

MARGARET RIVER INDUSTRIAL AREA STRUCTURE PLAN

Lot 4 on P403366 and Lot 32 on P411357



PR143560-1
Margaret River Industrial
Area Structure Plan
Revised Final C
1 November, 2019

REPORT

Document status

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Approval for issue

Joanne Cousins



1 November 2019

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Prepared by:

RPS

Joanne Cousins

Principal Planner

Level 2, 27-31 Troode Street
West Perth WA 6005

T +61 8 9211 1111

E joanne.cousins@rpsgroup.com.au

Prepared for:

MARGARET RIVER INDUSTRIAL PARK PTY LTD

Level 4, 160 St Georges Terrace
Perth WA 6831

REPORT

This structure plan is prepared under the provisions of the Shire of Augusta-Margaret River Local Planning Scheme No.1.

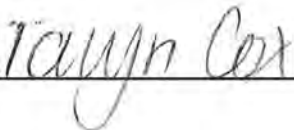
IT IS CERTIFIED THAT MARGARET RIVER INDUSTRIAL AREA STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

.....7 November 2019.....Date

Signed for and on behalf of the Western Australian Planning Commission:



an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:


_____ Witness

_____8 November 2019_____ Date

_____7 November 2029_____ Date of Expiry

TABLE OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

EXECUTIVE SUMMARY

Council resolved at its meeting of 14 May 2014 to adopt Scheme Amendment No. 6 to facilitate the rezoning of a portion of Lot 4 Rosa Brook Road and Lot 32 Darch Road, Margaret River (previous Lot 3) for industrial purposes and introduce a Structure Plan as it relates to the land.

Scheme Amendment 6 rezoned a portion of Lot 32 Darch Road from 'General Agriculture' to 'Industry' zone, and reserved a portion of Lot 4 Rosa Brook Road and Lot 32 Darch Road, Margaret River for 'Highways and Main Roads' purposes. Furthermore, it identified a portion of lot 32 with a 'Restricted Use' classification 'R17' and included both lots 32 and lot 4 within a 'Structure Plan Area' (SPA) with reference to 'SPA24' linking the land to Schedule 3 and 15 of the Scheme respectively.

With the continuing growth of Margaret River and surrounding town sites, the proposed Structure Plan will provide for a range of lot sizes and land uses that will meet the long-term demand for industrial land in Margaret River. It allows land within close proximity to the Margaret River townsite to be utilised in an effective manner for industrial purposes in accordance with the vision described within Council's Local Planning Strategy.

Table 1 - Structure Plan Summary Table

Item	Data	Structure Plan Ref (section no.)
Total area covered by the Structure Plan:	69.97ha hectares	Part 1
• Lot 4	31.853ha	Section 1.0
• Lot 32	38.121ha	
Area of each land use proposed (Lot 32 only):		Part 2
• Light Industry	10.254 ha	Section 1.2.2
• General Industry	8.472 ha	
Estimated Lot Yield	Lot 3 – Approximately 71 Industrial lots (subject to detailed design)	Part 2 Section 4.1
	Lot 4 is subject to further detailed structure planning	
Open space, Drainage and Vegetation Retention	12.69ha hectares, 33.14%	Part 2 Section 4.1

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STRUCTURE PLAN CONTENT

This Structure Plan comprises:

Part One – Implementation Section

This section contains the Structure Plan Map and outlines the purpose and intent of the Structure Plan.

Part Two – Explanatory Report

This section contains a description of the SP area and examines its environmental, heritage and accessibility characteristics. This component of the report also explores the current regulatory and policy framework applicable to the SP area – both in terms of land use planning and environmental considerations and provides an overview of the SP design.

Part Three - Appendices

This section provides separate reports which have been prepared for specific areas of interest such as environmental, hydrology and in respect to lot 32, effluent disposal. The information contained within these reports is summarised in Part Two, however, it is recommended the reader consult the attached reports for more detailed information on specific matters.

PART ONE

IMPLEMENTATION

1 STRUCTURE PLAN AREA

This Structure Plan is applicable to Lot 32 Darch Road and Lot 4 Rosa Brook Road, Margaret River, as enclosed by the Structure Plan Boundary line depicted on the Structure Plan Map included as Appendix A. The details of the land subject of the structure plan area are as follows:

Table 1 – Title Information

Landowner	Lot Details	Total Land Area / Portion Subject to Structure Plan (ha)
Margaret River Industrial Park Pty Ltd	Lot 32 on P411357	38.121ha
Peringillup Nominees Pty Ltd	Lot 4 on P403366	31.839ha

The portion of each lot subject to the structure plan is limited to land east of the proposed Margaret River perimeter bypass road (refer to Figure 1 – Location Plan). The balance land to the west of the proposed bypass will be the subject of a separate amendment and structure planning process.

A description of the land use of each lot is outlined as follows:

Lot 4 on P403366

The northern portion of Lot 4 has dual frontage to Rosa Brook and Darch Road and contains a single detached dwelling and associated outbuildings in the north-west corner. The property also contains a small cottage in the north-east corner used in a caretaker capacity to oversee farming activities on site.

The central and southern portion of the land also contains a horse-riding business that offers guided tours on trails through the surrounding locality. Other infrastructure includes two dams and general farming structures i.e. cattle yard, fencing and sheds etc.

Lot 32 on P411357

The site has direct frontage to Darch Road along the western boundary. Together with Lot 4, it has been extensively cleared for cattle grazing but has retained stands of vegetation across the property. The land does not contain any dwellings or associated outbuildings.

2 OPERATION

The date the structure plan comes into effect is the date the structure plan is approved by the WAPC.

3 INTERPRETATIONS AND RELATIONSHIP WITH THE SCHEME

Unless otherwise specified, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the Shire of Augusta-Margaret River Local Planning Scheme No.1 (the Scheme) including any amendments gazetted thereto.

Amendment No.6 to the Shire of Augusta-Margaret River Local Planning Scheme No.1 identified the structure plan area (SPA24), rezoned Lot 32 Darch Road to 'Industrial' and identified Lot 32 for 'Restricted Uses' (R17). Following the gazettal of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations'), structure plans no longer guide the development of the land, nor form part of the local planning scheme. Pursuant to Clause 14 of the Deemed Provisions for Local Planning Schemes forming Schedule 2 of the Regulations, "*structure plan means a plan for the coordination of future subdivision and zoning of an area of land.*"

Accordingly, land use permissibility was proposed to be controlled through the structure plan, by designation of 'Buffer Industry', 'Light Industry' and 'General Industry', as specified by R17 scheme provisions. However, within the current planning framework, this is not allowable. A Basic amendment will be required to modify the current R17 and zoning on the land to enforce these requirements through the scheme. This will ensure the intent of the Amendment No.6, SPA24 and R17 are upheld.

