in Table 1 – Reserve objectives for Environmental Conservation and replace “diversity” with “biodiversity”.	<i>To replace a wording error</i>	7
Part 3			
10	Amend clause 16.2(6)(b) to delete the words “watercourses” and replace with “watercourse and their buffers”	<i>To ensure appropriate consideration is given to watercourse buffers (DWER submission)</i>	10

11	<p>Amend the Table in clause 16.2 (7) by deleting the columns listed as Side and Rear and replace with “Other” as follows:</p> <table border="1" data-bbox="464 375 1488 792"> <thead> <tr> <th rowspan="2">Zone</th> <th colspan="2">Minimum Setbacks(m)</th> <th rowspan="2">Maximum Site Coverage</th> <th rowspan="2">Minimum Landscaping</th> </tr> <tr> <th>Front</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>Rural Residential (no code), 2 and 3 from:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Highway (Primary Distributor)</td> <td>30m</td> <td>20m</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>• Major Road (District Distributor)</td> <td>25m</td> <td>20m</td> <td></td> <td></td> </tr> <tr> <td>• Other Local Roads</td> <td>20m</td> <td>20m</td> <td></td> <td></td> </tr> </tbody> </table>	Zone	Minimum Setbacks(m)		Maximum Site Coverage	Minimum Landscaping	Front	Other	Rural Residential (no code), 2 and 3 from:					• Highway (Primary Distributor)	30m	20m	N/A	N/A	• Major Road (District Distributor)	25m	20m			• Other Local Roads	20m	20m			<p><i>To improve clarity and administration of the table (administration change only)</i></p>	10
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• Major Road (District Distributor)	25m	20m																												
• Other Local Roads	20m	20m																												
12	<p>Amend clause 16.4(1)(c) by inserting the words “(including groundwater), and their buffers,” after the words “soils and water bodies”.</p>	<p><i>To ensure appropriate consideration is given to watercourse buffers (DWER submission)</i></p>	11																											

13	<p>Amend the Table in clause 16.4 (4) by deleting the columns listed as Side and Rear and replace with the following:</p> <table border="1" data-bbox="464 354 1488 719"> <thead> <tr> <th rowspan="2">Zone</th> <th colspan="2">Minimum Setbacks(m)</th> <th rowspan="2">Maximum Site Coverage</th> <th rowspan="2">Minimum Landscaping</th> </tr> <tr> <th>Front</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>Rural from:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>• Highway (Primary Distributor)</td> <td>50m</td> <td>20m</td> <td></td> <td rowspan="3">N/A</td> </tr> <tr> <td>• Major Road (District Distributor)</td> <td>30m</td> <td>20m</td> <td></td> </tr> <tr> <td>• Other Local Roads</td> <td>20m</td> <td>20m</td> <td></td> </tr> </tbody> </table>	Zone	Minimum Setbacks(m)		Maximum Site Coverage	Minimum Landscaping	Front	Other	Rural from:					• Highway (Primary Distributor)	50m	20m		N/A	• Major Road (District Distributor)	30m	20m		• Other Local Roads	20m	20m		To improve clarity and administration of the table (administration change only)	11
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• Highway (Primary Distributor)	50m	20m		N/A																								
• Major Road (District Distributor)	30m	20m																										
• Other Local Roads	20m	20m																										
14	<p>Amend the Scheme text by inserting clause 16.10 as follows:</p> <p><i>16.10 Environmental Conservation.</i></p> <p><i>(1) The objectives of the Environmental Conservation zone are –</i></p> <p><i>(a) To identify land set aside for environmental conservation purposes</i></p> <p><i>(b) To provide for the preservation, maintenance, restoration or sustainable use of the natural environment</i></p>	Consistency with the Planning Regulations (model provisions)	13																									

