

**Shire of Denmark  
Town Planning Scheme No. 3  
Amendment No. 151**



Williams Consulting – Town Planning and Project Management

P: 0418 116 216 E: [sam@williamsconsulting.page](mailto:sam@williamsconsulting.page) M: PO Box 69, Denmark WA 6333

20 September 2022 - Attachment 9.1.1a

---

***SHIRE OF DENMARK***  
***TOWN PLANNING SCHEME No. 3***  
***AMENDMENT No. 151***

---

File No: .....

Part of Agenda: .....

**MINISTER FOR PLANNING**

**Proposal to amend a Local Planning Scheme**

1.	Local Authority:	Shire of Denmark
2.	Description of Local Planning Scheme:	Town Planning Scheme No.3
3.	Type of Scheme:	District Zoning Scheme
4.	Serial No. of Amendment:	151
5.	Proposal:	To Amend Appendix XIII – Schedule of Tourist Zones – Tourist Zones 1 Conditions of Tourist Use (ii), of the Scheme Text to facilitate future tourist development of the balance lot through separate ownership.

**A) PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

**Shire of Denmark  
Local Planning Scheme No. 3  
Amendment No. 151**

**RESOLVED** that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1 Condition (ii), of the Scheme text by deleting the following wording:

“Subdivision of Lot 84 (proposed Lot 2) shall be by way of strata title only.”

2. Amending Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1 Condition (ii), of the Scheme text by inserting the following wording:

“Subdivision of Lot2 shall be of strata title only, except to create a single freehold lot for the portion of the site containing lots SR19 – SR26 (inclusive) as shown on the Karri Mia Development Plan: 09-16-DP(t), or any minor variation thereto approved by Council. ”

This Amendment is STANDARD under the provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 for the following reason(s):

- a) An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve.
- b) The proposal is a text only amendment to amend and/or delete provisions relating to the existing Tourist Zone 1.
- c) The proposal will have minimal impact on land in the scheme area that is not subject to the amendment.
- d) The proposal will not have any significant environmental, social or economic governance impacts on land in the scheme area

Dated this ..... day of ..... 20....

.....  
Chief Executive Officer

---

**AMENDMENT REPORT**

---

**DOCUMENT CONTROL**

Control Version	Date	Status	Distribution	Comment
A	31.7.2021	Draft	QA	

Prepared by: SW

Reviewed by: DC

Date: 14 September 2021

Job Name: Lot 2 (Plan 403140) Mount Shadforth Road, Shadforth

Version: A

## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>6</b>
<b>2</b>	<b>BACKGROUND AND CONTEXT</b>	<b>7</b>
2.1	BACKGROUND & CONTEXT	7
2.2	LEGAL DESCRIPTION	ERROR! BOOKMARK NOT DEFINED.
<b>3</b>	<b>PLANNING CONTEXT</b>	<b>9</b>
3.1	STATE PLANNING	9
3.2	SHIRE OF DENMARK TOWN PLANNING SCHEME NO. 3	10
3.3	LOCAL PLANNING	11
<b>4</b>	<b>LAND USE CONSIDERATIONS</b>	<b>12</b>
4.1.1	ACCESS	12
4.1.2	POWER AND TELECOMMUNICATIONS SUPPLY	12
4.1.3	WATER SUPPLY	12
4.1.4	STORMWATER DRAINAGE	12
4.1.5	EFFLUENT DISPOSAL	12
<b>5</b>	<b>FORMAL PROPOSAL</b>	<b>13</b>
5.1	SCHEME AMENDMENT	13
<b>6</b>	<b>CONCLUSION</b>	<b>14</b>

### **FIGURES**

- Figure 1** Location Plan  
**Figure 2** Site Plan  
**Figure 3** Town Planning Scheme No. 3 extract

# 1 INTRODUCTION

This amendment has been prepared by Williams Consulting on behalf of the landowner to support the proposal to amend the provisions within the Shire of Denmark Town Planning Scheme No. 3 (TPS 3) relating to Tourist Zone 1 (T1).

A review of the current planning framework has highlighted that the Shire of Denmark Local Planning Scheme is overly prescriptive in relation to subdivision of the site by way of strata title only, which is considered impractical to administer and creates development investment uncertainty.

The purpose of this amendment to the Shire of Denmark Town Planning Scheme No. 3 is to enable Lot 2 (Plan 403140) Mount Shadforth Road, Shadforth (the 'site') to be subdivided into two (2) green title lots, allowing for separate ownership of the balance lot from the Karri Mia development. Importantly, further subdivision of the balance lot will be required to occur by way of strata title only.

