



SHIRE OF EXMOUTH

LOCAL PLANNING SCHEME - REPORT OF REVIEW

JANUARY 2025

We acknowledge the Aboriginal and Torres Strait Islander peoples as the first Australians and traditional custodians of the lands on which we work. We pay our respect to their Elders past and present.

nicheplanningstudio.com.au

CONTENTS

1.0	INTRODUCTION	3
2.0	BACKGROUND	4
2.1	LOCAL PLANNING SCHEME DETAILS	5
2.2	LOCAL PLANNING STRATEGY DETAILS.....	5
3.0	STRATEGIC CONTEXT	6
3.1	SCHEME AMENDMENTS..... Error! Bookmark not defined.	
3.2	LOCAL PLANNING STRATEGY AMENDMENTS	7
3.3	DEVELOPMENT ACTIVITY IN SHIRE OF EXMOUTH	7
3.3.1	LOT ACTIVITY.....	7
3.3.2	DWELLING CONSTRUCTION	8
3.3.3	OTHER CONSTRUCTION ACTIVITY	9
3.3.4	STRUCTURE PLANS	10
3.4	POPULATION CHANGE.....	10
4.0	CONSULTATION	11
5.0	OFFICERS COMMENTS	12
5.1	LOCAL PLANNING STRATEGY.....	12
5.2	LOCAL PLANNING SCHEME (LPS4).....	13
6.0	RECOMMENDATION	13

APPENIDX A - AMENDMENTS TO LOCAL PLANNING SCHEME NO. 4

Planning and Urban Design

ABN 35 334 392 034
W nicheplanningstudio.com.au

VIC BOONWURRUNG COUNTRY

Unit 1, 286 Ferrars Street
South Melbourne VIC 3205

WADAWURRUNG & DJA DJA WURRUNG COUNTRY

Suite 8, 11 Davey Street
Ballarat Central VIC 3350

WA WHADJUK NOONGAR COUNTRY

Level 2, 896 Canning Highway
Applecross WA 6153

TAS PALAWA COUNTRY

Level 1, 14 Molle Street
Hobart, TAS, 7000

1.0 INTRODUCTION

The Shire of Exmouth Local Planning Strategy (LPS) was adopted on the 5th of April 2019, while the Local Planning Scheme (LPS4) was gazetted on the 12th of March 2019. In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, local governments are required to review their Local Planning Scheme within six months of the five-year anniversary of its approval. Therefore, the review report must be submitted by the 12th of September 2025.

This report has been prepared in accordance with Part 6 – Review and Consolidation of Local Planning Schemes under the Regulations. The Regulations stipulate that the Local Government must:

- Prepare a report of review; and
- Approve the report by resolution; and
- Provide the approved report to the Western Australian Planning commission (WAPC).

The report of review must be consistent with the WAPC format and must make recommendations as to whether the Local Planning Strategy and LPS4 are:

- Satisfactory in their existing form;
- Should be amended; or
- Should be repealed and a new Scheme Plan/Strategy prepared in its place.

The Shire has prepared and approved this report in accordance with the Regulations and has submitted it to the WAPC for approval. Based on the findings of the report, it is recommended that both the Local Planning Scheme and Local Planning Strategy are reviewed and that a new Scheme Plan/Strategy are prepared.

Planning and Urban Design

ABN 35 334 392 034
W nicheplanningstudio.com.au

VIC BOONWURRUNG COUNTRY

Unit 1, 286 Ferrars Street
South Melbourne VIC 3205

WADAWURRUNG & DJA DJA WURRUNG COUNTRY

Suite 8, 11 Davey Street
Ballarat Central VIC 3350

WA WHADJUK NOONGAR COUNTRY

Level 2, 896 Canning Highway
Applecross WA 6153

TAS PALAWA COUNTRY

Level 1, 14 Molle Street
Hobart, TAS, 7000

2.0 BACKGROUND

Exmouth, located 1,270 kilometres north of Perth on the tip of the North West Cape in Western Australia, covers an expansive area of 6,504 square kilometres. From a regional context, the Shire of Exmouth is located within the Gascoyne Region of Western Australia, along with the Shires of Carnarvon, Upper Gascoyne and Shark Bay. The Exmouth townsite is the principal settlement of the North West Cape and functions as a regional centre servicing the northern part of the Gascoyne Region. The Shire is bordered by the Exmouth Gulf and the stunning World Heritage Listed Ningaloo Coast including the pristine Ningaloo Reef, Australia's largest fringing coral reef, and the rugged and spectacular Cape Range National Park.

