

SHIRE OF PLANTAGENET

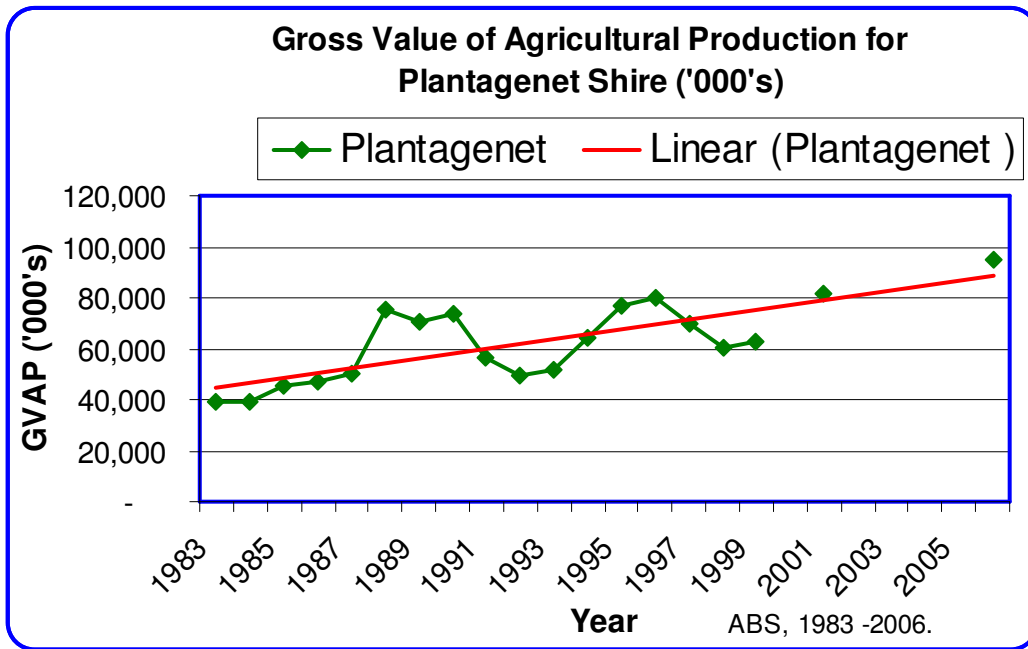
DRAFT TOWN PLANNING SCHEME POLICY NO. 18 – DRAFT LOCAL PLANNING STRATEGY

SCHEDULE OF MODIFICATIONS

No.	Modification	Reason
1.	<p>Split document into two parts:</p> <p>Part 1 will be the background and consist of:</p> <ol style="list-style-type: none"> 2. State and Regional Planning Context 3. Local Government Policy Context 4. Plantagenet Profile and Key Issues <p>Part 2 will be the Strategy and consist of:</p> <ol style="list-style-type: none"> 5. Strategic Plan 6. Strategies and Actions 7. Monitoring and Review 8. Appendices (1 to 6) 	<p>This is the result of agreement with the WAPC Statutory Planning Committee on 7 July 2009.</p>
2.	Table of Contents – alter to reflect any changes detailed in this Schedule including revisions to Lists of Tables and Figures.	Reflects changes.
3.	<p>Introduce a new 1.13 as follows:</p> <p>‘1.13 Following public advertising of draft Town Planning Scheme Policy No. 18 (LPS) from June to August 2009 the document has been restructured into two parts. Part 1 is the Background Report and Part 2 is the Local Planning Strategy.’</p>	Reflects changes.
4.	2.2.3 – Insert three dots against Community Design Code, Albany Regional Strategy, Lower Great Southern Strategy.	Although these are not SPP as per those above in this section it is a DoP Modification.
5.	2.3.8 – Line 3 delete ‘was never’ and insert ‘may soon be’.	Submission 10.
6.	2.5.5 – Renumber to 2.5.6 and insert a new 2.5.5 as follows: ‘This Plan was approved and published in 2007 by the Department of Water’.	Submission 14.
7.	<p>Insert a new section 3.2.6 on Heritage as follows:</p> <p>‘3.2.6 Heritage sites</p> <p style="padding-left: 20px;">3.2.6.1 The Council’s Town Planning Scheme No. 3 includes at Schedule 11 a list of 10 places of Heritage Value which consists of:</p> <ul style="list-style-type: none"> • Old Police Station, Stables and Courthouse, Mount Barker; • Old Post Office, Mount Barker; • Mount Barker Railway Station Buildings, Mount Barker; 	Submission 20.