This amendment proposes the following text changes to TPS 3:

1. Amending Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1 Condition (ii), of the Scheme text by deleting the following wording:

*“Subdivision of Lot 84 (proposed Lot 2) shall be by way of strata title only.”*

2. Amending Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1 Condition (ii), of the Scheme text by inserting the following wording:

*“Subdivision of Lot 2 shall be of strata title only, except to create a single freehold lot for the portion of the site containing lots SR19 – SR26 (inclusive) as shown on the Karri Mia Development Plan: 09-16-DP(t), or any minor variation thereto approved by Council. ”*

Importantly, all other special provisions of TPS 3 and the Local Development Plan relating to T1 will continue to apply, including (but not limited to) development intensity, land use and management.

This report demonstrates the appropriateness of the proposed amendment through the following structure.

1. Background and Context
2. Planning context
3. Land Use Considerations
4. Formal Proposal
5. Conclusion

## 2 BACKGROUND AND CONTEXT

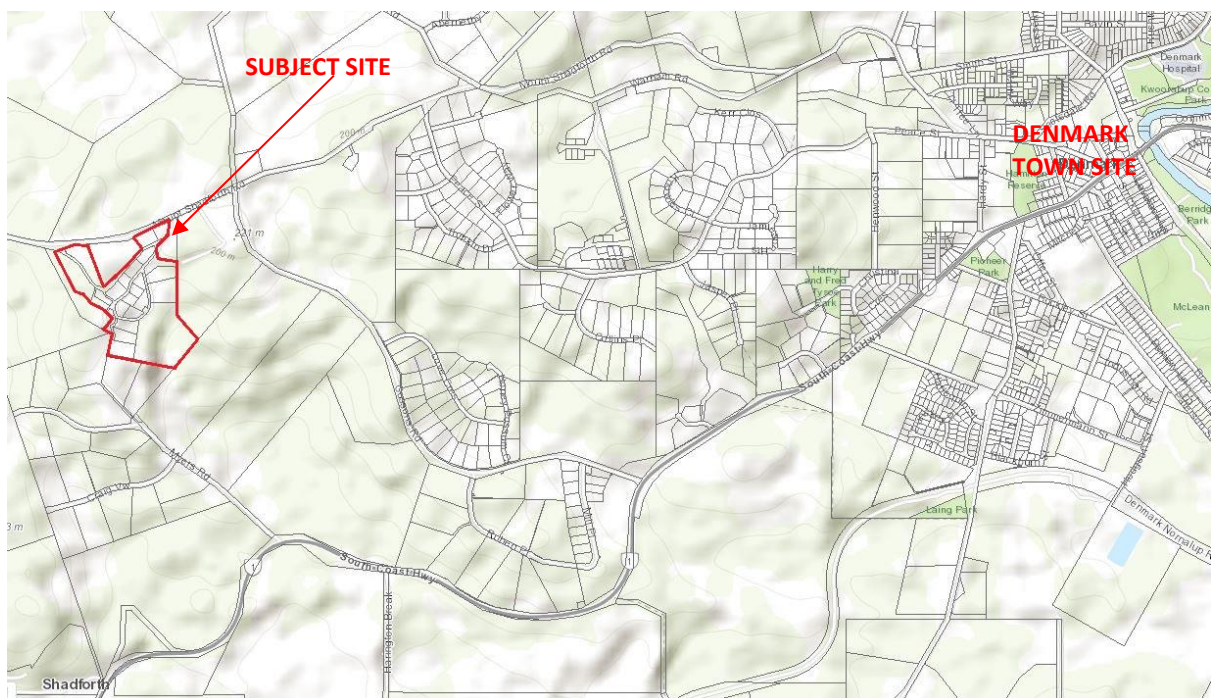
### 2.1 BACKGROUND & CONTEXT

Lot 2 (Plan 403140) Mount Shadforth Road, Shadforth is located approximately 4 kilometres west of the Denmark Town Centre and is deemed to be of high tourism value based on general location and site-specific criteria. The site is located on a major tourist route, and forms part of the Karri Mia Bungalows tourist development. Refer to **Figure(s) 1 and 2**.

The site comprises an area of around 15.4ha of land zoned Tourist Zone 1 ('T1') under the Shire of Denmark Town Planning Scheme No. 3. Over 13.2ha (or 85%) of the site has been subdivided to create 19 individual survey strata lots (contained on a single green title lot), the majority of which have been developed over time with tourist accommodation.

