

		<p>produce can be considered under 'Rural Pursuit' use or incidental sales of goods produced on a property could be considered as ancillary to a predominant use. All contemporary planning schemes within the SW have this use as an X use in their Rural and Rural Residential zones.</p> <ul style="list-style-type: none"> making 'Storage' an X use in the 'Rural 1' and 'Rural 2' zones as this is more associated with industrial areas - general storage can be considered as incidental to other rural uses within the Rural zones. making 'Park Home Park' an X use in the 'Rural 1' and 'Rural 2' zones and 'A' uses in the 'Residential' and 'Residential Development' zones as this use is effectively a residential form of urban development (i.e. transportable home retirement village) which is more appropriately located in the Collie townsite where residents can get access to commercial and community services and facilities. <p>Note that changes have been made to the zoning table which provide greater flexibility (previous X (not permitted uses highlighted yellow) and the discretionary consideration of uses in the Rural 2 zone and Rural Residential area to address community concerns that the previous permissible uses were too restrictive.</p>
	Rural Mining Zone	
3	In the Scheme Text replace 'Rural Zone' with 'Rural 1 Zone'.	Supported - acknowledges and distinguishes between proposed 'Rural 2' zone.
4	In the Scheme Text replace 'Rural/Mining Zone' with 'Rural 2 Zone'. On the legend to the Scheme Maps replace 'Rural/Mining Zone' with 'Rural 2 Zone'.	Supported - addresses community concerns and perceptions in relation to future mining in the Coal Basin.
5	In the Strategy – Coal Basin Policy Action 2 be replaced with:- <ul style="list-style-type: none"> The Scheme incorporate a single zone over all 'rural' land within the Coal Basin except where more than 50% of the landholding is located outside the Collie Coal Basin area. This does not include land which is:- Already in a non rural zone such as the existing Special Residential zone; or Recommended for inclusion in a non rural zone for other reasons such as the existing rural subdivisions. 	<p>Supported, subject to minor modification: - ensures a consistent methodology for the application of the 'Rural 2' zone within the Coal Basin. This is appropriate given that the previously proposed Rural Mining zone was not applied consistently within the Basin, which generated significant community concern.</p> <p>Modify last dot point, for clarity reasons, to read: <i>Recommended for inclusion in a Rural Residential zone or other non-rural zone by reason of the lot size or current predominant land use.</i></p>
6	In the Strategy – Coal Basin Policy Action 3 reference to "Rural/Mining zone" be replaced with "proposed zone in the Coal Basin".	Supported - given proposed zone name change.
7	That 'Industry –Mining' be deleted from the Table 1 – Zoning Table	Supported - Mining is controlled by other legislation and State Agreement Acts.
8	That Clause 5.9.6 be inserted into the Scheme as follows:- 5.9.6 Rural 2 Zone In the Rural 2 zone the following shall apply: a) The local government, prior to determining development applications on land within the Rural 2 zone shall consult the Department of Minerals and Petroleum and have due regard to its advice and recommendations, except where the Department has agreed that particular types of development in specific areas do not require referral. b) The local government in considering any development proposals in the Rural 2 zone, is to consider if the scale and form of development will adversely impact upon future access to the underlying coal resource. c) The applicant shall demonstrate to the satisfaction of the local government that the proposed development will neither significantly impact upon or be significantly impacted upon by mining operations which may occur on adjacent properties. d) The local government may require as a condition of approval that a notification be placed on the certificate of title of the land and remain until removed at the discretion of the Local Government to ensure that prospective purchasers are aware of the possibility of mining on adjacent properties and the potential for impact upon the amenity of the land. e) Nothing in this Scheme shall prevent or restrict the development and use of land for "Industry Mining" as provided for in the:- • Collie Coal (Griffin) Agreement Act 1979; and • Collie Coal (Western Collieries) Agreement Act 1979." <p>That all properties within the Coal Basin that are currently zoned 'Rural' in TPS No.1 be included in the 'Rural 2' zone and the Scheme Maps be modified accordingly.</p>	<p>Supported - as ensures that due regard is given to the coal resource in the 'Coal Basin' and provides an opportunity for DMP to have direct input into the decision making process.</p> <p>Supported - on the understanding that the application of the 'Rural 2' zone will occur in accordance with the methodology prescribed in proposed Modification No. 5 above.</p>

