

SHIRE OF JERRAMUNGUP LOCAL PLANNING STRATEGY

TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
1	Shire of Plantagenet PO Box 48 Mount Barker WA 6324	1a. 1b. 1c.	Thankyou for the opportunity to comment on the Strategy. The Draft has been reviewed and there are no impacts on the Shire. It is interesting to note the Draft includes some areas where this Council was required to delete from its original draft LPS of June 2008. The Draft is a good document that plans over a period of up to 30 years for the future growth of Bremer Bay and Jerramungup, and to a lesser degree Boxwood Hill.	Noted. No changes to the strategy text recommended. Noted. No changes to the strategy text recommended. Noted. No changes to the strategy text recommended. The Shires support is appreciated.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.
2	Shire of Gnowangerup 28 Yougenup Rd GNOWERANGUP WA 6335	2a. 2b.	Council reviewed the Draft Local Planning Strategy at their Ordinary Meeting held on 28 th September 2011. I am pleased to advise that Council did not wish to make any comments at this time and commended the Shire of Jerramungup for a comprehensive and professional draft.	Noted. No changes to the strategy text recommended. Noted. No changes to the strategy text recommended.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.
3	Western Power Locked Bag 2520 PERTH WA 6000	3a.	To the best of my knowledge, there are no objections to the changes you propose to carry out for the above mentioned project.	Noted. No changes to the strategy text recommended.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
4	Submission 4 cont.	4c.	Council endorsed a Scheme Amendment request in November 2005 to add this final area into the Point Henry Rural Residential Zone (as proposed by the Point Henry Limited Rural Strategy) and apply the additional (tourist) uses to the museum site.	Upheld. Gray & Lewis was not aware of the scheme amendment request as it dates back to 2005. Gray & Lewis has liaised with Ayton Baesjou Planning for additional background information on this land. Research confirms that the Shire of Jerramungup Council supported re-zoning of the land to Rural Residential, subject to the proponent addressing a number of issues in scheme amendment documents (18 October 2005). Council requested that any scheme amendment include environmental assessment, a fire management plan, and address water supply.	
		4d.	This project had been held back due to, in the first instance, the lack of suitable environmental sub consultants and then due to there being a sufficient supply of retreat lots to meet demand to this point. Also complicating supply and timing decisions was the rezoning of adjoining Lot 400 and advice from its developers that they were planning to proceed and deliver lot supply as soon as approvals were in place.	Noted.	

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4	Submission 4 cont.	4e.	On the basis of the endorsed Scheme Amendment request for Lots 2 & 9012, the landowner went ahead and completed the Wellstead South Road link and as well, assisted where requested in the finalising of planning for adjoining Lot 400 (co-ordination of and provision of land for Strategic Fire Breaks).	Noted.	
		4f.	The landowner will now complete the rezoning of Lots 2 & 9012 on the basis of the endorsed Scheme Amendment request in the short term. Once the land is zoned and a Guide Plan is adopted, lots can be applied for and created as market conditions make it viable, thus allowing for orderly development and lot supply. These staging issues are noted and supported in the Local Planning Strategy.	Noted. The proponent should acknowledge that a significant timeframe has passed since the scheme amendment request occurred in 2005, and requirements for subdivision have changed over the last 6 years. An example is the requirements for Planning for Bushfire Protection. A formal scheme amendment will require fresh Council consideration with close examination of supporting documents, including a fire management plan. Council has the option to consider preliminary informal consultation prior to considering initiating any formal amendment. Gray & Lewis recommends the Strategy require referral of any fire management plan to FESA "up front" prior to formal initiation of an amendment.	

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4	Submission 4 cont.	4g.	<p>To address these points, the DLPS could simply make a note in Figure 20 of the rounding out of the zone in accord with the Point Henry LRS and endorsed SAR. Reference to this future development may also be made in Section 8.1.3.18.</p> <p><u>Note:</u> Gray & Lewis liaised with the submitter to obtain additional background information on the history of Lots 9011 and Lot 2. The additional information (dated 14 December 2011) will be provided to the WAPC at final approval stage, as it is relevant to the Strategy. It includes correspondence from the Shire dated 9 November 2005 which outlines the Council decision from the meeting held on 18 October 2005.</p>	<p>This would ensure that any referral to EPA allows full assessment of the extent of clearing of vegetation.</p> <p>Upheld.. Gray & Lewis recognises there is merit for consideration of a Rural Residential zone for Lots 9012 and 2, and that this potential is already recognised in the Shires Limited Rural Strategy.</p> <p>However, any scheme amendment and the suitability of the land for rural residential is still subject to a number of issues being addressed including land capability, vegetation assessment, suitability for on site effluent disposal, water supply, fire management and consideration by the EPA.</p> <p>It is therefore recommended that the Draft Strategy be revised as follows:</p> <ol style="list-style-type: none"> Figure 20 shows the Point Henry Peninsular. Lots 9012 and 2 can be highlighted as a new 'Area 19' and 'Potential Rural Residential' subject to a scheme amendment, and addressing issues such as fire management, environmental assessment, land capability etc 	

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4	Submission 4 cont.			<p>2. Include information on 'Area 19' in the strategy text and outline the matters that would need to be addressed by the proponent, as part of any scheme amendment.</p> <p>3. Include a clear statement in the strategy that <i>"This area requires further investigation and whilst it is included in the Strategy, support for Rural Residential is contingent on significant supporting information and addressing environmental issues. Recognition of Lots 9012 and Lot 2 in the Strategy is not sufficient justification in isolation for support of a scheme amendment by the Shire. Council will not initiate any scheme amendment until all issues have been satisfactory addressed, and may undertake preliminary consultation with relevant authorities such as Fire and Emergency Services, the Heritage Council, Department of Water and Department of Environment and Conservation. This will ensure that all relevant information can be provided to the EPA for their consideration as part of any formal</i></p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
5	Submission 5 cont.	5c.	<p>Review parts 6.11, 6.12 and 6.13 of the Physical Features and Environment section to include more up to date, complete and compelling assessment and discussion, to better reflect the richness and international profile of the Shire's natural environment. Section 6.11 should be titled Flora and Vegetation.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>The limited review was completed with limited resources and the environmental sections were not substantially changed. The DEC has lodged a separate submission which has assisted to update some environmental information.</p>	
		5d.	<p>Demonstrate the support of a culture of architectural creativity and design excellence for public infrastructure.</p>	<p>Noted. No changes to the strategy text recommended. The strategy does not largely deal with built form outcomes or infrastructure, as it focuses on townsite expansion.</p>	
		5e.	<p>Bremer Bay: Plan to include the recognition of Bremer Bay as a hub for the sustainable access to the area's remarkable nature via:</p> <ul style="list-style-type: none"> • A comprehensive review of the Shire's reserve management plans; particularly the coastal reserves, with the inclusion of the Minarup Lease area UCL area at Cape Knob. Include a focus of access, dieback hygiene, vegetation management, trails and interpretation. • Development of a nature based 	<p>Noted. No changes to the strategy text recommended.</p> <p>This comment is on specific projects that would need to be considered separately by the Shire. It is noted that the Shire does not have an environmental officer so these types of reviews and plans would be a budgetary consideration.</p> <p>It is not proposed to nominate these specific projects in the broad local planning strategy.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
5	Submission 5 cont.		tourism access plan centred on Bremer Bay, including trails, interpretation, accommodation and sustainable access. <ul style="list-style-type: none"> • Ensure that Bremer Bay townsite development includes provision for a spectacular tourist centre and as the headquarters of national park and shire reserve management and information delivery. • Include the upgrade of Gairdner Road to mitigate its dieback risk. • Upgrade the airport for larger aircraft, reposition the runway for improved safety, and provide architecturally compelling buildings. 		
6	Great Southern Development Commission PO Box 280 ALBANY WA 6331	6a. 6b.	GSDC recognised the need for a robust planning strategy for Jerramungup's growth prospects, particularly those that could stem from the proposed Southdown mine. P4 states that there are no statutory schemes or regional strategy plans which include the Shire of Jerramungup.	Noted. No changes to the strategy text recommended. Noted. No changes to the strategy text recommended. The statement in the Strategy is currently correct and can only reflect the existing situation.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.
6	Submission 6 cont.				

