

Jerramungup industrial land review extract

This report examines the opportunities and constraints associated with the provision of additional land within the Jerramungup townsite primarily for future industrial development. The intention of this is confirm:

- Proposed modifications to the Local Planning Strategy; and
- Prepare amendments to Local Planning Scheme No 2.

While a number of specific sites have been identified by the Council, this report is undertaking a wider review to place these sites into an appropriate townsite context.

Council has previously initiated Amendments No 10 and 11 to the Scheme as follows:

- Amendment No 10 relates to Lots 147 and 148 Memorial Road and Lot 208 Vasse Street. This proposes the potential expansion of the Light and general Industry zones into the adjacent Crown Reserves; and
- Amendment 11 relates to Lot 1281 South Coast Highway. This proposes to include the land as a Special Use zone for agricultural related service industry.

The study has undertaken a detailed examination of the land tenure and lot size while identifying a number of significant issues. This has confirmed that there are 31 lots with a total of 25.2863 hectares of zoned land that is comprised of:

- 8.9581 hectares of land zoned as Light Industry; and
- 16.3282 hectares of land zoned as General Industry.

There are 12 vacant lots which represent 67 percent of the total area of zoned land. However only one of these is a freehold land with the remainder comprised of 10 UCL lots and one reserve. There is basically no freehold industrial zoned land available within the townsite. The existing lots are generally small in size and not suited to transport associated industries.

Nearly all of the vacant land is Unallocated Crown Land or Crown Reserves with remnant vegetation which is difficult to develop. The study has also undertaken a preliminary bushfire hazard level assessment and considered the flora survey of R30388 and the land capability report for Lot 1281 South Coast Highway.

It has identified three potential development areas and prepared concept plans for these areas being:

- ❖ R26887 (Lot 148) northwards from Java Sea Drive which could provide an additional 1.0ha of developable land;
- ❖ R30388 (Lot 208) eastwards from Moorshead Road and north from Newton Street which could provide an additional 0.815ha of developable land; and
- ❖ Kent Location 1281 (Lot 501) South Coast Highway from Vasse Street south to the intersection of Memorial Road. This could provide an additional 8.8 hectares of developable land but would also require a 30m wide road widening.

The potential loss of Crown Reserves as Parks and Recreation is 1.815 hectares and this could be offset by reclassifying Lot 420 which has an area of 1.126ha. That would result in a net loss of 0.6890 hectares Crown Reserves as Parks and Recreation.

It is noted that since the initiation of Amendments 10 and 11 there have been significant changes to the preparation and approval of Planning Scheme amendments and modifications to Planning Strategies. In addition, the study has recommended a number of changes to the original recommendations as well as other matters now being identified. These include:

- a) The requirement to reference the type of amendment is basic, standard or complex. Complex amendments are those which vary from an approved Local Planning Strategy and these need the consent of the Planning Commission to be advertised;
- b) Kent Location 1281 South Coast Highway is now Lot 501 DP73997 and this is a perpetual crown lease (N089683) to CD and KM Parsons;

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- c) The extension of the health centre onto Lot 147 is no longer proceeding;
- d) Recommending that Lot 420 Memorial Road should be reclassified as Parks and Recreation to provide a clear separation between the High School, Caravan Park and the industrial area. This will also off set seeking the reclassification of portions of R30388 (Lot 208) and R26887 (Lot 148) for industrial development;
- e) The need to have stringent development control over any industrial expansion into R30388 (Lot 208) and 26887 (Lot 148) while maintaining appropriate landscape buffers along the main roads and balancing this with bushfire management setbacks and requirements;
- f) The need to introduce the definition of dry industry and associated development provisions;
- g) Confirmation that the southern portion of Lot 208 has high quality vegetation and should not be developed;
- h) The underutilisation of land in the Town Centre zone and the potential to allow more discretion in the zoning table to encourage business development.