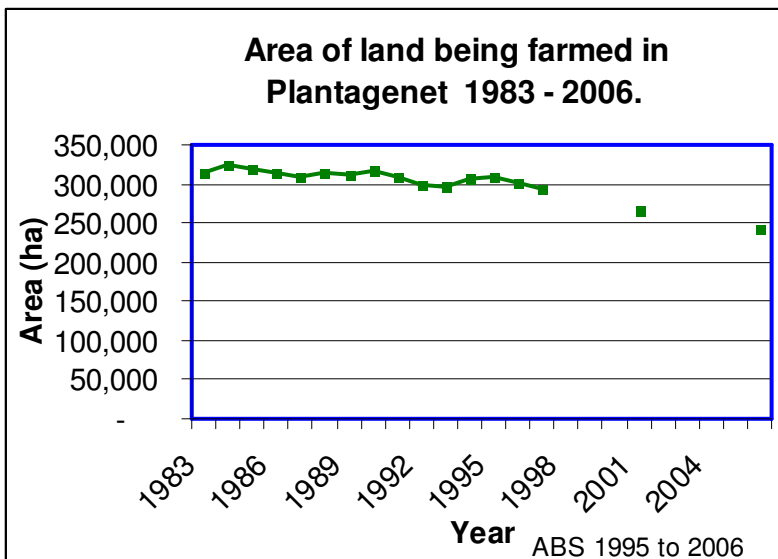
	<ul style="list-style-type: none"> • Anglican Church, Mount Barker; • Ruins of bush home, Frost Park, Mount Barker; • St Werburghs Chapel, Chapel Road; • Egerton-Warburton Homestead, Chapel Road; • Williams Post, Albany Highway; • Karri Bank Guest House, Porongurup; and • Bolganup Homestead, Porongurup. <p>3.2.6.2 The Council’s Municipal Heritage Inventory (MHI) was finalised in 1997 and contains a list of 46 heritage places. The Council will review the MHI in the coming years and following that review, the Town Planning Scheme will need to be amended to insert the new list.</p> <p>3.2.6.3 Those heritage buildings and objects listed in the Scheme will need special consideration in respect to any development proposals. The Scheme contains specific provisions for the processing of planning consent applications which the Council must adhere to. Any new development adjacent to a heritage building should provide scale, proportions, parapet height, colour and amount of detailing to provide a harmonious context to that building.’</p>																												
8.	Delete 4.1.2.	DoP.																											
9.	4.4.5 – Add the following sentences at end: ‘Table 9 below provides details on values for year ending June 2006. Figure 1 shows the trend and Figure 2 shows the area of land actually used for farming.’	Submission 19.																											
10.	<p>4.4.5 – Add the following Table and Figures.</p> <p>‘Table 9 Gross and Local Value of Agriculture Production for various agricultural industries within Plantagenet for the financial year ending June 2006.</p> <table border="1"> <thead> <tr> <th>Commodity</th> <th>Gross value</th> <th>Local value</th> </tr> </thead> <tbody> <tr> <td>Agriculture - total value (\$)</td> <td>98,812,455.00</td> <td>91,819,228.00</td> </tr> <tr> <td>Crops - total value (\$)</td> <td>36,534,071.00</td> <td>34,606,890.00</td> </tr> <tr> <td>Pasture; cereal & other crops cut for hay - total value (\$)</td> <td>6,681,824.00</td> <td>6,681,824.00</td> </tr> <tr> <td>Crops (excluding hay) - total value</td> <td>29,852,247.00</td> <td>27,925,067.00</td> </tr> <tr> <td>Vegetables - total value (\$)</td> <td>335,333.00</td> <td>318,962.00</td> </tr> <tr> <td>Fruit - total value (\$)</td> <td>9,356,738.00</td> <td>9,162,771.00</td> </tr> <tr> <td>Livestock slaughtering - total value (\$)</td> <td>43,607,716.00</td> <td>39,529,017.00</td> </tr> <tr> <td>Livestock products - total value (\$)</td> <td>18,670,669.00</td> <td>17,683,321.00</td> </tr> </tbody> </table> <p>Source: DAF Albany 2009.’</p> <p>‘Figure 1 – Trend in Gross Value of Agricultural Production for</p>	Commodity	Gross value	Local value	Agriculture - total value (\$)	98,812,455.00	91,819,228.00	Crops - total value (\$)	36,534,071.00	34,606,890.00	Pasture; cereal & other crops cut for hay - total value (\$)	6,681,824.00	6,681,824.00	Crops (excluding hay) - total value	29,852,247.00	27,925,067.00	Vegetables - total value (\$)	335,333.00	318,962.00	Fruit - total value (\$)	9,356,738.00	9,162,771.00	Livestock slaughtering - total value (\$)	43,607,716.00	39,529,017.00	Livestock products - total value (\$)	18,670,669.00	17,683,321.00	Submission 19.
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Plantagenet Shire since 1983 to 2006 (ABS 1983-2006)



Source: DAF Albany 2009.'

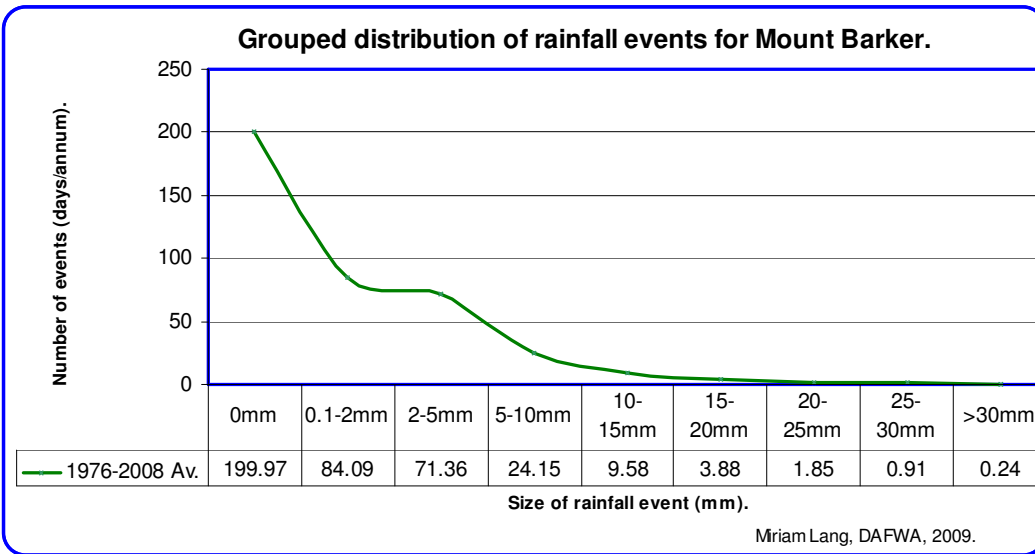
'Figure 2 – Trend in the area of land being used for intensive and broad scale agricultural enterprises for the Shire of Plantagenet.