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
6	Submission 6 cont.	6c.	GSDC is currently working with the Department of Planning and other key state and local government stakeholders in developing a regional infrastructure planning framework that will include Jerramungup Shire.	The Shire would welcome involvement as any higher level strategy proceeds. Minor amendments to the LPS may be required from to time to update the Local Planning Strategy.	
		6d.	The Great Southern planning framework is the first of three proposed for the State's south. It is envisaged the Great Southern document would take approximately a year to develop, allowing for public consultation and culminating in WAPC endorsement.	Noted. No changes to the strategy text recommended.	
		6e.	P15 states that "The Shire has been in discussion with Grange Resources who have positively advised that the planned mine will be proceeding."	Noted. No changes to the strategy text recommended.	
		6f.	GSDC is aware that Grange Resources is currently undertaking a Definitive Feasibility Study (DFS) on the Southdown project, which will inform Grange's decision on whether or not to proceed. The DFS is due to be completed by the end of 2011 or in early 2012 with the Financial Investment Decision not expected until mid 20112.	Noted. No changes to the strategy text recommended.	

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	Submission 6 cont.	6g.	Regarding Section 4: An issue which has the potential to impact development in some areas of Jerramungup Shire, particularly Bremer Bay, is power supply infrastructure, which gets little mention in the document.	Noted. No changes to the strategy text recommended. The Strategy Review commenced as a minor review of the existing approved document. The issue of power and servicing would also be examined as part of structure plans and subdivision. It can be difficult to obtain advice on power as it is subject to detailed design work.	
		6h.	P23 notes the Shire's adoption of a local planning policy regarding plantations to avoid the potentially negative impacts of carbon sequestration. GSDC agrees with this approach and commends the Shire on its initiative in this area.	Noted. No changes to the strategy text recommended.	
		6i.	P40 makes reference to the SC Regional Marine Strategic Plan. GSDC is aware that the public consultation phase has closed and the draft plan revised accordingly. The plan is currently receiving cross-agency input, after which it will be presented to the Minister for Environment for consideration.	Noted. No changes to the strategy text recommended.	
7	Department of Planning, Locked Bag 2506, Perth WA 6001	7a.	State Strategic Policy would like to highlight that Planning Bulletin 83: Planning for Tourism (PB 83) has been reviewed and a new version was released on 19 July 2011. Please see the attached PB 83.	Noted. No changes to the strategy text recommended.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.

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7	Submission 7 cont.	7d.	<p>The new Western Australian Planning Commission (WAPC) policy position states that a tourism component should be incorporated into the LPS to establish a land use planning framework for tourism that is relevant to the locality or region. The requirements of a tourism component of a LPS are outlined in the attached Planning Bulletin. To strengthen the tourism component of the LPS, State Strategic Policy recommends that the Shire identifies Tourism Precincts (localities of tourism value or amenity that incorporate or have the potential to incorporate the '5A's' of tourism destination development – attractions, accommodation, access, amenities and activities) and Tourism Sites (sites which are zoned for tourism purposes or have an existing tourism function). Guidance on the requirements of a tourism component of a LPS is in section 4 of PB 83.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>The Shires Scheme already allows a high degree of flexibility for tourist development, therefore it is not considered that the Shire would benefit from this exercise.</p> <p>Unlike other Schemes which may limit the location of tourist uses in zoning table, the Shires scheme gives flexibility and Council has discretion to consider any tourist related uses in any zone under Clause 5.18. Council also has the discretion under the Scheme to consider applications for tourist accommodation in the Residential zone, Townsite zone, Town Centre zone and Rural zone.</p>	
		7e.	<p>Please note that this is a departmental response in relation to tourism planning issues only and does not reflect a formal position of the WAPC who may also need to be consulted on this proposal.</p>	<p>Noted. No changes to the strategy text recommended.</p>	

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8.	Department of Education 151 Royal Street, East Perth WA 6001	8a.	The Department of Education has reviewed the document and advises that the Department's current educational facilities can adequately accommodate any expected student increase generated by the Planning Strategy in the near to medium term.	Noted. No changes to the strategy text recommended.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.
		8b.	The longer term requirements of school facilities will be dependent on the rate of residential growth in the locality in the long term and the student capacity of the schools as that development occurs.	Noted. No changes to the strategy text recommended.	
9	Environmental Protection Authority Locked Bag 33, Cloisters Square, Perth WA 6850	9a.	The OEPA considers that the draft Local Planning Strategy describes the most significant environmental values and issues in the Shire of Jerramungup. However, the OEPA provides comments on additional matters that it considers should be addressed and additional programs and sources of information that could be utilised in the preparation of the Local Planning Strategy.	Noted. No changes to the strategy text recommended.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.
		9b.	The EPA has not considered the environmental acceptability of the growth areas and further environmental information	Noted. No changes to the strategy text recommended.	

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9	Submission 9 cont.		<p>will be required when subsequent scheme amendments to rezone the land for urban purposes are referred to the EPA for assessment pursuant to the <i>Environmental Protection Act 1986</i>.</p> <p>Consistent with this action the OEPA recommends that the draft Local Planning Strategy:</p> <p>9c. Include objectives and policies that require and support revegetation/rehabilitation of species endemic to the Shire of Jerramungup; and;</p> <p>9d. Include a description of the various NRM projects being undertaken in the Shire, so that these projects can be coordinated with the overall land use strategy for the Shire.</p>	<p>Any proposed scheme amendment would have to be referred to the EPA for consideration.</p> <p>Noted. As a result of the DEC submission additional 'strategies and actions' are recommended for inclusion in the strategy which partially addresses this point.</p> <p>Noted. No changes to the strategy text recommended.</p> <p>Rather than endeavour to list all NRM projects (which is likely to become outdated), the strategy discussed NRM in section 6.9.3 and refers to the groups involved such as the Fitzgerald Biosphere Group.</p>	

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9	Submission 9 cont.	9e.	The Future Farming Industries Cooperative Research Centre (FFI.CRC) could be an important source of information for the Shire of Jerramungup Local Planning Strategy. One of the key areas of scientific activity of the FFICRC is to provide new or improved habitat for native plants and animals from perennials on farmland, protect existing biodiversity from key threatening processes, including salinity.	Noted. No changes to the strategy text recommended. The Shires existing 2006 Local Planning Strategy has served its purpose well and this was only a limited review to update some sections. Alot of the updates have mainly stemmed from existing and proposed scheme amendments and approved subdivisions.	
		9f.	The OEPA considers that to help species survive a changing climate, a network of conservation areas should be established that represent a range of ecosystems and provide ecological linkages for species movement. This approach is described in more detail in <i>Australia's Biodiversity Conservation Strategy 2010-2020</i> (Appendix 10).	Noted. No changes to the strategy text recommended.	
		9g.	DE, conservation organisations and community groups have initiated projects in the wheatbelt on a sub-catchment and catchment scale. These projects target areas of 'high value' biodiversity and aim to enhance the connectivity of fragmented remnants through establishing corridors connecting remnant vegetation.	Noted. No changes to the strategy text recommended.	