Zoning Table			
15	Replace references to “Bed and Breakfast” with “Hosted Short Term Rental Accommodation” in the zoning table and amend the designation from “A” to “P” for the Residential zone.	<i>Consistency with the Planning Regulations (model provisions)</i>	14
16	Replace reference to “Holiday House” with “Unhosted Short Term Rental Accommodation” in the zoning table.	<i>Consistency with the Planning Regulations (model provisions)</i>	15
17	Delete the use class “Holiday Accommodation”.	<i>Consistency with the Planning Regulations (model provisions) – replaced with Tourist and Visitor Accommodation</i>	15
18	Change the following land use designations, <ul style="list-style-type: none"> • Tourist and Visitor Accommodation • Park home park • Waste Disposal Facility • Waste Storage Facility from “D” to “A” for the Rural zone.	<i>To provide opportunity for public comment from nearby landowners as the uses have potential off site amenity implications.</i>	15-16
19	Delete the use class “Motel”, “Serviced Apartment” and “Tourist Development” in the zoning table.	<i>Consistency with the Planning</i>	15-16

		<i>Regulations (model provisions) – replaced with Tourist and Visitor Accommodation</i>																									
20	<p>Amend the zoning table by including a new zone “Environmental Conservation” and including the following land use designations:</p> <table border="1"> <tr><td>Educational Establishment</td><td>A</td></tr> <tr><td>Nature Based Park</td><td>A</td></tr> <tr><td>Recreation Private</td><td>A</td></tr> <tr><td>Renewable Energy facility</td><td>A</td></tr> <tr><td>Tree farm</td><td>A</td></tr> <tr><td>Repurposed dwelling</td><td>D</td></tr> <tr><td>Second hand dwelling</td><td>D</td></tr> <tr><td>Single house</td><td>D</td></tr> <tr><td>Home office</td><td>D</td></tr> <tr><td>Home occupation</td><td>D</td></tr> <tr><td>Home store</td><td>D</td></tr> <tr><td>and all other land uses</td><td>X</td></tr> </table>	Educational Establishment	A	Nature Based Park	A	Recreation Private	A	Renewable Energy facility	A	Tree farm	A	Repurposed dwelling	D	Second hand dwelling	D	Single house	D	Home office	D	Home occupation	D	Home store	D	and all other land uses	X	<i>Consistency with the Planning Regulations (model provisions)</i>	14-16
Educational Establishment	A																										
Nature Based Park	A																										
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Home occupation	D																										
Home store	D																										
and all other land uses	X																										
21	Amending the Zoning table by deleting the use class “Aged or Dependent Persons Dwelling”.	<i>Consistency with the Planning Regulations (model provisions)</i>	14																								

22	Amend the zoning table by amending the permissibility's for Child Care Premises as follows: <table border="1" data-bbox="394 313 930 427"> <tr> <td>Rural Residential</td> <td>A</td> </tr> <tr> <td>Rural Smallholdings</td> <td>A</td> </tr> <tr> <td>Commercial</td> <td>A</td> </tr> </table>	Rural Residential	A	Rural Smallholdings	A	Commercial	A	<i>To provide flexibility with appropriate controls</i>	14		
Rural Residential	A										
Rural Smallholdings	A										
Commercial	A										
23	Amend the zoning table by amending the permissibility's for Consulting Rooms as follows: <table border="1" data-bbox="394 521 930 670"> <tr> <td>Rural Residential</td> <td>A</td> </tr> <tr> <td>Rural Smallholdings</td> <td>A</td> </tr> <tr> <td>Rural</td> <td>D</td> </tr> <tr> <td>Commercial</td> <td>D</td> </tr> </table>	Rural Residential	A	Rural Smallholdings	A	Rural	D	Commercial	D	<i>To provide flexibility with appropriate controls</i>	14
Rural Residential	A										
Rural Smallholdings	A										
Rural	D										
Commercial	D										
24	Amend the zoning table by amending the permissibility's for Motor Vehicle Repair as follows: <table border="1" data-bbox="394 797 930 837"> <tr> <td>Rural</td> <td>A</td> </tr> </table>	Rural	A	<i>To provide flexibility with appropriate controls</i>	15						
Rural	A										
25	Amend the zoning table by amending the permissibility's for Resource Recovery Centre as follows: <table border="1" data-bbox="394 1000 930 1076"> <tr> <td>Light Industry</td> <td>D</td> </tr> <tr> <td>General Industry</td> <td>D</td> </tr> </table>	Light Industry	D	General Industry	D	<i>To provide flexibility with appropriate controls</i>	16				
Light Industry	D										
General Industry	D										
26	Amend the zoning table by introducing the use class of "wind farm" with designations of "A" for "Rural" zoned land and "X" for all other zones.	<i>To provide opportunities for considering windfarms as a land use within limited zones.</i>	16								

