

Schedule of Proposed Modifications

No.	Section / Clause / Page	Modification	Reason
1.	Page 4 – Summary – How has the community shaped the plan	Reference to the public advertising period – include statistics on number of submissions, surveys and results.	Public advertising has concluded. Results should be included in the Report.
2.	Page 5 and throughout document	Remove all references to peri-urban and replace with semi-rural throughout the document. This has come through community feedback.	In response to submission.
3.	Page 5 - Plan	a. Remove walking trails b. Remove Rural Hub c. Replace Restored Creek with Protected Creek d. Replace plan with the updated plan	In response to submissions.
4.	Page 8 – 1.2 Process – Para 3	Update period of time from 4 months to now 10 months	Administrative.
5.	Page 8 – 1.2 Process Dot Points	Add reference to public advertising period and include statistics / results.	Public advertising has concluded. Results should be included in the Report.
6.	Page 8 – 1.2 Process Para 5 Concept Plan Map	Include reference to public advertising shaping the plan.	Public advertising has concluded. Results should be included in the Report.
7.	Page 12 - 1.4 Key Issues	Should be Level 2 rather than Level 1.	Administrative.

	Environmental Assets		
8.	Page 13 – Plan 2 Key Constraints	Crystal Brook Foreshore needs to be amended. Public advised alignment is incorrect. City to provide mark-up of correct alignment.	In response to submissions.
9.	Page 13 – Plan 2 Key Constraints	Urban area is currently Rural under the Scheme, identified as Urban by the Framework.	Administrative.
10.	Page 14 – 1.5 – Stakeholder Feedback	Include key outcomes from public advertising period.	Public advertising has concluded. Results should be included in the Report.
11.	Page 22 – Inclusive Co-Living	Replace ‘will’ with ‘may’ and state that grouped and intergenerational housing may only occur in limited suitable locations.	Administrative and clarifying meaning of wording.
12.	Page 23 – Para 3	Remove paragraph 3 Rerouting of through-traffic...	In response to submissions.
13.	Page 23 – Fewer Cars	Remove paragraph.	In response to submissions.
14.	Page 24 – Green Easements	Remove reference to green easement setbacks and instead state that as a principle generous setbacks will be encouraged to allow protection and enhancement of natural vegetation and streetscapes to be enhanced to encourage green streetscape.	In response to submissions.
15.	Page 25 – Local Economy	Remove reference to Rural Hub and instead state that a suitably sized non-residential centre (not industrial) commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment.	In response to submissions.
16.	Page 28	Remove Connectivity and Activity Plans	In response to submissions.
17.	Page 28	Remove ‘Landscape Residential’ Typologies and replace with:	In response to submissions. Areas

		<ul style="list-style-type: none"> - Rural Landscape: Identifies areas that may have significant vegetation, areas that align with key ecological corridors and identifies areas which may be suitable for subdivision but requiring sensitive site responses and interface treatments. Lots in this area may range from 2000sqm to 1ha+. Captures an array of land uses (including but not limited to): <ul style="list-style-type: none"> o Special Rural o Rural Composite o Residential R2 (min 5000sqm), R2.5 (min 4000sqm), R5 (min 2000sqm) o Not to include industrial or commercial. - Urban Landscape: Identifies areas where environmental and servicing constraints may be present but on assessment does not , at this high level of analysis, impede development, subject to meeting the strategic objectives of the concept plan and ensuring sensitive interface treatments between land use typologies. These areas are generally suited to lots in the order of 2000sqmm2 due to current servicing constraints. Smaller lot sizes could be explored subject to the availability of services. Captures an array of uses (including but not limited to): <ul style="list-style-type: none"> o Residential (Starting from R2) o Commercial (Any commercial land to be commensurate to the density of the population, to be defined at future detailed planning, subject to community consultation and subject to retail needs and sustainability assessment). o Not to include industrial. 	<p>identified as Rural Landscape generally had a majority of submissions seeking to retain Rural MRS zoning or have a minimum 2000sqm property. Areas identified as Urban Landscape generally had a majority of submissions seeking to be rezoned to Urban under the MRS or have a minimum 2000sqm property. The new typologies have been identified to balance community views and ensure that the key principles of the concept plan are still captured.</p>
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18.	Page 29 – Plan 3 – Concept Plan Map	<p>Update Concept Plan:</p> <ul style="list-style-type: none"> - Replace typologies as outlined in above comment and align with concept plan provided. - Remove indicative key roads - Remove Indicative public paths. - Remove potential open space. - Remove potential Rural Hub. - Remove cadastral boundaries. - Amend Crystal Brook Creekline. - Remove landscaped buffers. - Add Boundary Road. - All other aspects retained. 	In response to submissions and to align with typologies identified above.
19.	Page 29 – Plan 3 – Concept Plan Map	<p>Add following notation to the map:</p> <p><i>'Data from Wattle Grove South Ecological Surveys (AECOM, 2020) which surveyed 94 of approximately 262 properties, where access permission was granted by the landowner. It is possible that properties that were not surveyed also have environmental values. It is also possible that properties (or portions of properties) that were not surveyed do not have environmental values commensurate to medium and high value vegetation. Some assumptions were made when identifying areas of medium and high retention value vegetation on properties which were not physically surveyed.'</i></p> <p>*Note this is to replace the current notation on the proposed modified plan.</p>	In response to submissions.
20.	Page 33 Site Concept Residential Scenario (1ha)	<ul style="list-style-type: none"> 1 – Remove reference to 20m 3 – Remove item 3 5 – Remove reference to 10m 	In response to submissions.
21.	Page 34 Site Concept Residential 2ha	<ul style="list-style-type: none"> 1 – Remove reference to 20m 5 – Remove reference to 10m 	In response to submissions.