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9	Submission 9 cont.	9h. 9i.	<p>The DEC is also completing work on a methodology that could be used to identify corridors in the wheatbelt called <i>System Conservation Plan</i>.</p> <p>OPEA recommends that the draft Local Planning Strategy should include policies that will create incentives and other mechanisms to ensure that native vegetation situated on private land is managed in a way that contributes to ecosystem and species resilience within and between reserves; and establish priorities for focusing resources towards areas with highest risks.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Noted. No changes to the strategy text recommended.</p> <p>This is beyond the scope of the strategy however the Shire has been developing comprehensive policies for development.</p>	
10	Heritage Council of Western Australia 108 Adelaide Terrace, East Perth WA 6004	10a.	It is encouraging to see a strong consideration of heritage with the 'Profile and Key issues' section of the Strategy, as well as reference to <i>State Planning Policy 3.5, Historic Heritage Conservation (SPP3.5)</i> . We also acknowledge the Shire's inclusion of cultural and heritage values in its Strategic Plan, as referenced in the Strategy.	Noted. No changes to the strategy text recommended.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.

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10	Submission 10 continued	10b.	<p>Within its objectives the draft Strategy identifies 'heritage elements' as one of the regional resources that should be protected. The Strategy also notes the history and heritage of the area, the places identified by the community as having cultural heritage value, and the contribution of heritage to tourism (Section 5.6). In recognition of this contribution, and to support the objective, it is recommended that the Strategy includes further strategies and actions that support heritage outcomes.</p>	<p>Noted. No changes to the strategy text recommended.</p>	
		10c.	<p>We therefore suggest that the Shire considers including the following for those areas with identified heritage values (primarily Bremer Bay and Jerramungup townsite).</p> <ul style="list-style-type: none"> • in the Vision for each area, reference to the conservation or retention of heritage places (e.g. "The town's heritage places and streetscape contribute to its ambient rural character, which needs to be maintained...) 	<p>Noted. No changes to the strategy text recommended.</p> <p>Heritage forms part of planning assessment and is controlled through provisions of the Shires Town Planning Scheme and the Municipal Inventory. Retention of heritage places is not necessarily appropriate in the vision of the towns, as it largely depends on the location of the heritage building or site, its significance and the assessment under the Inventory.</p>	

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11	Submission 11 continued	11c.	<p>As Section 4.2.4 refers, the AHA protects all Aboriginal sites in Western Australia whether they are known to the DIA or not. As such it is recommended that the Strategy encourages development proponents to undertake Aboriginal heritage surveys, both archaeological and ethnographic, so that they are aware of potential Aboriginal heritage values on land earmarked for development.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Gray & Lewis is reluctant to recommend inclusion of these requirements in the strategy. This is a matter to be weighed up by the individual owner / developer.</p> <p>The strategy already provides information that the DIA has a 'Summary of Developers Obligations' under the Aboriginal Heritage Act 1972.</p>	
		11d.	<p>Any proponent using the land for this Strategy should be advised of section 15 of the AHA, which requires the disclosure of places suspected to be Aboriginal heritage sites to the Registrar of Aboriginal Sites. It is recommended that all potential Aboriginal heritage sites are made known to the ACMC so that it can formally assess these places under the AHA.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>This is already controlled through separate legislation. The strategy already provides information that the DIA has a 'Summary of Developers Obligations' under the Aboriginal Heritage Act 1972.</p>	

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11	Submission 11 continued	11e.	The Strategy highlights a number of areas (such as fringes around wetlands) where Aboriginal cultural material may be in existence. As such the Plan should encourage people who wish to develop in such areas to develop and implement a detailed cultural material contingency plan.	<p>Noted. No changes to the strategy text recommended.</p> <p>Again, Gray & Lewis are reluctant to recommend that these statements be made in the strategy, as it for the landowner / developer to weigh up the need for a cultural material contingency plan. If they are included as comments in the strategy then it may imply the Shire requires a detailed cultural material contingency plan.</p>	
		11f.	The strategy could also refer to the benefits of developing a comprehensive Aboriginal Cultural Heritage Management Plan (ACHMP) in relation to ensuring effective management of Aboriginal heritage values and compliance with the AHA.	<p>Noted. No changes to the strategy text recommended.</p> <p>The strategy already incorporated previous comments provided informally by DIA. This is a matter that perhaps the DIA needs to promote.</p>	
		11g.	The strategy should endeavour to make it clear in what situations a development proponent will definitely require a form of approval under the AHA. For example any form of ground disturbing activity within an Aboriginal heritage site will likely require approval under the AHA.	<p>Noted. No changes to the strategy text recommended.</p> <p>The strategy already provides information that the DIA has a 'Summary of Developers Obligations' under the Aboriginal Heritage Act 1972.</p>	

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12	Submission 12 continued		<p>road network now falls below current design standards (though generally within acceptable minimum operating standards). Typical issues which result include intersection safety, inadequate passing opportunities, sub-standard curves, inadequate seal and formation width etc.</p>		
		12c.	<p>Many of these deficiencies remain tolerable given the low traffic volumes carried by many of the Regions roads. However as traffic volumes grow on network, particularly heavy multi-combination vehicles (which on some roads are growing at well above the rate of light vehicle growth) increased problems must be expected.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>The strategy mainly identifies land for future urban and rural residential growth, with the exception of the Industrial area proposed for Bremer Bay. MRWA has been consulted over the proposed industrial area.</p>	
		12d.	<p>Due to Government prioritisation and funding constraints it is becoming increasingly difficult for Main Roads to obtain funding for major projects. As a result, the focus of Main Roads Great Southern Region's works over the next 20 years are expected to be largely focused on small scale projects aimed at improving road safety, transport efficiency and preservation of the road asset.</p>	<p>Noted. No changes to the strategy text recommended.</p>	

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12	Submission 12 continued	12e.	To ensure an adequate level of safety is maintained as far as possible on network, it is important that Main Roads ensures that where problems will be exacerbated by development, particularly at intersections, that these be addressed by the developer as part of the development process which is in line with the user pays policy now supported by WAPC.	Noted. No changes to the strategy text recommended. The Shire consults with Main Roads WA for any development that has potential to impact on regional roads.	
		12f.	A major threat to the classified road network is seen as the uncoordinated or inappropriate development of land in proximity to the classified network due to inadequate structure planning.	Noted. No changes to the strategy text recommended.	
		12g.	It is essential that the planning framework allows an appropriate traffic assessment of both large development proposals and areas of planning development involving multiple small to mid-size developments, so that appropriate road upgrade works can be undertaken as part of these developments at the developers cost, in accordance with the State Government's user pays policy.	Noted. No changes to the strategy text recommended.	

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12	Submission 12 continued	12h.	A local road hierarchy needs to be identified for the existing or future local road network so that road access impacts and road development needs can be realistically assessed as part of the scheme amendment and subdivision approval process.	Noted. No changes to the strategy text recommended. Traffic reports can be requested as part of the structure plan and subdivision process. WAPC also can require a traffic impact assessment at subdivision stage.	
		12i.	New roads may only be connected to the State Road network with approval of Main Roads. In the interest of road safety and transport efficiency, Main Roads seeks to limit both the number of access points onto the State Road network and the excessive consumption of reserve State Road traffic capacity by developers.	Noted. No changes to the strategy text recommended.	
		12j.	Advice from Main Roads should be sought whenever a development or subdivision proposal is likely to generate in excess of 100 total vehicle movements per hour (peak hour) or the volume of turning movements at any State Road intersection increases by more than 10%, so that Main Roads may consider the need for appropriate improvement treatments at the developers cost.	Noted. No changes to the strategy text recommended.	