TABLE 1: Zoning Table

P – Permitted D – LG Discretion A – Allowed X – Not Permitted

Use Class	Rural 1	Rural 2	General Industry	Light & Service Industry	Mixed Use	Residential	Residential Development	Rural Residential	Town Centre
1 Abattoir	A	A	A	X	X	X	X	X	X
2 Aged Persons Home	X	X	X	X	X	D	D	X	X
3 Agriculture – Extensive	P	P	X	X	X	X	A	A	X
4 Agriculture – Intensive	P	A	X	X	X	X	X	A	X
5 Agro Forestry	P	D	X	X	X	X	A	A	X
6 Amusement Parlour	X	X	X	X	A	X	X	X	A
7 Ancillary Accommodation	D	D	X	X	D	D	D	D	D
8 Animal Establishment	D	A	X	D	X	X	X	X	X
9 Animal Husbandry Intensive	D	A	X	D	X	X	X	X	X
10 Bed And Breakfast	D	D	X	X	D	A	A	A	D
11 Betting Agency	X	X	X	X	D	X	X	X	P
12 Cabin	A	A	X	X	X	X	X	A	X
13 Caravan Park & Camping Ground	A	A	X	X	X	X	X	X	X
14 Caretaker's Dwelling	D	A	D	D	X	X	D	X	D
15 Car Park	X	X	X	X	P	X	X	X	P
16 Chalet	A	A	X	X	X	X	X	A	X
17 Child Care Premises	X	X	X	X	P	A	A	X	P
18 Cinema/Theatre	X	X	X	X	A	X	X	X	P
19 Civic Use	D	A	X	X	P	A	D	X	P
20 Club Premises	X	X	X	A	D	A	A	X	D
21 Community Purpose	P	P	P	P	P	P	P	P	P
22 Consulting Room	X	X	X	X	P	A	A	X	P
23 Convenience Store	X	X	X	A	D	A	X	X	P
24 Dwelling – group	D	X	X	D	D	D	D	X	D
25 Dwelling – multiple	X	X	X	X	A	A	A	X	A
26 Dwelling – single	P	P	X	X	P	P	P	P	D
27 Eco tourism Facility	D	A	X	X	X	X	X	A	X
28 Educational Establishment	A	A	X	D	D	A	A	X	D
29 Exhibition Centre	A	A	X	X	P	X	X	X	P
30 Family Day Care	A	A	X	X	A	A	A	A	A
31 Farm Stay	D	A	X	X	X	X	X	X	X
32 Fast Food Outlet	X	X	X	A	A	X	X	X	P
33 Fuel Depot	X	X	P	D	X	X	X	X	X
34 Funeral Parlour	X	X	X	D	P	X	X	X	D
35 Guesthouse	D	A	X	X	D	A	A	A	A
36 Holiday Home	D	A	X	X	D	D	D	D	D
37 Home Business	D	D	X	X	D	A	A	A	P
38 Home Occupation	D	D	X	X	D	D	D	D	D
39 Home Office	P	P	X	X	P	P	P	P	D
40 Home Store	D	A	X	X	D	A	A	A	D