Originally founded around defence industries, Exmouth has transitioned into a thriving tourist destination, with eco-tourism leading significant growth in the local economy. Other key industries include defence, government services, and support for the offshore oil and gas sector, along with tourism-related services such as hospitality and accommodation, fishing, pastoral activities, aquaculture, light engineering, and construction. During the winter months, the influx of tourists can triple the town's resident population, presenting both challenges and economic opportunities for the Shire. The Shire's population statistics have been provided below to offer a clear understanding of the Shire's demographic profile.

Table 1 – Population statistics 2016/2021¹

Statistic	2016	2021
Aboriginal and/or Torres Strait Islander persons	2% (55)	2.9% (90)
0-14 years	20.7% (565)	18.1% (560)
15-24 years	9.2% (250)	10.5% (326)
25-44 years	32% (874)	33.7% (1042)
45 years +	26.6% (725)	26% (804)
65 years +	11.1% (305)	11.1% (345)
85 years+	0.4% (11)	3.8% (117)

¹ Australian Bureau of Statistics, [Census Data](#), 20 October 2024.

TOTAL	2,730	3,085
--------------	-------	-------

2.1. Local Planning Scheme Details

LPS4 was gazetted on 12th March 2019, in accordance with section 87(3) of the Act, and includes both the Scheme text and Scheme maps. The current local zones, reserves and special control areas have been outlined below:

Table.2 LPS4 Zoning

Zones	Residential, Urban Development, Commercial (Retail Core C1), Commercial (Mixed Use C2), Commercial (Mixed Business – C3), Tourism, Light Industry, Service Commercial, General Industry, Industrial Development, Rural Residential, Rural, Special Use.
Local Reserves	Civic and Community, Environmental Conservation Area, Public Open Space, Public Purposes, Public Purposes - Medical Services, Public Purposes - Infrastructure Services, Public Purposes - Education, Emergency Services, Public Purposes - Heritage, Public Purposes - Government Services, Public Purposes - Recreational, Public Purposes - Cemetery, Public Purposes - Car Park, Strategic Infrastructure, Primary Distributor Road, District Distributor Road, Local Distributor Road, Local Road, Drainage/Waterway, Foreshore.
Special Control Areas	Exmouth Water Reserve (SCA 1), Exmouth Waste Water Treatment Plant (SCA 2), Exmouth Power Station (SCA 3), Exmouth Aerodrome (SCA 4), Floodplain (SCA 5), Minilya-Exmouth Road (SCA 6).
Special Use Zones	SU1 - SU10.

2.2. Local Planning Strategy Details

The Shire's Local Planning Strategy was endorsed by the WAPC in April 2019. Since this time, the Shire has published a new *Community Plan and Corporate Business Plan* and adopted the following informing planning documents:

- Local Planning Policy 1 – Colour Palette for Development (31/08/2023).
- Local Planning Policy 2 – Container Deposit Scheme (CDS) Infrastructure (31/08/2023).
- Local Planning Policy 3 – Exmouth Boat Harbour Development Plan (31/08/2023).
- Local Planning Policy 4 – Public Art Contributions (31/08/2023).
- Local Planning Policy 5 – Advertisement Signs (04/10/2023).
- Local Planning Policy 6 – Exmouth Area Defence Sites Protection (19/09/2024).