A balance survey strata lot of approximately 2.2ha (or 15%) of the site remains undeveloped vacant land. Although significant efforts have been undertaken by the landowner over a number of years to develop this portion of the site under the existing strata scheme, market feedback has identified a separate strata scheme is required in order to secure investment to facilitate future tourist development.

All survey strata lots (including the balance lot) form a survey strata scheme shown on Strata Plan 72562.



**Figure 1 – Location Plan**

(source: DPLH)





**Figure 2 – Site Plan**

(source: DPLH)

## 3 PLANNING CONTEXT

### 3.1 STATE PLANNING

This section summarises the relevant considerations of the policies/bulletins within the context of Tourist Zone 1.

DOCUMENT	SUMMARY
<b>Planning Bulletin 82 – Planning for Tourism</b>	<p>This bulletin sets out the policy position of the Western Australian Planning Commission (WAPC) to guide decision making by the WAPC and local government for subdivision, development and scheme amendment proposals for tourism purposes.</p> <p>In assessing a subdivision application for land zoned for tourism purposes, the WAPC will, among other things including approved or adopted plans and policies, consider whether the proposed lots will:</p> <ul style="list-style-type: none"><li>• provide for current and future tourism demand;</li><li>• have the capacity to accommodate the necessary services, management and support facilities without compromising the character, development flexibility or tourism amenity of the site;</li><li>• provide the flexibility necessary to facilitate development of a quality tourism facility;</li></ul> <p>The 2011 Bulletin is a review of the 2007 version and a key outcome of the review was ...<i>“the need for a more strategic and flexible approach to tourism planning to encourage and support investment in the industry.”</i></p>

## 3.2 SHIRE OF DENMARK TOWN PLANNING SCHEME NO. 3

The site is zoned Tourist Zone 1 (T1) under the Shire of Denmark Town Planning Scheme No. 3 (TPS 3).

The zoning and development standards for T1 are identified under condition (i) of Appendix XIII of TPS 3. The objective of this zone is for tourist accommodation and associated services. Land use permissibility relating to the site is as follows:

- Grouped Dwelling (refer to Condition No. iii) – P
- Holiday Accommodation – P
- Holiday Home (standard) – P
- Home Occupation – P
- Manager’s Accommodation – IP
- Office – IP