Use Class		Rural 1	Rural 2	General Industry	Light & Service Industry	Mixed Use	Residential	Residential Development	Rural Residential	Town Centre
41	Hospital	A	A	X	X	D	X	A	X	X
42	Hotel	X	X	X	X	A	X	A	X	D
43	Industry - Cottage	D	D	X	D	P	A	A	D	X
44	Industry - Extractive	A	A	P	X	X	X	X	X	X
45	Industry - General	X	X	P	D	X	X	X	X	X
46	Industry - Light	X	X	P	P	A	X	X	X	X
47	Industry - Noxious	A	A	A	X	X	X	X	X	X
48	Industry - Rural	P	A	D	D	X	X	X	X	X
49	Industry - Service	X	X	D	P	A	X	X	X	X
50	Lunch Bar	X	X	P	P	D	X	X	X	P
51	Market	D	A	X	X	D	X	D	D	D
52	Medical Centre	X	X	X	X	A	A	A	X	D
53	Motel	X	X	X	X	A	X	X	X	D
54	Motor Vehicle, Boat or Caravan Sales	X	X	X	D	A	X	X	X	D
55	Motor Vehicle Repair	X	X	P	P	A	X	X	X	D
56	Motor Vehicle Wash	X	X	D	D	D	X	X	X	D
57	Motor Vehicle Wrecking	X	X	P	P	X	X	X	X	X
58	Night Club	X	X	X	X	A	X	X	X	D
59	Office	X	X	X	X	P	X	X	X	P
60	Open Air Display	X	X	D	P	D	X	X	X	D
61	Park Home Park	A	A	X	X	X	X	X	X	X
62	Place Of Assembly	A	A	X	X	A	A	A	X	D
63	Plant Nursery	A	A	X	D	A	X	X	A	A
64	Plantation	D	D	X	X	X	X	X	X	X
65	Reception Centre	X	X	X	X	A	X	X	X	D
66	Recreation Private	A	A	X	D	P	X	D	X	D
67	Residential Building	A	A	X	X	D	A	A	X	D
68	Restaurant	X	A	X	X	P	X	X	A	P
69	Restricted Premises	X	X	X	X	A	X	X	X	A
70	Retirement Village	X	X	X	X	D	A	A	X	X
71	Rural Pursuit	P	P	X	X	X	X	A	D	X
72	Saw Mill	A	A	D	D	X	X	X	X	X
73	Serviced Apartment	A	A	X	X	D	X	X	X	D
74	Service Station	X	X	D	P	D	X	X	X	D
75	Shop	X	X	X	X	D	X	X	X	P
76	Showroom	X	X	D	P	D	X	X	X	P
77	Stables	P	P	X	X	X	X	X	D	X
78	Storage	A	A	P	P	X	X	X	X	X
79	Tavern	X	X	X	X	D	X	X	X	P
80	Telecommunications Infrastructure	A	A	A	A	A	A	A	A	A
81	Trade Display	D	A	D	D	A	X	X	X	D
82	Transport Depot	D	A	P	P	D	X	X	X	X
83	Tourist Resort	X	X	X	X	A	X	X	X	D
84	Veterinary Centre	D	A	X	P	A	X	X	A	D

Use Class		Rural 1	Rural 2	General Industry	Light & Service Industry	Mixed Use	Residential	Residential Development	Rural Residential	Town Centre
85	Warehouse	X	X	P	P	D	X	X	X	D
86	Winery	A	A	A	A	A	X	X	X	X
87	Wood Yard	A	A	P	P	X	X	X	X	X

