

PLANNING AND DEVELOPMENT ACT 2005**SHIRE OF JERRAMUNGUP****LOCAL PLANNING SCHEME No. 2****AMENDMENT No. 13**

The Shire of Jerramungup under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. Inserting an additional objective for the Service Commercial Zone in Clause 4.2 as follows:
 - '- To allow shops where they are incidental to the predominant use of the land and where approval will not detrimentally impact the development of the town centre.'
2. Introducing the following into sub-clause 4.3.2:
 - "I" means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme.
3. Changing the permissibility of the use 'shop' in the Service Commercial Zone from 'P' to 'I' in Table 1 – Zoning Table.
4. Rezoning Lot 32 on Deposited Plan 208552 and Lot 33 on Deposited Plan 208552 Mary Street, Bremer Bay from 'Residential' zone with 'Additional Use A1' to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
5. Rezoning Lot 34 on Deposited Plan 208552 Bennett Street, Bremer Bay from 'Residential' zone to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
6. Rezoning Lot 649 on Deposited Plan 189638 (Reserve 26384) and Lot 693 on Deposited Plan 191223 (Reserve 42806) Mary Street, Bremer Bay from 'Public Purposes' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
7. Rezoning the unnamed road reserve from 'Roads' reserve to 'Special Use (SU 11)' zone as per the Scheme Amendment Map.
8. Inserting SU 11 zone provisions into Schedule 4 - Special Use Zones as follows:

NO.	Description of Land	Special Use	Conditions
SU11.	Lots 32, 33, 649 and 693 Mary Street, Lot 34 Bennett Street and unnamed road reserve, Bremer Bay	<ol style="list-style-type: none"> 1. The objective is to promote well designed mixed-use and associated development that is respectful of surrounding areas and which does not compete with the Bremer Bay town centre. 2. The following land uses are 'P' uses: <ul style="list-style-type: none"> • Home occupation • Single house 3. The following land uses are 'D' uses: <ul style="list-style-type: none"> • Aged or dependent persons dwelling • Bed and breakfast • Civic use • Grouped dwelling • Home business • Residential building • Tourist accommodation 4. The following land uses are 'A' uses: <ul style="list-style-type: none"> • Club premises • Educational establishment • Motel • Multiple dwelling • Place of worship • Recreation – private • Telecommunications infrastructure 5. The following land uses are 'I' uses: <ul style="list-style-type: none"> • Office • Restaurant 	<ol style="list-style-type: none"> 1. The R40 density code applies to SU 11. 2. Development should appropriately address matters including good design, building design, landscaping, car parking numbers, car parking location and land use compatibility. 3. The local government will require the preparation of a Local Development Plan if any Development Application, other than for telecommunications infrastructure, proposes development above two storeys. 4. Other Conditions will be as determined by the local government.