4 GENERAL SUBDIVISION AND DEVELOPMENT REQUIREMENTS

The Structure Plan Map, enclosed as Appendix A, has been prepared to provide an appropriate level of information relevant to the site for the level of planning that has been undertaken. It is to facilitate the refinement of design over time and shall guide future subdivision and/or zoning within the Structure Plan area.

4.1 Requirements applicable to Lot 4 Rosa Brook Road, Margaret River

The following requirements are applicable to Lot 4 Rosa Brook Road, Margaret River:

- No further subdivision is permitted prior to a structure plan amendment being approved for this lot by the Western Australian Planning Commission.
- Any development shall have due regard to the industrial development on Lot 32 Darch Road, Margaret River.
- Connection to reticulated sewer will be required to service future industrial lots, unless on-site effluent disposal is supported, subject to the approval of the Western Australian Planning Commission and support of relevant agencies.
- Requirements set out in Sections 4.2 and 4.3 below are not applicable to Lot 4 Rosa Brook Road, Margaret River.

4.2 Subdivision Requirements – Lot 32

The following requirements will be applicable to the subdivision of the Lot 32:

4.2.1 Lot Design and Layout

- Subdivision shall generally be in accordance with the Structure Plan.
- The minimum lot size shall be 2,450m².
- Notwithstanding any lot size identified on the Structure Plan Map (Appendix A), a minimum lot size of 1ha will be applicable to those areas where it cannot be demonstrated through a Site and Soil Evaluation (including any agreed site modification) that adequate separation to groundwater can be achieved to comply with the requirements of the Government Sewerage Policy.

4.2.2 Environment and Landscape

- The subdivider shall prepare and submit an Urban Water Management Plan (UWMP) prior to, or in conjunction with, any subdivision application applicable to the subject land. A condition of subdivision will require the implementation of the approved UWMP to the satisfaction of the Local Government and the Department of Water and Environmental Regulation in consultation with the Department of Biodiversity, Conservation and Attractions.
- As a condition of subdivision, an Environmental Management Plan shall be prepared to address the following to the satisfaction of the Local Government and Department of Water and Environmental Regulation:
 - Landscaping and vegetation protection provisions for the identified drainage reserves and vegetated areas;

- Measures to ensure appropriate management of weeds and the spread of dieback;
 - Noise and dust during the construction phase;
 - Protection of water quality;
 - Fauna and flora protection measures; and
 - Construction of vermin proof fencing at the boundaries of the site; and adjoining remnant vegetation.
- As a condition of subdivision, a suitable landscape concept plan is to be prepared to the satisfaction of the Local Government to address the landscape treatment of the industrial development interface with the Margaret River Perimeter Road, residential dwellings to the south of Lot 32 and an interim buffer to Lot 4 Rosa Brook Road, Margaret River. The landscape concept plan is to include the use of local endemic species that occur within the relevant vegetation complexes and soil types across the Structure Plan area and is to be in accordance with recommendations outlined within the Visual Impact Assessment.

4.2.3 Bushfire Management

- Prior to, or associated with, the lodgement of a subdivision application, the subdivider shall prepare a bushfire management plan, which shall resolve the issue of secondary access. The bushfire management plan will be implemented via a condition of subdivision.
- As a condition of subdivision, the subdivider shall place a Section 165 (Planning and Development Act 2005) notification on the Certificate(s) of Title advising landowners that the lots are located within a bushfire prone area and are subject to a bushfire management plan.

4.2.4 Roads and Traffic

- As a condition of subdivision, the subdivider will be required to pay the full cost of construction of the intersection of the proposed subdivision entrance/access road and the Margaret River Perimeter Road, including appropriate left and right turn treatments as required by Main Roads.
- As a condition of subdivision, a restrictive covenant will be imposed restricting access to Darch Road.
- As a condition of subdivision, the subdivider may be required to pay a contribution to the Margaret River Perimeter Road, pursuant to proposed Amendment No.36 to the Shire of Augusta-Margaret River Local Planning Scheme No.1. A subdivision condition will be imposed prior to and following gazettal of Amendment No. 36. In the event that this Amendment is not gazetted or finalised before subdivision clearance of a contribution condition is sought, a contribution in accordance with Amendment No. 36 will not be required.

4.2.5 Indigenous Heritage

- Prior to the lodgement of a subdivision application for the first stage of subdivision, the proponent shall undertake a detailed archaeological and ethnographic survey of the subject site. The findings and recommendations of the survey shall be considered and incorporated (where necessary) in the preparation of the final plan of subdivision to the satisfaction of the Local Government, WAPC and Department of Indigenous Affairs.

4.2.6 Servicing

- As a condition of subdivision, the proponent will be required to connect each proposed lot to reticulated water and underground power.

- Subdivision is to be staged and groundwater levels managed in accordance with an approved UWMP to ensure that appropriate separation to groundwater is achieved pursuant to the Government Sewerage Policy. Particular consideration needs to be given to land within the structure plan area that has high groundwater levels (i.e. less than 0.5 metres below predevelopment ground level).
- Prior to, or associated with, the lodgement of a subdivision application, the subdivider shall prepare a Site and Soil Evaluation, in accordance with AS/NZS 1547. The Site and Soil Evaluation is to:
 - demonstrate that the proposed lots are physically capable of accommodating on-site sewage disposal
 - demonstrate that any proposed site modifications can achieve adequate separation to groundwater
 - consider industrial/commercial waste implications; and
 - demonstrate the proposed on-site sewage treatment system(s) can meet the requirements of the Government Sewerage Policy.
- Where the above Site and Soil Evaluation indicates that site modifications are required to meet the requirements of the Government Sewerage Policy, these site modifications will be required as a condition of subdivision.
- A notification is included on certificates of titles of the proposed lots informing landowners that no reticulated sewer service is available, on-site effluent disposal units will be dependent upon soil conditions and groundwater depth and that the developable area of the lot is reduced.