27	<p>Amend the zoning table by including a new use class “Tourist and Visitor Accommodation” and include the following permissibility’s:</p> <table border="1" data-bbox="394 344 930 678"> <tr><td>Residential</td><td>A</td></tr> <tr><td>Rural Residential</td><td>A</td></tr> <tr><td>Rural Smallholdings</td><td>A</td></tr> <tr><td>Rural</td><td>A</td></tr> <tr><td>Commercial</td><td>A</td></tr> <tr><td>Light Industry</td><td>X</td></tr> <tr><td>General Industry</td><td>X</td></tr> <tr><td>Private Community Purpose</td><td>X</td></tr> <tr><td>Environmental Conservation</td><td>A</td></tr> </table>	Residential	A	Rural Residential	A	Rural Smallholdings	A	Rural	A	Commercial	A	Light Industry	X	General Industry	X	Private Community Purpose	X	Environmental Conservation	A	<p><i>Consistency with the Planning Regulations (model provisions) associated with short term rental accommodation reforms</i></p>	16
Residential	A																				
Rural Residential	A																				
Rural Smallholdings	A																				
Rural	A																				
Commercial	A																				
Light Industry	X																				
General Industry	X																				
Private Community Purpose	X																				
Environmental Conservation	A																				
28	<p>Amend clause 18 (2) relating to symbols used in the zoning table to reflect the definitions from the model provisions for symbols P, I and A</p>	<p><i>Consistency with the Planning Regulations (model provisions)</i></p>	17																		
29	<p>Amend clause 18. (2) relating to “notes for this clause” and replace with Clause 18. (2) of the Model Provisions for Local Planning Schemes to include notes 1 to 3.</p>	<p><i>Consistency with the Planning Regulations (model provisions)</i></p>	17																		
30	<p>Amend clause 21 (1) (c) to reflect text from the model provisions to state “(c) the conditions that apply in respect of the special uses.”</p>	<p><i>Consistency with the Planning Regulations (model provisions)</i></p>	18																		

31	Amend clause 21(2) to reflect text from the model provisions to state: <i>“(2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.”</i>	<i>Consistency with the Planning Regulations (model provisions)</i>	18
Part 4			
32	Update title of Part 4 to state “Part 4 – General Development Requirements”	<i>Consistency with the Planning Regulations (model provisions)</i>	20
33	Update title of clause 25 to state “R-Codes”	<i>Consistency with the Planning Regulations (model provisions)</i>	20
34	Update clause 25 (1) to state “The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme”	<i>Consistency with the Planning Regulations (model provisions)</i>	20

35	<p>Delete clause 30 and replace with the following:</p> <p><i>“General site and development requirements</i></p> <p><i>(1) This clause sets out standards and requirements relating to land use and development that are additional to those set out in the R-Codes or other planning codes listed under clause 27, structure plans, local development plans, State or local planning policies or zone requirements set out in Part 3.</i></p> <p><i>(2) To the extent that standard or requirement referred to in subclause (1) is inconsistent with a standard or requirement in the R-Codes, or other planning code listed under clause 27, structure plan, a local development plan, or a State or local planning policy, the standard or requirement referred to in subclause (1) prevails.</i></p> <p><i>(3) To the extent that a requirement referred to in clause 31 is inconsistent with clause 30, the requirement referred to in clause 31 prevails.”</i></p>	<p><i>Consistency with the Planning Regulations (model provisions) and advice from officers at DPLH</i></p>	21
36	<p>Amend clause 30. 8 (1) Keeping of Livestock to state the following:</p> <p><i>“In considering a development application for the keeping of livestock on land zoned Rural Smallholdings or Rural Residential, the local government shall give due regard to the stocking rates recommended by the relevant authority”</i></p>	<p><i>To provide guidance for assessing stocking rates for smaller properties. (DPIRD submission)</i></p>	23
37	<p>Amend clause 30.8 (4) by inserting the words “and waterways and their buffers” after the words “areas of native vegetation”.</p>	<p><i>To ensure water environment impacts are considered in assessing applications. (DWER submission)</i></p>	24