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12	Submission 12 continued	12k.	Heavy vehicle operations are not well suited to residential environments given issues such as noise, vibration, dust and odour, and the 24/7 operating hours typical of this industry. Also the safety concerns raised when significant volumes of heavy vehicle traffic is mixed with residential commuter traffic, particularly where school or pedestrian traffic is involved. Careful consideration should be given to protecting the alignment corridor of these roads with future development of townsites adjacent to heavy vehicle routes. Main Roads will need to maintain the minimum lane widths required for a RAV route through the main townsite of Jerramungup.	Noted. No changes to the strategy text recommended.	
		12l.	Linear development of the nodal settlements should be avoided and the importance of the State network needs to be recognised given the limited opportunity to improve the alignment/performance of these roads at these locations. The proposed linear development along the Bremer Bay Road to the west of town, will necessitate the relocation of the Bremer Bay town boundary.	Noted. No changes to the strategy text recommended. Expansion for Bremer Bay is limited and can only occur to the west.	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
12	Submission 12 continued	12m. 12n.	<p>Access to Area 9 as depicted in Figure 29, will be limited due to the vertical alignment of South Coast Highway adjacent to this location.</p> <p>Provision of a developer contribution scheme for infrastructure upgrades could be included in the LPS.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Further land capability and feasibility investigations will occur for this area. Consultation over access will occur with MRWA as part of future planning.</p> <p>Noted. Development contributions cannot be implemented through a Local Planning Strategy, and have to comply with State Planning Policy 3.6 and Planning Bulletin 100 (through provisions of the Scheme and Development Contribution Plans).</p>	
13	Department of Water PO Box 525 Albany WA 6331	13a. 13b.	<p>Page 24, section 5.2.2 Aquaculture proposals may also need to be referred to Department of Water, depending upon proximity to other water features.</p> <p>Page 33, section 6.7.1 For more recent information about the impact of sedimentation on estuaries, please see <i>"The impact of sediment-water interactions on water quality in Wellstead Estuary, Gordon Inlet, and Beaufort Inlet, South-Western Australia"</i> Geoscience Australia 2007</p>	<p>Upheld. It is recommended that paragraph 3 under section 5.2.2 be modified to include reference to Department of Water.</p> <p>Noted. No changes to the strategy text recommended. Gray & Lewis does not have access to this publication however the book can be purchased.</p>	<p>That the submission be partially upheld and that modifications to the Strategy be undertaken as a result of the submission.</p> <p>The modifications are discussed in the 'Consultant Planner comment' of this table. Gray & Lewis has provided the Shire with a revised LPS showing recommended changes as a result of submissions.</p>

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TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
13	Submission 13 continued	13c.	Page 34, Table 8 St Marys is a Wild River, status recognised by Australian Heritage Commission /Environment Australia 2002	Noted. No changes to the strategy text recommended. It is listed in the table however it is not clear if DoW are suggesting any changes.	
		13d.	Page 36, section 6.7.3 The Department of Water has assisted the Shire to implement sandbar opening policies for Wellstead and Beaufort Inlets. The policies guide sandbar openings to ensure the ecological condition of the estuary is not compromised.	Upheld. It is recommended that this information be included as a new paragraph at the end of section 6.7.3 relating to coastal lagoons and inlets.	
		13e.	Page 36 Table 10 Beaufort Inlet – may like to include under comment column – It is commercially fished Wellstead estuary : Condition - has changed significantly in recent years from a macrophyte (seagrass) dominated estuary to a phytoplankton dominated system. Comment- Change last sentence to habitat and recreational value, not potential. Hunter River lagoon– condition: Although the Hunter River catchment is considered pristine, the lagoon has experienced toxic algae blooms in 2011	Upheld. It is recommended that the DoW comments be included in Table 10 which lists the wetland and lagoons in the Jerramungup region.	

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TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
13	Submission 13 continued	13f.	<p>Page 39, section 6.8.1 First sentence, first paragraph on page 39 could be reworded: <i>Potentially toxic algae blooms including cyanobacteria, have occurred in the Wellstead and Beaufort Inlets, and in the Hunter River. The Wellstead and Beaufort Inlets are considered highly eutrophic.</i></p>	<p>Upheld. It is recommended that the last paragraph under section 6.8.1 which states: "<i>Blue green algae blooms have occurred in the Wellstead Inlet and the Beaufort Inlet is considered seriously eutrophic. Algal blooms and waterbird deaths were common in wetlands during 1993 when nutrient-laden soil was washed into lakes. (EPA 1998, Estuarine Studies Number 4)</i>" be replaced by the new wording provided by DoW.</p> <p>Noted. Gray & Lewis can only source the document as a draft and it does not appear it has been finalised.</p>	
		13g.	<p>Page 40, section 6.9.1 Has Draft South Coast Regional Marine Strategic Plan been finalised now?</p> <p>Page 40, section 6.9.2 How is the shire planning for sea level rise as a result of climate change?</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Noted. No changes to the strategy text recommended.</p> <p>The Draft South Coast Regional Marine Strategic Plan states that it will encourage regional research into potential climate change scenarios for the south coast including developing regional-scale digital elevation models. Information developed at a regional level may assist the Shire to examine this in the future.</p>	

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TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
13	Submission 13 continued	13h.	Page 41, section 6.9.3 Wellstead Estuary Management Plan (2006, Dept of Environment)	Upheld. The Wellstead Estuary Management Plan is listed however the date and source can be included. ie (2006, Dept of Environment)	
		13i.	Page 55, section 6.16.2 (a) Replace Department of Environment with Department of Water	Upheld. Update of reference and recommend replace 6.16.2 (a) with updated information from DoW on monitoring.	
		13k.	The Department of Water monitor 2 rivers in the Shire of Jerramungup – Pallinup and Bremer River. One gauging station on each river. Most rivers in the shire flow intermittently, but the Pallinup River has significant groundwater input, so this river flows most, if not all the year.		
		13l.	Page 56, section 6.16.2 (b) It is extremely unlikely that any surface water resources within the Fitzgerald River NP would be developed to supply Bremer Bay, so this statement should be removed from the document.	Upheld. It is recommended that paragraph 2 under 6.16.2b be deleted.	
		13m.	Page 56, section 6.16.2 (c) By-laws under CAWS Act 1947 enable the Department of Water to control potentially polluting activities and regulate land use in PDWSA Delete reference to clearing controls. The CAWS Act 1947 provides for clearing	Upheld. Recommend that this information be included in section 6.16.2(c) after paragraph 2, and that clearing information be updated.	