Source: DAF Albany 2009.'

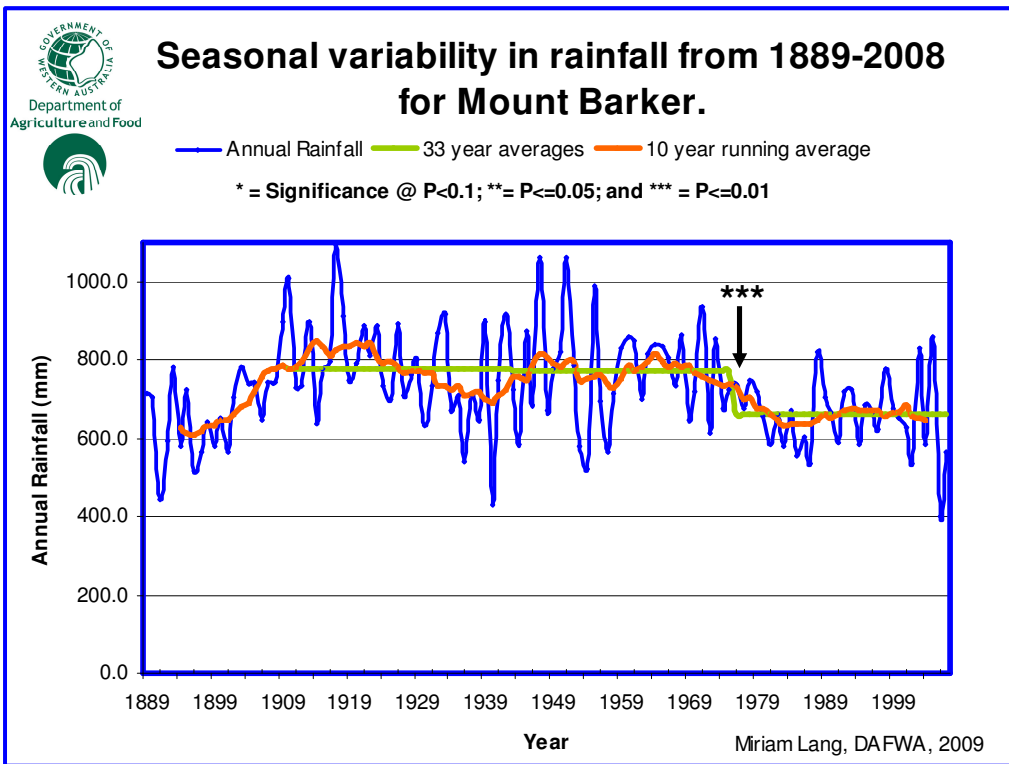
11.	<p>Insert new 4.4.15 as follows: '4.4.15 The following figure provides an indication of the number and size of agricultural lots in the rural parts of the Shire.</p> <p>Figure 3 Number of land owners and the area of land owned in Plantagenet.</p>	Submission 19.
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	<p style="text-align: center;">Number of land owners and the area of land owned in Plantagenet.</p> <p style="text-align: center;">■ Number of land owners owning parcels of area</p> <table border="1"> <caption>Data for Figure 5: Number of land owners by area range (ha)</caption> <thead> <tr> <th>Area as a range (ha)</th> <th>Number of land owners</th> </tr> </thead> <tbody> <tr><td>≤ 2</td><td>10</td></tr> <tr><td>2 < p < 5</td><td>70</td></tr> <tr><td>5 < p < 10</td><td>80</td></tr> <tr><td>10 < p < 20</td><td>95</td></tr> <tr><td>20 < p < 50</td><td>140</td></tr> <tr><td>50 < p < 100</td><td>120</td></tr> <tr><td>100 < p < 200</td><td>95</td></tr> <tr><td>200 < p < 350</td><td>115</td></tr> <tr><td>350 < p < 500</td><td>75</td></tr> <tr><td>500 < p < 1000</td><td>95</td></tr> <tr><td>1000 < p < 2000</td><td>35</td></tr> <tr><td>>2000</td><td>15</td></tr> </tbody> </table> <p style="text-align: center;">Area as a range (ha)</p> <p>Source: DAF Albany 2009.'</p>	Area as a range (ha)	Number of land owners	≤ 2	10	2 < p < 5	70	5 < p < 10	80	10 < p < 20	95	20 < p < 50	140	50 < p < 100	120	100 < p < 200	95	200 < p < 350	115	350 < p < 500	75	500 < p < 1000	95	1000 < p < 2000	35	>2000	15	
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12.	4.6.2.3 – Alter last sentence to delete ‘and’ and after ‘River’ insert ‘and the upper section of the Denmark River’.	Submission 17.																										
13.	4.6.2.5 – Add as a second sentence: ‘The Department of Water is currently drafting a Drinking Water Source Protection Plan for the Denmark River catchment area. The Denmark River is currently used as a backup source for the town of Denmark, and may also be used as a future drinking water source. The northern portion of the catchment area lies within the Shire of Plantagenet.’	Submission 17.																										
14.	4.6.2.6 – After ‘prepared’ in line 1 insert ‘and released in June 2008.’	Submission 17.																										
15.	4.6.2.6 – Last sentence and Figure title, alter Figure ‘1’ to ‘4’.	Reflects earlier changes.																										
16.	4.10.2.2 – Alter ‘Globulus’ and ‘radiate’ in line 2 to be ‘globulus’ and ‘radiata’.	Submission 10.																										
17.	4.10.3.2 – Delete ‘36.1’, ‘15.3’, ‘13.1’ and ‘6.6’ and replace with ‘25.7’, ‘15.4’, ‘11.7’ and ‘6.7’.	Submission 19.																										
18.	4.10.3.3 – Delete ‘171’ in line 4 and replace with ‘200’.	Submission 19.																										
19.	4.10.3.3 – Add as a fourth sentence: ‘The following figures show the distribution of rainfall events for Mount Barker and Mount Barker Rainfall for 1889 to 2008. Figure 5. Distribution of rainfall events by quantity of rainfall over a 24hr period for Mount Barker.	Submission 19.																										