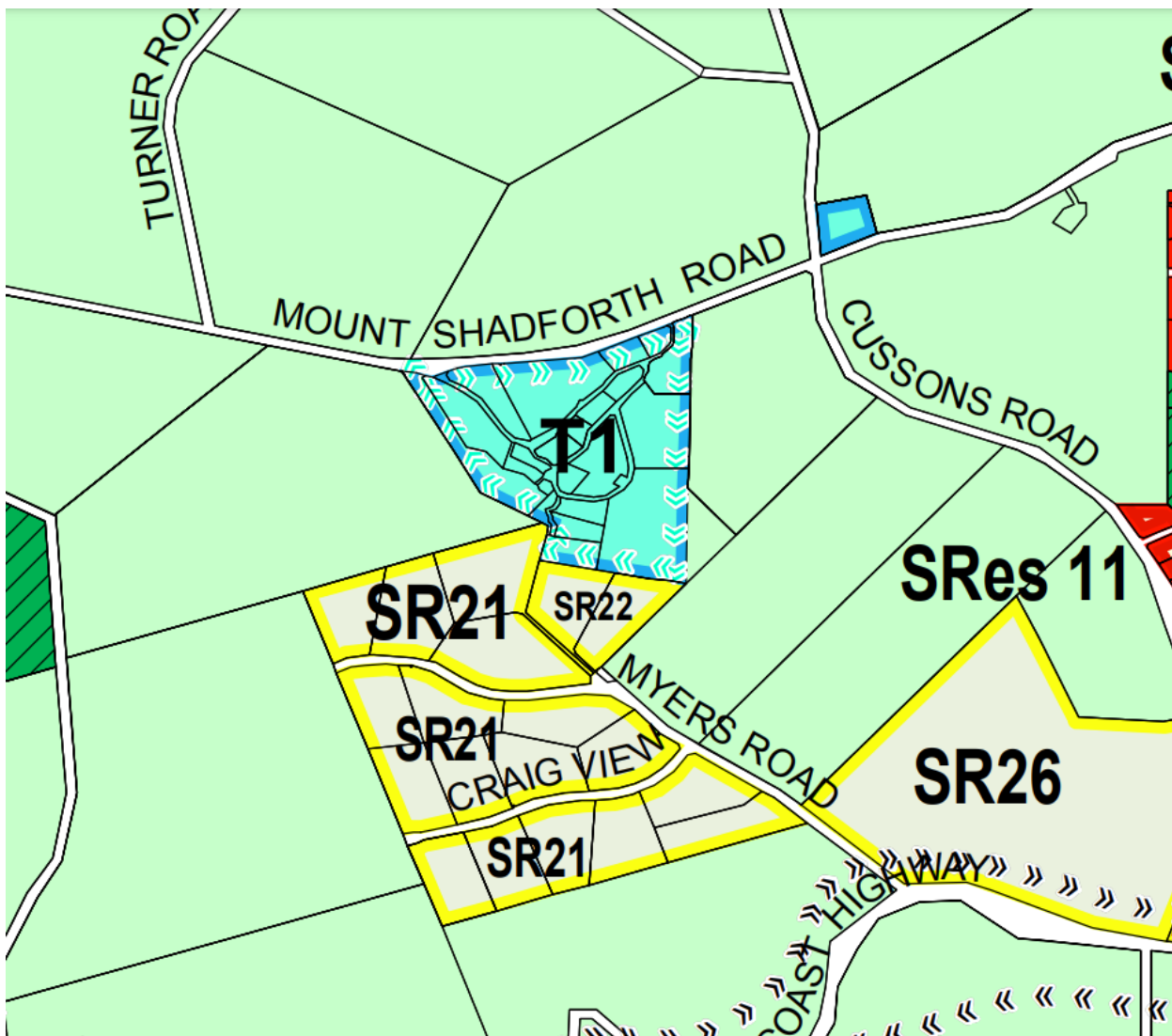


Figure 3 – Town Planning Scheme No. 3 (extract)

(source: DPLH)

### 3.3 LOCAL PLANNING

The following section provides an overview of the local planning policies which influence the development of T1.

**Table 3** – Local Planning framework

DOCUMENT	SUMMARY
Shire of Denmark Local Planning Strategy (2011)	<p>The site is designated as ‘Tourist’ in the shires adopted Local Planning Strategy (2011). The key objective of relating to tourism as set out in the strategy is:</p> <p><i>“To encourage ecotourism and facilitate new tourist developments and choices of tourist accommodation types to enhance the Denmark Shire as a destination of choice for visitors.”</i></p>
Denmark Tourism Strategy: Stage 1	<p>The Stage 1 Strategy only aims to provide a preliminary overview of tourism based in the Shire.</p> <p>Stage 2 is yet to be prepared and will allow for the preparation of a fully-fledged tourism strategy which will actively involve the tourism industry and local community.</p>
Policy No. 46: Karri Mia Tourist Zone Design Guidelines	<p>The policy applies to all development proposals for Lot 2 Mount Shadforth Road – which is located within the Karri Mia Tourist Zone (being the land zoned as “Tourist T1” in the Shire of Denmark’s Town Planning Scheme No.3 and as identified on the approved Karri Mia Development Plan 09-16-DP(t)).</p> <p>The policy identifies overall design guidelines to ensure a high quality built form that is responsive to local conditions and sustainability principles.</p>

## 4 LAND USE CONSIDERATIONS

### 4.1.1 ACCESS

Existing access arrangements will be retained, with appropriate easements proposed to ensure future access to all lots is provided in accordance with the road network identified on the Karri Mia Development Plan 09-16-DP(t), or to the satisfaction of the local and State government.

### 4.1.2 POWER AND TELECOMUNICATIONS SUPPLY

Reticulated power infrastructure is available and is currently connected to the site.

### 4.1.3 WATER SUPPLY

The site and surrounding land holdings are connected to a private reticulated water supply.

### 4.1.4 STORMWATER DRAINAGE

Based on studies undertaken for the site relating to the hydrological and environmental nature, from an urban water management perspective, the site is not considered hydrologically constrained due to the slope, geology, separation to groundwater and lot size. It is considered that drainage can be appropriately managed without any adverse impact on the environment or surrounding land uses.

### 4.1.5 EFFLUENT DISPOSAL

The site and surrounding land holdings are not connected to a reticulated sewerage service. Future development will require onsite effluent disposal to occur to the satisfaction of the Department of Health and Shire of Denmark.

## 5 FORMAL PROPOSAL

### 5.1 SCHEME AMENDMENT

This section provides a summary of the proposed amendment and justification of what the proposed amendment to LPS 3 is intended to achieve and why it is important.

The amendment of special condition (ii) within Tourist Zone No. 1 will allow greater certainty for development of tourist accommodation on the site, facilitating supply of high-quality tourist accommodation in accordance with the Design Guidelines applicable to the site.