Since 2019 there have been various state strategies, policies and plans produced and/or reviewed, these include:

- State Planning Policy 2.4 - Planning for Basic Raw Materials July 2021.
- State Planning Policy 2.9 - Planning for Water July 2021.
- State Planning Policy 3.7 – Bushfire, November 2024.
- State Planning Policy 4.1 – Industrial Interface July 2022.
- State Planning Policy 5.4 – Rail and Noise, September 2019.
- State Planning Policy 7.0 – Design of the Built Environment, May 2019.
- State Planning Policy 7.2 – Precinct Design February 2019.
- State Planning Policy 7.3 - Residential Design Codes Volume 1, April 2024.
- State Planning Policy 7.3 - Residential Design Codes Volume 2, April 2024.
- Operational Policy 1.1 - Subdivision of Land (General Principles), February 2020.
- Operational Policy 2.2 – Residential Subdivision, May 2024.
- Operational Policy 2.4 – School Sites, December 2022.
- Government Sewage Policy – September 2019.
- 10-Year Industrial Land Strategy, June 2021.

In addition, the following list of WAPC position statements have been produced and/or reviewed:

- Planning for Tourism and Short-term Rental Accommodation, November 2024.
- Dark Sky and Astrotourism, January 2022.
- Electric Vehicle Charging Infrastructure, March 2024.
- Renewable Energy Facilities, March 2020.
- Residential Accommodation for Ageing Persons, April 2024.
- Childcare Premises (Draft), November 2022.

3.0 Strategic Context

3.1 Scheme Amendments

Eight (8) amendments have been finalised since gazettal of LPS4. 'Appendix A' provides an overview of the Scheme amendments that have been gazetted, a summary of these amendments has been provided below:

- Two (2) landowner-initiated amendments to change zoning or allow additional uses.
- Six (6) Shire-initiated amendments including:
 - Textual modifications to the Scheme to improve consistency, clarity and ease of application of the provisions of the Scheme.
 - Amendments (such as rezoning or amendments to use classes) to achieve specific planning outcomes for specific sites or areas in the Shire.
 - The insertion of additional uses to enable various forms of development across the Shire.

Since its gazettal, LPS4 has been amended a number of times to achieve specific planning outcomes, usually, for specific sites or areas; however, no comprehensive review of the Scheme has been undertaken since its gazettal in 2019.

3.2 Local Planning Strategy Amendments

The Local Planning Strategy has not been amended since its adoption in 2019.

3.3 Development Activity in Shire of Exmouth

3.3.1 Lot Activity

According to the lot activity data from the Department of Planning, Lands and Heritage (DPLH), a total of 6 residential lots and 1 non-residential lot have been created since March 2019.

Table 2 – Subdivision Applications²

	Final Approval				
Year	Residential	Non-Residential	Commercial	Industrial Lots	Rural-Residential
2019 (Post Gazettal)	0	0	0	0	0
2020	2	0	0	0	0
2021	2	1	0	0	0
2022	2	0	0	0	0
2023	0	0	0	0	0
2024	2	0	0	0	0
Totals	6	1	0	0	0

² The Government of Western Australia, , [Planning and Development Statistics](#), 20 September, 2024.

Table 3 – Subdivision Conditional Approvals³

	Conditional Approval				
Year	Residential	Non-Residential	Commercial	Industrial Lots	Rural-Residential
2019 (Post Gazettal)	2	1	0	0	1
2020	4	0	0	0	0
2021	4	0	0	0	0
2022	2	3	1	0	0
2023	0	0	0	0	0
2024	2	0	0	0	0
Totals	14	4	1	0	1

It is clear from the above that there is limited subdivision occurring within Exmouth. Given that the population is continuing to increase annually, it is essential that further research is undertaken into the stagnation of subdivision within Exmouth and that action is taken to incentivise development to meet demand.

3.3.2 Residential Construction Activity

The Shires residential construction activity since the gazettal of the Scheme Plan has been outlined below. Please note that Class 1 includes "Class 1a - a single dwelling; and... Class 1b – a boarding house, guest house, hostel or the like". Class 10 includes "non-habitable building or structures".

Table 4 - Use Class 1 - Building Permits Issued⁴

Year	Number of Permits Issued
2019	15
2020	25
2021	41
2022	43
2023	36

³ The Government of Western Australia, , [Planning and Development Statistics](#), 20 September, 2024.

⁴ The Shire of Exmouth, December 2024.

