

Schedule of Modifications: Draft Structure Plan – Lot 2656 Butterly Road, Yallingup

No.	MODIFICATION	REASON
1.	Removal of 'Proposed Dam Expansion' notation from the Structure Plan	The subject land is located within the Gunyulgup sub-area water catchment for which extraction licences have already been fully allocated and, therefore, no additional water is available to support the proposed dam expansion. The proposed dam expansion is also located within a vegetation/habitat corridor recognised by the CPACSP and potentially good quality wetland vegetation and Western Ringtail Possum (WRP) habitat, which must be protected.
2.	Removal of the 'Rural Production' notation from the Structure Plan	'Rural Production' relates primarily to consideration of 'Agricultural-Intensive' use in rural residential zones. The subject land has no available water allocation to support the operation of intensive agriculture and, therefore, a 'Rural Production' notation suggesting such a land use is not appropriate.
3.	Removal of the battle-axe access on the south-east boundary of Balance Lot 1 and its inclusion instead into proposed Lot 6	The proposed battle-axe access leg cuts through the width of a vegetation/habitat corridor which is recommended to be protected in the 'Development Exclusion Area' (DEA). Access to the proposed balance lot is provided to the north, adjacent to the existing dam, and also via the proposed internal road link to the west (being the Zamia Avenue extension).
4.	Extend the 'Development Exclusion Area' toward the south-east boundary to include the full extent of the vegetation/habitat corridor	The land forms part of a vegetation/habitat corridor recognised in the CPACSP, which contains good quality wetland vegetation and Western Ringtail Possum (WRP) habitat. It is recommended that this area is protected and enhanced as part of the vegetation and habitat corridor depicted in the CPACSP to improve environmental benefit and outcomes. The DEA is the appropriate mechanism to trigger a subdivision condition to require protection and re-vegetation of the environment and habitat corridor.
5.	Extend the 'Development Exclusion Area' north along the creek line extending the central woodland to include the dam and associated vegetation.	The land forms part of a vegetation/habitat corridor recognised by the CPACSP, with good quality remnant wetland vegetation and Western Ringtail Possum (WRP) habitat. It is recommended that this area is protected as part of the vegetation/habitat corridor indicated on the CPACSP which will improve environmental benefits and outcomes. The DEA is the appropriate mechanism to trigger a subdivision condition to require protection and re-vegetation of the environment habitat corridor.
6.	Remove those recommended Structure Plan conditions previously shown and advertised as 'Attachment E'	The conditions to be removed are typically addressed through the deemed provisions of the Regulations, relevant clauses of the Scheme, or otherwise standard conditions of subdivision approval by the WAPC. Applying them as conditions on the Structure Plan will unnecessarily duplicate that process.
7.	Update the Structure Plan report to reflect recommended modifications and minor changes as per the Schedule of Submissions	Update the report and technical appendices to reflect the recommended changes to the Structure Plan where relevant.

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8.	<p>Add condition to Structure Plan map requiring construction of public road, viz:</p> <p>‘As a condition of any subdivision approval, a 6-metre wide, sealed public road shall be constructed at the developer’s cost in conjunction with the subdivision and development of Lot 2656 within the current Public Access Way to the west of Dell Retreat and where it extends into adjoining Lot 115, such that this 6-metre wide sealed public road shall then link Dell Retreat to the internal subdivision roads constructed in Lot 115.’</p>	<p>The construction of this public road link will enable improved local road network integration and thereby better bushfire and emergency access to the local community. Furthermore, such integration to the local road network will demonstrate the additional community benefit of bringing a significant number of lots in the subject locality into minimum compliance with the objectives and requirements of SPP3.7 and Guidelines: ‘Planning in Bushfire Prone Areas’.</p>
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