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TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
13	Submission 13 continued	13n.	<p>controls only within controlled catchment areas. The Bremer Bay Water Reserve is <u>not</u> within a controlled catchment area, as such, clearing controls do not apply. Additionally, clearing of native vegetation is regulated by the Department of Environment and Conservation. A permit is required to clear any native vegetation, not just within proclaimed water areas.</p> <p>Page 56, section 6.16.2.(c) The Bremer Bay borefield has 8 equipped production bores, 4 of which are active, and 12 monitoring bores of which 9 are equipped, there are 20 in total. Water Corporation are licensed to abstract 60,000 kL/annum from the borefield however actual abstraction is generally well below this volume. The sustainable yield of the northern and southern wellfields is estimated to be almost 200 ML/yr. (Draft Bremer Bay DWSPP November 2008).</p>	<p>Upheld. Recommend delete paragraphs 6-9 under 6.16.2(c) and replace it with the advice provided by DoW.</p>	
		13o.	<p>Page 58, section 7.1 Special control areas: the entire Bremer Bay Water Reserve (P1, P2, & P3) should be identified as a special control area</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Section 7.1 describes the existing SCA's as shown on the Scheme map. Changes to the Special Control Area's are not proposed in the revised Strategy until the changes to the water reserve boundaries are finalised and approved at a ministerial</p>	

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TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
13	Submission 13 continued	13r.	The boundary of the P2 area located in Lot 109 has been amended as part of the review as shown in inset diagram page 71 and will be reflected in the DWSPP. Proposed boundaries of water reserve as shown in Figure 17 and inset diagram are current as of September 2011.	Noted. No changes to the strategy text recommended. Gray & Lewis liaised with DoW regarding this issue as part of the limited strategy review.	
		13s.	Page 72, section 8.1.2.2 The Shire should not pre-empt future changes to the priority area boundaries as part of further reviews of the Bremer Bay Water Reserve DWSPP. There are no further amendments to the P1 area south of Borden-Bremer Bay Road proposed as part of the current review. The boundaries of the Water Reserve are current as of September 2011 and should be used by the Shire to inform planning decisions until further advised by the department. As such, it is suggested that this paragraph is removed altogether.	Noted. No changes to the strategy text recommended. The Shire is not pre-empting future changes to the priority area boundaries. The Shire is acknowledging that the boundaries are under review by DoW Draft DWSPP. Section 8.1.2.2 discussed the changes in the Draft Plan, acknowledges they are draft, require Ministerial approval, and will undergo further refinement.	
		13t.	Page 72, section 8.1.2.2 Minimum lot sizes in PDWSA (based on the Land use compatibility WQPN), are based upon the original zoning of the land. This means that any rural zoned priority 1 land that may be amended to priority 2 land, and as such now available for subdivision, needs to be considered as a rural (the current zoning) subdivision, where the minimum lot size is 4 ha.	Noted. No changes to the strategy text recommended. Gray & Lewis finds this statement unclear but what DoW appears to be saying is that the changes to water boundaries will impact on permissible lot sizes. It should however be noted that the lot sizes in the scheme are based on the existing PDWSA and zones.	

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TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
13	Submission 13 continued	<p>13y.</p> <p>13z.</p> <p>13(i).</p>	<p>Page 81, section 8.1.3.9 Area 9 Same applies to 3rd paragraph. Extension of reticulated sewerage from Area 5 to Area 9 should not referred to as a planning consideration given the current priority classification of Area 9.</p> <p>It is suggested reference to potential for residential subdivision is also removed from Area 9 'flags' in Figure 19.</p> <p>Page 81, section 8.1.3.10 Area 10 – this area constrained due to Lot 117 being partially contained within Water Reserve Priority 1 area</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>The strategy acknowledges the existing priority classification. Reference to servicing should be retained to make it clear that any future subdivision would have to be serviced with reticulated water and sewer. This does not undermine the existing situation as the current PDWSA are shown as special control areas under the Shires scheme, which is the legal statutory document</p> <p>Upheld. Area 10 is only included for long term investigation which would have to be re-examined as part of a future Local Planning Strategy review.</p> <p>It is recommended that the constraints for Area 10 be acknowledged in the strategy text. There is still some potential outside of the P1 area, and the water boundary review is still draft.</p> <p>The purpose of including Area 10 is simply to protect the land from development by inappropriate uses, as it may need to be examined in the future.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
14	Water Corporation PO Box 100 Leederville WA 6902	14a.	The Corporation provides water supply services to the Jerramungup townsite, and water and wastewater services to Bremer Bay townsite. The following advice is provided in respect of the relationship of these services to the draft strategy.	Noted.	That the submission be noted however no modifications to the Strategy be undertaken as a result of the submission.
		14b.	<u>Jerramungup</u> The Jerramungup Water Supply Scheme (JWSS) obtains all source water by way of run-off from the Corporation's water catchment reserve on Lot 28505 and is therefore entirely climate-dependent. In the context of a drying climate, the ability to service additional connections is constrained and to insure services from drought conditions, water efficiency initiatives should be adopted.	Noted.	
		14c.	The current growth rate of Jerramungup is extremely low. However, development of the future urban areas identified in the draft LPS would require the investigation of additional or alternative water sources to ensure sufficient source water is available.	Noted.	

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TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
14	Submission 14 continued	14d.	<p><u>Bremer Bay</u> Water Supply Services In June 2010, the Corporation completed a review of the Bremer Bay Water Supply Scheme, assessing its current operations and future requirements over a 30 year planning horizon (2040). Land use planning assumptions adopted by this review were generally consistent with the recommendations of the draft strategy.</p>	Noted.	
		14e.	Bremer Bay's Water Supply Scheme is highly constrained and requires upgrades to source and storage infrastructure in order to service short and long term future growth.	Noted.	
		14f.	Bremer Bay demonstrates extreme seasonal demand fluctuations as a result of holiday and tourism, resulting in peak demand experienced in January of approximately 650 kL/day significantly outstripping average use over summer months of approximately 300 kL/day, and winter demands of only 100 kL/day.	Noted.	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
14	Submission 14 continued	14g.	<p>To consolidate the scheme’s capabilities, the following approach was recommended:-</p> <ul style="list-style-type: none"> • Undertake investigations of existing water source areas, including geophysical surveys, investigate drilling and heritage and environmental surveys to determine the feasibility and required structure of additional water source infrastructure; • Demolish and replace the existing 225kL storage tank on Lot 118 and replace with a larger 1ML storage tank. 	Noted.	
		14h.	<p>The Corporation has commenced the abovementioned investigations to secure additional source water. However, service constraints may limit its ability to service additional connections in the short term.</p>	<p>Noted. Throughout the Strategy it discusses the need to examine servicing as part of the structure plan process. Any proposal would also have to address relevant state planning policies which discuss water supply.</p>	
		14i.	<p><u>Wastewater Services</u> The ability of Bremer Bay’s wastewater servicing scheme to support the development of future urban areas identified by the draft strategy is currently highly constrained. Wastewater flows from the townsite are approaching and during peak tourism season exceeding the maximum treatment capacity of the Bremer Bay Wastewater Treatment Plan (WWTP).</p>	Noted.	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
14	Submission 14 continued	14j.	<p>The Corporation has recently reviewed the operations of the wastewater scheme and has identified the need to upgrade the WWTP to accommodate the future growth of the town. These works have been identified as being required on the Corporation's Capital Investment program. However, the works have been deferred to accommodate other more urgent works and will be reconsidered in the next review of its capital program in mid-2012.</p>	Noted.	
		14k.	<p><u>Urban Form and Service Considerations</u> The development pattern proposed within the draft LPS raised some concerns in relation to efficient servicing systems and rollout of infrastructure. In this regard, the fragmentation of serviced urban land by rural residential land uses, is considered to be counterproductive to the development of efficient wastewater conveyance and water distribution systems.</p>	Noted. Submission does not comment which townsite this refer to. With regards to Bremer Bay, the Strategy makes it clear that development should be frontal as services extend to the west.	

