



Report of Review

Local Planning Scheme No. 9



Table of Contents

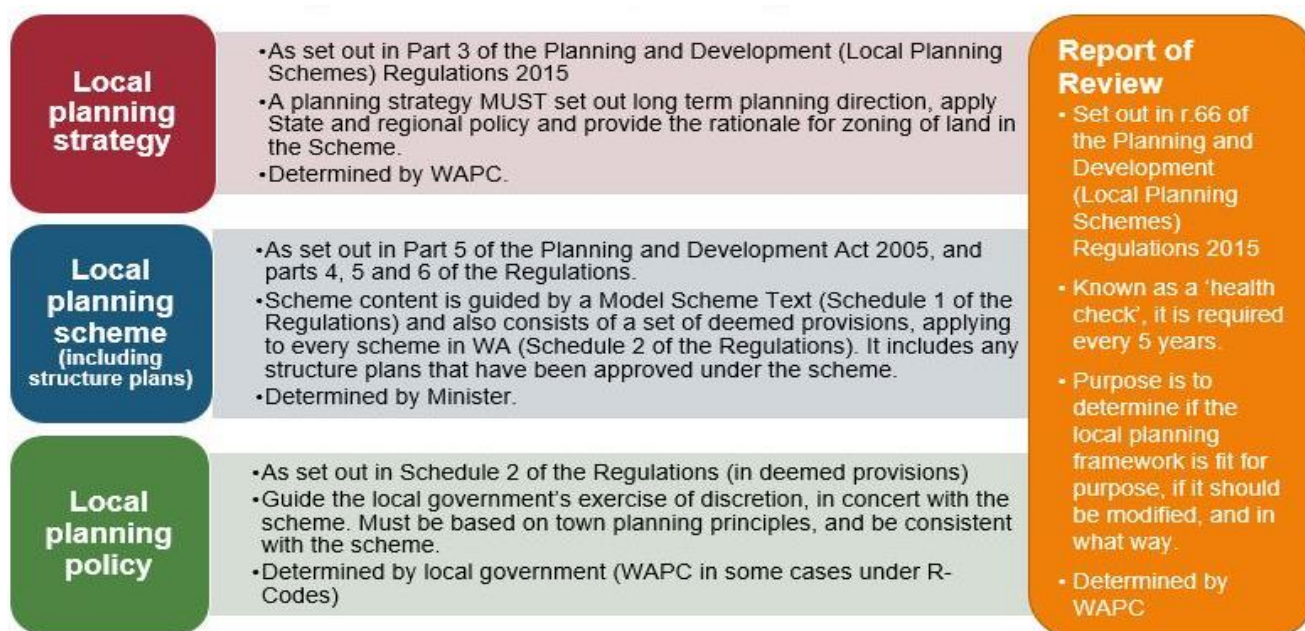
1.0	BACKGROUND	2
1.1	About the WA Planning System	2
1.2	What is a Report of Review?	2
1.3	About the Shire of Gingin	3
2.0	EXISTING PLANNING FRAMEWORK	3
2.1	Local Planning Strategy	3
2.2	Local Planning Scheme.....	3
2.3	Structure Plans	3
2.4	Local Planning Policies	4
3.0	PLANNING CONTEXT	4
3.1	Population	4
3.1.1	Historical Trends and Forecasts.....	4
3.1.2	Future population	5
3.2	Economy and Employment	5
3.3	Environment.....	6
3.3.1	Coastal Vulnerability.....	6
3.3.2	Carbon and Soil Sequestration.....	7
3.3.3	Protection of Surface Water	7
3.3.4	Biodiversity.....	7
4.0	SUPPLY OF LAND.....	7
4.1	Subdivision Approvals – New Lots	7
4.2	Building Commencements.....	8
4.3	Future Land Supply Requirements.....	8
4.3.1	Residential.....	8
4.3.2	Industrial	9
4.3.3	Commercial	9
4.3.4	Future Demand	10
5.0	OFFICER COMMENTS.....	10
5.1	Local Planning Strategy	10
5.2	Local Planning Scheme.....	10
5.3	Structure Plans	11
5.4	Local Planning Policies	11
6.0	RECOMMENDATION	12
7.0	Appendices	12
	APPENDIX A – AMENDMENTS TO GINGIN LPS 9 SINCE GAZETTAL.....	12

1.0 Background

1.1 About the WA Planning System

The Western Australian Planning system revolves around three key decision makers: the Minister for Planning, Western Australian Planning Commission (Commission) and local governments. These roles and responsibilities are also set out in legislation and regulation, principally the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)*. As shown in Figure 1, the local planning framework consists of three key components; a local planning strategy, a local planning scheme, and a suite of local planning policies that guide local government discretion in decision-making. Central to the operation of the local planning framework is a Report of Review.