2024	30
------	----

Table 5 - Use Class 10 - Building Permits Issued⁵

Year	Number of Permits Issued
2019	98
2020	65
2021	116
2022	93
2023	111
2024	93

As shown above limited development has been undertaken within the Shire within the past 6-years. The greatest number of permits were issued in 2022 post-covid and has steadily declined since at a rate of approximately 16% each year. Based on the assumption that 54 new dwellings will be required every year to meet the growing population demand in Exmouth, it is evident that the current rate of development in the Shire is insufficient. With the local population expanding and the demand for housing rising, the level of new construction needs to accelerate to ensure there is enough housing supply to accommodate both current and future residents.

Note: Although these statistics provide insight into the current level of development activity within the Shire, it is important to acknowledge that they do not confirm whether construction has taken place.

3.3.3 Other Construction Activity

Other construction activity includes all other building permits issued in the Shire. Since 2019 there have been 73 building permits issued for class 2 – 9 activities across the Shire.

Table 6 - Use Class 2 to 9 - Building Permits Issued⁶

Year	Number of Permits Issued
2019	7
2020	12
2021	11
2022	13

⁵ The Shire of Exmouth, December 2024.

⁶ The Shire of Exmouth, December 2024.

2023	20
2024	10

The data presented above clearly shows that other construction activity within the Shire has been relatively limited. While the highest number of permits were issued in 2023, there has been a noticeable decline in activity in 2024, with only half the number of permits granted. Population growth and residential development are closely linked to other forms of development, such as commercial activity. Therefore, it is crucial that the level of commercial and industrial development within the Shire supports the growth of residential areas.

Note: Although these statistics provide insight into the current level of development activity within the Shire, it is important to acknowledge that they do not confirm whether construction has taken place.

3.3.4 Structure Plans

Since the gazettal of LPS4, the WAPC has not adopted any new structure plans. The Shire of Exmouth has a number of existing structure plans, these include:

- Exmouth South Structure Plan (2013).
- Exmouth Townsite Structure Plan (2013).
- Exmouth-Learmonth (Northwest Cape) Structure Plan (1998).
- Nimitz Street Outline Development Plan (2012).
- Vlamingh Head Masterplan (2008).

It is noted that all existing structure plans were approved under the previous Scheme Plan and are over 10 years old. Therefore, it is recommended that these structure plans be reviewed as part of the LPS4 and Local Planning Strategy review process to assess their continued relevance.

3.4 Population Change

According to the Shire of Exmouth's annual report the Shire has experienced 13% population growth between 2016 and 2021⁷, equating to an increase of 2.6% each year. On the assumption that the population would continue to increase at a rate of 2.6% per year the projected population of the Shire would be 3,672 by 2031. Exmouth's current average household size is 2.5. Based on this figure, it is estimated that 378 new dwellings will be needed over the next six years to accommodate the growing population.

Comparatively the Medium-Term population forecasts specified in Western Australia Tomorrow Population Forecasts 2016 (WA Tomorrow) identified a population of 2,795 residents in 2016 with growth forecasts between 2,720 (Band-A-low growth scenario) and 4,320 (Band E-high growth scenario) by 2031. WA Tomorrow projected a -0.18% annual increase for Band A and a 2.95% annual increase under the Band E. A breakdown of all four growth scenarios from WA tomorrow have been provided below.

⁷ Shire of Exmouth, [Annual Report 2022-2023](#), 2023.

Table 7 –WA Tomorrow⁸

Year	Band A	Band B	Band C	Band D	Band E
2016	2 795	2 795	2 795	2 795	2 795
2031	2 720	3 240	3 500	3 730	4 320

Note: The total population for Exmouth in 2016 in the WA Tomorrow predictions is higher than that recorded in the 2016 census.

Population growth offers both benefits and challenges. It can create economic opportunities, raise living standards, and enhance the ability to fund public infrastructure and services. However, it can also place significant pressure on the natural environment and existing infrastructure, leading to potential strain on services. To manage population growth sustainably, it is crucial to have a strong understanding of environmental impacts and implement effective protection measures. Additionally, the expansion of affordable housing, worker accommodation, telecommunications, healthcare, and education must keep pace with the needs of those who choose to live, work, and do business in Exmouth.