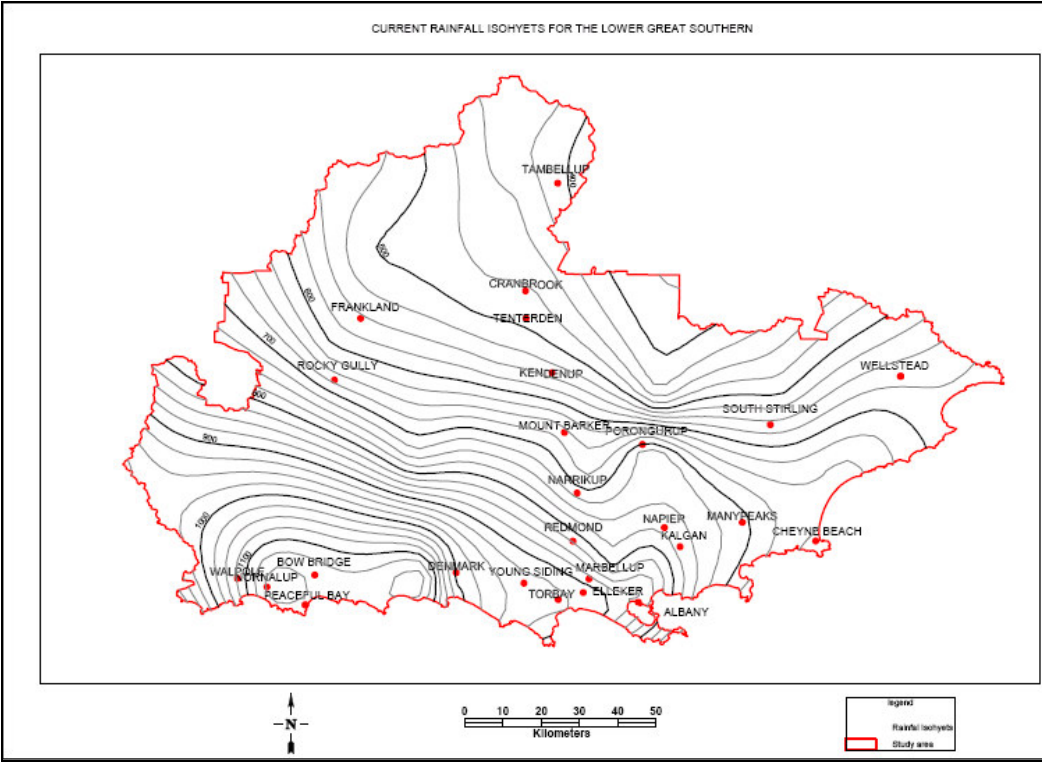
Source: DAF Albany 2009.’

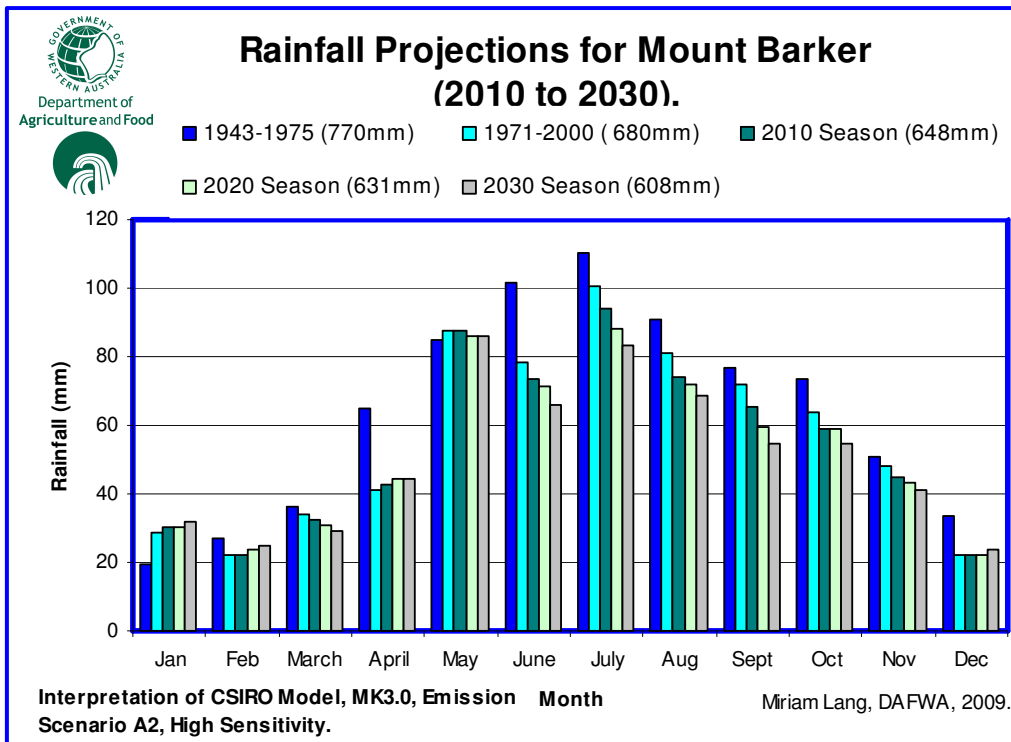
‘Figure 6. Annual rainfall for Mount Barker from 1889 to 2008.