Figure 1 – The Local Planning Framework



1.2 What is a Report of Review?

A Report of Review is colloquially known as a health-check for the local planning framework and is required to be carried out every 5 years to assess how the framework is operating, and if adjustments need to be made. A Report of Review is required to consider whether a local government's local planning strategy and scheme, and any structure plans adopted under the scheme are:

1. Satisfactory in their existing form; or
2. Should be amended; or
3. Should be revoked and/or have a new one prepared.

Local planning policies may also be considered as part of this review, but it is at the local government's discretion.

Following the recommendation from the local government, the Commission is to decide whether the Commission agrees or disagrees with the Report of Review and notify the local government of its decision. The local government is then required to publish the Report of Review and notice of the Commission's

decision. The reason for this is to increase transparency in the planning system and provide stakeholders and community members with a 'road map' of future changes (or not) to the local framework.

This Report of Review will examine the Shire of Gingin's local planning framework and make recommendations to the Commission.

1.3 About the Shire of Gingin

The Shire of Gingin (Shire) is approximately 60 kms north of Perth and covers an area of 3,211 square kilometres. The Shire, which is one of the 42 local governments within the State's Wheatbelt planning region, is surrounded by the Shire's of Dandaragan (north), Victoria Plains, Chittering (east) and the City of Wanneroo (south).

Gingin is the Wheatbelt's third most populous area with an Estimated Resident Population of 5,890 (ABS ERP 2022). This accounts for approximately 7% of the population living in the Wheatbelt region. According to the 2021 Census of Population and Households (Census), the Shire's main population centres (by population) were:

- Gingin (852 persons)
- Lancelin (726)
- Gabbadah (672)
- Ledge Point (240)
- Nilgen (230)
- Guilderton (172)
- Seabird (78)

2.0 Existing Planning Framework

The Shire's Local Planning Framework consists of:

2.1 Local Planning Strategy

The Shire of Gingin's Local Planning Strategy (Strategy) was endorsed by the Commission in 2012. The Strategy identifies key land use planning issues impacting the Shire and defines a comprehensive suite of strategic directions/actions to address these.

2.2 Local Planning Scheme

The Shire's Local Planning Scheme 9 (Scheme), which applies to the whole of the Shire, was gazetted in 2012. Since gazettal, the Scheme has been amended 14 times. **Appendix 1** provides a detailed explanation of the amendments to the Scheme since 2012.

2.3 Structure Plans

There are six major structure plans in the Shire as detailed in **Table 1**. There are a number of historical structure plans that the Shire has on physical record but are not listed below.

Table 1: List of Structure Plans

ID	Names / Address	Expiry
SPN / 0285	Lancelin South Stage 1	19 October 2025
SPN/2048	Lancelin South Stage 2	11/01/28
SPN/0285	Moore River South	19/10/25
837/3/8/003P	Lot 435 Walker Avenue, Lancelin	19/10/25
SPN/2220	Seabird Golden Beach Structure Plan	22/04/30
SPN/0589	Gingin Townsite Structure Plan	19/10/25
SPN/0285	Lancelin South Stage 1	19/10/25

Source - Department of Planning, Lands and Heritage (2023)

2.4 Local Planning Policies

The Shire has 25 local planning policies which have been prepared since gazettal of the Scheme, to address land use planning issues in the local context. The suite of policies would benefit from a consolidated review.