38	Amend Clause 30.12(1) by removing the word “except”	<i>To clarify to the intent of the clause for clearing exemptions</i>	25
39	Amend Clause 30.13(2)(a) by inserting the words “and their buffers” after the words “setbacks to riparian areas”	<i>To ensure water environment impacts are considered in assessing applications. (DWER submission)</i>	25
40	Delete clause 30.14 relating to public drinking water source protection.	<i>To reflect Model Provisions which use Special Control Areas as a more appropriate mechanism.</i>	26
41	Amend clause 30.14(2)(b) by deleting the words “2016” and replacing with “2021”	<i>To reflect current version of water quality protection note</i>	26
42	Amend the title of clause 31 to state “Site specific development standards and requirements.”	<i>To reflect advice from officers at DPLH</i>	26
43	Amend clause 31.(1) by deleting the words “The Table in”.	<i>To reflect advice from officers at DPLH</i>	26
44	Modify cl.32 by changing the reference in the definition contained in sub clause (1) to refer to cl.31.	<i>Consistency with the Planning Regulations (model provisions)</i>	26

Part 5

45	<p>Amend Part 5, Table 3 to include a new Special Control Area 2 – Hester dam Catchment Area as follows:</p> <table border="1" data-bbox="445 380 1556 1344"> <tr> <td data-bbox="445 380 630 1344">Special Control Area 2 – Hester Dam Catchment Area</td> <td data-bbox="630 380 793 1344">To identify and protect public drinking water source areas</td> <td data-bbox="793 380 1115 1344"> <p>a. To provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use;</p> <p>b. To identify land that has been designated as a public drinking water source area.</p> <p>c. To implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.</p> </td> <td data-bbox="1115 380 1556 1344"> <p>a. All development in the special control area requiring planning approval shall be subject to the Local Government’s discretion, notwithstanding that the use may be permitted elsewhere in the Scheme.</p> <p>b. The Local Government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is identified as ‘compatible with conditions’ or ‘incompatible’ in the relevant priority classification in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas.</p> <p>c. Notwithstanding the land use permissibility set out in Table One – Zoning Table, a use which is identified as incompatible within the relevant priority area on the Land Use Compatibility Table in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas shall</p> </td> </tr> </table>	Special Control Area 2 – Hester Dam Catchment Area	To identify and protect public drinking water source areas	<p>a. To provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use;</p> <p>b. To identify land that has been designated as a public drinking water source area.</p> <p>c. To implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.</p>	<p>a. All development in the special control area requiring planning approval shall be subject to the Local Government’s discretion, notwithstanding that the use may be permitted elsewhere in the Scheme.</p> <p>b. The Local Government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is identified as ‘compatible with conditions’ or ‘incompatible’ in the relevant priority classification in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas.</p> <p>c. Notwithstanding the land use permissibility set out in Table One – Zoning Table, a use which is identified as incompatible within the relevant priority area on the Land Use Compatibility Table in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas shall</p>	<p><i>Reflect intent to water protection measures through a Special Control Area consistent with Model Provisions and DWER submission</i></p>	30
Special Control Area 2 – Hester Dam Catchment Area	To identify and protect public drinking water source areas	<p>a. To provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use;</p> <p>b. To identify land that has been designated as a public drinking water source area.</p> <p>c. To implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.</p>	<p>a. All development in the special control area requiring planning approval shall be subject to the Local Government’s discretion, notwithstanding that the use may be permitted elsewhere in the Scheme.</p> <p>b. The Local Government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is identified as ‘compatible with conditions’ or ‘incompatible’ in the relevant priority classification in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas.</p> <p>c. Notwithstanding the land use permissibility set out in Table One – Zoning Table, a use which is identified as incompatible within the relevant priority area on the Land Use Compatibility Table in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas shall</p>				