The study has also identified a number of issues with various provisions in the Planning Scheme which should be updated as either part of this current project or as part of the general Scheme Text review.

As an associated project, it is intended to update the Local Planning Strategy report and relevant figures for industrial land in both Jerramungup and Bremer Bay townships.

The issues identified in relation to industrial land in Jerramungup are shown on the attached plan and summarised as follows:

Land Supply

- 1. There is effectively no freehold land presently available for development;
- 2. The existing freehold lots are considered too small to meet the current needs and in particular for transport orientated industries;
- 3. There are significant issues associated with developing the existing Unallocated Crown Land.

Farm Restructuring

- 4. There is potential demand for a large site to be available for a farm service centre.

Separation of Conflicting Land Uses

- 5. The development of Lot 420 Memorial Road may lead to conflict with the adjacent caravan park;
- 6. The development of Lots 318 and 319 may lead to conflict with the residential development along Collins Street; and
- 7. The zoned industry land in Mason Street provides the greatest separation to sensitive land uses within the township.

Vegetation

- 8. That rezoning Lot 420 Memorial Road and the adjacent Lot 285 as either Recreation and Open Space or Conservation would ensure that the existing vegetation is protected from development.
- 9. Lot 450 Mason Street is heavily vegetated and adjoins other vegetated areas which potentially limit its suitability for development.
- 10. The southern portion of Lot 208 has high quality vegetation which should be protected from development.
- 11. The degraded areas of Lots 147, 148 and the northern section of Lot 208 may be suitable for development.
- 12. A landscaping buffer, preferably 20m wide, should be retained along the highway frontages.

Bushfire Management

- 13. The size of any proposed lot should be large enough to accommodate a 20m asset protection zone within the lot. This may require additional development provisions to be included in the Scheme.

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14. A low fuel zone can be provided in an adjoining reserve but where this is required for provision of the BAL setback then the management agency (Council) has a legal responsibility to maintain this.
15. The location of existing vulnerable land uses especially the caravan park, further emphasises the potential conflict with development of Lots 420 and to a lesser degree Lot 379.
16. High risk land uses, especially a fuel depot, should be subject to special bushfire management consideration. This could be by a Scheme provision for discretionary uses or a Local Planning Policy.
17. The development provisions for both industrial zones should require as a planning condition the application of the AS3959 construction standards where appropriate.
18. To have regard to the above the proposed development areas maybe more suited to be included in either a Restricted Use or Special Use zone.