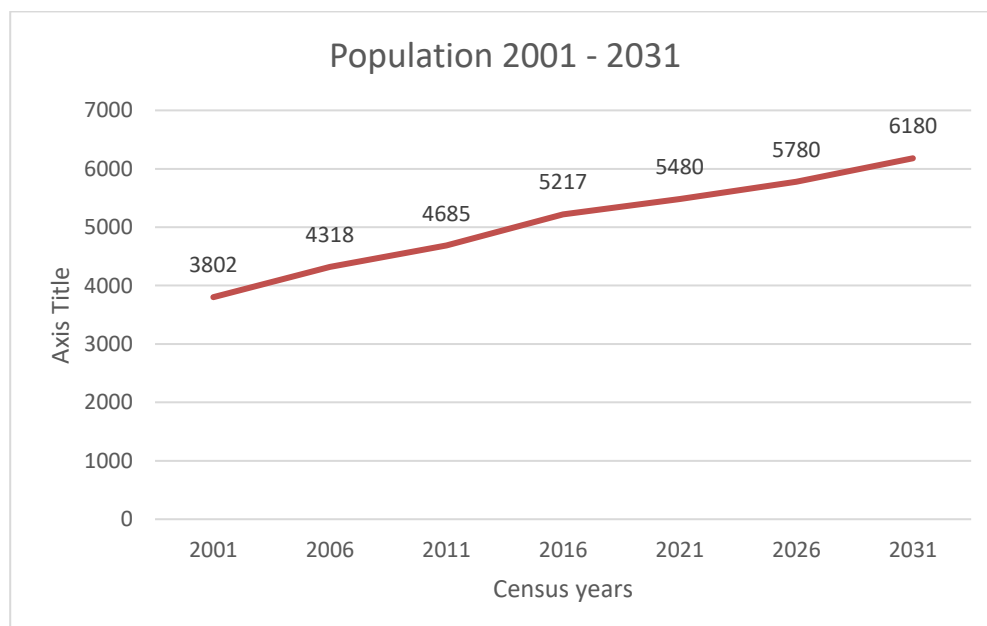
3.0 Planning Context

This section identifies anticipated drivers of change that are currently or anticipated to have implications for future land use planning over the next 10 -15 years.

3.1 Population

3.1.1 Historical Trends and Forecasts

Between 2001 and 2021, the population of the Shire increased by approximately 1,670 people (or by 2.1% per annum) (Figure 1).



Source: ABS (2021)

The following population trends are relevant to future planning for the Shire:

- Children aged 0 to 14 constitute approximately 16.5 per cent of the Shire's population which is slightly below the WA average (19.2%), largely due to the lack of education infrastructure in the coastal settlements;
- Approximately 25.9 per cent of the population is aged 65 years old or over which is considerably higher than the WA average (14%), as the Wheatbelt has an older population, plus people retire to the region;
- Median age of the Shire is 47 which is comparatively higher than the WA figure (36);
- The Shire's households are generally families and the average household size is 2.4 persons per dwelling compared to 2.6 for WA.
- Approximately 45% of the Shire was unoccupied at the time of the 2021 Census. This high-level of 'lock and leave' has implications particularly for the Shire's coastal settlements, and how these sites are managed during peak times. The challenge is to provide a satisfactory level of service and infrastructure to cater for peak periods, noting that those service levels are excessive and costly while the towns are largely unoccupied.

3.1.2 Future population

The future population scenarios, including the latest population forecasts published by the WAPC in its WA Tomorrow publication in 2019 show the population increasing by between 700 ('C' band) and 1,780 ('E' band) persons by 2031.

At a current household size of 2.4, this translates into a requirement for approximately 291-741 additional dwellings by 2031. Most of these new dwellings are likely to be required in Gingin and Lancelin as these townsites are expected to remain as the Shire's major population centres. However, residential growth is also expected to occur in Caraban with a significant area already identified for future urban activity.

Continuation of the 'ageing' trend within the population may have implications for the types of housing that is required. Another impact on housing in the Shire, particularly on the coast, is the increase in demand for holiday homes or holiday rentals.

3.2 Economy and Employment

The key sectors for the Shire's economy at the 2021 Census were Agriculture, Forestry and Fishing (broadacre livestock, intensive farming including piggeries, poultry farms and horticulture with commercial fishing along the coast), tourism, construction, and mining (particularly extraction of basic raw materials such as lime, sand and gravels).

Commercial activities including retail, services and other businesses/administration functions are generally located within the town centre precincts of Gingin and Lancelin. The Shire's economic base is predominantly based on primary production, fishing and basic raw materials. However, tourism is becoming increasingly important, traditionally for the coastal towns, but also with 'inland' options such as the Gingin Gravity Discovery Centre.

Of the 2,145 persons working within the Shire, the 'Agriculture, Forestry and Fishing' sector (29%) employs the most people followed by 'Construction' (11%); 'Retail Trade' (7%) and 'Mining' (7%).

Since 2011, there have been number of State significant development proposals across the Shire within these sectors that are driving the economy (see Table 2).