PROPOSED AMENDMENT	JUSTIFICATION
<p>Amending Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1 Condition (ii), of the Scheme text by deleting the following wording:</p> <p><i>“Subdivision of Lot 84 (proposed Lot 2) shall be by way of strata title only.”</i></p>	<p>Significant attempts to obtain investment security to develop tourist accommodation have been unsuccessful, with market feedback identifying future development requiring separate management from the existing strata scheme.</p>
<p>Amending Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1 Condition (ii), of the Scheme text by inserting the following wording:</p> <p><i>“Subdivision of Lot 84 (proposed Lot 2) shall be of strata title only, except to create a single freehold lot for the portion of the site containing lots SR19 – SR26 (inclusive) as shown on the Karri Mia Development Plan: 09-16-DP(t), or any minor variation thereto approved by Council.”</i></p>	<p>This amendment will enable the undeveloped portion of the site to be subdivided from Lot 2, enabling it to be located on its own freehold lot.</p> <p>This will enable the landowner to secure investment to develop additional tourist accommodation via a separate strata scheme.</p>



## 6 CONCLUSION

This amendment has been prepared by Williams Consulting on behalf of the landowner to support the proposal to amend the provisions within the Shire of Denmark Town Planning Scheme No. 3 (**TPS 3**) relating to Tourist Zone 1 (**T1**).

This amendment seeks a minor change to the scheme text to enable a balance lot to be subdivided and located on a separate freehold title. Further subdivision of the balance lot will occur via strata subdivision.

Importantly, all other provisions of the scheme text and associated policy will continue to apply to the site.

As a result of the above it is respectfully requested that the Shire of Denmark proceed with the statutory processes to support this change to the scheme text.

**PLANNING AND DEVELOPMENT ACT 2005  
SHIRE OF DENMARK**

**TOWN PLANNING SCHEME NO.3**

**AMENDMENT NO.151**

The Council of the Shire of Denmark under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Town Planning Scheme by:

1. Amending Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1 Condition (ii), of the Scheme text by deleting the following wording:

*“Subdivision of Lot 84 (proposed Lot 2) shall be by way of strata title only.”*

2. Amending Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1 Condition (ii), of the Scheme text by inserting the following wording:

*“Subdivision of Lot 2 shall be of strata title only, except to create a single freehold lot for the portion of the site containing lots SR19 – SR26 (inclusive) as shown on the Karri Mia Development Plan: 09-16-DP(t), or any minor variation thereto approved by Council.”*



**PLANNING AND DEVELOPMENT ACT 2005  
SHIRE OF DENMARK**

**TOWN PLANNING SCHEME NO.3**

**AMENDMENT NO.151**

**Adoption:**

Adopted by resolution of the Council of the Shire of Denmark at the meeting of the Council held on the ..... day of ..... 20....

.....  
Shire President

.....  
Chief Executive Officer

**FINAL APPROVAL**

Adopted for final approval by resolution of the Council of the Shire of Denmark at the meeting of the Council held on the ..... day of ..... 20.... and the Common Seal of the Shire was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
Shire President