4.2.7 Industry Uses

- As a condition of subdivision, the subdivider shall prepare a Local Development Plan to the satisfaction of the Local Government which addresses the follows matters:
 - Defining a minimum area of 270m²/per 2000m² for on-site sewage disposal and maximum of 540 litres per day/per 2000m² of sewage being disposed of. Land uses expecting higher disposal levels will require a private agreement for disposal to be established with the Water Corporation and Local Government.
 - No industrial building shall exceed 10 metres in height, unless otherwise approved by the Local Government.
 - Built form appearance, materials and colours.
 - Building setbacks.
 - Parking and access requirements.
 - Loading/unloading areas and external storage.
 - Landscape provision and fencing.
 - Signage.
- As a condition of subdivision, a 70A notification (*Transfer of Land Act 1983*) will be required to inform applicants of the Local Development Plan and Scheme requirements, particularly restricted uses.
- Development shall generally be in accordance with the Design Guidelines, prepared and implemented to the satisfaction of the Local Government as a condition of subdivision.

4.3 Development and Land Use Permissibility – Lot 32

This Structure Plan proposes 'Buffer Industry', 'Light Industry' and 'General Industry' precincts. Given the location of nearby sensitive land uses and the need therefore to be cognisant of amenity and landscape values, each precinct will link to a set of provisions listed under the Restricted Use Schedule of the Local Planning Scheme to ensure that off-site impacts are minimised. A basic scheme amendment will be progressed to provide clarity of land uses within each precinct and ensure such land use permissibility reflects the Structure Plan. The outcomes of the amendment are proposed to be as follows:

- Remove the current Restricted Use area from the Scheme Map and the current Restricted Use provisions from the Scheme Text, and by way of substitute, introduce three specific Restricted Use precincts areas over the site reflecting the 'Buffer Industry', 'Light Industry' and 'General Industry' precincts depicted by the Structure Plan.
- Development applications will have to demonstrate that sewage disposal requirements can be accommodated through on-site sewage disposal.
- Within the 'Buffer Industry' precinct, all land use and development shall comply with the following requirements:
 - Any noise generating activities are to be confined to an indoor area, with all buildings to be oriented to front the new internal road, with any major opening to be located on building facades on the opposite side to the sensitive land uses;
 - Access to the proposed lots is restricted to the internal subdivision road, with no access from Darch Road;
 - Notwithstanding the permissibility of uses as per the Zoning Table in Local Planning Scheme No. 1, the use of the proposed lots within the Restricted Use precincts Areas' shall be restricted to those uses set out in Schedule 3 - 'Restricted Uses', Areas No. 17A, B and C;
 - Additional screening and landscaping requirements for lots adjacent to the proposed perimeter bypass and main entry roads shall be imposed through the preparation and adoption of the appropriate Design Guidelines; and
 - Future development applications for uses on land within the "Buffer Industry" precinct shall be supported by an Environmental Management Plan to address matters relating to acceptable noise levels/mitigation measures, dust and odour control considered in the context of nearby sensitive land uses external to the Industry Zone and Structure Plan Area.

5 OTHER

At the time of subdivision (or imposed as a condition of approval), the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority:







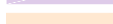
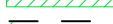
Table 2 – Management Plans

Addition Information	Approval Stage	Consultation Required
Urban Water Management Plan (UWMP)	Prior to subdivision application/with subdivision application for lot 32.	Shire of Augusta-Margaret River Department of Water and Environmental Regulation (DWER) Department of Health (DoH)
Bushfire Management Plan (BMP)	Prior to subdivision application/with subdivision application.	Shire of Augusta-Margaret River Department of Fire and Emergency Services (DFES)
Environmental Management Plan (EMP)	Condition of Subdivision	Shire of Augusta-Margaret River Department of Water and Environmental Regulation (DWER)
Landscape Concept Plan	Condition of Subdivision	Shire of Augusta-Margaret River