Table 2: Development Assessment Panel Approvals

Address	Development	Approval Date
Lot 501 Fynes Road, Red Gully	Expansion of existing piggery (\$13M)	2018
Lot 3099 Barragoon Road, Caraban	Photovoltaic Solar Facility (\$16M)	2018
Lot 6 Coonabidgee Road, Muckenburra	Poultry hatchery (\$20M)	2020
Lot M1254 Hunter Road, Orange Springs	Poultry broiler farm (\$50+M) 3x separate JDAP approvals 1 pending application	2022-23
Lot 200 Sappers Road, Nilgen	Poultry farm (\$6.7M)	2022
Lot 800 & 801 Military Road, Muckenburra	Poultry farm (\$6.7M)	2023
459 Karakin Lakes Road, Karakin	Plantation (carbon farming)	2024 (pending)

Source - Department of Planning, Lands and Heritage (2023)

All of the above proposals are located in rural areas and are mostly for large primary production operations. The Shire is generally well positioned to accommodate and manage these types of land uses.

The Shire has become aware of a growing number of small-scale caravan parks/camping grounds that are operating without having first gained the required approvals. The use of online booking platforms has facilitated this form of growth, similar to trends previously (and still) observed with holiday homes. Similar to the history associated with holiday homes, many operators appear to be unaware of the need for approvals and/or do not wish to bear the costs associated with approvals and the provision of services. Given the fine balance between protecting rural areas from sensitive uses encroaching into the agricultural regions and promoting small scale nature-based tourism facilities, a separate scheme amendment and community engagement process is proposed.

The Shire is developing an increasingly diverse economic base, with many of these activities being “place-based” and associated with existing townsites. The presence of numerous small towns with dominant economic functions, and the ability of the rural sector to diversify in response to local and global markets ensures that the local economy and local employment will continue to grow.

3.3 Environment

3.3.1 Coastal Vulnerability

The Shire has a coastline of approximately 70 kms stretching from the metropolitan region (City of Wanneroo) to the Shire of Dandaragan in the north. The coastline like other parts of the State is affected by coastal hazards and erosion and other impacts associated with climate change. The Shire’s Strategy recognises these issues and states that future growth along the coast will be subject to consideration of coastal processes and contemporary estimates of anticipated sea level rises.

Given the impact of coastal hazard, and the need for substantial community engagement, a separate scheme amendment and community engagement process is proposed to consider scheme provisions that respond to predicted coastal challenges.

3.3.2 Carbon and Soil Sequestration

The Shire is beginning to experience increased enquiries in relation to carbon and soil sequestration activities, which may be an area for close review into the future, to ensure that finite agricultural land is being used for the most productive agricultural purpose and supports local employment.

3.3.3 Protection of Surface Water

The Moore River and the Gingin Brook are the two major water courses in the Shire and are fed by numerous tributaries. These two water courses are significant because the quality of water is important for the economic, environmental, and social well-being of the Shire. These watercourses also support the Shire’s horticultural activity, through a series of groundwater licences.

3.3.4 Biodiversity

There are a number of areas of environmental significance held in State and Commonwealth ownership, including regionally significant wetlands and vegetation and include the Moore River National Park, and the Moore River and Boonanarring Nature Reserves amongst others. Privately owned land is also being purchased by the Department of Conservation, Biodiversity and Attractions for environmental offsets, as southern portions of the Shire have good representation of cockatoo habitat.

4.0 Supply of Land

This part evaluates land supply requirements in response to the key drivers identified in **Part 3**.

4.1 Subdivision Approvals – New Lots

When the WAPC determines subdivision applications, these are typically given preliminary approval which is subject to conditions. When conditions have been fulfilled, applicants may then proceed to final approval, where new lot titles are issued.

Between 2016 and 2023, 2,513 lots received conditional approval across the Shire. Most of this activity was for residential purposes (78%), Rural or Rural Living (16%) and Non-Residential (5%) During this time, 139 lots received final approval of which 87% were for Rural or Rural Living purposes, 10% was for Residential and 2% for Non-Residential (refer to Table 3).

Table 3: Preliminary and Final Approvals (No. of Lots) by Zone (2016 - 2023)

Address	Residential	Rural	Rural Living	Industrial	Commercial	Total
Preliminary	1978	80	324	129	2	2,513
Final	14	67	54	2	2	139

Source: Department of Planning, Lands and Heritage

4.2 Building Commencements

Table 4 below outlines building commencements in each year since the Scheme was gazetted. Since 2011, building has commenced for 2714 building commencement have taken place, equating to an average of 226 per annum. Most of these were construction of Outbuildings (666) followed by Dwellings (537) as outlined in Table 4 below.