Source: DAF Albany 2009.’

20.	4.10.3.5 – Change ‘Table 9’ to ‘Table 10’.	Reflects earlier change.
21.	4.10.3.6 – Delete ‘Figure 2 below’ and replace with ‘figures below – one for 1991 and the other for 2005.’	Submission 19.
22.	4.10.3.6 – Delete ‘Figure 2’ and replace with ‘Figure 7’.	Reflects earlier changes.

23.	<p>4.10.3.6 – After Figure 7 insert the following Figure 8:</p> <p>‘Figure 8 Rainfall isohyets for the period 1976 - 2005 for the Lower Great Southern.</p>  <p>Source: DAF Albany 2009.’</p>	Submission 19.
24.	<p>Insert new 4.10.3.7 as follows:</p> <p>‘Figure 9 Rainfall projections for Mount Barker based on CSIRO modeling (MK 3.0).</p>	Submission 19.



Source: DAF Albany 2009.'

25.	<p>Insert new 4.10.4.8 as follows: 'Under the DOW Better Urban Water Management (BUWM) it is recommended that a District Water Management Strategy (DWMS) is prepared with the LPS and summarised as a chapter and linked as a technical appendix. The DOW recognises that much of the information required to compile this plan is not yet available. Management of water resources will therefore be considered at structure planning and subdivision stages according to the WAPC's Planning Bulletin 92.'</p>	Submission 17.
26.	4.10.7.3 – Alter right hand column to show all Latin descriptions in italics.	Submission 10.
27.	<p>6.1.4.1 – Insert a new point 5 as follows: '5(i) The Council wishes to ensure limited parts of the rural lands are protected for intensive agricultural and horticultural operations. With this in mind, rural planning unit P6 and the portions of rural planning units P8 and P11 west of Albany Highway will be considered for lots down to 40ha subject to detailed justification required under 6.1.4.2. That justification requires reports to be signed off as acceptable by the Department of Agriculture and Food and the Department of Water (where appropriate) prior to the submission of a subdivision application to the WAPC.</p> <p>(ii) The 40ha lot size (which differs from the WAPC state wide figure of 80ha) has been selected by the Council as an appropriate size for an intensive activity to establish, but soils and water analysis will determine the actual lot size. It also means that persons wishing to establish a new intensive activity will be more likely to be in a financial position to purchase such a landholding and commence the activity.</p>	Discussions with DAF and DOW

	<p>(iii) Larger lots will mean people may not be in a position to purchase and then establish the intensive activity. The larger lots over 80ha in area have been purchased by plantation operations which means the land is lost to intensive agriculture for up to 20 years and then have the additional cost of destumping the land. Retaining larger lot sizes does not mean intensive agricultural and horticultural activities will be established largely due to cost of the land purchase at the outset. It is pointed out only a small portion of the rural areas have been identified for this form of subdivision (subject to detailed justification) down to a 40ha minimum. The bulk of the rural lands involve a presumption against further subdivision as per WAPC policy.</p> <p>(iv) The 40ha minimum lot size will mean that resultant lot has the ability to be used for intensive agriculture and horticulture as it is there in place as a lot. It may not be fully used immediately but it is in place and ready for an intensive operation to be established. Financial institutions will not lend money on a promise of possible subdivision at some stage in the future once an intensive activity has been established at a great cost.</p> <p>(v) This matter has been discussed with officers from the Department of Agriculture and Food and the Department of Water. The area selected represents less than 20% of the rural lands in the Shire and is in an area where water availability appears to be good under Department of Agriculture and Food research to date. It is agreed larger lots for intensive agricultural and horticultural operations are good but the main factor which stops them from establishing is the high cost of land purchase for large holdings.</p> <p>(vi) In an August 2009 report by the Department of Agriculture and Food ‘Plan to support Food Industry Development 2009-2012’, the Department states: ‘Western Australia is acknowledged as one of the most costly States to conduct food manufacturing business. High cost infrastructure, utilities, taxes, regulations, slow approvals and planning processes all add to the burden on food businesses. Many food businesses also operate at a scale much smaller than their inter-State and international competitors, so this high cost environment adds a disproportionate load to their smaller business.’</p>	
28.	6.1.4.1 – 4 – delete ‘Only’ and replace with ‘The Council will only’ and delete ‘unless otherwise varied by Council’.	DoP
29.	6.1.4.2 – 2 – delete ‘30ha’ and replace with ‘40ha’.	Submission 19.
30.	6.1.4.2 – 2(i) delete ‘20ha’ and replace with ‘30ha’.	Submission 19.
31.	6.1.4.2 – 2(iii) delete ‘20ha’ and replace with ‘30ha’.	Submission 19.
32.	6.1.4.2 – 2(iv) delete ‘40ha’ and replace with ‘50ha’.	Submission 19.
33.	6.1.4.2 – 2 Insert a new (v) as follows: ‘(v) the application for subdivision when submitted includes written confirmation from the Department of Agriculture and Food and/or the Department of Water where appropriate that the reports from the agronomist and the hydrologist are accepted.’	Submission 19.