It is also important to address tourism as this significantly impacts population, demand for services and accommodation within the Shire. The Shire has experienced a steady stream of tourism since 2019, Tourism WA estimates that in 2024 alone that Exmouth received 134,000⁹ overnight international and domestic visitors. The projected revenue from tourism in 2024 is estimated at 200 million dollars¹⁰ Tourism plays a crucial role in Exmouth's economy and is key to the Shire's prosperity. The ratio of tourists to residents in Exmouth is among the highest in the state, placing significant strain on the local government and, by extension, the community to supply the infrastructure and services required for this influx of population. Despite tourism's importance to the economy, tourists do not contribute to local rates, and there is no reliable funding source to help the local government cover the shortfall in service provision.

4.0 Consultation

In the preparation of this Report of Review, consultation has been carried out with the Department of Planning, Lands and Heritage.

Since 2019 the following consultation has been undertaken by the Shire:

- Consultant was undertaken in October 2021 on the Shire of Exmouth's Disability Access and Inclusion Plan (2015-2020).
- Consultation was undertaken in November 2022 on the Draft Strategic Community Plan 2023 – 2033.
- Consultation was undertaken in April 2024 on the Murat Road and Truscott Crescent Shared Path Design.

⁸ Government of Western Australia, WA Tomorrow Population Report No.11, March 2016.

⁹ Tourism Western Australia, [LGA Visitor Factsheet 2023 - Exmouth](#), 2024.

¹⁰ Tourism Western Australia, [LGA Visitor Factsheet 2023 - Exmouth](#), 2024.

5.0 Officers Comments

The Shire of Exmouth's planning documents play a critical role in guiding the land use, development, and overall growth of the community. As part of ensuring that these frameworks remain relevant and effective, regular reviews and updates are essential. While the Local Planning Strategy was originally adopted to provide long-term direction and address those needs of the community it is considered to be outdated and no longer fit for purpose. Similarly, the Local Planning Scheme No. 4, although gazetted in 2019 has not been comprehensively updated to reflect emerging issues and the legislative changes. This section outlines the rationale for recommending the review of these documents.

5.1 Local Planning Strategy

The Shire of Exmouth's Local Planning Strategy prepared by the Shire of Exmouth and adopted by WAPC on 5 April 2019. The purpose of the Local Planning Strategy is to provide long-term planning directions over a 10-year period and actions to manage the land use change and development of a local government area. Part 3, s. 11(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 outline that the Local Planning Strategy must –

- (a) set out the long-term planning directions for the local government; and*
- (b) apply any State or regional planning policy that is relevant to the strategy; and*
- (c) provide the rationale for any zoning or classification of land under the Local Planning Scheme.*

The Local Planning Strategy sets out the long-term planning directions for the Shire, however given that the policy landscape has changed and that the needs of the community are evolving with time the Shire considers it necessary to review this aspect of the Local Planning Strategy. The Local Planning Strategy is no longer considered to be consistent with State and Regional planning policy given that several of the policies referred to in the Local Planning Strategy have now been superseded or amended. The Strategy does provide rationale for zoning and classifications, however, includes reference to TPS3 which is now inoperative.

While the Local Planning Strategy was considered to meet the statutory requirements of the Regulations at the time of its gazettal; due to changes in policy and emerging issues the Local Planning Strategy is no longer considered to meet the requirements of Part 3, s. 11(2). Accordingly, a review of the of the Shire's Local Planning Strategy is recommended. The review should address the following:

- (a) Any updates to Local, State and Regional Planning Policy which have not been addressed in the current Local Planning Strategy.*
- (b) Revise references to zones to align with the model provisions.*
- (c) Ensure consistency with the objectives and goals set out in the Shire's Strategic Community Plan and Corporate Business Plan.*
- (d) Ensure that objectives, strategies accurately reflect the aspirations and needs of the community.*
- (e) Amend statistics to include 2021 census information including but not limited to information pertaining to population, demographics, employment, business, tourism, education, housing; and development.*

- (f) *Ensure growth areas identified are still appropriate and that existing structure plans are amended as necessary to align with the changes to the Local Planning Strategy.*

5.2 Local Planning Scheme No. 4 (LPS4)

The Shire's Local Planning Scheme No. 4 was gazetted on the 12th of March 2019 after the introduction of the Planning and Development (Local Planning Schemes Regulations 2015); however, the Scheme in its current form is considered to be inconsistent with the model provisions contained in the Regulations. The Shire has included aspects of the model provisions in LPS4 however, further changes are needed to align the Scheme. The Shire considers that a review of LPS4 would provide the much-needed opportunity to simplify the Scheme, address inefficiencies and any emerging issues.