Table 4: Building Commencements

Year	No. of Building commencements	Type of Development			
		Dwellings	Outbuildings	Commercial and Industrial	Community Facilities
22/23	287	64	122	18	0
21/22	330	73	141	38	2
20/21	221	69	50	4	0
19/20	162	27	36	2	1
18/19	156	35	38	6	1
17/18	210	29	35	3	0
16/17	222	41	30	3	1
15/17	224	34	43	4	1
14/15	241	36	48	3	0
13/14	216	53	58	2	1
12/13	221	37	29	2	1
11/12	224	39	36	6	1

Source: Shire of Gingin

4.3 Future Land Supply Requirements

The [Gingin Regional Land Supply Assessment](#) (2019) (land supply assessment) assessed land within the Shire for future residential, industrial and commercial uses to provide a context for land-use planning and infrastructure provision required to meet demand in the future.

4.3.1 Residential

The majority of the identified growth areas are located within the localities of Lancelin and Caraban, which account for 64 per cent and 29 per cent respectively, of the entire stock of proposed dwellings in identified areas (**Table 5**). Approximately 85 per cent of the dwelling yield anticipated for release in the short term is located in the locality of Caraban. This is due to a subdivision application lodged in July 2018 to create 1,927 residential, commercial and tourism lots to facilitate development of an urban/tourist node at Moore River South.

It is noted that since release of the Land supply assessment, 99 residential Lots have been approved in the Gingin townsite and included in **Table 5** below. Gingin has allocated land zoned for residential purposes that links Edgar Street with Cheriton Road and land zoned 'future development' to accommodate population increases. Infill development is prioritised under the local planning strategy to encourage development of identified lots.

The majority of growth in the medium to long term is expected to occur in Lancelin. This is primarily due to the Lancelin South development area. The proposed development will comprise of approximately 3,227 single lots, 46 grouped housing lots and incorporate other uses, including commercial, community facilities and public open space.

The local planning strategy identifies Gabbadah, Gingin, Lancelin and Ledge Point as long-term settlement investigation areas. Areas in Gabbadah and Gingin have been identified as potential rural residential, whilst potential urban expansion has been identified in Gingin, Guilderton and Lancelin. It also aims to promote infill development around the existing townsites of Lancelin, Ledge Point and Gingin.

Table 5: Estimated dwelling yield from identified future development areas

Locality	Short-term (0-5 years)	Medium term (6-10 years)	Long term (10+ years)	Total
Caraban	0	0	1927	1927
Coonabidgee	9	0	0	9
Gabbadah	0	0	0	0
Gingin	96	141	278	515
Ginginup	313	0	72	385
Lancelin	67	1119	3098	4284
Ledge Point	0	0	6	6
Seabird	0	0	0	0
Total	485	1260	5381	7126

Source: Department of Planning, Lands and Heritage

4.3.2 Industrial

The land supply assessment identified approximately 205 hectares of Industrial zoned land within the Shire with 83% already developed with a further 10% and 7% considered to be undeveloped or unrated respectively. Both the Moore River South development in Caraban and the Lancelin South Structure Plan have identified a combined total of 178 future industrial/mixed business lots as part of the respective developments. Since 2008 there has been limited land development of 'industry' zoned land with the majority of the Shire's industrial land zoned 'rural industry' in the Frogmore Rural Industry area in Coonabidgee which is located in close proximity to the Gingin townsite.

Non-rural industry type activities are likely to be impacted by the lack of development in this sector in the short to medium term if new areas are not considered in the near future. This should be reviewed and, if necessary, addressed in an amendment to the local planning strategy.

4.3.3 Commercial

Land identified for commercial activities covers approximately 35 hectares with this being distributed amongst the Gingin, Lancelin and Ledge Point townsites. Of the 35 hectares 20 hectares (57%) is considered to be developed with a further five hectares (14%) and 10 hectares (29%) considered to be undeveloped and unrated respectively. There is currently a limited supply of commercial zoned land. The

local planning strategy identifies the need to expand commercial opportunities in all the townsites. This should be reviewed and, if necessary, addressed in an amendment to the local planning strategy.

4.3.4 Future Demand

With the projected population increases to the year 2031 and the requirement for additional housing of between 270 – 684, the Shire has sufficient residential (both residential and rural living) lots available to accommodate the expected demand.

There is sufficient land available for both commercial and industrial activity in the short to medium term. However, to facilitate commercial and industrial land supply to service the increasing population and to equitably share the activates around each of its townsites, the Shire will need to consider the longer-term land supply both in terms of quantity and location.

