

Amendment 11

No	Description of Land	Special Use	Conditions
10	Part Lot 501 Plan 73997 South Coast Highway, Jerramungup	<p>(1) The area is to provide for land uses which, by reason of their scale, character, operational or land requirements, are not generally appropriate to be accommodated within the 'Town Centre' zone or the existing industrial area.</p> <p>(2) The following land uses and level of permissibility:</p> <ul style="list-style-type: none"> • Industry – Light (P); • Industry – Rural (P); • Industry – Service (P); • Motor Vehicle, Boat and Caravan Sales (P) • Motor Vehicle Repair (D) • Showroom (P); • Storage (D) • Transport Depot (D) • Warehouse (P) <p>(3) Other incidental uses considered by the local government to be complementary to the special uses.</p>	<p>1. All use and development requires Planning Approval.</p> <p>2. All industrial uses within the zone shall comply with the definition of a 'Dry Industry' as follows:</p> <p style="padding-left: 40px;">Dry Industry means an industrial land use which can demonstrate to the satisfaction of the Local Government that the quality/quantity and volume of wastes produced from its operations can be successfully disposed of on-site without creating any adverse environmental or health effects.</p> <p>3. Prior to any use commencing on the site a local development plan shall be submitted and approved by the Local Government. This plan shall show:</p> <ul style="list-style-type: none"> • The key attributes and constraints of the area covered by the plan including the natural environment, site and soil evaluation, landform and the topography; • The standards to be applied for the buildings, other structures and works that form part of the development to which it applies; • Details of the arrangements to be made for vehicles to access the area covered by the plan; • Proposed water supply including for fire protection (structural and bushfire). • On site stormwater disposal and bio retention measures; • Proposed bushfire management measures; • A minimum building setback of 20m from the western boundary; and • Details of proposed fencing and signage. <p>4. Development shall occur in accordance with the approved local development plan.</p> <p>5. A Wastewater Management Plan shall be submitted to the Local Government with the proposed local development plan. The management plan shall be prepared to the satisfaction of the Local Government and shall demonstrate the proposed development and land use will comply with the definition of 'Dry Industry'.</p> <p>6. All buildings are to be setback in accordance with a BAL 12.5 rating.</p> <p>7. The design of any buildings and/or development is to include specific measures to ensure development addresses the highway to a high standard.</p>