34.	6.1.4.2 – 3(v) delete ‘20ha’ and replace with ‘30ha’.	Submission 19.
35.	6.1.4.2 – 3(vii) delete.	DoP.
36.	6.1.4.3 – 4(iii) after ‘use’ in line 2 insert ‘under advice from the Department of Water’.	Submission 17.
37.	6.1.4.5 – 4 delete ‘suitable agreement’ and replace with ‘Heritage Agreement’.	Submission 20.
38.	6.1.4.9 – delete the sentence ‘Variations to this theme may be considered on their individual merits in line with these basic principles.’	DoP.
39.	6.1.6.5.1(vii) – after ‘course’ in line 5 insert ‘or the floodplain as determined in consultation with the Department of Water’.	Submission 17.
40.	6.1.6.5.3(i) – delete ‘water body’ and replace with ‘waterway’.	Submission 17.
41.	6.1.6.5.3(i) – after ‘30m’ in line 4 insert ‘or 50m for a wetland’.	Submission 17.
42.	6.1.7.4.1 – 2(i) delete ‘10ha’ and insert ‘4ha’.	DoP.
43.	6.1.7.4.1 – last paragraph delete ‘will’ from line 1 and insert ‘may’.	More discretionary for the Council.
44.	6.1.7.5.1(ix) – after ‘courses’ in line 6 insert ‘or the floodplain as determined in consultation with the Department of Water’.	Submission 17.
45.	6.1.7.5.3(i) – delete ‘water body’ from line 3 and insert ‘waterway’.	Submission 17.
46.	6.1.7.5.3(i) – after ‘30m’ in line 4 insert ‘or 50m for a wetland’.	Submission 17.
47.	6.1.8.10 – change ‘600mm’ to be ‘500mm’ twice.	DAF advice on Isohyets.
48.	6.1.8.11 – change ‘600mm’ to be ‘500mm’.	See 47.
49.	6.1.8.12 – change ‘600mm’ to be ‘500mm’.	See 47.
50.	6.1.11.1 – add the following sentences at the end of paragraph: ‘The Department of Water is the lead agency for water resources management. The BUWM framework provides guidance on the interpretation of SPP No. 2.9.’	Submission 17.
51.	6.2.2 – add the following sentence at the end of the paragraph: ‘While this growth pressure is acknowledged, linear expansion of lifestyle lot developments in these areas is not supported. Rural Residential and Rural Smallholdings proposals will therefore only be supported in those areas close to existing townsites/rural villages as identified in this PLPS.’	DoP
52.	6.3.3.14 – change ‘Figure 3’ to ‘Figure 10’.	Reflects earlier changes.
53.	6.3.4.1 – Add the following sentence at the end of paragraph: ‘Stormwater management should be consistent with the Department of Water Stormwater Management Manual for WA to ensure protection of waterways.’	Submission 17.
54.	6.3.4.2 – Add the following sentence at end of paragraph: ‘Urban Water Management Plans may be required to be prepared to the satisfaction of the Department of Water.’	Submission 17.
55.	6.3.4.4 – delete ‘plans needs’ in line 2 and insert ‘plans or Urban Water Management Plans’.	Submission 17.
56.	6.3.5.5 – Change ‘Figure 4’ to ‘Figure 11’.	Reflects earlier changes.
57.	6.5.1.7 – Insert a new last dot point as follows: ‘• Avoid any development in floodplains or areas subject to 1:100 year flood	Submission 17.

	events.’	
58.	6.5.1.7 – delete ‘and’ at the end of 8 th dot point.	Reflects 57.
59.	6.5.1.7 – delete ‘.’ At end of 9 th dot point and replace with ‘; and’.	Reflects 57 and 58.
60.	6.5.1.9 – Change ‘Figure 5’ to ‘Figure 12’.	Reflects earlier changes
61.	6.5.2.9 – Change ‘Table 10’ to ‘Table 11’.	Reflects earlier changes.
62.	6.5.3.6 – delete ‘nutrient stripping/sediment retention drainage management plan’ and insert ‘Urban Water Management Plan’.	Submission 17.
63.	6.5.3.7 – delete 2 nd sentence and insert ‘The Department of Water Stormwater Management Manual for WA is to be used as a guide for the basic principles to be adopted for developments and subdivisions.’	Submission 17.
64.	6.5.4.5 – Change ‘Figure 6’ to ‘Figure 13’.	Reflects earlier changes.
65.	6.5.5.7 – delete ‘Conservation and’ and insert ‘and Conservation’ after ‘Environment’.	Current name of department.
66.	6.5.6.3 – Change ‘Figure 7’ to ‘Figure 14’.	Reflects earlier changes.
67.	6.6.6 – after ‘principles’ in line 2 insert ‘and water efficiency measures’.	Submission 17.
68.	6.6.6 – after ‘plans’ in line 5 insert ‘or Urban Water Management Plans’.	Submission 17.
69.	6.7.4 – insert comma after ‘plants’ in line 2 and delete ‘and’ from line 3.	Submission 17.
70.	6.7.4 – after ‘Barker’ in line 4 insert ‘and the Denmark River Catchment as a drinking water source.’	Submission 17.
71.	Appendix 1 (Mount Barker) – delete 6.7 and reword as follows: ‘6.7 A large area of Rural zoned land within the Townsite and located on the south east corner of McDonald Avenue and Marmion Street is now proposed to be part of a large recreation complex as shown on the Frost and Sounness Parks – Precinct Plan of June 2009.’	This land on the corner of McDonald Avenue and Marmion Street is now proposed as part of the Recreational area under the Frost and Sounness Parks – Precinct Plan of June 2009.
72.	Appendix 1 – 8.1.1 – delete ‘in three areas’ in line 4.	DoP.
73.	Appendix 1 – Residential/Rural Residential Proposals plan – delete proposed residential colour and arrow to land at the corner of McDonald Ave and Marmion St.	Reflects 71 above.
74.	Appendix 1 – New Residential Zones and Revised R-Codings plan – delete proposed residential colour arrow and caption box to land on the corner of McDonald Ave and Marmion St.	Reflects 71 above.
75.	Appendix 1 – 8.9.2 add a new sentence at end as follows: ‘Waterways and wetlands should be protected from development and	Submission 17.