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TABLE 1 - SCHEDULE OF SUBMISSIONS

No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
15	Submission 15 continued.	15c.	<p>We request that the Shire maintains adequate separation distances at the four dimension stone quarries from sensitive land uses such as residential or rural residential development as specified in the "Guidance for the Assessment of Environmental Factors, Separation Distances between Industrial and Sensitive Land Uses No. 3, June 2005" by the Environmental Protection Authority. For this type of activity, the guidance separation distance is 500m.</p> <p>Note: Geology and Mineral resources map attached to submission.</p>		
16	Department of Agriculture and Food WA (DAFWA) 444 Albany Highway Albany	16a.	<p>The Department welcomes the opportunity to be able to provide comments on the Shire of Jerramungup's Local Planning Strategy. If necessary, we would welcome an opportunity to discuss these comments further with the Shire of Jerramungup</p>	Noted. No changes to the strategy text recommended.	That the submission be partially upheld and that modifications to the Strategy be undertaken as a result of the submission.

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16b.	Rural land necessitates sound planning to secure the future of agriculture within the Shire, given that agriculture is the major contributor to the economic, social and landscape diversity within the Shire of Jerramungup.	Noted. No changes to the strategy text recommended.	The modifications are discussed in the "Consultant Planner comment" of this table. Gray & Lewis has provided the Shire with a revised LPS showing recommended changes as a result of submissions.
		16c.	The Department of Agriculture and Food, WA (the Department) submits comments addressing agriculture, agricultural land use planning, climate and natural resource management relevant matters contained within the Draft Shire of Jerramungup Local Planning Strategy.	Noted. No changes to the strategy text recommended.	
		16d.	The Department commends the Shire of Jerramungup (via Grey Lewis) on compiling what appears to be a very comprehensive Resource and Environmental Inventory for the Jerramungup area to form the basis for the Draft Local Planning Strategy.	Noted. No changes to the strategy text recommended. It should be noted that it is based on the 2006 Strategy and only a limited review has been conducted.	
		16e.	However, while the document contains extensive information, the 'strategic direction' is not easy to follow. The Department expresses a concern that the content is overwhelming with resource information that could be presented elsewhere (e.g. as an Appendix to the Strategy document).	Noted. No changes to the strategy text recommended. If writing a new Strategy, Gray & Lewis would generally divide the strategy into parts with the strategic information in Part 1, and the background information in Part 2. In this case the format of the strategy	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16f.	Further to this, the objectives listed appear fairly general in nature, and the procedure for assessing and determining land use in areas zoned Rural Residential and General Agriculture are not clear. For example the Strategy does not describe the site and development requirements for certain land uses. If this information is contained in a separate document then reference(s) should be included in the LPS.	<p>had been pre-determined and only amendments have been proposed (to the 2006 LPS). The Strategic section of the Strategy which divides the townsites into different areas, and includes the 'strategies and actions', was based on a format agreed to by the WAPC for townsite expansion strategies. To minimise costs to the Shire, work on townsite expansion strategies developed in previous years has been included in the revised LPS.</p> <p>It should be noted that the mapping in the revised strategy is much clearer.</p> <p>Noted. No changes to the strategy text recommended.</p> <p>The Shires existing Local Planning Scheme has comprehensive controls for the Farming zone and Rural Residential zones. No changes to the existing scheme requirements are proposed by the Strategy. The Scheme is the statutory document which includes objectives for each zone, landuse permissibility and development requirements.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16i.	<p>Jerramungup - Water Supply. Section 6.16.1 (Private and Farm Water Supply) is not easy reading. It is assumed that the term 'salination' (second paragraph, fourth sentence) is equivalent to the term Salinisation?</p>	<p>DAFWA's comments on demand are addressed as the Shire intends to develop a Local Planning Policy and monitoring schedule for rural residential lots that focuses on existing land supply, landowners ambitions and aspirations, demand, timing for land release, take up of lots etc. This is included in the actions for Bremer Bay.</p> <p>Noted. No changes to the strategy text recommended.</p> <p>Salination is the increase in the level of salt in topsoil which can be caused by irrigation and land clearing. This information forms part of the original 2006 strategy text.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16j.	There is no comment in this section in regard to the potential impact from a drying climate – especially in relation to domestic supply and introducing potential strategies to address the risk (e.g. sustainability and water efficiency should be part of new development policy).	Noted. No changes to the strategy text recommended. Water supply requirements for different types of development are already dealt with through State Planning Policy and WAPC DC Policies. Both of these policies are under review and the final format will impact on water supply requirements, especially rural residential.	
		16k.	Also in regard to terminology used in this section:(i) the comment addressing the “lack of suitable on-farm building materials for the construction of new dams” could be more specific about soil types not being suitable for the construction of a reliable dam; and(ii) rather than the use of the term “unreliable rainfall for a medium rainfall area” the better expression would be to use the term “variable rainfall”	Noted. No changes to the strategy text recommended. This information has been carried over from the current 2006 Local Planning Strategy.	
		16l.	It is assumed that the Water section will have been well scrutinised by the Dept. of Water and the WA Water Corporation. It would, however, be appropriate that for the discussion in Section 6.16.2 to 6.16.3 (inclusive) acknowledges the Dept. of Water Comments - also noting that the reference to the Department of	Noted. No changes to the strategy text recommended. Information in the Strategy has been updated through advice from Department of Water. References to Department of Environment have been replaced by	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued.	16m.	<p>Environment (second paragraph, Section 6.16.2) in this case should be the Dept. of Water.</p> <p>Comment was also made in this Section in regard to the use of 'freshwater lakes' between Jerramungup and Gairdner (and also closer to the coast along the Bremer sandplain) as a potential source of private and farm water. In most cases many of these lakes are brackish in condition and are at risk of becoming saline. These sources should not be relied upon to be a dry season water resource.</p>	<p>either Department of water or DEC as appropriate and in accordance with submissions from both agencies.</p> <p>Noted. No changes to the strategy text recommended.</p>	
		16n.	<p>Groundwater (Section 6.1). Just a note in regard to the statement in last paragraph in this section addressing the acidity (pH) of groundwater in the Shire of Jerramungup. Regional hydrological studies in the area have observed that 'oxidised' groundwater in certain geological circumstances can be more acidic than the values reported.</p>	<p>Noted. No changes to the strategy text recommended.</p>	
		16o.	<p>Some farming landscapes that have undertaken the installation of deep-drainage systems, have released saline groundwater with pH values <3.</p>	<p>Noted. No changes to the strategy text recommended.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16r.	<p>plantations in the shire and the groundwater recharge and surface water flow?</p> <p>Further to this, it is interesting to note that the Strategy paints a positive outlook by highlighting the >500mm rainfall area, although the document seems to have missed indicating the value of medium rainfall zone (400 to 500mm).</p>	<p>Noted. No changes to the strategy text recommended.</p>	
		16s.	<p>The diagram used in the Draft Local Planning Strategy to illustrate annual average rainfall over the Jerramungup Shire area (Figure 6) is different to the diagram that the Department of Agriculture and Food currently uses to illustrate annual average rainfall trends across the Shire area. While the figure used in the Draft Local Planning Strategy is acceptable, the Department of Agriculture and Food recommends that the Draft Local Planning Strategy adopts the same data / illustrations that the Department use – which has been compiled from a known time period of 1975-2010. The Department invites the Shire of Jerramungup to acquire these isohyets from our GIS section.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>This information already exists in the current 2006 LPS and was sourced from DAFWA. It is considered adequate as background information.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16t.	In regard to other Climate diagrams used in the Draft Local Planning Strategy, again while they are acceptable, there is no indication over what time period the averages have been compiled. The Department recommends that these data presented need to identify the time period over which the numbers have been generated. The Department recommends that the Shire of Jerramungup adopts the same time period that we have used for our climate analyse for the area (noting, however, that the records for the area may be limited).	Noted. No changes to the strategy text recommended. This information already exists in the current 2006 LPS and was sourced from DAFWA. It is considered adequate as background information.	
		16u.	Section 6.2 (Climate and the Growing Season), the statement in paragraph six "...possibly for economic yields of <i>Pinus Pinaster</i> " needs tightening - either it is, or it is not economic! Also in the same paragraph, the text addressing viticulture suitability in the area should be amended to state that " Niche areas in the Bremer Bay landscape are suitable for wine grapes.." - the current sentence is misleading and suggests that the whole Bremer area is suitable for wine grapes, solely based on an equivalent climate to the Mount Barker area! <i>*An important note in addition when comparing geographic locations based on climate is that much of the Mount Barker wine grape growing area has, over the last 10 years, experienced frequent summer</i>	Noted. No changes to the strategy text recommended. As discussed in other submissions the original 2006 Strategy was drafted by another consultant and inherited by Gray & Lewis. Gray & Lewis has limited changes to the existing strategy text and in consultation with the Shire, concentrated on townsite expansion issues.	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16v.	<p><i>water deficit issues.</i></p> <p>High Quality Agricultural Land. The Department supports the Shire's desire to assist with the identification and protection of the best productive available agricultural land in the Jerramungup area. There is currently no definition of High or Good Quality Agricultural Land in the State Planning Policy 2.5 that applies to planning instruments.</p>	<p>Noted. No changes to the strategy text recommended.</p>	
		16w.	<p>The Department did undertake to develop some revised land capability mapping in an effort to better define high quality agricultural land based on a new methodology (e.g. incorporating potential high cereal yielding landscapes). The request to achieve this was initiated by the Shire of Jerramungup for the purpose of identifying good or high quality agricultural land in the "General Agriculture Zone" - to assist with locating planning precinct areas for new and emerging land uses, such as the developing interest in Carbon bio-sequestration plantations across the Jerramungup area.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>The Shire appreciates assistance by DAFWA and when mapping is refined the Shire will utilise that information to examine issues such as acceptable precincts for carbon sequestration landuses.</p> <p>In the future, there may be further opportunity to review the strategy as more detailed information becomes available.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16.	Submission 16 continued	16x.	Similarly, the Department of Planning also initiated an activity in other areas to identify better quality agricultural land in the "General Agriculture Zone" (using a new methodology incorporating soil quality, soil water availability and lot size) where no previous style of similar land capability assessment mapping has been done. The new methodology is presently undergoing considerable revision before it can be applied to any of agricultural landscapes in the Great Southern Region.	Noted. No changes to the strategy text recommended.	
		16y.	It is nonetheless, interesting to note that the Draft Local Planning Strategy makes no mention of the potential for 'planning precincts' for new and emerging land uses across the Jerramungup Shire.	Noted. No changes to the strategy text recommended. Gray & Lewis has been deliberately conservative in the information included in the revised strategy, particularly in regards to landuses such as carbon sequestration. Mainly as the strategy has to be endorsed by the WAPC and those types of issues are dealt with through the Shires Local Planning Policies.	
		16z.	Biosphere Reserve. It is interesting to note that the Draft Local Planning Strategy only contains one minor reference to the UNIESCO Biosphere Reserve within the Shire of Jerramungup (page 27, under Section 5.0 Economy and Employment).	Noted. No changes to the strategy text recommended. Only a limited review has been conducted however this may be examined as part of future reviews.	