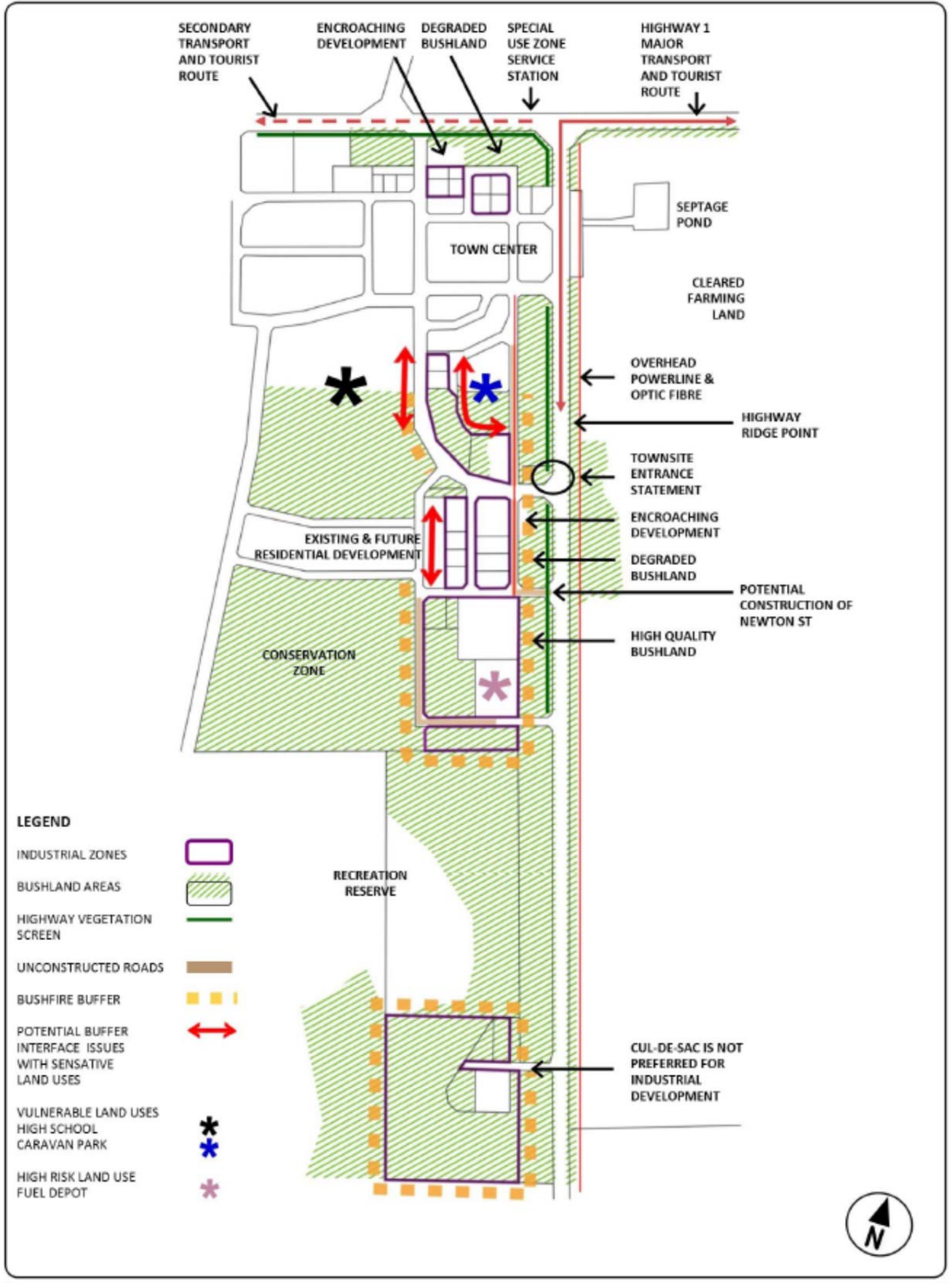
Servicing

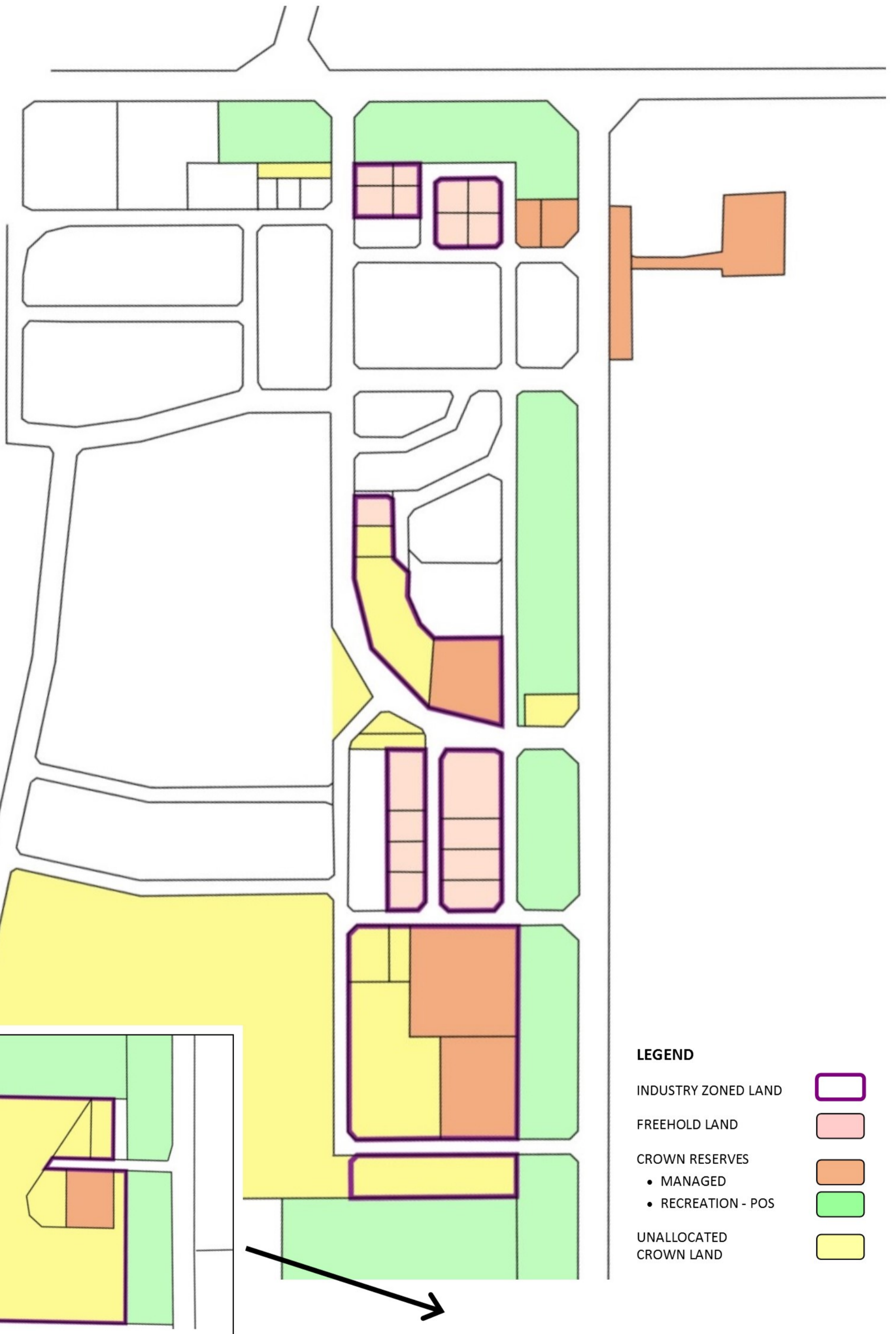
19. That the extent of new development may be limited by the restricted water supply capacity (to be confirmed with the Water Corporation);
20. In the event that some existing zoned industry land is reclassified as recreation land then this may off set water supply concerns with the proposed development areas.
21. Where new development involves the extension of an existing lot into a proposed development area then no additional water connections are necessary.
22. New development may need to be restricted to 'dry industry' only.
23. Development of Lot 501 should include a road widening extending to the power lines in a similar manner as has occurred for the information bay (Lot 502).

Town Centre

24. That given the underutilisation of land within the Town Centre zone it is appropriate to consider modifying the Zoning Table to provide for more discretionary uses such as mechanical repairs.