					<p>not be approved, unless exceptional circumstances apply.</p> <p>d. In determining or making recommendation on an application for planning approval or making recommendation on an application for subdivision in the special control area, the Local Government shall have due regard to:</p> <ul style="list-style-type: none"> i. State Planning Policy 2.9 Planning for Water and associated guidelines. ii. Advice received from the Department of Water and Environmental Regulation. iii. Compliance with the Department of Water and Environmental Regulation's Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas. iv. Recommendations of the relevant drinking water source protection report or land use and water management strategy. v. The potential risk of contamination to the public drinking water source area resulting from a proposed land use and/or development. vi. The retention of native vegetation and protection of wetlands and waterways. vii. The drainage characteristics of the land, including surface 		
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					and ground water flow, and the adequacy of proposed measures to meet water quality targets and manage run-off and drainage.		
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46	<p>Amend Part 5, Table 3 to include a new Special Control Area 3 – Donnelly River Water Reserve as follows:</p> <table border="1" data-bbox="447 345 1556 1356"> <tr> <td data-bbox="447 345 625 1356">Special Control Area 3 – Donnelly River Water Reserve</td> <td data-bbox="625 345 793 1356">To identify and protect public drinking water source areas</td> <td data-bbox="793 345 1115 1356"> <p>a. To provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use;</p> <p>b. To identify land that has been designated as a public drinking water source area.</p> <p>c. To implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.</p> </td> <td data-bbox="1115 345 1556 1356"> <p>a. All development in the special control area requiring planning approval shall be subject to the Local Government’s discretion, notwithstanding that the use may be permitted elsewhere in the Scheme.</p> <p>b. The Local Government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is identified as ‘compatible with conditions’ or ‘incompatible’ in the relevant priority classification in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas.</p> <p>c. Notwithstanding the land use permissibility set out in Table One – Zoning Table, a use which is identified as incompatible within the relevant priority area on the Land Use Compatibility Table in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas shall not be approved, unless exceptional circumstances apply.</p> </td> </tr> </table>	Special Control Area 3 – Donnelly River Water Reserve	To identify and protect public drinking water source areas	<p>a. To provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use;</p> <p>b. To identify land that has been designated as a public drinking water source area.</p> <p>c. To implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.</p>	<p>a. All development in the special control area requiring planning approval shall be subject to the Local Government’s discretion, notwithstanding that the use may be permitted elsewhere in the Scheme.</p> <p>b. The Local Government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is identified as ‘compatible with conditions’ or ‘incompatible’ in the relevant priority classification in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas.</p> <p>c. Notwithstanding the land use permissibility set out in Table One – Zoning Table, a use which is identified as incompatible within the relevant priority area on the Land Use Compatibility Table in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas shall not be approved, unless exceptional circumstances apply.</p>	<p><i>Reflect intent to water protection measures through a Special Control Area consistent with Model Provisions and DWER submission</i></p>	30
Special Control Area 3 – Donnelly River Water Reserve	To identify and protect public drinking water source areas	<p>a. To provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use;</p> <p>b. To identify land that has been designated as a public drinking water source area.</p> <p>c. To implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.</p>	<p>a. All development in the special control area requiring planning approval shall be subject to the Local Government’s discretion, notwithstanding that the use may be permitted elsewhere in the Scheme.</p> <p>b. The Local Government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is identified as ‘compatible with conditions’ or ‘incompatible’ in the relevant priority classification in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas.</p> <p>c. Notwithstanding the land use permissibility set out in Table One – Zoning Table, a use which is identified as incompatible within the relevant priority area on the Land Use Compatibility Table in the Department of Water and Environmental Regulation’s Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas shall not be approved, unless exceptional circumstances apply.</p>				

					<p>d. In determining or making recommendation on an application for planning approval or making recommendation on an application for subdivision in the special control area, the Local Government shall have due regard to:</p> <ul style="list-style-type: none"> viii. State Planning Policy 2.9 Planning for Water and associated guidelines. ix. Advice received from the Department of Water and Environmental Regulation. x. Compliance with the Department of Water and Environmental Regulation's Water Quality Protection Note 25: Land Use Compatibility in Public Drinking Water Source Areas. xi. Recommendations of the relevant drinking water source protection report or land use and water management strategy. xii. The potential risk of contamination to the public drinking water source area resulting from a proposed land use and/or development. xiii. The retention of native vegetation and protection of wetlands and waterways. xiv. The drainage characteristics of the land, including surface and ground water flow, and the adequacy of proposed 		
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					measures to meet water quality targets and manage run-off and drainage.		
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Part 6 – Definitions			
47	Amend the title to include the words “Division 1 – General definitions used in the Scheme” after Part 6 – Terms referred to in Scheme.	<i>Consistency with the Planning Regulations (model provisions)</i>	31
48	Amend the title before clause 36 to include the words “Division 2 – Land use terms used in Scheme”	<i>Consistency with the Planning Regulations (model provisions)</i>	31
49	Add definition of “Biodiversity” to Section 35 – General definitions of terms used to read: <i>“Biodiversity is the variety of all life forms on earth—the different plants, animals and micro-organisms, their genes, and the terrestrial, marine and freshwater ecosystems of which they are a part.”</i>	<i>No definition currently in the draft scheme text</i>	31
50	Delete reference to “Aged of dependent persons dwelling”.	<i>To reflect the definitions on the R Codes which describes this use as “Special Purpose Dwellings”</i>	32
51	Delete reference to “bed and breakfast”.	<i>Consistency with the Planning Regulations (model provisions)</i>	32
52	Delete the definition of “animal husbandry – intensive” and replace with updated the definition in the Model Provisions.	<i>Consistency with the Planning Regulations (model provisions)</i>	32