APPENDIX A

STRUCTURE PLAN MAP

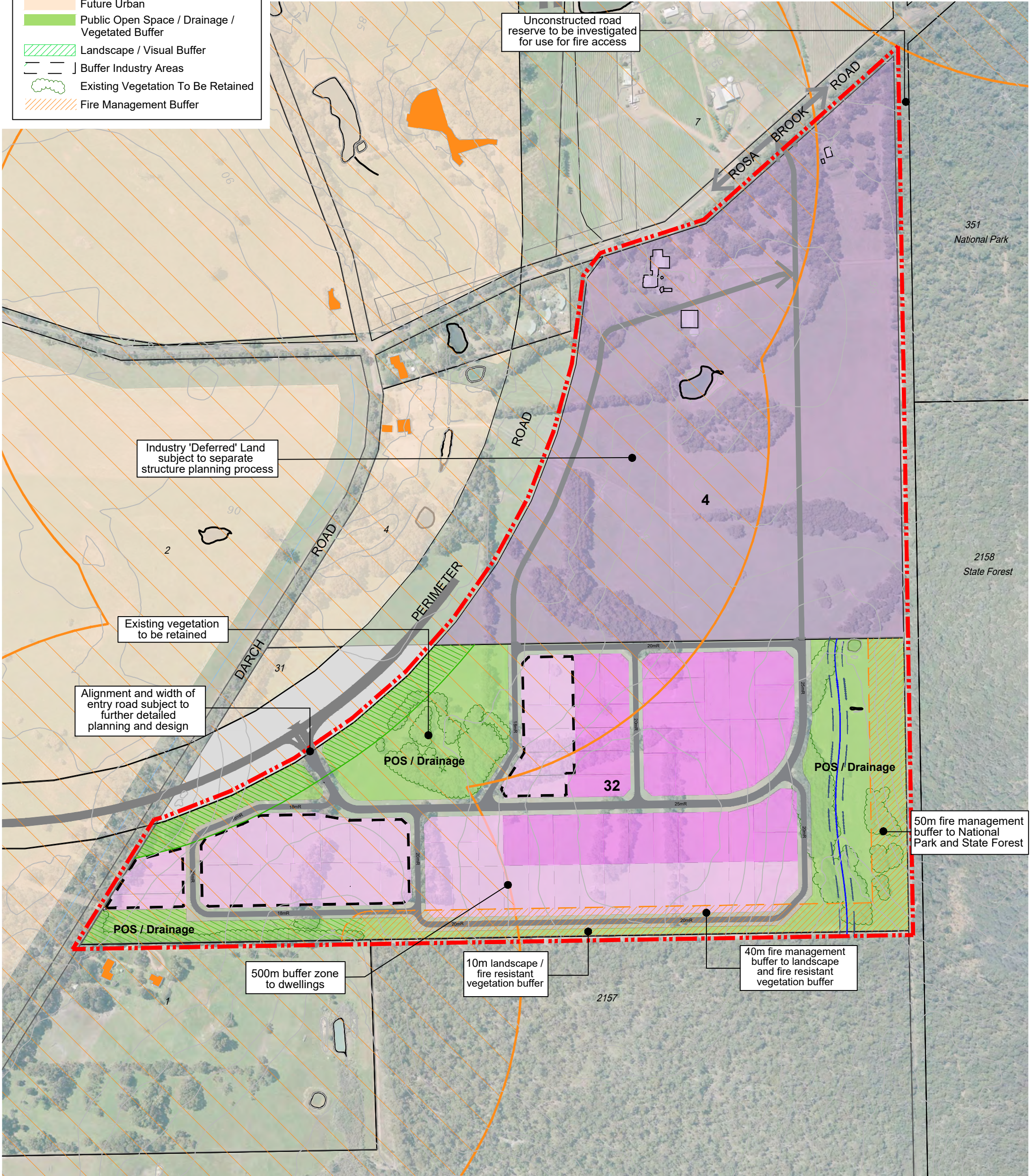
LEGEND

-  Structure Plan Boundary
-  Existing Creek Line / Drainage Line
-  Buffers (As Noted)
-  Indicative Road Connections
-  Existing Sensitive Land Uses
-  General Industry
-  Light Industry
-  Industry 'Deferred' Land
-  Future Urban
-  Public Open Space / Drainage / Vegetated Buffer
-  Landscape / Visual Buffer
-  Buffer Industry Areas
-  Existing Vegetation To Be Retained
-  Fire Management Buffer

DEVELOPMENT SUMMARY

	Lot 32	Lot 4
Total Structure Plan Area	38.121 ha	31.853 ha
Public Open Space / Drainage / Vegetation Retention	12.690 ha	—
Approximate Internal Road Area	6.705 ha	—
Industrial Land Use		
Light Industry	10.254 ha	—
General Industry	8.472 ha	—

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.
Source Information:
 Site boundaries: McMullen Nolan Surveyors
 Adjoining information: Landgate
 Contours: Landgate
 Aerial photography: Landgate
 Environment constraints: TBA



PLAN REF: **11341-2-006H**
 DATE: 29 OCTOBER 2019
 CLIENT: Margaret River Industrial Park Pty Ltd
 DRAWN BY: JLS
 CHECKED BY: LM



**MARGARET RIVER INDUSTRIAL PARK
 STRUCTURE PLAN MAP
 Lot 32 Darch Road & Lot 4 Rosa Brook Road**

URBAN DESIGN
 Level 4 HQ South
 520 Wickham Street
 PO Box 1559
 Fortitude Valley QLD 4006
 T +61 7 3539 9500
 W rpsgroup.com



0 50 100 150 200 250 1 : 5,000 @ A3

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PART TWO

EXPLANATORY SECTION

1 PLANNING BACKGROUND

1.1 Introduction and Purpose

Council resolved, at its meeting of 14 May 2014, to finally adopt a Scheme Amendment (Amendment No. 6) to facilitate the rezoning of a portion of Lot 4 Rosa Brook Road and Lot 32 Darch Road, Margaret River for industrial purposes and introduce a Structure Plan as it relates to the land. The Amendment was gazetted by the Minister on 19 July 2016.

Scheme Amendment No. 6 rezoned a portion of Lot 32 Darch Road from 'General Agriculture' to 'Industry' zone, and reserved a portion of Lot 4 Rosa Brook Road and Lot 32 Darch Road, Margaret River for 'Highways and Main Roads' purposes. Furthermore, it identified a portion of the land with a 'Restricted Use' classification 'R17' and included the land within a 'Structure Plan Area' (SPA) with reference to 'SPA24' linking the land to Schedule 3 and 15 of the Scheme, respectively.

The proposed Structure Plan provides the foundation that will guide the future detailed subdivision and development of the land with a focus on the key environmental and economic considerations. The Structure Plan is a progression of the Shire's vision for industrial expansion within Margaret River that will meet the long-term demand and future user requirements.

The information contained within this submission is intended to provide the Shire of Augusta-Margaret River and other relevant stakeholders with a detailed explanation of the technical issues associated with the structure plan area. The content of this report has been informed by detailed desktop and on-site investigations that have identified opportunities and constraints of the site in terms of development, and how these have influenced the design of the proposed structure plan.

1.2 Land Description

1.2.1 Site Location

The subject land is located within the Shire of Augusta Margaret River along Rosa Brook/Darch Roads, approximately 3.8km from the Margaret River Townsite, and is bound to the west by Darch Road and the Margaret River Perimeter Road, to the east by National Park/State Forest, to the north by Rosa Brook Road and to the south by privately owned agricultural and bushland.

1.2.2 Area and Land Use

The total area covered by the structure plan is 69.9ha over two lots, consisting of 38.121ha from Lot 32 and 31.839ha from Lot 4. The western portion of these lots that was severed by the Margaret River Perimeter Road will be subject to a separate structure planning exercise under the framework established by the East Margaret River District Structure Plan.

Lot 4 has frontage to Rosa Brook Road, Margaret River Perimeter Road and Darch Road, and contains a single detached dwelling and associated outbuildings in the north-west corner. The property also contains a small cottage in the north-east corner used for management purposes to oversee existing farming activities on site.

The central and southern portion of Lot 4 previously accommodated a horse riding business that offered guided tours on trails through the surrounding locality. Other infrastructure includes two dams and general farming structures i.e. cattle yard, fencing and sheds etc.

Lot 32 has frontage Darch Road and Margaret River Perimeter Road along its western boundary. Together with Lot 4, it has been extensively cleared for cattle grazing but has retained stands of vegetation across the property. The land does not contain any dwellings or associated outbuildings, dams or other infrastructure (Refer Figure 2 – Aerial Photograph).

1.2.3 Legal Description and Ownership

The ownership details as stated on the Current Certificates of Title are as follows:

Table 3 – Ownership details

Lot No.	Certificate of Title Details	Registered Proprietor(s)
32	DP411357 2938/899	Margaret River Industrial Park Pty Ltd
4	DP403366 2849/99	Peringillup Nominees Pty Ltd

A copy of the Certificate of Titles is provided in Appendix B.