5.0 Officer Comments

This part evaluates the existing planning framework given the planning context presented in **Part 3** and the assessment of land supply in **Part 4** and considers whether the Local Planning Strategy, Local Planning Scheme, Structure Plans/Development Plans and Local Planning Policies are: 1 - satisfactory in their existing form; or 2 - should be amended; or 3 - should be revoked and/or have a new one prepared.

5.1 Local Planning Strategy

The Shire's Local Planning Strategy (Strategy) was endorsed by the Commission in 2012. It continues to set out a relevant strategic planning framework, and there is no pressing need to update it. There may be some benefit in updating the population figures and projections, as this would provide the opportunity to review future industrial land and commercial land supply based on current population data. An update of the strategy could also be contemplated to harmonise the objectives and vision of the Shire's Strategic Community Plan 2019-2029. If desired, this could be done via a scheme amendment.

The Strategy is considered satisfactory in its existing form as it remains fit-for-purpose. No review of the Strategy is required at this time.

5.2 Local Planning Scheme

The Shire's Local Planning Scheme No. 9 is generally operating in a suitable manner, however it is recommended to be updated via an omnibus amendment to address the following:

- (a) Align the Scheme structure and content with the *Planning and Development (Local Planning Scheme) Regulations 2015* (Model Scheme Text and Deemed Provisions);
- (b) Introduce model zones, objectives and definitions;
- (c) Update the zoning table, such that land use permissibility's accord with zone objectives and reflect use classes under the definitions;
- (d) Update existing scheme provisions and maps to clarify or reflect minor changes;
- (e) Update and/or insert zone-specific and general development provisions to provide contemporary planning controls for a range of land uses and development issues;

- (f) Set out structure plan areas that are not currently reflected in the Scheme (Moore River, Walker Ave);
- (g) Review and rationalise additional uses, restricted uses and special use zones (as required);
- (h) Review and incorporate any necessary scheme provisions to support local planning policies; and
- (i) To correct anomalies, typographical errors, inconsistencies between the scheme text and maps.

It is recommended that the Shire's Local Planning Scheme No. 9 be amended via an omnibus amendment to address the above matters.

It is noted that complex matters requiring significant consultation and resourcing, such as coastal vulnerability, small-scale caravan parks and carbon and soil sequestration activities, will be considered separately and at a later stage under individual scheme amendments (if required).

5.3 Structure Plans

A preliminary assessment by the Department of Planning, Lands and Heritage (Department) indicates that there are a substantial number of structure plans expiring across the state in October 2025.

A review of the major structure plans in place in the Shire has been completed. The following major structure plans are recommended for retention:

1. Lancelin South Stages 1 & 2 and Moore River South (SPN/0285, SPN/2048, SPN/0063) – planning arrangements for the site have been framed following consideration by State Cabinet, though area is yet to be developed. Structure plan is required to guide future proposals.
2. Lot 435 Walker Ave Lancelin ODP (837/3/8/003P) to be retained as there are issues with lot layout and requirements for new roads which are more easily dealt with in a structure plan.
3. Seabird Golden Beach (SPN/2220) is a structure plan from 2021 that addresses land use and has extensive design criteria for a future tourism and residential proposal. To be retained.
4. Gingin Townsite Structure Plan (SPN/0589) – recommended for retention as these requirements cannot be easily converted into scheme requirements.

However, given there are a number of historical structure plans that will need to be reviewed, it is suggested that a full audit be completed at a later stage and a strategy be developed in liaison with the Department to respond to all expiring structure plans.

This may involve normalising structure plans through basic scheme amendments, providing short-term extensions to allow for reviews and/or granting longer term extensions where a structure plan is determined to be suitable.

5.4 Local Planning Policies

A number of the Shire's policies are dated and may no longer be relevant to current matters. The suite of local planning policies should be reviewed to identify:

- obsolete policies or where existing policies that address common issues can be consolidated;
- policies that need to be updated or new policies to address current best practices; and/or
- policies that are not specific to land use planning that can be adopted as general Council policies or local laws under the *Local Government Act 1995*.

6.0 Recommendation

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that the:

1. Shire of Gingin Local Planning Strategy is satisfactory in its existing form.
2. Shire of Gingin Local Planning Scheme No. 9 should be amended.