53	Delete the definitions of “Fast food outlet” and “Lunch bar” and replace with Fast food outlet/lunch bar as defined in the Model Provisions.	<i>To reflect the model provisions of the Planning Regulations</i>	34 + 37
54	Delete reference to “Holiday House”	<i>Consistency with the Planning Regulations (model provisions)</i>	35
55	Delete the definition of “funeral parlour” and replace with the updated definition in the Model Provisions.	<i>Consistency with the Planning Regulations (model provisions)</i>	35
56	Delete the definition of “Holiday Accommodation”.	<i>Consistency with the Planning Regulations (model provisions)</i>	35
57	Amend definitions to include use definitions for “Hosted Short Term Rental Accommodation” and “Unhosted Short Term Rental Accommodation”.	<i>Consistency with the Planning Regulations (model provisions)</i>	36 + 41
58	Delete reference to “Industry Rural” and replace with “Industry Primary Production” and include the definition from the Model Provisions of the Planning Regulations.	<i>To reflect the Model Provisions of the Planning Regulations</i>	37
59	Delete the definition of “Motel”.	<i>Consistency with the Planning Regulations</i>	37

		<i>(model provisions)</i>	
60	Replace the word “Night club” with “nightclub” in the definition section.	<i>Consistency with the Planning Regulations (model provisions)</i>	38
61	Delete the definition of “Residential building”.	<i>Contained within R- Codes and removes unnecessary duplication</i>	39
62	Delete the definition of “road house” and replace with the updated definition in the Model Provisions.	<i>Consistency with the Planning Regulations (model provisions)</i>	39
63	Amend the definition of “rural home business/industry cottage” by replacing with: “means a trade or light industry producing arts and crafts goods, which does not fall within the definition of home occupation and which: (a) Will not cause injury to or adversely affect the amenity of the neighbourhood; (b) Is conducted in an out-building which is compatible with the principal use to which land in the zone, in which it is located may be put; (c) Does not involve employing more than 2 people who are not members of the occupier’s household; (d) Does not occupy an area greater than 50m ² ; (e) Does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; (f) Does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight; (g) Does not display a sign exceeding 0.2 square metre in area.”	<i>To improve clarity and enable flexibility in promoting small scale rural home businesses.</i>	39

64	Amend definitions by include a use definition of “Tourist and Visitors Accommodation”.	<i>Consistency with the Planning Regulations (model provisions)</i>	40
65	Delete the definition of “serviced apartment”.	<i>Consistency with the Planning Regulations (model provisions)</i>	40
66	Delete the definition of “Tourist Development”.	<i>Consistency with the Planning Regulations (model provisions)</i>	40
67	Insert the definition of “wind farm” with definition in the Model Provisions.	<i>Consistency with the Planning Regulations (model provisions)</i>	41
68	Amend the definition of “workforce accommodation” with the definition of the Model Provisions of the Planning Regulations.	<i>To reflect the model provisions of the Planning Regulations</i>	41
69	Amend the formatting to remove blank page number 42.	<i>To improve format</i>	42