1.3 Planning Framework

1.3.1 State Planning Policy 4.1 State Industrial Buffer

This WAPC draft State Planning Policy (SPP 4.1) provides guidance with respect to the allocation of a ‘buffer area’ around industry, within which sensitive land uses are prohibited or subject to controls to protect against the impacts of the industrial uses. This policy acknowledges the role of the EPA’s Guidance for the Assessment of Environmental Factors No. 3 document in its application of generic buffers, albeit acknowledging the generalised nature of the buffer distances.

Importantly, the SPP4.1 indicates that in the instance where site specific modelling is not undertaken, any assessment of a proposed project will be assessed against the buffer distances outlined in table 2.2 of the EPA’s Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses.

In this instance land use separation and control will be dealt with through land use restrictions controlled through the local planning scheme.

1.3.2 EPA – Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Uses

The Environmental Protection Authority guidance statement allocates generic separation distances between industrial and sensitive uses to avoid land use conflicts. For the purposes of the structure plan, likely sensitive uses are limited to existing dwellings, large lot rural residential development, several low-key tourism uses and future residential to the west of the site.

The implications of this document have been acknowledged in the preparation of the structure plan. The structure plan has adopted land use buffers and separation distances that are required between the future industrial development and existing surrounding sensitive land uses. The approach to the land use buffers and control is further explained in the following sections of this report.

1.3.3 Shire of Augusta-Margaret River Local Planning Scheme No.1

Scheme Amendment 6 rezoned a portion of Lot 32 Darch Road from ‘General Agriculture’ to ‘Industry’ zone, and reserved a portion of Lot 4 Rosa Brook Road and Lot 32 Darch Road, Margaret River for ‘Highways and Main Roads’ purposes. Furthermore, it identified a portion of the land with a ‘Restricted Use’ classification ‘R17’ and included the land within a ‘Structure Plan Area’ (SPA) with reference to ‘SPA24’ linking the land to Schedule 3 and 15 of the Scheme respectively. A “Basic Amendment” to the Scheme will be required to clarify the Restricted Uses applicable to three precincts over lot 32 being ‘Buffer Industry’, ‘Light Industry’ and ‘General Industry’.

1.3.4 Shire of Augusta-Margaret River Local Planning Strategy

The Local Planning Strategy provides the long-term vision and confirms the subject land's suitability for industrial purposes, subject to a rezoning and structure planning process (refer to Figure 4 – Local Planning Strategy).

The purpose of the 'Industrial' designation, as defined within the LPS, is to 'Provide for a range of industrial uses, warehousing, storage, transport depots, salvage yards, motor repairs and where appropriate composite industrial uses.' The proposed structure plan is consistent with this intent as it will provide for a range of lot sizes and land use that will meet the long-term industrial demand and user requirements for Margaret River. The land has been identified as a supplement to the existing Margaret River light industrial area as this is presently at capacity and has limited scope in terms of expansion due to surrounding vegetation constraints. Additionally, the location of the land in the context of the proposed Margaret River perimeter bypass road will assist with the longer-term mitigation of heavy haulage and through traffic movements in the Margaret River townsite.

1.3.5 Local Planning Policy (LPP6) - Water Sensitive Urban Design

The major objective of LPP6 Water Sensitive Urban design is to improve the total water cycle management outcomes within the Shire of Augusta-Margaret River, by utilising the planning process. The objectives and provisions contained within this policy are consistent with State Planning Policy 2.9: Water Resources.

The proposed Structure Plan contains provisions pertaining to the preservation of water quality and the natural environment through the preparation of the following management plans:

- Urban Water Management Plan;
- Environmental Management Plan to address water quality, fauna and flora protection, weed control, and noise and dust; and
- A landscape concept plan.

2 SITE CONDITIONS AND CONSTRAINTS

A summary of the site conditions and environment, and associated management measures is provided as follows.

2.1 Biodiversity and Natural Area Assets

The subject land has been predominantly cleared of native vegetation through cattle grazing. A few small areas of remnant vegetation stands have been preserved comprising Marri, Jarrah and Peppermint and as well as scattered trees in cleared paddocks. Other existing stands of vegetation consist of introduced species planted for stock shelter purposes.

A Level 1 flora survey has been conducted, the findings of which are outlined within the supporting Environmental Assessment Report (EAR) (Appendix C). An addendum to this report was subsequently prepared by Aurora Environmental. Given the cleared nature of the land no 'Priority Flora' has been identified as a result of the assessment.

2.2 Landform and Soils

The site is located within the Cowaramup Upland Land System. The system generally poorly drained with subsoil waterlogging common during winter and early spring and is characterised by undulating to rolling hills formed when the main waterways of the region (in this case Margaret River, Darch Brook and Boodjidup Brook) have incised into the Margaret River Plateau.

Soils over the site are predominantly classified as C (Cowaramup Flats) which is described as a gravelly duplex and pale grey mottled soils. Gradients are generally between 0-2%. Lower lying areas of the site are classified as Cvw (Cowaramup Wet Vales), which are described as gravelly duplex soils on side slopes and poorly drained alluvial soils on valley floor.

The central areas of Lots 32 and 4 are relatively high in the local landform (90 and 94m AHD respectively) with elevated areas to the east (95m AHD) on Lot 4 adjacent to the National Park.

There is a low-lying area in the south west corner of Lot 32 (90m AHD) where a minor tributary of Boodjidup Brook system is located. The topography in the western portions of both lots is approximately 90m AHD, with the northwest corner of Lot 4 slightly lower at 87m AHD (where a tributary of Margaret River drains to the north).

Based on this information, the subject site is sloping from east to north-west/west, with a topographic range of 87–95m AHD. The creek lines on the site are poorly defined and function as minor winter creeks / soakage paths.

The site is identified by Department of Environment Regulation (DER) Acid Sulfate Soil (ASS) mapping as having a "moderate to low risk of ASS occurrence within three metres of the natural ground surface" but a "high to moderate ASS risk beyond three metres of the natural ground surface". DER guidelines identify investigations for ASS are required when soil disturbance occurs below the water table in "moderate to low ASS risk" areas; this includes any dewatering activities, even if no subdivision conditions pertaining to ASS are set.

2.3 Groundwater and Surface Water

2.3.1 Groundwater

Anecdotal information provided by the Department of Water and Environmental Regulation indicates that groundwater resources of the Leeuwin Block are unsubstantial and highly seasonal. The area is not known to have a high potential groundwater yield.

The gneissic granites are weathered with the upper 20m to 40m having high clay content, low permeability and therefore a low groundwater potential. Above the clays, the overlying gravels, laterite and silty/gravelly sandy are more permeable and may contain some seepage water.