.....  
Chief Executive Officer

**RECOMMENDED/SUBMITTED FOR FINAL APPROVAL**

.....  
Delegated under S.16 of PD Act 2005

.....  
Date

**FINAL APPROVAL GRANTED**

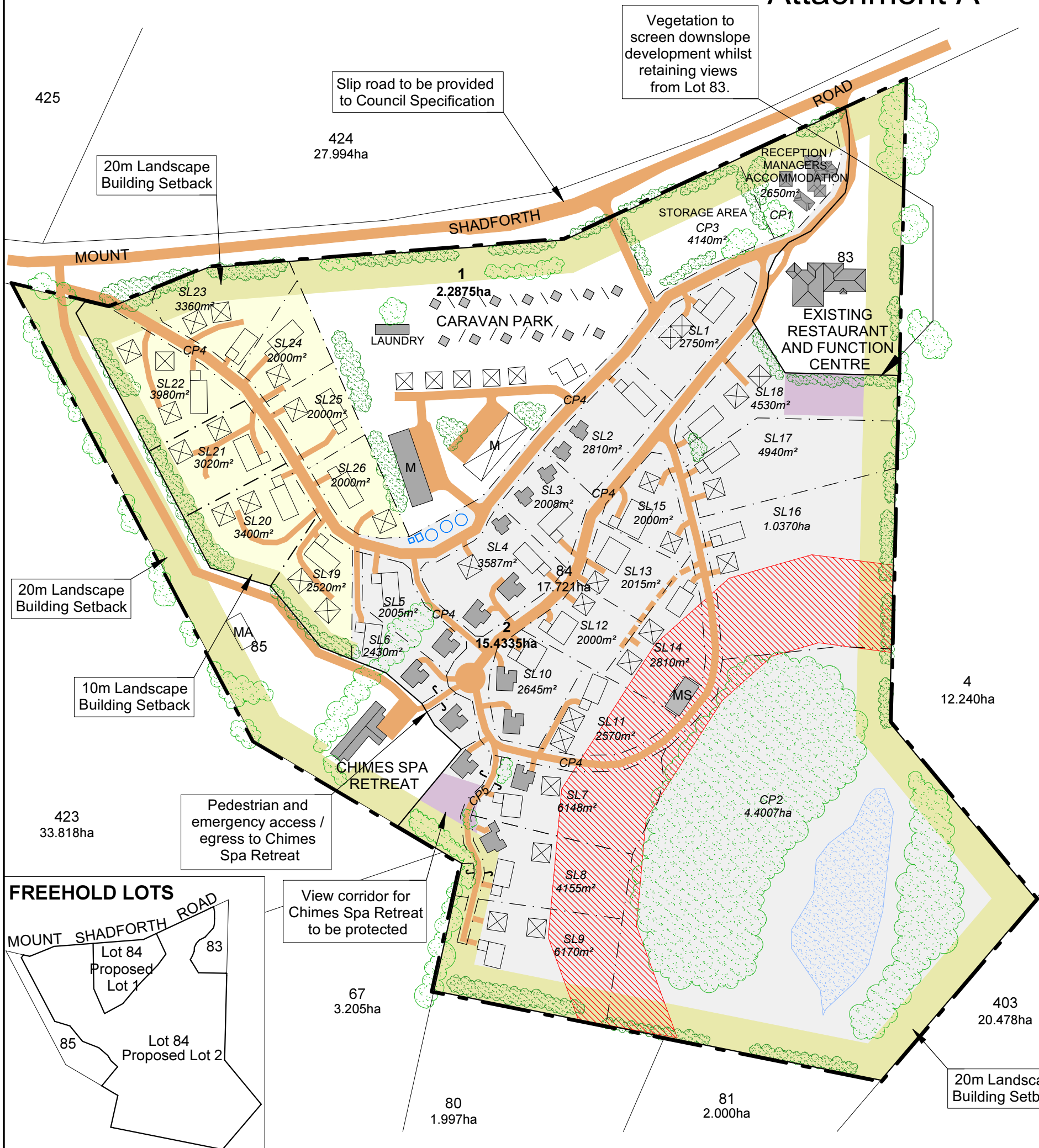
.....  
Minister for Planning

.....  
Date

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

# Attachment A

## KARRI MIA TOURIST ZONE SUBDIVISION AND DEVELOPMENT PLAN Lots 83, 84 & 85 Mount Shadforth Road Shadforth, Shire of Denmark