9	<p>That Section 5.3.3 Mining Approvals be inserted into the Strategy as follows:</p> <p><u>5.3.3 Mining Approvals</u> <i>The approval and operation of mining within the Coal Basin subject to the provisions of the Mines Act. Section 120 of the Mines Act states that Planning Schemes are to be considered but not to derogate from the Act and the provisions of the Scheme shall not prohibit or affect the granting of a mining tenement or the carrying out of any mining operations authorised by the Mines Act.</i></p> <p><i>The existing mining tenements within the Coal Basin, do not give any automatic right for mining to occur on the private land holdings and it would also appear that the tenements are limited to depths below 30m from the surface of private land.</i></p> <p><i>Due to the importance of the coal resource to the State there are also two State Agreements applicable to the Coal Basin. State Agreements are contracts between the Government of Western Australia and proponents of major resources projects which are ratified by an Act of the State Parliament. They specify the rights, obligations, terms and conditions for development of the project and establish a framework for ongoing relations and cooperation between the State and the project proponent.</i> <i>In relation to the Coal Basin there are two State Agreements being:-</i></p> <ul style="list-style-type: none"> • <i>Collie Coal (Griffin) Agreement Act 1979; and</i> • <i>Collie Coal (Western Collieries) Agreement Act 1979.</i> <p><i>Both of these have provisions which:-</i></p> <ul style="list-style-type: none"> • <i>Restrict mining on privately owned land; and</i> • <i>Provide exemptions to any zoning provisions in a Local Planning Scheme.</i> <p><i>On this basis it is clear that the Council cannot exercise any planning control over these mining activities.</i></p>	Supported – provides important information concerning the approval of mining activities and the existence of the relevant legislative framework which guides decision making.
10	<p>Holiday Accommodation</p> <p>That Clause 5.11.11(b) be replaced with:- <i>"In the Rural Residential zone no more than two chalets or cabins may be permitted on any one property. In the Rural zone no more than four chalets or cabins may be permitted on any one property."</i></p>	<p>Support, subject to minor modifications – change 'Rural zone' to 'Rural 1 and Rural 2 zones' to reflect correct zone names. This change is also applicable to clause 5.11.11(d). Also, add the following (or similar wording) – "On lots smaller than 1 ha in the Rural 1 and Rural 2 zones, the number of Chalets or Cabins that can be considered within these zones will be at the discretion of the local government and upon the local government having regard to the considerations specified at clause 5.11.11 (a), but shall not exceed the maximum of four Chalets or Cabins. "</p>
11	<p>That the Strategy – Tourist Policy Action No 1 be replaced with <i>"That the Scheme have regard to the definitions and recommendations of the Tourism Planning Taskforce Report 2006, but not incorporate a separate 'Tourist' zone in the Scheme as keeping Holiday Accommodation uses as discretionary uses in the Rural zone is a more flexible approach."</i></p>	Supported – explains Council's rational for not introducing a separate Tourist zone.