	stormwater impact.’	
76.	Appendix 1 – Add a new 8.9.3 as follows: ‘8.9.3 There is a need to maintain and protect the Quenda population and local scale vegetation corridors focussed on the southern entry in the vicinity of Albany Highway and the golf course.’	Submission 10.
77.	Appendix 2 (Kendenup) – 7.9.2 after ‘sediment’ in line 6 insert ‘consistent with best management practices’.	Submission 17.
78.	Appendix 2 – 7.9.2 – Add a new sentence at end of paragraph as follows: ‘Waterways and wetlands should be protected from development and stormwater impact.’	Submission 17.
79.	Appendix 2 – 7.11.2 – Add new sentence at end of paragraph as follows: ‘Stormwater designs will need to be in line with current best practices.’	Submission 17.
80.	Appendix 3 (Narrikup) – 3.1 – Add after ‘uses’ in last line the following: ‘consistent with best management practices’.	Submission 17.
81.	Appendix 3 – 9.1.4 – delete last sentence and replace with: ‘Other issues needing to be addressed on this land are remnant vegetation protection, fire safety and protection of the Sleeman Creek.’	Submission 17.
82.	Appendix 3 – 9.1.5 – renumber to – ‘9.1.6’ and insert new 9.1.5 as follows: ‘Lot 4973 located to the west of the townsite has an elevation of 112m AHD and above and the higher portions of this lot would be appropriate for the larger rural smallholdings size lots of in excess of 4ha subject to detailed capability work and good fire management design due to the vegetation to the east and south.’	Submission 11.
83.	Appendix 3 – 9.9.1 – Add the following sentence at the end of paragraph: ‘Hazard reduction burning should only be undertaken after due consideration of biodiversity values and in consultation with the Department of Environment and Conservation but the safety of the inhabitants of the village is of paramount importance.’	Submission 10.
84.	Appendix 3 – 9.9.2 – Add a new 2 nd sentence as follows: ‘Waterways and wetlands should be protected from development and stormwater impact.’	Submission 17.
85.	Appendix 3 – conceptual structure plan – show lot 4973 west of Narrikup as rural smallholding.	Submission 11.
86.	Appendix 4 (Porongurup) – second ‘10.3.3’ change to ‘10.3.4’.	Typographical.
87.	Appendix 4 – 10.4.5(viii) – insert a new 2 nd sentence as follows: ‘Stormwater management is to be consistent with water sensitive design principles.’	Submission 17.
88.	Appendix 5 (Rocky Gully) – 1.1 – Add after 1 st sentence the following: ‘Land in this area was subdivided in the 1930’s.’ and delete ‘war service settlement scheme’ and insert ‘War Service Land Settlement Scheme’.	Recent information from Landgate.
89.	Appendix 5 – 1.4 – after ‘Gully’ in line 1 insert ‘was Gazetted on 30 November 1950 and’.	Recent information from Landgate.
90.	Appendix 5 – Add a new 7.10.2 as follows: ‘7.10.2 Waterways and wetlands should be protected from development and stormwater impact.’	Submission 17.