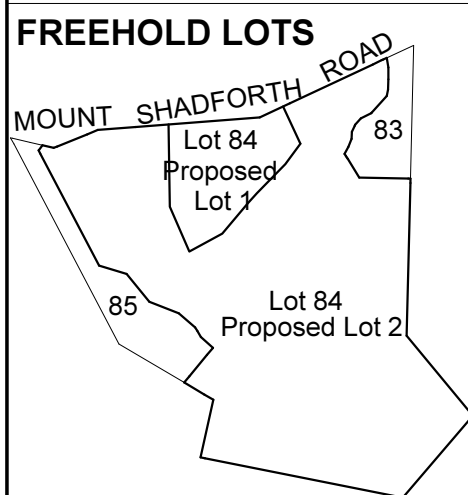


### DEVELOPMENT GUIDELINES

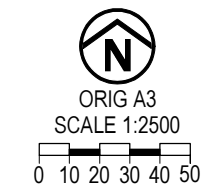
- Subdivision and development to be generally in accordance with this Karri Mia Development Plan, or any variation approved by Council.
- Only one (1) grouped dwelling per strata lot on Lot 84 (Proposed Lot 2) is permitted.
- A grouped dwelling will not be approved on a strata lot unless a minimum of one (1) Holiday Accommodation (chalet) building has first been approved, constructed and made available for short stay accommodation purposes on the strata lot.
- The total number of grouped dwellings relative to the total number of Holiday Accommodation (chalets) shall be equal to or less than 35% across Lot 84 (proposed Lot 2). Development and building approval will only be granted which achieves a 35% ratio.
- A maximum of 26 grouped dwellings will be permitted on Lot 84 (proposed Lot 2).
- A minimum of 48 Holiday Accommodation (chalets) are to be developed on Lot 84 (proposed Lot 2).
- Vehicular access to the site shall be limited to that shown on the plan unless otherwise approved by Council.
- Development shall be connected to on-site alternative treatment unit effluent disposal systems on each lot (including strata lots) to the satisfaction of the Department of Health and Council.
- All development shall be connected to a reticulated water supply approved by Council.
- No development will be considered in the 'Building Exclusion Area' designated on the Tourist Development Plan.
- Holiday Accommodation (chalets) are to be constructed prior to issue of titles for the strata lots.
- All development within Lot 84 (proposed Lot 2), to be designed in accordance with design guidelines prepared to the satisfaction of the Shire of Denmark.
- Boundary fencing for the survey strata lots shall not be permitted.
- Placement of buildings shall have regard to the views and privacy of adjoining development.
- Outbuildings shall not be permitted with provision made for off site storage of boats and caravans.
- Use of pole home design is preferred to extensive use of fill and retaining walls.
- Fire hydrants to be provided every 200m along access roads.
- Provision of a low fuel hazard separation zone as shown on the plan, and construction of housing in accordance with AS 3959 'Construction of Buildings in Bush Fire Prone Areas'.

### LEGEND

	Subject Land
	Existing Lot Boundaries
	Proposed Lot Boundaries
	Existing Vegetation
	Proposed Vegetation
	Existing Chalets
	Indicative Location of Owner / Manager Accommodation
	Indicative Location of Holiday Chalet
	Motel (existing & proposed)
	Maintenance Shed
	Water Tank
	Pump Shed
	Existing Dams
	Common Property
	Survey Strata Lots
	Reciprocal Rights of Access Required
	Freehold Lots
	Low Fuel Zone / Building Exclusion Area
	Landscape Building Setback
	Building Exclusion Area
	Stage 1
	Stage 2



20 September 2022 - Attachment 9.1.1b



09-16-DP(t)  
December 2014

**AYTON BAESJOU**  
PLANNING  
11 Duke Street  
Albany WA 6330  
Ph 9842 2304 Fax 9842 8494  
In association  
with Taylor Burrell Barnett

## SCHEDULE OF SUBMISSIONS

### Karri Mia TPS3/SA151 Scheme Amendment

#### Submissions Received from Public & Government Agencies

Ref No.	Name & Address	Submission (summarised, fully copy of submissions available on request)	Planning Services Comment/Recommendations
S1	Mr J Fleming	<p>I refer to Section 4 Land Use Considerations and comment on each of the sub sections:</p> <ul style="list-style-type: none"> <li>• 4.1.1 Access. This section is misleading. The Owner Mr Graeme Robertson has discussed the “annexation” of this area with other Owners and has advised us that the access will NOT be through the Karri Mia main entrance, rather the access will be directly off Mt Shadforth Rd, close to the entrance to Chimes. This provides a new Owner with an independent and separate access. It has been discussed and agreed with Mr Robertson that there should be a right of way between Karri Mia and the annexed area in the event of an emergency, such as a bush fire.</li> <li>• 4.1.2 Power and Telecommunications Supply. Power to this annexed area would be through the normal and separate arrangements with Western Power, and in no way connected to or be part of the power supply to Karri Mia. To my knowledge there are no services on the “site” under consideration.</li> <li>• 4.1.3 Water Supply. There is a private reticulated water supply at Karri Mia, fed from a dam on the Karri Mia property. As also advised by Mr Robertson there has never been any intention of supplying this site from the Karri Mia reticulated system. There is no objection to allowing a separate and independent access to the dam; however, this would require agreement on access to the dam and drawing water from the dam.</li> <li>• 4.1.4 Stormwater Drainage. No comment.</li> <li>• 4.1.5 Effluent Disposal. No comment.</li> </ul>	<p>Upheld (in part)</p> <p>Should Lot 25 be subdivided from the remainder of Karri Mia access will be controlled through the ‘Karri Mia Development Plan 09-16-DP(t)’ which shows primary access to Mount Shadforth Road through a shared crossover with Chimes Spa Retreat. Access back through Karri Mia will revert to an emergency access way only, as required by the state’s bushfire planning framework.</p> <p><b>Section 4.1.1 of the Scheme Amendment document is to be modified to reflect this.</b></p> <p>Lot 25 would need independent utilities. These will be required by the WAPC through the standard application of subdivision requirements.</p> <p>Following discussions with DPLH it was clarified that water supply would be assessed at the time of subdivision and that several options were available to the landowner including the potential to use the existing dam under appropriate agreements and controls or to prove up on-site collection and storage.</p> <p>Water supply to Lot 25 would need to be independent of the current arrangements provided for the strata title lots in the Karri Mia holiday accommodation.</p>