A twelve-month pre-development groundwater monitoring program was initiated at Lot 32 Darch Road in late Spring 2008 to determine groundwater flow direction, depth to groundwater and groundwater quality. Four groundwater bores were installed in November 2008 and groundwater samples collected were analysed for Total Nitrogen, Total Phosphorous, pH and Total Dissolved Solids (TSD).

No standing water level data is available for Lot 4. However, it has been estimated that maximum SWLs (August 2009) for Lot 4 are between 88m and 93.5m AHD (+/- 1mAHD). It should be noted this information is based on extrapolated from quarterly SWL monitoring data from Lot 32 and Weightman Farm (collected November 2008-March 2011). Bore data for Lot 32, directly south of Lot 4 (with similar geology and topography), indicates a maximum historical groundwater level ranging from 87.9 and 90.m AHD (August 2009, data range November 2008 – March 2011). SWL data for Lot 32 indicates potential surface water and groundwater interaction (wetter winter months only) in areas mapped as the Cowaramup wet vales land capability unit and further investigations should be undertaken to quantitatively assess this interaction. However, in years with less than average rainfall (1975-present), surface water/groundwater interaction is considered unlikely to be significant.

2.3.2 Surface Water

The central areas of Lots 4 and 32 are relatively high in the context of the local landscape (90 and 94m AHD respectively) with elevated areas to the east (95m AHD) on Lot 4 adjacent to the National Park. With the central area of the site taken as a reference point, overland flow from the subject site moves:

- South-east into a poorly defined stream feeding into tributaries of Boodjidup Brook; and
- North-west into a modified stream feeding into a tributary of the Margaret River.

A poorly defined stream exists on the south-eastern portion of the subject site. This stream is a tributary of Boodjidup Brook and flows in a southerly direction off the site. Boodjidup Brook is one of the main waterways in the Margaret River region, flowing from east to west before discharging into the Indian Ocean just south of Gas Bay. The stream consists of a weakly defined channel and associated depression areas. There is no distinct riparian vegetation (or change in vegetation type) observed in the stream or low-lying area, however an area of remnant vegetation (Forest of *Agonis flexuosa* and Open Forest of *Corymbia calophylla*/*Agonis flexuosa*) occurs at the southern end of the stream. An interview with the site owner indicated that the stream flows after heavy winter rains and each year 3-4 acres of the site are inundated in the winter months (Neville Veitchpers.com, 2008). Flows observed are likely to be reduced due to the presence of a dam immediately after the stream enters Lot 4 Darch Road.

A modified stream occurs in the north-west corner of the site. An inspection of the stream that runs down the western side of the property in January 2011 showed the stream to be highly modified (the stream has been dug out to form a forked ditch, both forks head towards the western fenceline) and two dams are in place that interrupt the flow of the stream. The areas adjacent to the stream do not contain any riparian vegetation and are dominated by weeds. The stream that traverses in an easterly direction through Lot 4 is very poorly defined, has no native riparian vegetation (planted Eucalyptus occur along a section of the stream) and is also intercepted by two dams.

2.4 Bushfire Hazard

The structure plan has been informed through the need to manage fire risk on site for the future industrial uses.

The fire management concept is outlined within the approved Fire Management Plan (FMP), enclosed as Appendix D. However, this FMP is now outdated, given the introduction of State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. Accordingly, a Bushfire Management Plan (BMP) will be required to be prepared and submitted with any subdivision application.

2.5 Heritage

The subject site is contained within an area of Aboriginal heritage significance (other), site number 4494, Legacy ID S02613. The site represents stored data and is not a registered site under the Aboriginal Heritage Act 1972. However, at the time of subdivision, investigations need to occur to confirm the presence/absence of any artefact or feature of cultural significance. Accordingly, a condition has been placed on the Structure Plan to read as follows:

“Prior to the lodgement of a subdivision application for the first stage of development, the subdivider shall undertake a detailed archaeological and ethnographic survey of the subject site. The findings and recommendations of the survey shall be considered and incorporated (where necessary) in the preparation of the final plan of subdivision to the satisfaction of the Local Government, WAPC and Department of Indigenous Affairs.”

3 TECHNICAL CONSIDERATIONS

3.1 Environmental Assessment

An Environmental Assessment Report (EAR) has been prepared by Coffey Environments to support the structure plan. An addendum to the aforementioned Environmental Assessment Report has also been prepared by Aurora Environmental due to the changes to the structure plan over time.

The report notes that the land is within the Cowaramup Uplands System, which is described as undulating rolling hills where the main waterways of the region have incised into the Margaret River plateau. The system is generally poorly drained with subsoil water logging during winter and early spring. There are two relatively high points central to both lots and a low-lying area to the south west corner. The land is cleared and used for cattle grazing and any remanent vegetation is made of Marri and Peppermint. There are some areas of planted Eucalyptus trees.

During survey undertaken over the site, of the 20 species identified only four were native species. No Declared Rare Flora or Priority Species were identified on the land. A DER database search found 11 Priority Species, 20 Schedule 1 Species and 3 Schedule 4 species. 9 species of conservation significance were listed as having potential to use the site.

A number of recommendations have been detailed for the site for Acid Sulfate Soils, historical land use, surrounding land use and buffers and mosquitoes, all of which have been taken into account during the formulation of the structure plan.

A further description of the above items is contained in the EAR and supporting addendum enclosed at Appendix C.

3.2 Local Water Management Strategy

Coffey Environments prepared the original Local Water Management Strategy (LWMS) to address matters relating to surface/ groundwater, water supply, wastewater disposal and stormwater management. An updated version of the LWMS has been prepared by Aurora Environmental due to the changes to the structure plan over time.

The information presented in the LWMS represents concepts that are being considered in this development. Further detailed design to demonstrate the application and suitability of these will be undertaken and confirmed in the UWMP. The report also outlines the commitments made by the proponent to address the key WSUD principles outlined by the Shire's Local Planning Policy No. 6 (November 2010) that allow for small, major and minor events.

A copy of the LWMS is included in Appendix E.

3.3 Bushfire Management

A Fire Management Plan (FMP) has been prepared by Strategen Environmental Consultants to support the structure plan and is included in Appendix D. The FMP has been prepared in accordance with Planning for Bush Fire Protection Guidelines Edition 2. Some of the key components of the plan are designated fire management buffers of 50m along the eastern boundary of Lot 32 and 40m to the south of Lot 32. Building protection zones of at least 20m, utilising a combination of the existing road network, POS and fire management buffers, will also be used to minimise bush fire threat to the developed land. The Fire Management Plan was supported by the Department of Fire and Emergency Services through the advertising process.