91.	Appendix 5 – Conceptual Structure Plan – enlarge area of green in Bateman Street to reflect total oval area as parks and recreation.	Council’s decision of 11 August 2009.
92.	Appendix 6 (Rural Planning Units) – Unit P1 – 1.2 – delete all of 2 nd sentence referring to 200ha.	Submission 19 and DoP.
93.	Appendix 6 – P1 – 1.5 – delete ‘a minimum lot size of 200ha’ and insert ‘limited subdivision for agricultural purposes’.	Submission 19 and DoP.
94.	Appendix 6 – P1 – 1.5 – 2 nd dot point add after ‘vegetation’ the following ‘, wetlands and waterways’.	Submission 17.
95.	Appendix 6 – P3 – 3.2 – delete all of 2 nd sentence referring to 200ha.	Submission 19 and DoP.
96.	Appendix 6 – P3 – 3.3 – 3 rd dot delete ‘well’ and insert ‘as a public drinking water source area’.	Submission 17.
97.	Appendix 6 – P3 – 3.3 – 4 th dot delete ‘high quality wetlands’ and insert ‘wetlands and waterways’.	Submission 17.
98.	Appendix 6 – P3 – 3.5 – delete ‘a minimum lot size of 200ha’ and insert ‘limited subdivision for agricultural purposes’.	Submission 19 and DoP.
99.	Appendix 6 – P3 – 3.5 – 2 nd dot after ‘vegetation’ insert ‘,wetlands and waterways’.	Submission 17.
100.	Appendix 6 – P4 – 4.2 – delete all of 2 nd sentence referring to 200ha.	Submission 19 and DoP.
101.	Appendix 6 – P4 – 4.3 – 4 th dot – delete ‘high quality wetlands’ and insert ‘wetlands and waterways’.	Submission 17.
102.	Appendix 6 – P4 – 4.5 – delete ‘a minimum lot size of 200ha’ and insert ‘limited subdivision for agricultural purposes’.	Submission 19 and DoP.
103.	Appendix 6 – P4 – 4.5 – dot 2 after ‘vegetation’ insert ‘,wetlands and waterways’.	Submission 17.
104.	Appendix 6 – P6 – 6.2 – delete ‘30ha’ and insert ‘40ha’.	Submission 19 and DoP.
105.	Appendix 6 – P6 – 6.3 – 2 nd paragraph – delete ‘30ha’ and insert ‘40ha’.	Submission 19 and DoP.
106.	Appendix 6 – P6 – 6.5 – line 1 – delete ‘30ha’ and insert ‘40ha’.	Submission 19 and DoP.
107.	Appendix 6 – P8 – 8.2 – delete ‘30ha throughout the Planning Unit’ and insert ‘40ha on land west of Albany Highway’.	Submission 19 and DoP.
108.	Appendix 6 – P8 – 8.5 – delete ‘30ha throughout the Planning Unit’ and insert ‘40ha on land west of Albany Highway’.	Submission 19 and DoP.
109.	Appendix 6 – P9 – 9.2 – delete ‘while supporting subdivision to a minimum of 200ha’.	Submission 19 and DoP.
110.	Appendix 6 – P9 – 9.5 – delete ‘a minimum lot size of 200ha’ and insert ‘limited subdivision for agricultural purposes’.	Submission 19 and DoP.
111.	Appendix 6 – P9 – 9.5 – 2 nd dot – after ‘vegetation’ insert ‘, wetlands and waterways’.	Submission 17.
112.	Appendix 6 – P9 – 9.5 – Add paragraph at end as follows: ‘Land abutting the National Park must ensure interface issues such as fire, pest and animal control and farming practices are addressed and are responsive to	DoP.

	the Park.’	
113.	Appendix 6 – P10 – 10.3 – Make first sentence a dot 1, second sentence a dot 2.	To allow for new dot 3 below.
114.	Appendix 6 – P10 – 10.3 – insert a new dot 3 as follows: ‘• Areas within the Planning Unit have been identified as of State or Regional significance however the small lot size and wide range of uses mean that protection for intensive or broadscale agriculture may be limited.’	DoP.
115.	Appendix 6 – P10 – 10.4 – insert the following 3 paragraphs after the first paragraph: ‘Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential for areas outside Appendix 4. Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems for areas outside Appendix 4. Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture for areas outside Appendix 4.’	DoP.
116.	Appendix 6 – P10 – 10.5 – delete ‘Not applicable’ and insert: ‘Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises for the areas outside Appendix 4.’	DoP.
117.	Appendix 6 – P11 – 11.2 – delete ‘to a minimum lot size of 200ha’ and insert ‘will be limited to lots for agricultural purposes’.	Submission 19 and DoP.
118.	Appendix 6 – P11 – 11.2 – after ‘and’ in line 2 insert ‘to the’.	Grammatical.
119.	Appendix 6 – P11 – 11.3 – 2 nd paragraph after ‘unit’ insert ‘lot 5715’, delete ‘the area’ in line 1 and insert ‘it’, after ‘holdings’ in line 2 insert ‘of in the order of 10ha with a minimum of 5ha’ and after ‘out’ in line 4 insert ‘to fully justify such a proposal’.	This lot may be suitable for larger RSH lots but not RR as put forward in submission 13.
120.	Appendix 6 – P11 – 11.5 – delete ‘a minimum lot size of 200ha’ and insert ‘limited subdivision for agricultural purposes’.	Submission 19 and DoP.
121.	Appendix 6 – P11 – 11.5 – 1 st paragraph – 2 nd dot after ‘vegetation’ insert ‘, wetlands and waterways’.	Submission 17.
122.	Appendix 6 P11 – 11.5 – 2 nd paragraph – after ‘80ha’ insert ‘except for 40ha on land west of Albany Highway’.	To allow for proposals at 11.2.
123.	Appendix 6 – P12 – 12.2 – delete ‘while supporting subdivision to a minimum of 200ha’.	Submission 19 and DoP.
124.	Appendix 6 – P12 – 12.5 – delete ‘a minimum lot size of 200ha’ and insert:	Submission 19

	'limited subdivision for agricultural purposes'.	and DoP.
125.	Appendix 6 – P12 – 12.5 – 2 nd dot after 'vegetation' insert ', wetlands and waterways'.	Submission 17.
126.	Appendix 6 – P12 – 12.5 – Add paragraph at end as follows: 'Land abutting the National Park must ensure interface issues such as fire, pest and animal control and farming practices are addressed and are responsive to the Park.'	DoP.
127.	Appendix 6 – Figure 1 (Rural and Agricultural Land Use Plan) – delete '600mm' isohyet and replace with DAF supplied '500mm' isohyet.	See 47 – 49.
128.	Appendix 6 – Figure 2 (Planning Units and Special Control Areas) – Insert the 'Denmark River Catchment Area as a Special Control Area'.	Submission 17.