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LEGEND

- INDUSTRY ZONED LAND
- FREEHOLD LAND
- CROWN RESERVES
 - MANAGED
 - RECREATION - POS
- UNALLOCATED CROWN LAND

FIGURE 9
LAND TENURE



Rev	Description	Date
A	Preliminary	14/11/2016

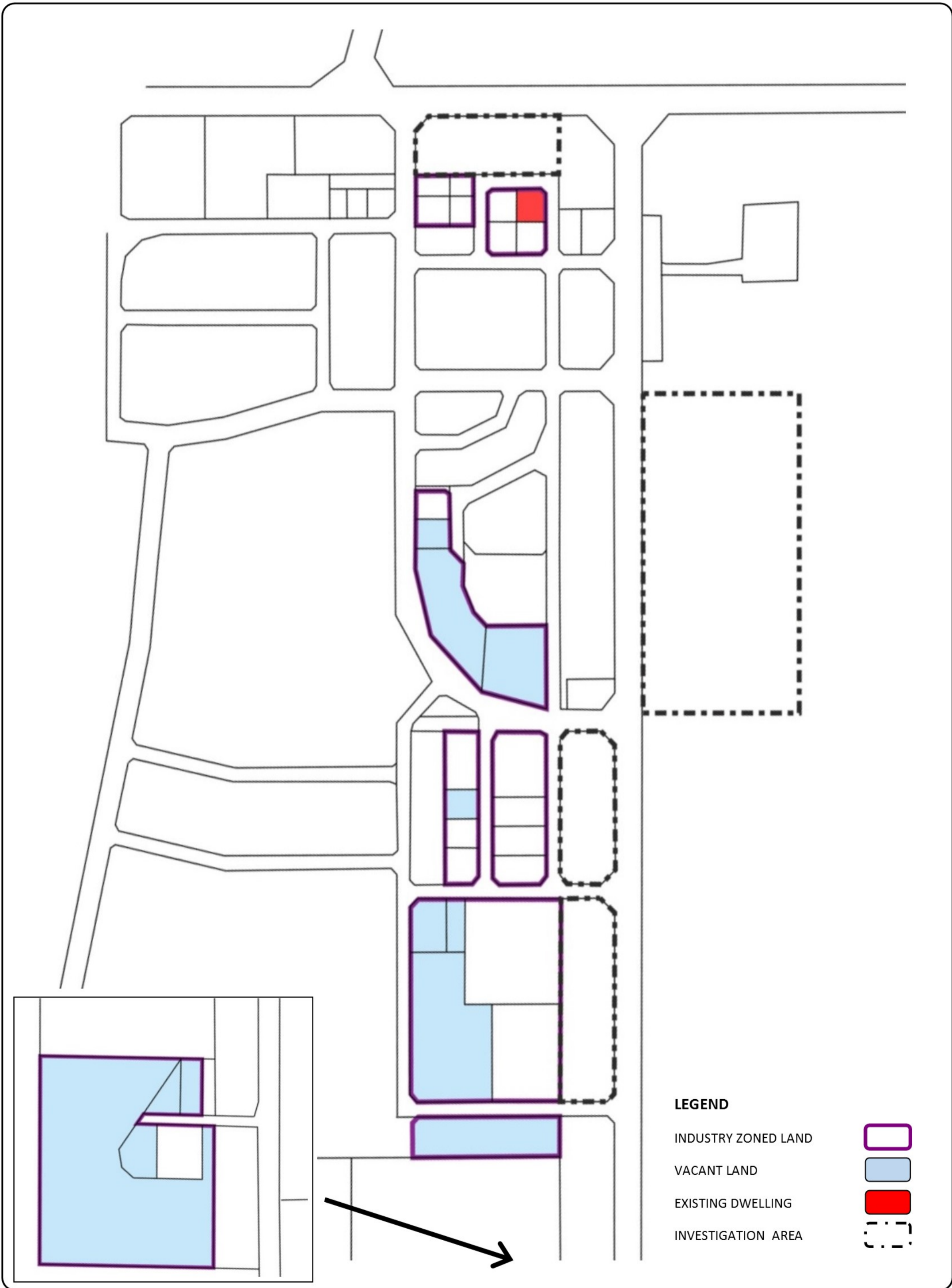