Notwithstanding the above, since the advertising of the structure plan, State Planning Policy No.3.7 – Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas have been finalised. A key consideration of intensification of land uses is addressing two-way public road access. Accordingly, it

is a requirement that prior to the subdivision of the land that a bushfire management plan (BMP) be prepared, particularly addressing the issue of access.

3.4 Services and Infrastructure

A Servicing and Engineering report has been prepared by Wood and Grieve Engineers. The report provides recommendations on essential infrastructure and servicing issues including earthworks, sewerage, stormwater, road works, water supply, power supply telecommunication and gas reticulation.

A summary of the report's findings is as follows:

- Earthworks for the industrial area will include road reserves, flood protection to lots, flood routing and stormwater disposal and drainage basins at low points.
- The industrial land will require connection to reticulated sewerage. Implementation of an alternative on site sewer treatment system and recycled water scheme for irrigation purposes may be possible subject to further investigation. (Please note: Following the completion of the Servicing and Engineering Report that alternative options were investigated for on-site effluent disposal, with those investigations included in Appendix I).
- Stormwater for minor events will be managed via a piped system and major events via overland flood paths. The proposed Margaret River bypass road will include the provision of culverts to convey flows across the road and preserve the natural drainage flow paths.
- Roads for the industrial precinct will vary in width between 20m and 25m.
- Based on preliminary advice from the Water Corporation, an ultimate 375/450mm diameter distribution water main approximately 2.1km long connected to an existing 500mm diameter water main in Neilson Road may be required along Rosa Brook Road to supply a point of connection adjacent Lot 4. Connection to this main for Lot 32 will then either need to be through Lot 4, or along the Margaret River perimeter road reserve.
- It is expected that the existing HV overhead network on Rosa Brook Road replaced with underground cabling or upgraded to allow for the expected load increase. The upgrade / replacement is expected to be between Bussell Highway and Darch Road, approximately 2 kilometres in length.
- NBNco has confirmed that the site is not within their current fibre footprint. Therefore, it is highly unlikely that if the site is developed within the next 3 years it will have access to the NBN fibre network.
- The Margaret River region does not currently have natural gas infrastructure, so it is not feasible to provide it within the proposed industrial development. The feasibility of servicing the development with LPG through Kleenheat will need to be investigated by both Kleenheat and the developer.

A further description of the above items is enclosed in the Servicing and Engineering Report enclosed at Appendix F.

Following the completion of advertising, further investigations were made into the provision of on-site effluent disposal for lot 32 due to the unavailability of reticulated sewer to the site. It was found that:

- Provisions could be included through the structure plan to ensure on-site effluent disposal occurred within required limits.
- A minimum lot size of 2450m² would provide a reasonable area for industrial activity, as well as a minimum 270m² required for on-site effluent disposal (should an alternative treatment unit (ATU) be utilised).

- Areas with groundwater limitations will be able to be managed through the subdivision process through the construction of drainage.
- The type of effluent system utilised would be dependent on the soil conditions.
- Given the distance to the existing network and the need to provide for network upgrades, ability to achieve a viable economic outcome is unrealistic with the connection of reticulated sewer.

Accordingly, the structure plan supports on-site effluent disposal for Lot 32. Appendix I contains the Assessment of Effluent Disposal Options.

3.5 Traffic Management

A Traffic Assessment Report has been prepared by Transcore to support the structure plan. While the report reflects an earlier version of the structure plan, the layout is not significantly different and therefore the findings remain largely unchanged. The alignment of the Margaret River Perimeter Road and the access point to Lot 32 have been finalised, with preliminary works occurring through the construction process for the Margaret River Perimeter Road to provide a gravel crossover.

It is estimated that the industrial precinct will generate 4,158 trips per day. According to modelling undertaken, the total development will add about 2,000 vehicles per day to the Margaret River Perimeter Road south of the access intersection and about 1,400 vehicles per day north of the access intersection. Accordingly, the construction an intersection to the satisfaction of Main Roads WA to meet the expected traffic volumes will be required.

Internal road reserve widths are recommended between 20-25 metres for industrial subdivisions and a 10-metre road carriageway, in accordance with 3.5.6 of WAPC Development Control Policy No.4.1 – Industrial Subdivision.

A further description of the above items is included in the Traffic Assessment Report enclosed at Appendix G.

3.6 Visual Management

The subject land is located within the ‘Visual Management Area B’ as identified within the Shire’s Local Planning Strategy, which describes “that changes and developments may be visually apparent but should be subordinate to established landscape patterns. As such, the development may be visually apparent relative to the surrounding landscape but should not be dominant.”

As required for ‘Visual Management Area B’, a visual impact assessment was undertaken to inform the proposed structure plan layout. The structure plan response to the findings of the investigation and suggested management strategies include:

- Minimise roadside clearing works to maintain visual character and sheltered views along Rosa Brook Road;
- Inclusion of a 40m landscape buffer along the proposed Margaret River perimeter bypass road to screen the proposed development;
- Inclusion of a 30m buffer along Rosa Brook Road to screen the proposed development;
- Building heights are to be a maximum of 10m and setback from major roads via landscape buffers so they are not visually dominant in the landscape and remain below the tree line;
- Retention of the large area of remnant vegetation at the terminating view of the proposed Margaret River Perimeter Road and utilise for public open space and drainage purposes;

- Minimise clearing to the southern boundary and the introduction of landscape buffers to reduce views into the proposed development from the adjoining sensitive land uses;
- Use local native plant species to maintain the existing vegetation character;
- Roofing and wall materials for new buildings to be natural in colour to blend with browns, greys and greens of landscape; and
- A landscape buffer will be installed along the northern boundary of Lot 32 along the northern side of the proposed Margaret River perimeter road reserve to provide a screen to Lot 4 in the interim, prior to the completion of development into the future.

A further description of the above items is enclosed in the Visual Impact Assessment Report enclosed at Appendix H.

4 LAND USE AND SUBDIVISION REQUIREMENTS

The proposed structure plan (Appendix A) provides the foundation that will guide the future detailed planning and development with a focus on the key environmental and economic considerations.

The plan is a progression of the Shire's vision for industrial expansion within Margaret River that will meet the long-term demand and future user requirements.

