

SCHEDULE OF SUBMISSIONS

AMENDMENT NO 10 - - FOR ADOPTION

ADVERTISED – 12 October 2016 -23 November 2016

No	Address	Nature of Submission	Comment	Recommendation
1	Environment Protection Authority	The EPA advises that that the proposed scheme is not required to be assessed under Part IV Division 3 of the Environmental Protection Act 1986.	The City is free to advertise the Amendment.	No change
2	Western Australian Planning Commission	Confirmed the amendment is a Standard amendment and Council is required to undertake the procedures set out in clauses 47 to 53 of the Planning and Development (Local Planning Schemes Regulations 2015 (the Regulations)).	Noted	No change
3	Port Geographe Landowners Association	<p>The Port Geographe Landowners Association met with the Minister and has advised, following similar representation by other Councils, that she is comfortable that a Special Control Area, as a discrete area like Port Geographe, can contain the following restriction:</p> <p>(1) New transportable homes, second-hand dwellings and repurposed dwellings will not be allowed in the whole area specified "Port Geographe".</p> <p>The Port Geographe Landowners Association request that amendment No 10 of Local Planning Scheme 21 be modified to encompass the full intent of the original Council motion/Amendment to ensure appropriate standards of</p>	<p>The City understands that the Port Geographe Landowners Association account is correct.</p> <p>The Port Geographe Landowners Association are seeking two things. First, a restriction of new transportable homes, second-hand dwellings and repurposed dwellings, and second that ground floor areas in the whole area specified "Port Geographe" will be built of masonry construction.</p>	<p>That the Amendment not be modified.</p> <p>The City is of the view that a restriction on building materials alone is not a guarantee of a good design, but also recognises there are weaknesses in the R-Codes; as it can affect other areas of</p>

		<p>development and maintenance are achieved</p> <p>Port Geographe Landowners Association has advised the Minister is also comfortable that a Special Control Area (i.e. Port Geographe) in this instance can contain a restriction on the types of building materials:</p> <p>(2) Ground floor areas in the whole area specified "Port Geographe" will be built of masonry construction.</p>	<p>The City considers controls introduced in in 2015 into the Local Planning Policy 4B (Urban Centres Port Geographe Village Centre - Design Guidelines and Performance Standards), have proven to be adequate in achieving in new buildings, an appearance that is consistent with the amenity as sought at the establishment of the Port Geographe area.</p>	<p>the City.</p> <p>For this reason the City will continue to work on improving the design controls to ensure new residential development maintains the amenity of the locality throughout the City.</p>
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