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No.	Submitter Details	Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	<p>The Biosphere Reserve concept forms an important basis for bio-regional planning with an emphasis on sustainable development, research and education. UNESCO states that Biosphere Reserves should have three interconnected functions; (i) conservation of landscapes, ecosystems, species and genetic variation; (ii) human and economic development that is culturally adapted; and (iii) Logistic support such as research monitoring, environmental education and training. In 2003, a UNESCO review of Biosphere Reserves in Australia reported that the Fitzgerald River Biosphere Reserve was not functioning as a Biosphere Reserve under its statutory framework. In 2009, the Great Southern Development Commission, Gondwana Link Ltd and the Department of Agriculture and Food, WA commissioned a review of the Biosphere concept for the Fitzgerald area, and while the review, with extensive stakeholder and community consultation is still progressing, it is recommended that the Shire of Jerramungup investigates options to incorporate relevant findings from the Fitzgerald Biosphere Reserve review into its Local Planning Strategy.</p>		

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16aa	<p>Strategic Planning Considerations – Buffers, etc. As indicated in the Draft LPS, buffer and /or separation distances are required between sensitive land uses including residential development and agricultural land uses. The Department’s position is that where a rural land is re-zoned for residential development then the area that is re-zoned needs to include buffer or separation distances to avoid potential conflicts with agricultural land uses. Further guidance on this issue is provided in the Environmental Protection Authority 2005 guidelines – “Separation distances between industrial and sensitive land uses”.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Interfaces between Rural Residential and Farming land would be examined as part of any scheme amendment and structure plan.</p> <p>Gray & Lewis is aware that vegetation corridors, for example, have been used as a tool for landuse separation. The Queensland Planning Guidelines for ‘Separating Agricultural Landuses’ (1997) is a good resource. The EPA Guidelines only include some agricultural uses, such as vineyards.</p>	
		16ab	<p>Approval of new land uses in General Agriculture zone. Of interest to the Department are the information sources, procedures and if relevant, local planning policies, that the Shire of Jerramungup is guided by in granting approval for the following land uses within land zoned as “General Agriculture”: eg. Agroforestry, Animal establishment, Animal husbandry Agriculture – intensive, Plantation, and Rural pursuit</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>The Shires existing Local Planning Scheme deals with landuse permissibility and controls. No changes to the existing scheme requirements are proposed by the Strategy.</p> <p>The Shire has developed a number of relevant local planning policies.</p>	

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16	Submission 16 continued	16ac	It is acknowledged that the Shire of Jerramungup recently adopted local planning policy on tree farming to enable tree cropping development to be supported and addressed in local planning.	<p>Noted. No changes to the strategy text recommended.</p> <p>Local Planning Policies provide much greater flexibility as they only require approval by the Council, do not require endorsement by WAPC, reflect local circumstances, and can be readily updated, reviewed and modified. Once information is contained in a Local Planning Strategy (endorsed by WAPC) the process for modifications is more involved.</p> <p>An example is the Shires plantation policy which has evolved and will likely be further reviewed having regard for a recent SAT case.</p>	
		16ad	Future land uses for proactive consideration in scheme amendments may include: Solar farms / wind farms; Constructed water harvesting facilities; Composting facilities; Further areas of rural-residential development; Biofuels production and processing; Tree planting for carbon sequestration or biomass production.	<p>Noted. No changes to the strategy text recommended.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16ae	<p>Potential for Minerals (Section 6.15). The use of the term “Base metals (of Broken Hill type)” may be unfamiliar to a general audience reading the Local Planning Strategy – this terminology, together with other uncommon terms and acronyms used through the document points to the need for a Glossary and list of Acromyms in an Appendix.</p>	Noted. No changes to the strategy text recommended.	
		16af	<p>It is also observed that this section has missed mentioning the Green Granite quarry reserve (on Marriingarup Road, Gairdner). Material from this granite quarry was excavated and transported to London to form part of the Australian War Memorial curved display wall. The granite has also been excavated for memorial stone and building facades.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>The Strategy has been referred to Department of Minerals and Mines and they have examined these sections.</p>	
		16ag	<p>Also – a low grade coal (lignite) resource exists in the Fitzgerald River National Park area (reference source unknown), and it's possible that some lunettes adjacent some of the larger salt lake playas in the Shire could be a potential source of agricultural lime or gypsic material.</p>	Noted. No changes to the strategy text recommended.	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16ah	Section 6.15.2 briefly discusses the Southdown - Grange Resources magnetite mine site with a comment made in reference to an increased workforce / population that could be attracted to the Jerramungup area, but no further comment is made in this section with reference to the planning needs or opportunities that this increased workforce would bring (i.e. increased pressure on infrastructure, etc) and no link is provided from this section to the other sections addressing planning matters in special areas such Bremer Bay.	Noted. No changes to the strategy text recommended.	
		16ai	Absent from Section 6.15 is also a brief comment on the recent exploration for gas reserve resources off the coast in the Bremer Basin area.	Noted. No changes to the strategy text recommended.	
		16aj	Carbon Farming. The Department acknowledges the recommendations proposed for Carbon Plantations addressed in Section 5.5 of the draft LPS. The Jerramungup Shire produces high cereal and canola yields and it would be a potential loss to the local and regional economy for high yielding land to be taken up by un-planned / poorly located carbon bio-sequestration plantations.	Noted. No changes to the strategy text recommended. This is dealt with by a separate Local Planning Policy.	

