

Appendix 1 – Amendments to Additional Use 1

The existing Additional Use 1 (AU1) provisions are outlined in black in the table below, with the proposed amendments included as red text.

No.	Description of Land	Additional Use	Conditions
AU 1	Lots 807, 808, 809, 810 and 811 Jandakot Road, Jandakot ~~Lots 701, 702 and 703 (excluding Bush Forever Area 388C) Jandakot Road, Jandakot. (Formerly Lots 101, 103 and 104 Jandakot Road, Jandakot)~~ <i>Please note – we have suggested a change here to reflect the intended creation of Lots 807-811 in accordance with WAPC 160955, as the new lots will be created prior to the finalisation of the Scheme Amendment.</i>	- Nursery (D) - Masonry Production (D) - Warehouse, Showroom and Storage Yard where the display, selling, hiring or storage of goods, equipment, plant or materials and the incidental site activities do not pose risk of pollution to the below ground public drinking water source (D) - Fast Food Outlet (D) - Hardware Store (D) - Health Studio (D) - Industry – Light (D) - Industry – Service (D) - Lunch Bar (D) - Motor Vehicle, Boat and Caravan Sales (D) - Place of Worship (D) - Recreation-Private (D) - Trade Display (D) - Veterinary Services (D)	- All development shall comply with the following objective: <i>To accommodate light industrial and a limited range of commercial activities which require good vehicular access and/or large sites; which do not negatively impact existing or planned Activity Centres; and which are compatible with the Jandakot Groundwater mound and environmental values of the area</i> - All development is to have due regard to a Local Development Plan prepared for the Additional Use No. 1 area. The Local Development Plan is to address the following: - The standards to be applied for physical development in order to ensure the protection of the below ground public drinking water source; - Building design, and vehicle access and egress arrangements to minimise the amenity impact to surrounding properties; - Noise mitigation measures pursuant to the details of an acoustic report where required; - Interface controls and/or measures with regard to Bush Forever Area 388, including, but not limited to; a hard road edge within the AU1 area abutting the Bush Forever area and/or bushland identified for protection; Bushfire mitigation measures being provided outside the Bush Forever area within the AU1 area; an appropriate wetland buffer, if considered relevant by the assessing authority, and; drainage to be contained within the AU1 area; - Identify revegetation areas to be used as a buffer between adjoining environmental and rural living land uses; and ~~Identify land on Lot 703 required for the upgrade of Jandakot Road, which may form part of Additional Use No. 1 area.~~ - No bulk storage of green-waste, compost or Toxic or Hazardous Substances (THS) are permitted above 25 litres in total volume, excluding fuel within vehicle fuel tanks. THS includes pesticides, herbicides, fuel (storage), explosives, flammable liquids, cleaners, alcohol, fertilisers (other than on Lot ~~702~~ 808

			under current development approvals), medical or veterinary chemicals, pool chemicals and corrosive substances; inclusive of the substances listed in the Poisons Act 1964 (Appendix B). These substances may only be stored in volumes above 25 Litres if contained within domestic sized packages ready for end use in domestic situations. 4. Any new development proposed of any Warehouse, Showroom, or Storage land use must be connected to reticulated sewer. 5. Any applications for the development of any Warehouse, Showroom or Storage Yard land use is subject to the preparation, implementation and update the following documents to the satisfaction of the local government: a) Site Chemical Risk Assessment report; b) Dust Management Plan; and c) Acoustic report. 6. No below ground storage is permitted. ~~7. As part of any future application for subdivision and/or development, land identified for the upgrade of Jandakot Road is to be ceded free of cost and constructed by the Applicant as follows:~~ ~~a) The amount of land to be ceded from the Additional Use No. 1 area is to form a single carriage way as depicted on an approved Local Development Plan; and~~ ~~b) The Applicant is required to construct the ceded land as one additional carriage way to Jandakot Road.~~ 7. As part of the first application for subdivision and/or development, the Applicant shall cede land within the Bush Forever Site free of cost to the Crown. 8. Notwithstanding any subdivision provisions in the Scheme, the minimum lot size for subdivision is 2 hectares.
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