12	That the Strategy – Tourist Policy Action No 3 replace the words “surplus mining leases” with “mined and rehabilitated ground.”	Supported – more correctly refers to rehabilitated mine sites and their ability to be used for tourism purposes, rather than mining leases.												
	Existing Rural Subdivision													
13	That in Section 5.7 of the Strategy “Rural Residential Development” the first Action dot point be modified by replacing “ <i>rural holdings areas</i> ” with “ <i>rural residential areas</i> .”	Supported – correct terminology.												
	Public Purposes													
14	That in Strategy Section 4.2 Key Elements the paragraph headed “State Forest” be replaced with “ <u>Crown Land</u> . <i>This category includes Crown Land, State Forest, National Parks, Conservation Parks, Unallocated Crown Land and other reserves.</i> ”	Supported – more correctly identifies the wide range of uses and tenure associated with the ‘Crown Land’.												
15	On the Key Elements plan replace “State Forest” with “Crown Land.”	Supported – correct terminology.												
16	On the Key Elements plan show Allanson & Patstone Rd UCL as Crown Land	Supported – correct designation.												
	Flood Prone Land													
17	Replace Clause 6.2.3(b) with “A person shall not carry out any development on land (or portion(s) thereof) identified as flood prone land on the Scheme Map or other land which, in the opinion of the local government, may be prone to flooding, unless the local government is satisfied that adequate measures have been taken to offset the likely effects of flooding on the development concerned.”	Not supported – revert to advertised clause wording. DoW have confirmed that protection from the 1 in 100 year flood level is required. This standard is consistently applied throughout the State and is also a requirement of the Building Code of Australia. A lesser standard is likely to expose the local government to compensation claims for failing to ensure adequate flood protection.												
	Other Scheme Text Modifications													
18	In Clause 10.2 Matters to be Considered by Local Government insert in item(h) after “or is included,” the following “ <i>on the National Trust’s List of Classified Places, or the Register of Aboriginal Heritage Sites,...</i> ”	Supported – minor addition to matters to be considered which would be normal considerations in any thorough planning application assessment.												
19	In Clause 5.9.5 Rural Residential Zone add “(p) <i>In considering any subdivision proposals the local government will have regard to provision of appropriate buffer zones to existing or future agricultural development.</i> ”	Supported – is an appropriate planning consideration and will assist with reducing potential land use conflicts												
20	In Schedule 4 Special Uses add	Supported – proposed special uses address errors in proposed zoning.												
	<table border="1"> <thead> <tr> <th>No</th> <th>Description of Land</th> <th>Only Use(s) Permitted</th> <th>Conditions</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>Lot 2893 Ewing Street</td> <td>Club Premises</td> <td>As determined by Local Government</td> </tr> <tr> <td>10</td> <td>Lot 2802 Burt Street</td> <td>Aged Persons Home</td> <td>As determined by Local Government</td> </tr> </tbody> </table>	No	Description of Land	Only Use(s) Permitted	Conditions	9	Lot 2893 Ewing Street	Club Premises	As determined by Local Government	10	Lot 2802 Burt Street	Aged Persons Home	As determined by Local Government	
No	Description of Land	Only Use(s) Permitted	Conditions											
9	Lot 2893 Ewing Street	Club Premises	As determined by Local Government											
10	Lot 2802 Burt Street	Aged Persons Home	As determined by Local Government											
21	In Clause 1.6.2 General Aims replace the tenth dot point with “ <i>To generally have recognition of the objectives, strategies and recommendations of the Collie Basin Structure Plan</i> ”	Supported – minor rewording but achieves the same intent of having appropriate regard to the Collie Basin Structure Plan.												
22	In Clause 5.10.1 Collie Coal Basin Management and Planning Group, replace “is to be” with “was” and “is to” with “was to.”	Supported – use of correct past tense.												
23	In Clause 6.3.5.3 replace “6.3.5(b)” with “6.3.5.2”	Supported - corrects clause numbering error.												
24	In Clause 4.2 Rural 2 Zone Objectives delete paragraphs (e) and (f)	Supported – deletes unnecessary and inappropriate objectives which imply that mining approvals will be required from the local government.												
25	In Clause 5.10.2 insert after (b) the following and renumber subsequent paragraphs “c) <i>All applications for the development of land within the estate must be referred to the Department of Mines and Petroleum to ensure that they will not conflict with the extraction of the coal resource.</i> ”	Supported – ensures that appropriate consultation with DMP occurs, in regards to the Coolangatta Industrial Estate (DIA), concerning impacts on the coal resource, as is reflected in other parts of the Scheme.												
26	In Clause 6.2.2 Coolangatta Industrial Estate (CIE):- Add to (a) “ <i>It shall refer all applications for the development of land to the Department of Mines and Petroleum for comment.</i> ” In c) include the Department of Mines and Petroleum as one of the agencies with whom the local government may consult in considering planning approval for development or land use within the CIE Special Control Area. Insert in c) – “(i) <i>The possible impact of the proposed use on coal mining and related activities</i> ” and renumber the subsequent clauses.	Supported, subject to minor modification to (a) by changing ‘It’ to ‘and it’ – see above for reason to support.												
27	Replace all references to “Department of Industry and Resources” with “Department of Mines and Petroleum.”	Supported – corrects department name.												
	Other Scheme Map Modifications													
28	Map 2 – make corrections to state forest reserve & 2 x public purpose reserves (Fire brigade and Cemetery)	Supported – correctly identifies these reserves as Public Purpose reserves.												
29	Map3 – corrections to show sections of UCL and State Forest	Supported - corrects current mapping errors.												
30	Map 4 – show section of UCL along Patstone Rd opposite LIA. Add the word ‘Way’ after Bolton on street	Supported - corrects current mapping errors.												