The Shire's Local Planning Scheme No. 4 was advertised in May 2016, making much of the content within the Scheme over 8-years old. No major amendments have been undertaken since the Scheme Plan was gazetted in 2019. The Shire considers a review necessary to ensure that the zoning and provisions of the Scheme Plan still reflect needs to the community which they serve. The review will be guided by a comprehensive consultation process and would address the following:

- (a) *Updates to legislation and the further implementation of the model provisions.*
- (b) *Simplification of the Scheme Plan, including addressing any inefficiencies or unnecessary duplication in the Scheme Plan.*
- (c) *Consequential changes to align the Scheme Plan with the Local Planning Strategy.*
- (d) *Emerging issues in the Shire of Exmouth such as population growth and evolving Council/community expectations.*

6.0 Recommendation

The Council, pursuant to Regulation 63(3) of the Planning and Development (Local Planning Schemes Regulations 2015) recommend to the Western Australia Planning Commission that:

1. The Shire of Exmouth Local Planning Strategy requires review. A new strategy should be prepared, and upon the gazettal of the new Local Planning Strategy the previous version should be repealed.
2. The Shire of Exmouth Local Planning Scheme No. 4 (LPS4) requires review. A new Local Planning Scheme should be prepared; upon gazettal of the new Local Planning Scheme, LPS4 should be repealed.

APPENDIX A:
Amendments to Local Planning Scheme No. 4

AMENDMENT NO.	GAZETAL DATE	UPDATED DATE	DETAILS
4	05/10/2021	14/10/2021	Insert 'Additional Use (A7)' into Schedule 2 – Additional Uses. Amend the Scheme Map accordingly by applying 'Additional Use (A7)' to the Service Commercial zoned land generally bounded by Murat Road, Nimitz Street, Reid Street, and Welch Street, Exmouth. Add conditions relating to development within Additional Use A7.
2	17/12/2021	14/01/2022	Rezone a portion of Lot 100 Koolinda Way, Exmouth from 'Public Open Space' to 'Light Industry'; and Modify the Scheme Map accordingly.
5	03/06/2022	07/06/2022	Insert 'Additional Use (A8)' into Schedule 2 – Additional Uses. Amend the Scheme Map accordingly by applying 'Additional Use (A8)' to Lot 1423 on Deposited Plan 219750 (Reserve 45539 and No. 600) Murat Road, Exmouth and to portion of Lot 1419 on Plan 219750 (Reserve 50807) Murat Road, Exmouth. Add conditions relating to development within Additional Use A8.
6	23/08/2022	21/09/2022	Insert Major Event definition into Schedule 1 – Terms referred to in Scheme. Insert 'Additional Use (A9)' into Schedule 2 – Additional Uses Modify section 2.3 Additional uses for local reserves. Amend Scheme maps accordingly.
7	23/08/2022	21/09/2022	Insert "Additional Use (A10) into Schedule 2 – Additional Uses. Amend Scheme maps accordingly
10	11/08/2023	27/09/2023	Insert a new clause (f) into '1.9 Aims of the Scheme'. Insert a new land uses 'Residential Aged Care Facility' into Table 1 zoning table. Replace the symbol for the land use 'Nightclub' in Table 1 Zoning Table. Replace the symbol for the land use 'Veterinary Centre' in Table 1 Zoning Table. Replace the symbol for the land use 'Child Care Premises' in Table 1 Zoning Table. Remove the word 'the' from Clause 3.5.2 after 'land that is specified in'. Replace Clause 3.10.9.2 (c) (ii). Replace Clause 3.10.9.2 (c) (iii) Insert a new Clause 4.8.3 (e) and 4.8.3 (f). Insert a new Clause 4.8.4 (b) Insert 'Special Use 9' into Table 2 Sea Containers after 'Service Commercial; and Rural Residential'. Replace Clause 4.16.1 (i).