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16	Submission 16 continued	16ak	<p>In August 2011, the Federal Parliament passed the Carbon Farming Initiative bill. This is new territory for agricultural and natural resource management programs and will potentially present a number of opportunities for local government to support initiatives to, for example, address degraded landscape areas. It is therefore recommended that the LPS sections addressing Carbon Plantations are carefully revised to also consider definitive land use planning options that might incorporate or support for Carbon Farming initiatives with in the Shire of Jerramungup.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>This is dealt with by a separate Local Planning Policy. As discussed above, the Shire can review and modify policies more readily than if detailed provisions are incorporated into the Strategy.</p>	
		16al	<p>Potential information sources. The Department encourages local government to use relevant and appropriate information and methodologies in decision making regarding land use to avoid potential land use conflicts, particularly those which could be at detriment to the productive capacity of agricultural land.</p>	<p>Noted. No changes to the strategy text recommended.</p>	
		16am	<p>The Department is working on revising the methodology to identify high quality agricultural land for irrigation and dry land agriculture. This information is important in protecting more versatile land from development that may jeopardise the productive capacity of that land.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Gray & Lewis does not recommend that the revised strategy remain a static document, as the Shire can update and review the strategy as new information becomes available.</p>	

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16	Submission 16 continued	16an	<p>Other potentially valuable sources of information include the Natural Resource Management Shared Land Information Platform, (http://spatial.agric.wa.gov.au/slip/index.asp), which contains a large amount of spatial information regarding land and water related issues including land salinity, flooding risk, wind erosion risk etc; and the South Coast (online) Local Government Planning Support Tool (http://www.eksa.com.au/scnrm-planningtool), which provides locally relevant best practices for integrating natural resource management (NRM) with local government land use and development planning across the South Coast region of Western Australia.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>As discussed elsewhere, only a limited review has been undertaken.</p>	
		16ao	<p>Other Relevant Strategies. South Coast Natural Resource Management Inc. recently released an updated Regional Natural Resource Management strategy "Southern Prospects 2011-2016". This document includes discussion on climate change for the South Coast Region and other topics relevant to integrating land use planning with natural resource management.</p>	<p>Noted. No changes to the strategy text recommended.</p>	

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16	Submission 16 continued	16at	<p>also impacting invertebrate biodiversity in ephemeral rock pools and streams.</p> <p>Also in the last sentence of Section 6.6, it should include a comment about “reduced stubble burning together with monitoring soil health / soil condition.”</p> <p>Section 7.2.1 – recommendation to revise the first sentence (underlined text illustrating the change) to read as follows: “The main principles underlying this Strategy are to preserve high or good quality agricultural land, protect....”</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Gray& Lewis has concerns that if the Strategy refers to “high or good quality agricultural land’ it infers that more marginal quality agricultural land is not worthy of preservation.</p>	
		16au	<p>This section could also see the introduction of discussion on Strategies for developing potential planning precincts – for land uses such as intensive animal industries, carbon bio-sequestration plantations, etc.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>This can be dealt with through Local Planning Policies.</p>	
		16av	<p>Section 7.2.2 – these areas (e.g. Dillon Bay and the lower Bremer sandplain, etc) could also possibly sustain small, niche intensive agricultural pursuits with the limitation being available water resources.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Suitability of the land for these uses is not known due to environmental factors.</p>	

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No.	Submitter Details		Summary of Submission	Gray & Lewis (Consultant Planner) Comment	Recommendation
16	Submission 16 continued	16aw	<p>Section 7.3 – reiterating the comment about suitable buffers and separation distances being established between rural land and other (developing or changing) land uses – with particular reference for the potential development and expansion of the Bremer townsite area against the rural land areas.</p>	<p>Noted. No changes to the strategy text recommended.</p> <p>Already discussed in ___ above.</p>	
		16ax	<p>(viii) Section 7.5 – Tourism: A cross reference to the comment made about the Fitzgerald Biosphere Reserve (point 7 above). The following comment noted from a <u>draft</u> report on the review of the Fitzgerald Biosphere Reserve area (Fry, 2011): <i>“Tourism has the potential to be a much larger industry in the Jerramungup area – with analysis suggesting that 56% of tourists intent to experience or visit a natural area and heritage and cultural tourism is an increasing market in the tourism industry.”</i></p>	<p>Noted. No changes to the strategy text recommended.</p>	

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17	Submission 17 continued	17c.	<p>In small country towns it is imperative for the long term survival and growth of these towns that every opportunity is provided for business to locate and flourish.</p> <p>In response to this the Shire is proposing the following changes to the LPS as advertised:</p>	Noted.	
		17d.	<p>Retain the zonings as marked on Figure 19 for Lot 1321 but move the timing to Medium to long term. The industrial zone shown on Lot 1321 may still be required for a strategic industry that may wish to locate near to Bremer Bay;</p>	Upheld. Gray & Lewis recommends retention of the proposed industrial zone as circumstances and ownerships can still further change. If the land is earmarked in the strategy it at least provides flexibility.	
		17e.	<p>Change Area 13 to short to medium term Farmlet lots;</p>	Upheld. The Strategy has identified a need to cater for farmlet lots. This revision allows for Area 13 to be developed in the shorter term.	
		17f.	<p>Add the ability to create to a 'Rural Enterprise' zone to encourage co-location of industrial and residential activity subject to a subdivision guide plan guiding the location and managing potential buffer issues between land uses.</p>	Upheld. Planning for a new Rural Enterprise zone will provide greater flexibility for small business.	

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17	Submission 17 continued	17g.	<p>The addition of a Rural Enterprise zone in this location will have the benefit of continuing to locate industrial activity in the same area whilst making its development more likely;</p> <ul style="list-style-type: none"> • It would provide another option to people wishing to pen or relocate an industrial activity to Bremer Bay; and • Area 13 is a rolling landscape with many intermittent water courses that will require setbacks and revegetation as part of any development scheme. <p>I have attached Scheme Provisions from another Scheme to more fully inform how a 'Rural Enterprise' zone may function and the concerns that will need addressing when developed.</p>	<p>Upheld. Gray & Lewis agrees with the concept to cater for a rural Enterprise zone.</p> <p>Noted.</p>	