

**SHIRE OF JERRAMUNGUP**  
**Local Planning Strategy – Limited Review**  
**Schedule of Modifications**

No.	Modification requested by WAPC 27 May 2011	WAPC Reason/ Explanation	Gray & Lewis Comment
1.	A. In S7.3.1, delete reference to rural residential being contemplated within 15-20km of towns. Replace with statements that rural residential and other similar land uses will be entertained only in those areas designated on the relevant maps (Figures 19 and 29.).	Identification of wide areas where such land uses may be considered is contrary to SPP 2.5 and SPP 3 as this will lead to dispersed rural settlement, land use conflict, removal of agricultural land from primary production and unplanned, speculative spot rezonings.	A. Modified Sections 7.3.1 and 7.3.2 to delete any reference to rural residential within 15-20KM's of town and to state that rural residential will only be considered for those areas on the strategy maps.
2.	<p>Modify 19 as follows:</p> <p>A. In annotation for Area 5, change R-Code from R15/30 to R2/15.</p> <p>B. Remove existing designations over areas 8, 10 and the western half of area 9 and replace with 'long term investigation' designations.</p> <p>C. Replace portion of rural residential designation over area 12 with a residential designation.</p> <p>D. Remove rural residential designation from area 13 and replace with farmlet designation.</p>	<p>Residential and rural residential designations as proposed are excessive in context of current land supply and envisaged demand; and would lead to an undesirable dispersed settlement pattern.</p> <p>Revised designations provide a more reasonable future land supply and more appropriate settlement form.</p> <p>Plan attached to this schedule clarifies revisions required.</p>	<p>A. Changed map to correct typo on Figure 19.</p> <p>B. Revised Area 10 shown as 'Long Term Investigation Area for Future Expansion' on Figure 19.</p> <p>C. Shown as part of Area 8 on Figure 19. Created a more regular shape as we do not want to create a triangular shape as it is difficult to design for.</p> <p>D. Shown Area 13 as Farmlet zone on Figure 19.</p>
3.	<p>A. Update relevant sections in text of S8.1 to reflect the changes to Figure 19 required by modification 2 above.</p> <p>B. In this section, include provisions guiding urban land release whereby existing zoned and/or serviced areas will be given priority over areas that are currently not zoned and/or cannot be adequately serviced.</p>	<p>Consistency between text and figures.</p> <p>Inclusion of land release strategy ensures efficient use and provision of necessary services; and that a logical, compact progression of urban development will occur.</p>	<p>A. Text modified to suit revised figures and changes shown in red.</p> <p>B. Modified relevant text as follows;</p> <ul style="list-style-type: none"> <li>• Stated in section 7.3.1.</li> <li>• Reinforced in Section 8.1.3.10</li> <li>• Included Notes 5 and 6 on Figure 19. Note 6 states 'Priority will be given to development of existing zoned land which is serviced'.</li> </ul>

<p>4.</p>	<p>Modify Figure 29 as follows:</p> <p>A. For effluent pond areas, provide clear demarcation of extensions required along with necessary buffers. Area of extension should correspond to envisaged area required after full development of existing and proposed residential areas within the townsite.</p> <p>B. Delete rural residential designation over part Lot 1281 South Coast Highway. Modify designation over part Lot 1407 to accommodate effluent pond expansion if necessary.</p>	<p>Appropriate to demarcate effluent area requirements based on expected needs following full development, removes potential of development being constrained due to inadequate effluent treatment areas being available.</p> <p>Rural residential designations as proposed are excessive in context of current land supply and envisaged demand, particularly in light of rural residential designations being support at Bremer Bay and existing WAPC position of limiting new rural residential development.</p>	<p>A. Included additional information in section 4.4.1 and 8.2.2.1.</p> <p>There is no odour associated with the pond therefore no buffer has been shown. Discussed with Mark Jendrzajczak 29 June 2011 and WAPC more concerned over ensuring there is land to accommodate future ponds.</p> <p>Included explanation in Section 8.2.2.1 that ponds only contain water and not any effluent. The water is tested and the ponds independently audited.</p> <p>Modified Figure 29 to refer to Shire investigation into second pond for Reserve 36173.</p> <p>Note: Existing ponds operating well and still have capacity. Second pond can be accommodated in north section of Reserve 36173 if required. Shire investigating construction of second pond to allow rotation. Shire has liaised with Water Corporation and they have not monitored or established any buffers for 'end ponds'.</p> <p>B. Figure 29 modified to deleted Pt Lot 1281.</p> <p>Any new pond location (if required) would require engineering design so is premature to show an area on the strategy map. Instead Section 8.2.3.9 of the Strategy text has been amended to refer to the need to investigate and identify the need for land to be set aside for effluent pond(s) and / or drainage.</p>
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5.	<p>A. Upgrade relevant sections in text of S8.2 to reflect the changes to Figure 29 required by modification 2 above.</p> <p>B. In this section, include provisions to ensure new residential designations where they abut existing industry zones incorporate separation distances/buffers/design elements to minimise land use conflict.</p>	<p>Consistency between text and figures.</p> <p>Reasonable for new residential development to avoid introduction of negative impacts on industrial land uses given that the industrial zone is already in place.</p>	<p>A. Section 8.2.3.9 modified to delete reference to Pt Lot 1281. Also identifies need to examine land for any required effluent pond / drainage.</p> <p>B. Additional text has been included for Area 3 on Figure 29 to state 'New development to be designed to have regard to residential interface'.</p> <p>There are no proposed residential zones which abut general industry zones.</p> <p>Residential Areas 6 and 7 on Figure 29 abuts light industry zones.</p> <p>It is not anticipated that there will be major landuse conflict as;</p> <ul style="list-style-type: none"> <li>• Light Industry by its very definition cannot have any adverse impact. Under TPS 2 it is defined as <i>...premises which do not cause any injury to or adversely affect the amenity of the locality</i>'.</li> <li>• The majority of the light industry lots are undeveloped and the Shire will ensure new development will not impact on amenity.</li> <li>• The lots that have been developed are relatively benign storage sheds.</li> </ul>

6.	On Figure 30 and in corresponding text of LPS: A. Clarify proposed R-Code of future residential areas as well as envisaged method of service supply (Water and sewerage).	Clarification.	A. Retained Area 2 however earmarked for R5 density as there is no sewer.  Modified map and text to make it clear that any expansion is contingent on services, and may be limited to existing zones if land cannot be adequately serviced.
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In addition to the modifications as requested by the WAPC we have also made the following minor alterations;

1. The Shire has liaised with Water Corporation so we included additional information on water supply in Sections 6.16.2 (c) – changes marked in red text.
2. Since the Strategy was written there have been approved changes to Water Corporation licence areas. This change has been explained in Section 6.16.3 – changes in red text.
3. A new Area 9 has been included at the request of the Shire for land south of Freeman Drive. It flags the land for residential in the event that the P2 areas change as part of DoW reviews. Text changes shown in red under section 8.1.3.9.