	name.	
31	Map 4 – include the Public Purposes (UCL) in Hodgson Tce and the closed road reserve north of Buckingham Way in the Residential Development zone.	Supported, subject to minor modification - to include 'and the adjacent Parks and Recreation reserve' after the word 'reserve'. -corrects current mapping errors.
32	Map 4 and 5 – Land zoned R15 on Nth side of Elouera Rd to be changed to be incorporated into Public Purposes with the remainder of Lot 2805	Supported - corrects current mapping errors.
33	Map 5 – Include Lot 2893 Ewing St in the Special Use zone	Supported - corrects current mapping error.
34	Map 5 – Correct the spelling of Boyson Street	Supported - corrects current mapping error.
35	Map 6 – Mixed Use zoned land adjacent to Mineworkers Institute to be modified to Public Purposes.	Supported – more accurately reflects current land use and tenure.
36	Map 6 – Former Girl Guides Hall site adjacent to Anglican Church public purpose reserve on South side Venn St west side of Mungalup Rd intersection to be R30.	Supported - corrects current mapping error.
37	Map 6 – Public Purpose land bounded by Medic, Harvey, Johnston and Prinsep Streets – alter to show a combination of public purpose reserve, Town Centre & Mixed Use zones.	Supported – more accurately reflects current uses.
38	Map 6 – Lot 1247 Moira Rd – increase to R25	Supported - corrects current mapping error, as land was previously rezoned to R25.
39	Map 7 – Include land on the south east and south west corners of Venn St East and Brunswick St in the Parks and Recreation reserve	Supported - corrects current mapping error.
40	Map 7 – correct the spelling of Brunswick St	Supported - corrects current mapping error.
41	Map 7 – R30 correction Simpson Street – should be on the other side of the road	Supported - corrects current mapping error.
42	Map 7 – change the Residential R15 on the north side Elouera Rd Lot 2805 to Public Purpose	Supported - corrects current mapping error.
43	Map 7 –Include Lot 2802 Burt St in the Special Use zone	Supported - corrects current mapping error.
44	Map 6 – Lot 2887 Throssell Street to be changed from “Local Scheme Reserves – Parks and Recreation” to “Town Centre” zone	Supported - more accurately reflects the existing and proposed uses for the site and land tenure.
45	Map 9 – Lot on the cnr Preston & Wolff to be shown as “Local Scheme Reserves State Forest”	Supported - corrects current mapping error.
	Other Planning Strategy Modifications	Supported - provides greater clarity.
46	Number all the “Strategies” and “Actions” for ease of reference.	
47	Section 1.0 Introduction – replace the following paragraph <i>“The preparation of this Strategy builds on this previous work and so does not repeat much of that background work. For the purposes of this Strategy Volume 1 of the 2005 Draft Strategy can be considered to be a technical appendix.”</i> With the following <i>“The preparation of this Strategy builds on this previous work.”</i>	Supported - clarification as to intent of previous work as background only and more succinct wording.
48	Section 2.0 State and Regional Context – insert a new Section 2.5 as follows and renumber the subsequent sections. 2.5 <i>Inclusion of Rights in Water and Irrigation Act 1914.</i> <i>The whole of the shire falls within either or both a proclaimed groundwater area (Collie Groundwater Area) or surface water area (Collie River Irrigation District and Preston River & tributaries). There are statutory requirements in relation to abstraction, including dewatering, interfering with bed or banks of waterways (including construction of on stream dams).</i>	Supported - recommended inclusion by DoW.
49	Contents Page – alter to include new Section 2.5 and the renumbering of the subsequent sections	Supported - corrects numbering.
50	Section 2.3 Collie Basin Structure Plan – in the last paragraph replace “The Collie Basin Management Planning Group has been...” with “ <i>The Collie Basin Management Planning Group was...</i> ”	Supported - corrects name of group.
51	Section 2.4: Country Area Water Supply Act 1947 – replace this section with the following:- <i>“This Act also relates to the protection of public drinking water sources. The Shire has Priority 1 and 2 areas and also areas that are Category – Not Assessed which are managed for future public drinking water source areas. There is the Priority 1 Brunswick Catchment Area and the Priority 2 Wellington Dam Catchment and also Category Not Assessed Wellington Dam Catchment area. The Department of Water has Water Source Protection Plans over these catchments and departmental policies related to land uses within these catchments areas.”</i>	Supported - updates wording as requested by DoW.
52	Section 2.6 Statements of Planning Policy – include “SPP 2.9 – Water Resources”	Supported - reference to relevant SPP.
53	Section 5.1.1 Settlement Strategy alter the last paragraph to refer to Collie Burn as a current settlement.	Supported - ensures settlement is correctly identified.
54	Section 5.5: Catchment Management – in the first paragraph replace “groundwater catchments” with “groundwater resources”	Supported - correct terminology
55	Section 5.5.1 Water Supply (Drinking) – replace the following paragraph <i>“Currently Wesfarmers Coal are licensed to divert up to 7.2 GL/yr of brackish inflow from the South Branch of the Collie River to fill mine voids in the Cardiff Sub-basin.”</i> With the following:-	Supported – corrects to reflect current information.