7.0 Appendices

APPENDIX A – AMENDMENTS TO GINGIN LPS 9 SINCE GAZETTAL

AMD NO	GAZETTAL DATE	DETAILS
	27/09/12	New Scheme
6	31/10/14	Replacing the text in Schedule No. 2 Additional Use No. 21 relating to Lot 7 Gingin Brook Road, Neergabby. Modifying the Scheme Map to correctly depict Additional Use No. 21 over the subject site, Lot 7 (1679) Gingin Brook Road, Neergabby. Modifying Additional Use 20 by deleting "AA" in the Conditions column and replacing it with "D".
9	27/02/15	"Inserted Additional Use No. 22 into Schedule 2 - Additional Uses"
7	02/04/15	Rezoned Lot 101 Cheriton Road from General Rural zone to Rural Living zone with a RL4 code. Introduced a new Schedule 12 - Rural Living Zones. Amended the Scheme Maps accordingly.
3	25/09/15	Rezone Lot 1 Old Ledge Point Road and Lot 9001 Lancelin Road, Lancelin from 'General Rural' to 'Future Development', 'Conservation' and 'Landscape Protection'. Insert Clause 5.10.8.2, 5.10.8.3, 5.10.8.4, 5.10.8.5, 5.10.8.6, 5.10.8.7, 5.10.8.8 and 5.10.8.9. Insert a new Schedule 12: Additional provisions for Future Development zones. Insert a new 'Landscape Protection' zone as Clause 4.2.11. Insert 'Landscape Protection' zone into Table 1 Zoning Table with land use permissibility. Insert 'Landscape Protection' zone in Part 5 as Clause 5.10.12. Amend the Scheme Maps accordingly.
11	08/04/16	Rezoning Lot 105 Cheriton Road, Gingin from General Rural to Special Use (SU 9); Insert Special Use provisions at Schedule 4 - Special Use Zones SU9. Amend the Scheme maps accordingly.
14	08/04/16	Deleting the following clauses from the Scheme Text, having been superseded by the deemed provisions set out in the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> Schedule 2: Parts 2, 7, 8, 9, 10 and 11 in their entirety; Clause 5.7; 5.8; 5.9.3 in their entirety; Schedules 6, 7, 8 and 9 in their entirety; Removing the following clauses from the Scheme Text and inserting them into Schedule A - Supplemental Provisions: Clause 8.2 (c), (d), (f), (h); Inserting the following provisions into Schedule A - Supplemental Provisions: Clause 61(1): (k), (l), (m), (n), (o) Clause 61(2): (g), (h) Delete the following definitions from Schedule 1, as they have been superseded by the definitions in the deemed provisions set out in the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> Schedule 2: advertisement; amenity; cultural heritage significance; local government; local planning