Schedule A – Supplemental Provisions			
70	Amend Table 4 item 25 by inserting the following: “(g) The works are not within 100m of a watercourse. (h) The works are not within 200m of a basic raw material’s extraction source. (l) The works are not within land prone to flooding.”	<i>To ensure water environment impacts are considered in assessing applications. (DWER submission)</i>	45
71	Amend Table 4 item 23 (d) (a) of Schedule A Supplemental Provision to state the following: <i>“In relation to a water tank, the conditions of deemed provision (cl.61.1.12) for the installation of a water tank are satisfied, except that the volume of the water tank may exceed 5,000 litres.”</i>	<i>To clarify intent to exempt water tanks from requiring development approval based on volume of the tank.</i>	44
72	Amend Table 4, Column 2 conditions for item 26 by deleting clause (e).	<i>To reflect advice from DPLH</i>	46

Schedule 1 – Additional Uses											
73	Amend Schedule 1 Additional Uses by including the following Additional Use:			<i>To provide for opportunity to use / repurpose a redundant heritage building</i>	49						
	<table border="1"> <thead> <tr> <th>No</th> <th>Description of land</th> <th>Additional Use</th> <th>Requirements</th> </tr> </thead> <tbody> <tr> <td>A5</td> <td>Lot 123 (33) Steere Street, Bridgetown</td> <td> <ul style="list-style-type: none"> Residential Building Tourist and Visitor Accommodation </td> <td> <ol style="list-style-type: none"> Development approval is required. A development application is required to address: <ol style="list-style-type: none"> Parking and access Heritage impacts Land use integration with the wider site. </td> </tr> </tbody> </table>	No	Description of land			Additional Use	Requirements	A5	Lot 123 (33) Steere Street, Bridgetown	<ul style="list-style-type: none"> Residential Building Tourist and Visitor Accommodation 	<ol style="list-style-type: none"> Development approval is required. A development application is required to address: <ol style="list-style-type: none"> Parking and access Heritage impacts Land use integration with the wider site.
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74	Amend Schedule 1 - Specified Additional Uses for Zoned Land in Scheme Area, A4 requirement 2 by inserting the words “or impact on watercourse” after the words “of the locality”.			<i>To ensure water environment considerations are addressed as part of any assessment for development (DWER submission)</i>	49						

Schedule 2 – Special Use Zones			
75	Amend Schedule 2 Special Use SU1 by amending clause 2 by inserting the words “and environmental factors including impacts on the flood plain” after the words “proposed land use”	<i>To ensure water environment considerations are addressed as part of any assessment for development (DWER submission)</i>	50
76	Amend SU6 in Schedule 2 – Special Use Zones in Scheme Area by deleting the words “Bed and Breakfast” and replacing with “Hosted Short Term Rental Accommodation” in Column 2.	<i>To improve clarity (administration change only)</i>	50
77	Amend Schedule 2 Special Use SU6 by: a) inserting an additional clause 12 as follows: “12. A land capability assessment for suitability of on-site effluent disposal to ensure appropriate buffers to water courses.” b) Amending clause 3 by deleting “11” and replacing with “12”	<i>To ensure water environment considerations are addressed as part of any assessment (DWER submission).</i>	51
78	Amend Schedule 2 Special Use SU9 by inserting an additional clause 11 as follows: “11. A site and soil evaluation being undertaken to ensure appropriate setbacks to water body in additional to other water quality mitigation measures, consistent with the principles of the Government Sewerage Policy 2019.”	<i>To ensure water environment considerations are addressed as part of any assessment (DWER submission)</i>	52

General Text Changes	
79	Delete and replace the words “Holiday Accommodation” with “Tourist and Visitors Accommodation” throughout the Scheme text.
80	Delete and replace the words “bed and breakfast” with “Hosted Short Term Rental Accommodation” throughout the Scheme text.
81	Delete and replace the words “Tourist Development” with “Tourist and Visitors Accommodation” throughout the Scheme text.