	<i>"Currently Wesfarmers Coal is licensed to divert up to 3.1 GL/yr of inflow from the South Branch of the Collie River to fill Lake Kepwari in the Cardiff Sub-basin."</i>	
56	Section 5.5.2 Collie Catchment Recovery Program – in the fifth paragraph remove reference to Griffin Coal.	Supported – unnecessary to refer to an individual company.
57	Section 5.5.2 In the sixth paragraph – change '1 to 2' and replace with '3' and include the word 'eventually' between 'initiative' and 'will'	Supported – corrects time (years) frame and improves wording.
58	Section 5.5 Catchment Management Policy – Add as action 8 – <i>"Encourage community organisations that promote natural resource management such as catchment groups and land management associations."</i>	Supported – appropriate action.
59	Section 5.6 Rural Land Use – in Strategy c) delete <i>"including cluster or communal farming."</i>	Supported – cluster farms have not been widely undertaken and have had very limited success in the SW. Such initiatives are not supported by the Council.
60	Section 5.7 Rural Residential Development – in Action No 4 add <i>"(vii) Minimize adverse impact on the environment."</i>	Supported – appropriate action when considering new rural residential proposals.
61	Section 5.7 Rural Residential Development – in the third paragraph replace "mining resources" with "mineral resources (in consultation with DMP)"	Not Support – reference to DMP is unnecessary, they are not the only referral agency and should therefore not be singled out and referrals will occur as part of the normal scheme amendment and planning processes.
62	Key Elements Plan – Sheet 1 – That DIA No 2 Shotts Industrial Estate, be modified to reflect the complete extent of the proposed estate.	Supported – appropriate to accurately reflect the extent of the area.
63	That in the Local Planning Strategy (5.11) part 3, Council add the words "It is acknowledged that future DIA's may be identified in the Allanson area."	Supported – provides some scope for further planning analysis to be undertaken for Allanson, in the future, if growth pressures require.

Additional WAPC Modifications

No.	Modifications	Reason
1	'Cardiff Hall' site be identified as a 'Public Purpose' reserve with a 'Civic' use designation, and Council to check other public uses within the Shire to ensure that they are appropriately designated based on land use and tenure.	To ensure appropriate designation and use for public purposes.
2	Review Public Purpose 'Hospital' designation applied to the Valleyview aged care facility, St John Ambulance centre and the Collie Day Care Centre and provide appropriate use designation	Provides greater clarity in respect to current and intended use.
3	Under Section 5.5.3. Vegetation (p. 18 of the LPS), include the following statement: "Many vegetation types within the Shire are under-represented in the regional reserve system and are therefore priorities for conservation. According to Mattiske and Havel (1998), the Balingup, Cardiff, Collie, Coolakin, Dwellingup, Lowdon, Michibin and Muja vegetation complexes are protected at less than 10% of pre-European extent; and the Cooke, Dwellingup 1 & 2, Helena 1, Hester, Murray 1 & 2, Pindalup, Wilga, Yalanbee, and Yarragil 1 & 2 vegetation complexes are protected at less than 30% of pre-European extent. EPA Position Statement No. 2 states that there is an expectation that future development will not compromise any vegetation type by taking it below the 30% 'threshold' level (EPA 2000)."	Including DPI's (Sustainability Branch) suggested statement in the LPS will assist in identifying poorly represented vegetation types which are likely to be given greater consideration when considering proposals.
4	Redraft Scheme Maps at an appropriate scale and/or provide additional insert maps to ensure that the zoning can be easier distinguished on every lot/property in the Shire. Increase the size of the LPS maps (suggested A3) to allow greater clarity/readability.	Current maps scale (particularly Map 2) does not provide sufficient clarity or detail to clearly distinguish the zoning, particularly in relation to the Collie - Burn, Collie Cardiff and Shotts Townsites.
5	Delete 'Serviced Apartments' and 'Motels' from the 'Holiday Accommodation' definition in Schedule 1.	Uses conflict with the intent of clause 5.11.11 and uses that will not be permitted in the Rural 1 and Rural 2 zones.