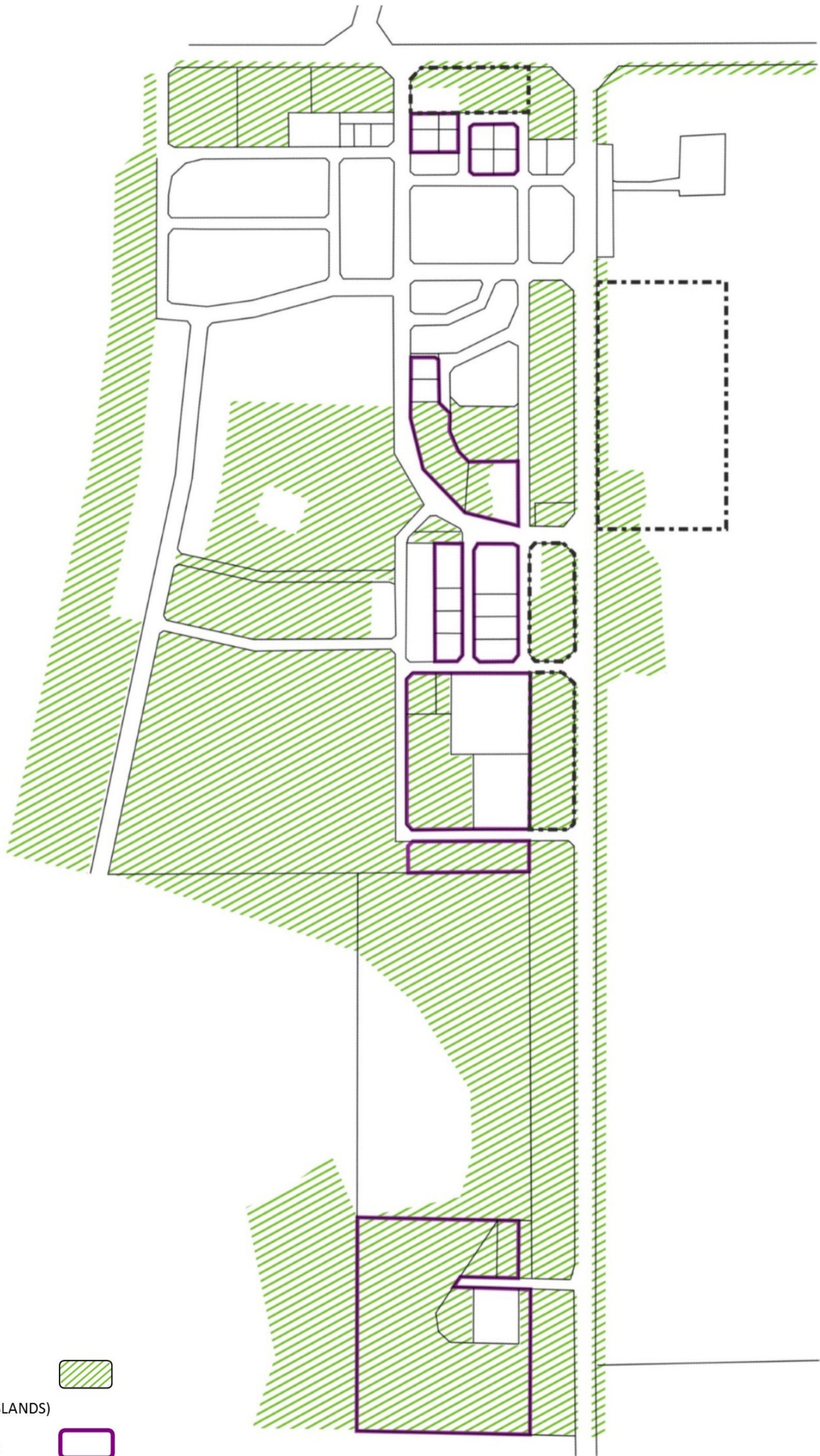


FIGURE 10
VACANT LAND



Rev	Description	Date
A	Preliminary	14/11/2016



LEGEND

- EXISTING VEGETATION (EXCLUDING GRASSLANDS)
- INDUSTRIAL ZONES

FIGURE 11
VEGETATION



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A	Preliminary	14/11/2016