			Insert a new Clause 4.18.5 and renumber the following clauses. Removing the word 'not' after 'purposes may' in Clause 4.29.1. Modify Clauses Special Uses 6, Area A – Canal Lots and Special Use 6, Area A – Dry Lots by removing 's' from the word 'top' after 'maximum wall height'. Modify Clauses Special Use 6, Area A - Canal lots, Area A - Dry Lots, Area B – Precinct 1 Revetment Lots, Area B – Precinct 2 Vertical Canal Lots, Area B – Precinct 3 Residential Dry Lots, Area B – Precinct 8 Murat Rd, Area B – Precinct 9 Southern Revetment Lots. Inserting the word 'by' after the words 'shall be certified' in Clauses Special Use 6, Area B – Precinct 1 Revetment Lots, Area B – Precinct 2 Vertical Canal Lots, Area B – Precinct 6 and 6a, Area B – Precinct 8 Murat Rd and Area B – Precinct 9 Southern Revetment Lots. Replace the phrase 'canal setout line' with 'canal vertical wall' in Clauses; Area B – Precinct 2 Vertical Canal Lots, Area B – Precinct 4 Icon Site A and B, Area B – Precinct 6 and 6a Horwood Quays, Special Use 6 – Precinct 8 Murat Road. Insert the phrase '(start of revetment wall)' after the term 'Canal Setout Line' in Clauses Area B – Precinct 1 Revetment Lots, Area B – Precinct 8 Murat Rd, Area B – Precinct 9 Southern Revetment Lots. Remove the symbol '(a)' after 'External Materials' in Clauses; Area B – Precinct 1 Revetment Lots, Area B – Precinct 2 Vertical Canal Lots, Area B – Precinct 3 Residential Dry Lots, Area B – Precinct 4 Icon Site A and B, Area B – Precinct 5 Icon Site, Area B – Precinct 6 and 6a Horwood Quays, Area B – Precinct 7 Tourist Commercial Mixed Use, Area B – Precinct 8 Murat Rd, Area B – Precinct 9 Southern Revetment Lots. Insert a new Clause under the following headings, after the Clause which reads 'buildings within the 3 metre 'no load' zone behind the secondary retaining wall shall be certified by a structural engineer' and re-number. Area B – Precinct 2 Vertical Canal Lots, Area B – Precinct 4 Icon Site A and B, Area B – Precinct 6 and 6a Horwood Quays, Area B – Precinct 8 Murat Rd, Area B – Precinct 9 Southern Revetment Lots. Insert letters 'xt' at the end of the phrase 'local regional conte' within the Special Use 6, Exmouth Marina, Objectives. Replace the description of Special Use 6, Area A. Replace the description of Special Use 6, Area A – Canal lots. Replace the symbol for the land uses 'Holiday House' and 'Holiday
--	--	--	--

			Accommodation'. Remove the word 'minimum' after the phrase 'average 6 metres' from Special Use 6, Area A – Canal Lots, Site Requirements 1 (a) (ii). Inserting the words 'Refer Figure 8' after 'level is 5.00m AHD' in Special Use 6, Area A – Canal Lots, Site Requirements 1 (e)(ii). Replace Special Use 6, Area A – Canal Lots, Site Requirement 1 (e)(ii). Replace Special Use 6, Area A – Canal Lots, Development Requirement 12. Replace Special Use 6, Area A – Canal Lots, Development Requirement 13 (d). Replace the symbol for the land use 'Grouped Dwelling'. Replace the description of Special Use 6, Area A – Landmark. Replace the description and list of Figures for Special Use 6, Area B. Insert 'This applies to all levels' at the end of Special Use 6, Area B, Precinct 1 – Revetment Lots, Site Requirement 1 (b)(i). Replace Special Use 6, Area B, Precinct 1 – Revetment Lots, Development Requirement 12. Insert the words 'for dwellings' after the '4.3 metres' within Special Use 6, Area B, Precinct 2 – Vertical Canal Lots, Site Requirement 1 (b)(i). Insert 'with the exception of minor eaves, no roof is permitted over the retaining wall' at the end of Special Use 6, Area B, Precinct 2 – Vertical Canal Lots, Site Requirement 1 (b) (iii). Replace the phrase 'private open space' with 'Outdoor Living Area' within Special Use 6, Area B, Precinct 2 Vertical Canal Lots, Development Requirement 5. Modify Special use 6, Area B, Precinct 2 – Vertical Canal Lots, Development Requirement 8. Replacing the word 'minimum' with 'maximum' within Special Use 6, Area B, Precinct 2 – Vertical Canal Lots, Development Requirements 11 (a) Replace Special Use 6, Area B, Precinct 3 – Residential Dry Lots, Development Requirement 9(a)(i). Replace the word 'in' with 'is' after the words 'on lots boundaries' within Special Use 6, Area B, Precinct 3 – residential Dry Lots, Development Requirements 9 (b) (iv). Replace the word 'Terrace' with 'Paperbark' within Special Use 6, Area B, Precinct 3 Residential Dry Lots, Development Requirement 9 (a)(ii). Modify the permissibility of land uses under Special Use 6, Area B, Precinct 4 – Icon Site A and B. Replace Special Use 6, Area B, Precinct 4 – Icon Site A & B, Site Requirement 1 (b)(iv). Insert the words 'residential roof terraces may be permitted' at the end of Special Use 6, Area B, Precinct 4 – Icon Site A and B, Development
--	--	--	--