AMD NO	GAZETTAL DATE	DETAILS
		<p>strategy; owner; place; premises; region scheme; residential design codes; structure plan; substantially commenced; town planning act; zone;</p> <p>Amend the following clauses by removing the cross reference to the clause deleted by the amendment and replace them with cross reference to the deemed provisions set out in the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> Schedule 2: Clauses: 3.4.1, 3.4.2(a); 4.2.9; 4.3.2; 4.3.3 (note); 4.4.2(b); 4.8(c); 4.9.2; 5.4.2; 5.5.2; 5.5.3;</p> <p>5.10.12.1. The clause reference in Table 1 - the Zoning Table for the Future Development Zone;</p> <p>Delete reference to the following terms and replace them with the corresponding term throughout the scheme: 'consent' replaced with 'approval'; 'planning consent' replaced with 'development approval'; 'planning approval' replaced with 'development approval'; 'council' replaced with 'local government'; 'outline development plan' replaced with 'structure plan'; 'Town Planning Regulations 1967' replaced with 'Planning and Development (Local Planning Schemes) Regulations 2015'.</p> <p>Update the definition for 'non-conforming use'.</p> <p>Modify the zoning table to make Ancillary Accommodation a 'P' use in the Residential zone;</p> <p>Additional amendments to scheme provisions as follows: Insert reference to the deemed provisions and supplemental provisions in Part 1.4; Insert Clause 18(7) of the model provisions to ensure guidance is provided for when considering applications within a Future Development Zone;</p> <p>Inserting reference to the deemed provisions in the preamble to the Scheme.</p> <p>Renumber the remaining scheme provisions and schedules sequentially and update any cross referencing to the new clause numbers as required.</p>
4	31/05/16	<p>Rezone Lot 500 Casserley Way from 'Parks and Recreation' reserve to 'Environmental Conservation' reserve.</p> <p>Rezone a portion Lot 1022 (Reserve No. 33549) from 'Tourism' Zone to 'Environmental Conservation' reserve.</p> <p>Rezone a portion of Lot 31 (Reserve No. 21760) from 'Tourism' Zone to 'Environmental Conservation' reserve.</p> <p>Rezone Lot 1028 (Reserve No.44620) from 'Parks and Recreation' reserve to 'Public purposes - Infrastructure services' reserve.</p> <p>Delineate Special Control Area No.4 - Wastewater Infrastructure around the Casserley Way wastewater pump station on Reserve 44620.</p> <p>Number the existing clause under '2.3 Local Reserves' as 2.3.1. Add a new clause 2.3.2.</p> <p>Insert new Clause 2.4 Additional uses for local reserves.</p> <p>Renumber Use and development of Local Reserves as Clause 2.5 and the sub-clauses as 2.5.1, 2.5.2 and 2.5.3.</p> <p>Insert into Schedule 2 Additional Use 23: Amend the Scheme Maps accordingly.</p>
12	06/09/16	<p>Rezone Lot 801 Orange Springs Road, Cowalla from 'General Rural' zone to 'General Rural - Coded' and 'General Rural Area' (GR30) and amend the Scheme Maps accordingly.</p> <p>Insert new Schedule – Schedule 10 – General Rural (Coded) Zones.</p> <p>Clause 4.8.6 General Rural Zone of the Scheme – insert two new clauses, 4.8.6.10 and 4.8.6.11.</p>
17	26/05/17	<p>Rezone a portion of Lot 601 Brockman Street, Gingin from 'Residential R5', 'Residential R10', 'Future Development Zone', 'Town Centre' and 'Roads' to 'Residential R10', 'Residential R10/30', 'Town Centre' and 'Parks and Recreation' reserve.</p> <p>Amend the Scheme Map by rezoning a portion of Lot 601 Brockman Street, Gingin as 'Residential R10', 'Residential R10/30', 'Town Centre' and 'Parks and Recreation' reserve</p>
8	06/02/18	<p>Rezoned a portion of Lot 5450 Wannamal Road West, Boonanarring from "General Rural" to "Special Use (Landfill and Composting Facility)".</p> <p>Schedule 4 – Special Use Zones – amended by inserting SU8 – Portion of Lot 5450 Wannamal Road West, Boonanarring.</p> <p>Schedule 1 – Land Use Definitions – added definition for "composting". Table 1 – Zoning Table – included "composting".</p> <p>Scheme Maps amended accordingly.</p>
16	15/05/18	<p>Rezone Lot 2 (Plan 10531) Breton Bay from 'General Rural' zone to 'Tourism' and 'Conservation' zones. Scheme Maps amended accordingly.</p> <p>Part 4 - General Development Requirements amended by inserting clause 4.8.7.13.</p> <p>New Schedule 11 – Tourism Conditions inserted with provisions for Lot 2 (Plan 10531) Breton Bay, Seabird.</p>
20	12/03/19	<p>Inserted Lot 39 (No. 56) Hoy Road, Coonabidgee into Schedule 2 - Additional Uses.</p> <p>Amend the Scheme Map accordingly.</p>
19	09/08/19	<p>Modify Table 1 – Zoning Table by deleting the land use and associated permissibility for 'storage' and 'warehouse'.</p> <p>Insert the land use 'warehouse/storage' with permissibility: P in the Mixed Business and General Industry zones, D in the Town Centre zone, A in the Rural Industry zone and X in the Residential, Rural Living, General Rural, Tourism, Conservation and Landscape Protection zones.</p> <p>In Schedule 1 – Dictionary, delete the land use definitions for 'Warehouse' and 'Storage'.</p> <p>In Schedule 1 – Dictionary, insert the following land use definitions: Warehouse/storage, Freeway Service Centre and Roadhouse.</p> <p>Delete Additional Use site A17 from Schedule 2 and the Scheme Maps.</p>

AMD NO	GAZETTAL DATE	DETAILS
		<p>In Schedule 2 – Additional Uses, insert Lot 1021 Gingin Brook Road, Woodridge as AU25 and Lot 1022 Indian Ocean Drive as AU26 with the following additional land use(s) and site-specific conditions.</p> <p>Amend the Scheme map accordingly.</p>
21	15/09/2020	<p>Insert Additional Use 27, Portion of Lot 201 Brand Highway, Ginginup, as identified on the Scheme Map.</p> <p>Amend the Scheme Map by applying Additional Use Site No. 27 to a portion of Lot 201 Brand Highway, Ginginup.</p>