Modification No	Modification Detail to Draft Local Planning Scheme No 6 (Maps)	Reason	Map Number
82	Amend the legend by inserting “SCA2” in the dotted frame next to the text “Hester Dam Catchment Area”	<i>Consistency with the Planning Regulations (model provisions)</i>	All
83	Amend the legend by inserting “SCA3” in the dotted frame next to the text “Donnelly River Water Reserve”	<i>Consistency with the Planning Regulations (model provisions)</i>	All
84	Amend the legend to include a new zone “Rural Smallholdings”	<i>Consistency with the Planning Regulations (model provisions)</i>	All
85	Amend the legend to include a new zone “Environmental Conservation”	<i>Consistency with the Planning Regulations (model provisions)</i>	All
86	Amend the text on Scheme Map by deleting the words “Kingston National Park” located in the south eastern portion of the map and replacing with the words “Greater Kingston National Park”.	<i>To ensure consistency of wording</i>	1
87	Amend the Scheme Map to zone Lot 3724 on Deposited Plan 136669 to “Environmental Conservation”.	<i>To acknowledge land ownership and use</i>	1

88	Amend the Scheme Map by deleting the "Rural" zone for Lot 2638, Maranup Road and reserving the land "Environmental Conservation".	<i>To acknowledge that the land is owned in freehold by the State for conservation purposes.</i>	1
89	Amend the Scheme Map by zoning Lot 8484 on plan 253891 Slades Road to "Rural".	<i>To acknowledge that the land is owned in freehold by the State for plantation purposes.</i>	1
90	Amend the Scheme Map to correctly reflect the correct reservation of Public Purposes with ES annotation on Reserve 50997 Lot 500 on Plan 070505 that contains the Sunnyside Fire Station	<i>To correct mapping error</i>	1
91	Amend the Scheme Map by deleting the Public Purpose Reserve from the portion of unallocated crown land Lot 500 (P402768) located at the southern end of the Greenbushes townsite	<i>The land is UCL and is incorporated into a mining tenement held by Talison</i>	6
92	Amend the Scheme Map by deleting the section of the Williams Street local road reserve that bisects a section of South Western Highway and replace with "Primary Distributor Road" reservation	<i>To rectify a mapping error</i>	8
93	Amend the Scheme Map to change the annotation from "GS" to "R" on Lot 541 on Plan 222174	<i>To capture the correct purpose of the land reflecting the</i>	8
94	Amend the Scheme Map by zoning Lots 47, 48, 11568 and 11569 West of Flintoff Road, Bridgetown from "local road" reserve to "Rural".	<i>To reflect freehold status of these parcels of land</i>	8
95	Amend the Scheme Map to include Lot 123 (33) Steere street as Additional Use A5.	<i>To reflect additional uses proposed for this property</i>	10
96	Amend Scheme Map by zoning Lot 96 (114) Roe Street, Bridgetown from "Civic and Community" reserve to "Commercial"	<i>To reflect freehold status and current land use (Storage Units)</i>	10
97	Amend Scheme Map by zoning 36 (Lot 961) Steere Street Bridgetown from Public Purposes reserve to Private Community Purposes	<i>To reflect freehold ownership (BTN Hub) and current land use</i>	10

98	Amend Scheme Map by zoning 106 (Lot 2) Roe Street Bridgetown from "Civic and Community" Reserve to "Private Community Purposes"	<i>To reflect freehold ownership (Uniting Church) and current land use</i>	10
99	Amend Scheme Map by retaining the zoning of 37 (Lot 500) Hester Street as Rural	<i>This property is freehold and is recommended to remain as rural to avoid "injurious affection" by virtue of the proposed public open space reservation</i>	10
100	Amend Scheme Map by retaining the zoning part 91 (Lot 51) Hampton Street as Rural	<i>This property is freehold and is recommended to remain as rural to avoid "injurious affection" by virtue of the proposed public open space reservation</i>	10
101	Amend Scheme Map to change the annotation from "IS" to "ES" on Lot 151 on Plan 064974	<i>To capture the correct purpose of the land reflecting the fire and rescue use of the land</i>	10
102	Amend the Scheme Map by deleting SU6 designation for the Kangaroo Fire Station at 18 (Lot 202) Claret Ash Rise Kangaroo Gully and reserving the land "Public Purposes ES"	<i>To capture the correct purpose for the land use of fire station</i>	11
103	Amend the Scheme Map to remove a section of road reserve crossing "Railways" reserved land within the Yornup Townsite where the road reserve does not exist	<i>To rectify a mapping error</i>	12
104	Amend the Scheme Map by deleting the section of the unnamed Road - local road reserve that bisects a section of Railways reservation and replace with "Railways" reservation	<i>To provide continuity with rail corridor (PTA submission)</i>	12