			Requirement 1. Insert a new Development Requirement 2 for Special Use 6, Area B, Precinct 4 – Icon Site A and B and renumber the following provisions. Replace the phrase ‘in Canal Arm 4a’ with ‘along the Northern Finger Canal’ within Special Use 6, Area b, Precinct 4 – Icon Site A and B, Development Requirement 6 (d). Modify the permissibility of land uses under Special Use 6, Area B, Precinct 5 – Icon Site C. Remove the land use ‘Single House’ from Special Use 6, Area B, Precinct 7 – Tourist Commercial Mixed Use. Replace the ‘.’ With ‘:’ after the words ‘Canal arm 4’ within Special Use 6, Area B, Precinct 8 – Murat Rd, Site Requirement 1 (d). insert the words ‘(to the north)’ after ‘lower level in canal arm 4’ within Special Use 6, Area B, Precinct 8 – Murat Rd, Development Requirement 6. Replace ‘Figure 9’ with ‘Figure 12’ under Special Use 6, Area C. Replace ‘Figure 10’ with ‘Figure 13’ under Special Use 6, Area C. Replace the Deposited Plan Number with ‘29555’ within the Description of Land for Special Use 9. Replace Figure 1 with higher resolution version. Replace Figure 3 with an updated version and renaming the Figure. Renaming and renumbering Figure 4. Insert a new Figure 4, re-numbering the following figures accordingly. Rename Figures 5 and 6. Replace existing Figure 7 with an updated version, renaming and renumbering. Remove existing Figure 8. Insert a new Figure 8. Insert a new Figure 11. Re-numbering existing Figure 9 to Figure 12. Re-numbering existing Figure 10 to Figure 13. Modify the Table of Contents in accordance with the above. Amend the Scheme maps
8	17/10/2023	30/10/2023	Rezone portion of Lot 505 from 'Light Industry' to 'Rural'; Insert Additional Use 11 (A11) and Additional Use (A12) into Schedule 2 with conditions.
3	22/12/2023	10/01/2023	Rezone Lot 1 on Deposited Plan 47770 Kailis Road, Learmonth, Lot 101 on Deposited Plan 180602, Lot 112 on Deposited Plan 182633 Minilya-Exmouth Road, Learmonth, and Lot 220 on Deposited Plan 192031 from 'General Industry' Zone to 'Special Use' Zone to facilitate tourism and related uses and referred to as SU10; Delete Additional Use A4 from Schedule 2, clause 3.4; and renumber the

			remaining Additional Uses accordingly; Within Additional Use A6, modify Condition 1 to read 'The purpose of this additional use is to allow for the development of the additional use in a manner which does not undermine the land being developed in accordance with the Local Planning Strategy in the future. Amend the Scheme Maps accordingly; and Include the following provisions within Schedule 4, Clause 3.6 - Lot 1 Kailis Road and Lots 101, 112 and 220 Minilya-Exmouth Road, Learmonth – with conditions.
--	--	--	---