

## HOW TO MAKE A SUBMISSION

Submissions should be made in writing (either using the attached submission form, letter and/or email) and lodged with the Shire of Jerramungup before the close on business on Friday **30 September 2011**.

## PROCESS AFTER COMMUNITY CONSULTATION

Once the public comment period closes, all submissions received will be reviewed and a report presented to Council in October 2011 for consideration of final adoption, with modifications if appropriate. Although the Strategy is a strategic planning document, there are statutory processes to follow thus as per the requirements of the *Town Planning Regulations 1967* (as amended), the Strategy is required to be endorsed by the Western Australian Planning Commission once formally adopted by Council.

## WHERE CAN I GO FOR MORE INFORMATION?

The draft Strategy is available via the following means:

- Downloading from the Shire's website – [www.jerramungup.wa.gov.au](http://www.jerramungup.wa.gov.au);
- Viewing at the Shire Administration Office and the Community Resource Centres during business hours; or
- Obtain a copy of a CD Rom from the Shire offices.

The Shire's Planning Officer, Craig Pursey is available to answer any queries in relation to the draft Strategy.

- Telephone: (08) 98374171
- Email: [council@jerramungup.wa.gov.au](mailto:council@jerramungup.wa.gov.au)
- Counter: Bremer Bay Community Resource Centre (please ring to arrange an appointment first)



## DRAFT LOCAL PLANNING STRATEGY REVIEW

This information sheet has been prepared to provide the community with information on the draft review of the Local Planning Strategy (the Strategy). The information provided here is a very broad overview of some aspects of the Strategy – for more detailed information readers are encouraged to read the document and/or discuss any queries with the Shire's Planning Officer.

### OVERVIEW

In 2008, Shire of Jerramungup developed a new strategic plan. This plan identified a number of factors that could result in population increases:

- Southdown Mine near Wellstead
- \$40m upgrade to the Fitzgerald River National Park
- A number of scheme amendment requests and applications for subdivision
- Planned changes to the water protection areas near Bremer Bay

In response, the Shire has initiated a limited review to our Local Planning Strategy. This document is a strategic document and provides broad direction for the future growth and development of the Shire for the next 20 years.

### WHAT IS A LOCAL PLANNING STRATEGY?

A Local Planning Strategy sets the broad strategic planning 'direction' for the Shire.

In contrast, the Local Planning Scheme is the 'operational tool' that establishes specific controls for land use and development in the Shire of Jerramungup.

The draft Strategy outlines and applies the wide range of applicable State, regional and local planning policies and strategies and *guides* the decision making of Council. It does not change the zoning or controls that currently apply to your property.

## KEY THEMES

### ***Population and Statistical update***

The document has been updated with the latest available population statistics, correct state departments and it now references the latest applicable state and local government policies.

### ***Proposed Magnetite Mine at Southdown***

The proposed Southdown mine near Wellstead is anticipated to bring population growth to Bremer Bay both during the construction phase and during full time operations afterward. Estimates for the Southdown Mine include up to 2000 workers during the construction phase and a permanent workforce of 650.

It is anticipated that up to 20% of the permanent workforce may choose to reside in Bremer Bay; bringing an estimated population to Bremer Bay of up to 300 people in the short to medium term. The Strategy seeks to capitalise on the opportunities that this additional population will bring and plan for the additional infrastructure and services required to sustain a larger population.

### ***Public Drinking Water Source Areas***

The Department of Water have reviewed the Public Drinking Water Source Areas (PDWSA) and there are recommendations before the Minister to substantially reduce the existing PDWSA. This has an impact upon the developable areas on the edge of Bremer Bay and needs to be planned for in a coordinated manner.

The land immediately to the west of the existing townsite has been approved for a large lot residential development on land that was previously identified for ground water protection. Other land in Freeman Drive currently zoned 'Rural Residential' is recognised as having the potential for rezoning to Residential should the Minister sign off on the proposed changes to the PDWSA.

### ***Industrial Land***

The Shire of Jerramungup has been seeking appropriate land to locate an industrial development for some time. The location on the corner of Swamp Road and Borden-Bremer Bay Road is currently being rezoned and should be on public advertising at the same time as this Strategy Review.

There are a number of industrial businesses in Bremer Bay that are inappropriately located. Additionally, there are likely to be a number of industrial businesses that may be attracted to Bremer Bay should the land be available; bringing employment and services to the townsite.

### ***Residential Land***

The Review shows that there is generally adequate residential land available in the four townsites of Jerramungup, Bremer Bay, Needilup and Boxwood Hill to accommodate the anticipated growth over the next 20 years. In Jerramungup and Boxwood the Shire is actively seeking to obtain management of the Unallocated Crown Land (UCL) to ensure that there is an on-going land supply.

Bremer Bay has adequate land supply for even the highest growth scenarios. There is an adequate supply of developed, approved and zoned land to meet the residential demand for Bremer Bay until at least 2030 in the most ambitious growth scenarios (20% of Grange work and then a steady 5%).

Despite this, the Strategy identifies a corridor to the west of the townsite for long term residential and rural residential development into which Bremer Bay grow. Identifying this land is necessary to ensure that incompatible land uses do not develop in this corridor that may hamper the long term growth of the townsite.

### ***Bremer Bay Town Centre***

A town centre has been planned for Bremer Bay since at least the mid-1980's. Although there is adequate residential land to meet demand, additional population will bring demand for retail, office and entertainment land uses that must be planned for. The town centre project is also an opportunity to address current and anticipated aged accommodation needs, locate the additional community services such as a health campus, police, tourist information and so forth that a growing community will need. The proposed main street is intended to be a community and tourist focus and meeting point.

The anticipated growth of Bremer Bay, coupled with regional funding opportunities and political will has resulted in Bremer Bay Main Street planning proceeding to a point where it is anticipated that a structure plan will be adopted by the end of 2011 and construction commencing in the new year.

### ***Rural Residential Development at Jerramungup***

Currently lifestyle and housing choice in and around the Jerramungup townsite is limited to residential lots or large farms. The Shire is investigating the suitability and land capability of land that may be suitable for future rural residential or lifestyle lots.

A land capability assessment for a portion 1407 South Coast Highway to the south side of the golf course has been conducted. This lot would need to be re-zoned in order to facilitate future rural residential or hobby farm subdivision.

The provision of water to any rural residential development near Jerramungup will be the major development constraint.

### ***Carbon Sequestration***

Another emerging industry is the establishment of carbon plantations to create carbon offsets through the establishment and management of plantations dedicated to that purpose. The draft Strategy describes the benefits and issues that this new industry is likely to bring.

The draft Strategy acknowledges that the Shire will need to maintain an approach that has the aim of securing the environmental benefits that carbon sequestration plantations can bring, whilst looking to avoid the negative impacts of loss of population and the subsequent social issues for the Shire.

### ***Townsite Expansion Strategies***

The draft Strategy goes a step further than the existing Strategy and provides individual townsite expansion strategies for Boxwood Hill, Jerramungup and Bremer Bay. The draft Strategy provides a vision for each townsite, identifies the constraints to development and makes general recommendations as to how each townsite should grow.

It further breaks each townsite down into component parts and makes area specific recommendations.

These townsite expansion strategies are attached to this information sheet.