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**Schedule of Modifications
Shire of Collie Local Planning Scheme No. 5 & Local Planning Strategy**

Attachment 2

Schedule includes Council's resolutions, WAPC's comments/recommendations in response to those recommendations and additional modifications following final consideration of the documents.

	(i) lodged in respect of Local Planning Scheme No 5 pursuant Regulation 17(1) of the Town Planning Regulations; and (ii) lodged in respect of the Local Planning Strategy pursuant to Regulation 12B3(a) of the Town Planning Regulations.	Noted
A	That the issue of the Moira Road 'Mixed Use zone' be deferred for consideration in conjunction with the CBD Redevelopment Plan issues. The possible introduction of the zone will be subject of a separate amendment to the Local Planning Strategy to allow for appropriate consultation and examination.	Supported - needs further strategic planning consideration and assessment and public consultation.
B	That TPS No.5 maps not be altered to include the Limit Line of Substantial Urban Development.	Supported - townsite expansion adequately addressed via proposed zonings.
C	That the Scheme and Strategy not be altered to include a rural small holdings zone and that this matter be further considered as a separate issue and investigation.	Supported - Rural Residential zone is sufficient to reflect existing and future land uses/ development in festyle lot localities. Introduction of a 'Rural Smallholdings' zone would not achieve any significant planning benefit given the wide range of uses that can be considered in the 'Rural Residential' zone.
D	That the Collie – Preston Road, Mungalup subdivisions be retained in the rural residential zone.	Supported - these localities contain lots that are rural residential in size, character and use and the proposed zoning is therefore appropriate.
E	That Council insert the words "at the discretion of the local government/Council" at the end of clause 4.10 of the Local Planning Scheme Text.	Not Supported - Inconsistent change to standard Model Scheme Text (MST) 'Discontinuance of Non-Conforming Use' provision. Change would result in Council having to determine/extinguish every non-conforming use in the Shire, which is inappropriate and unnecessary.
F	That the current provisions relating to appeals (being Clauses 10.10) be maintained as this conforms to the model scheme text.	Supported - consistency with MST and requirements of the Planning & Development Act.
G	That no additional land be included in the 'Rural Residential' zone.	Supported - sufficient land has been identified for rural residential expansion in the Shire.
H	That no new 'Development Zones' be included in the Scheme.	Supported - sufficient land exists for urban expansion.
I	That no additional Rural Residential DIA's be included in the Local Planning Strategy at this time.	Supported - sufficient areas exist to accommodate anticipated growth in the Shire for the anticipated life of the Scheme.
J	That the Flood Prone Land Special Control Area on the Scheme Maps remain unaltered.	Supported - Department of Water (DoW) has recently reiterated that this mapping is appropriate.
K	That pursuant to Section 72 of the Planning and Development Act 2005 and Regulation 12B(3) and 17(2) of the Town Planning Regulations 1967 Council adopt Local Planning Scheme No 5; and The Local Planning Strategy for final approval subject to the following modifications:-	Noted
	Minor Corrections	
1	Make minor formatting, grammatical, numbering, terminology, name etc updates to the Scheme Text, Scheme Maps, Strategy Maps and Text.	Supported, subject to: final proof reading by DPI and local government officers to ensure all minor anomalies have been corrected.
	Zoning Table	
2	Modify Table 1 – Zoning Table as attached.	Supported, subject to: <ul style="list-style-type: none"> making 'Hospital' an X use in the 'Rural 1' and 'Rural 2' zones - as this use is more appropriately located in the Collie townsite or a site specifically identified and reserved. making 'Serviced Apartments' an X use in the 'Rural 1' and 'Rural 2' zones - as this use is more appropriately provided for as either Cabin or Chalet uses, which are provided for in Clause 5.11.11. delete 'Stables' as adequately addressed in 'Rural' Pursuit definition and 'Stables' use was not included in advertised scheme or has a definition in Schedule 1. making 'Home Store' an X use in the 'Rural 1', 'Rural 2' and 'Rural Residential' zones as general shops/traditional corner-stores should not be located in rural zones and sale of rural