S2	Mr T Anderson	<p>In reference to the proposed amendment and specifically Section 4 Land Use Considerations, I provide the following comments:</p> <ul style="list-style-type: none"> <li>• 4.1.1 Access. This section is misleading. The Owner Mr Graeme Robertson has discussed the “annexation” of this area with other Owners and has advised us that the access will NOT be through the Karri Mia main entrance, rather the access will be directly off Mt Shadforth Rd, close to the entrance to Chimes. This provides a new Owner with an independent and separate access. It has been discussed and agreed with Mr Robertson that there should be a right of way between Karri Mia and the annexed area in the event of an emergency, such as a bush fire.</li> <li>• 4.1.2 Power and Telecommunications Supply. Power to this annexed area would be through the normal and separate arrangements with Western Power, and in no way connected to or be part of the power supply to Karri Mia. To my knowledge there are no services on the “site” under consideration.</li> <li>• 4.1.3 Water Supply. There is a private reticulated water supply at Karri Mia, fed from a dam on the Karri Mia property. As also advised by Mr Robertson there has never been any intention of supplying this site from the Karri Mia reticulated system. There is no objection to allowing a separate and independent access to the dam; however, this would require agreement on access to the dam and drawing water from the dam.</li> </ul>	<p>Upheld (in part)</p> <p>Should Lot 25 be subdivided from the remainder of Karr Mia access will be controlled through the ‘Karri Mia Development Plan 09-16-DP(t)’ which shows primary access to Mount Shadforth Road through a shared crossover with Chimes Spa Retreat. Access back through Karri Mia will revert to an emergency access way only, as required by the state’s bushfire planning framework.</p> <p><b>The Amendment document is to be modified to reflect this.</b></p> <p>Lot 25 would need independent utilities. These will be required by the WAPC through the standard application of subdivision requirements.</p> <p>Following discussions with DPLH it was clarified that water supply would be assessed at the time of subdivision and that several options were available to the landowner including the potential to use the existing dam under appropriate agreements and controls or to prove up on-site collection and storage.</p> <p>Water supply to Lot 25 would need to be independent of the current arrangements provided for the strata title lots in the Karri Mia holiday accommodation.</p>
G1	Environmental Protection Authority Locked Bag 10 JOONDALUP DC WA 6919	Based on the information provided in the referral, it is unlikely there are environmental values that may be impacted by the proposed scheme amendment.	Noted

G2	Water Corporation PO Box 100 LEEDERVILLE WA 6902	Water Corporation advises the Shire that the property is remote from water and wastewater services and therefore has no concerns with the amendment proceeding	Noted
G3	Department of Health PO Box 8172 PERTH BUSINESS CENTRE WA 6879	<p>Department of Health (DoH) has no objection to the proposed Amendment subject to the following:</p> <p><b><i>Water Supply and Wastewater Disposal</i></b></p> <p>In the case of Strata Titled lots, it is imperative there is an ongoing regular maintenance service program undertaken by specialised consultants for the management of the onsite wastewater treatment system and disposal area/s to the satisfaction of Local Government;</p> <p>A specific Site and Soil Evaluation (SSE) report is required to be undertaken by a qualified consultant.</p> <p>Wastewater volumes must be calculated based on the requirements of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1964, Government Sewerage Policy (2019),</p> <p>The disposal area is required to be adequately sized based on the SSE report findings. If the area is intended to be used as a recreational area, a recycled water quality management plan (RWQMP) is also required.</p>	<p>Noted</p> <p>All of this is standard information that applies to all unsewered and strata titled development.</p>
G4	Department of Water and Environmental Regulation	The Department does not object to the proposal as the change to allow subdivision via freehold rather than strata title does not impact potential future effluent disposal requirements	Noted
G5	Dept of Fire & Emergency Services 20 Stockton Road, Cockburn <a href="mailto:advice@dfes.wa.gov.au">advice@dfes.wa.gov.au</a>	<p>No objection.</p> <p>The proposal does not result in an intensification of land use and therefore the requirements of SPP3.7 may not apply.</p>	Noted
G6	Tourism WA	The position of Tourism Western Australia (Tourism WA) is that: as long as the Zoning is not changed from Tourism, Tourism WA has no issues with the proposed amendment wording	Noted