22.	Page 35 – Site Concept 4ha	1 – Remove reference to 20m 5 – Remove reference to 10m 7 – Remove reference to communal green	In response to submissions.
23.	Page 36 – Site Concept Eco Business	Amend Title to Rural Composite	To better align with intended land use.
24.	Page 37 – Site Concept Rural Hub	Amend Title to Non-residential Centre. Add note: - A suitably sized non-residential centre (not industrial) commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment.	In response to Rural Hub being removed from Concept Plan.
25.	Page 44 – 3.2 Technical Considerations (2)	Remove	In response to submissions.
26.	Page 44 – 3.2 Technical Considerations (3)	Remove wording after ‘..on constrained land’	To simplify technical consideration.
27.	Page 44 – 3.2 Technical Considerations (4)	Replace wording with ‘A suitably sized non-residential centre (not industrial) commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. Preferred location should this occur fronting Brentwood Road or Welshpool Road East.’	In response to Rural Hub being removed from Concept Plan.
28.	Page 44 – 3.2 Technical Considerations (5)	Replace ‘landscape protection’ with ‘special rural’.	To clarify technical consideration and align with City’s Scheme.
29.	Page 44 – 3.2 Technical	Remove ‘proposed’ and replace ‘mandated’ with ‘provide’. Add ‘subject to future planning’ at the end of the sentence.	To clarify technical consideration.

	Considerations (6)		
30.	Page 44 – 3.2 Technical Considerations (7)	Remove ‘and co-located with Rural Hub’ and replace with ‘subject to future planning’.	In response to submissions.
31.	Page 44 – 3.2 Technical Considerations (8)	Remove ‘Co-Location with Rural Hub preferred.’	In response to submissions.
32.	Page 44 – 3.2 Technical Considerations	Add technical consideration – ‘Perth Airport Increased Noise’ and state that ‘all developments are insulated appropriately in accordance with Perth Airport advice.’	In response to submission by Perth Airport.
33.	Page 45 – Technical Plan	Remove Technical Plan	In response to submissions.
34.	Page 46 – Further Investigation – Residential Densities and Lot Size	Remove ‘with 1-3 dwellings per lot.’	In response to submissions.
35.	Page 46 – Further Investigation – Public Open Space Provision	Remove wording and replace with ‘Public Open Space provision to be considered as part of future detailed planning. It will be important any POS provided allows for a variety of POS types including active, passive and environmental.’ Add title – Protection of significant environmental values. Include the following: ‘The Concept Plan identifies significant environmental values. Need for these areas to be vested as public open space to be further considered and alternatives	In response to submissions.

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		explored during future planning. It may be deemed during future planning that environmental values can be retained in private ownership.'	
36.	Page 46 – Further Investigation – School Site and Other Services	Remove 'population growth scenario modelling' and replace with 'future planning. Feedback from the Department of Education has indicated that the identification of a school site/s in the precinct may be required due to population growth and pressures on surrounding schools.'	In response to submission from DoE.
37.	Page 46 – Further Investigation – Road Network Expansion	Remove section	In response to submissions.
38.	Page 46 – Further Investigation – Rural Hub Delivery	Replace title with Non-residential development. Include 'A suitably sized non-residential centre (not industrial) commensurate to the density of the population to be defined at future detailed planning and subject to needs assessment. Preferred location should this occur fronting Brentwood Road or Welshpool Road East.'	In response to Rural Hub being removed from Concept Plan.
39.	Page 46 – Further Investigation	Add title – Structure Planning and Infrastructure Funding - 'Future planning may require the preparation of a structure plan to coordinate the broader development of the area and may also require the preparation of other technical studies and plans which address the technical considerations identified in further investigation. Future planning may also require the preparation of an infrastructure contribution plan to coordinate the funding and delivery of common public infrastructure to the area.'	In response to submission from DPLH and to clarify planning process going forward.
40.	Page 50 – Implementation Strategies – first paragraph	Replace 'meat' with 'met'.	Administrative error.

41.	Page 50 – Implementation Strategies – fifth paragraph	Remove 'preliminary only and are have not been reviewed or endorsed by the City of Kalamunda. They'	To simplify wording of implementation strategy.
42.	Page 51 – (1) Crystal Brook is a Living Landscape	Add Possible Strategy – 'Tree Canopy Target' and description 'Set a minimum average tree canopy cover of 20% for areas that are developed in alignment with Where Are All the Trees? - 2020 Vision – Greener Spaces, Better Places recommendations.' Reference: https://www.greenspacesbetterplaces.com.au/media/163027/whereareallthetrees_report-final_rebranded_web.pdf	In response to submissions that expressed a strong desire for vegetation retention and enhancement.
43.	Page 51 (1) Crystal Brook is a Living Landscape – e)	Replace Possible Strategy Title with 'Protection of Crystal Brook' and replace description with 'Ensure the Preservation of Crystal Brook Creek'.	To clarify the purpose of the Strategy.
44.	Page 52 (2) Crystal Brook is a Tranquil Retreat – c)	Replace require with encouraging	In response to submissions.
45.	Page 52 (2) Crystal Brook is a Tranquil Retreat – e)	Remove Strategy e.	In response to submissions.