The structure plan has been designed in response to detailed technical investigations across all disciplines and incorporates the following key design elements:

- A single-entry point from the future Margaret River perimeter bypass road. Alternative fire emergency access points have been identified through appropriate fire management planning;
- A range of light and general industrial lot sizes to meet future demand and user requirements. The inclusion of 'Industry Deferred' designation over Lot 4 earmarks the future intention of this land being used for industrial purposes, but also allows the land to continue to operate as present;
- Light Industrial uses at the interface with surrounding sensitive land uses to be restricted to 'low impact' activities;
- 50m fire separation buffer to the National Park and State Forest along the eastern boundary. A 10m landscape/ fire resistant vegetation buffer, and a 20m road reserve combined with a 40m fire management buffer will also be incorporated along the southern boundary to private bushland;
- The waterway corridor in the south-east corner is proposed to be retained and incorporated within public open space;
- In the ultimate development of the Industry 'deferred' land, vegetation along Rosa Brook Road will be retained for visual amenity/ landscape screening/ buffer purposes. An additional public open space/ landscape buffer will be provided along the southern boundary to provide separation to existing rural residential dwellings;
- Vegetation retention within the industrial precinct will be limited to the large stand of vegetation at the entry and existing vegetation within the existing drainage corridor/ State Forest buffer; and
- A 40m visual amenity / landscape buffer to the proposed Margaret River perimeter bypass road.

The Structure Plan contains various provisions to guide future subdivision and development.

4.1 Land Use

Internal site constraints and the site's context have influenced the structure plan design outcomes. The future industrial estate will accommodate a range of light and general industrial lot sizes to meet anticipated demand at any given time.

The structure plan design demonstrates a high level of environmental awareness of surrounding sensitive land uses through the implementation of a light industry 'Land Use Control Area' along the southern, western and northern perimeter of the site. This has the purpose of restricting development to low-impact industrial uses for as long as the neighbouring sensitive land uses remain. This approach along with a 30m-40m wide public open space/ landscape buffer along the southern boundary with existing Lot 1 will combine to provide a robust land use solution to mitigate any potential impacts from future uses.

Further site-specific design, operational and engineering controls will also increase the level of protection to existing land uses external to the site. Heavier industrial uses will be considered in the general industry areas with due regard given to appropriate buffer distances from land external to the structure plan area.

A large area of POS is included at the entrance to the development from the future Margaret River perimeter bypass road. A 10m wide landscape buffer and road separating development from the private bushland on adjoining Lot 2157 is to be implemented and the existing creek line in the south-east corner of the site is being retained providing a natural waterway and vegetated corridor to the adjoining State Forest. Specific design matters relating to the implementation of landscape treatments, plantings and acoustic bunding at the interface with adjoining properties will be considered and addressed at the subdivision phase to follow.

4.1.1 Lot Layout

The future lots within the industrial estate will vary widely on size, shape and orientation. All future lots will have frontage to a gazetted road and predominantly orientated in a north / south or east / west orientation. An approximate lot yield of 71 lots is expected for the proposed industrial land on Lot 32.

4.1.2 Public Open Space, Drainage, Vegetation Retention

The structure plan has set aside approximately 12.63ha hectares of land for public open space, drainage and vegetation retention purposes, which equates to approximately 33.14% of the Lot 32 land area. Lot 4 is subject further detailed structure planning.

A landscape and visual buffer zone is proposed along the southern and western boundary of Lot 32 where land is protected from development. This will be extended along the western and northern boundary of Lot 4 when structure planning occurs over this landholding. Existing screening vegetation will be retained to minimise the impact of development from areas external to the site. A portion of land central to the industrial estate is to be maintained as POS where vegetation will be protected. A small triangular portion of vegetation in the south-west corner of the site (adjacent to Darch Road) will also be protected as part of the larger POS/ landscape buffer along the southern boundary.

Vegetation along the existing watercourses is also protected and maintained.

4.1.3 Buffers to Neighbouring Properties

Surrounding land-use to the north of Lot 4 includes an operational vineyard (Stella Bella Winery), low-key tourism (Marri Lodge) and farmland to the west. Land to the south of Lot 32 comprises large lot rural residential and private bushland in conjunction with low-key tourist related uses located further south. State Forest and National Park exists to the east. Conflict between these surrounding uses and industrial development can occur when the surrounding land uses are sufficiently close to be affected by those activities occurring on site.

The whole of Lot 4 Rosa Brook Road has been designated on the Structure Plan as Industry 'Deferred' Land under the structure plan. The principal for this change is that the landowner does not have immediate intentions to develop the land for industrial purposes. It earmarks the future intention of this land being used for industrial purposes, but also allows the land to continue to operate as present.

The structure plan as it relates to Lot 32 includes "Buffer Industry", "Light Industry" and "General Industry" precincts. This approach will provide a buffer to more sensitive uses surrounding the structure plan area. It is considered that future development in DIAM6 will service local needs and be of a smaller scale comprising cottage, repair and small-scale fabrication businesses together with logistics. Margaret River is not considered a suitable location to attract heavy or polluting industrial uses that are more specifically identified in the EPA's list of prescribed uses (refer Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses – EPA 2005).

The land uses that are permissible and desirable within the three precincts will be defined through the Shire of Augusta-Margaret River Local Planning Scheme No.1. This is subject to the further land use restrictions set out in Schedule 3 of the Scheme – Restricted Uses. The scale of development, the location within the estate relative to 'sensitive land uses', together with an assessment of risk and impact are all considerations in the final assessment of any planning application for a future development.

The Structure Plan identifies a 'Buffer Industry' precinct or all proposed lots on the northern, southern and western periphery of the site. The local planning scheme will apply additional requirements relating to noise

generating activities to be located indoors, access being prevented direct onto Darch Road, Rosa Brook Road and the Margaret River perimeter bypass road, additional landscape screening, and all development applications being accompanied by an Environmental Management Plan to address matters relating to acceptable noise levels/mitigation measures, and dust and odour controls.

The combined implication of these planning controls is to ensure that impacts of future industrial developments do not have negative off-site impacts.

4.1.4 Margaret River Perimeter Road

The correct alignment of the proposed Margaret River Perimeter Road is reflected on the structure plan. The road will be used for industrial traffic to commute to and from the industrial estate from Bussell Highway north and south.

4.1.5 Site Access and Movement

The proposed road network is legible and highly permeable for service vehicles and other traffic visiting the industrial estate. A single-entry point to Lot 32 is proposed at an intersection with the Margaret River Perimeter Road.

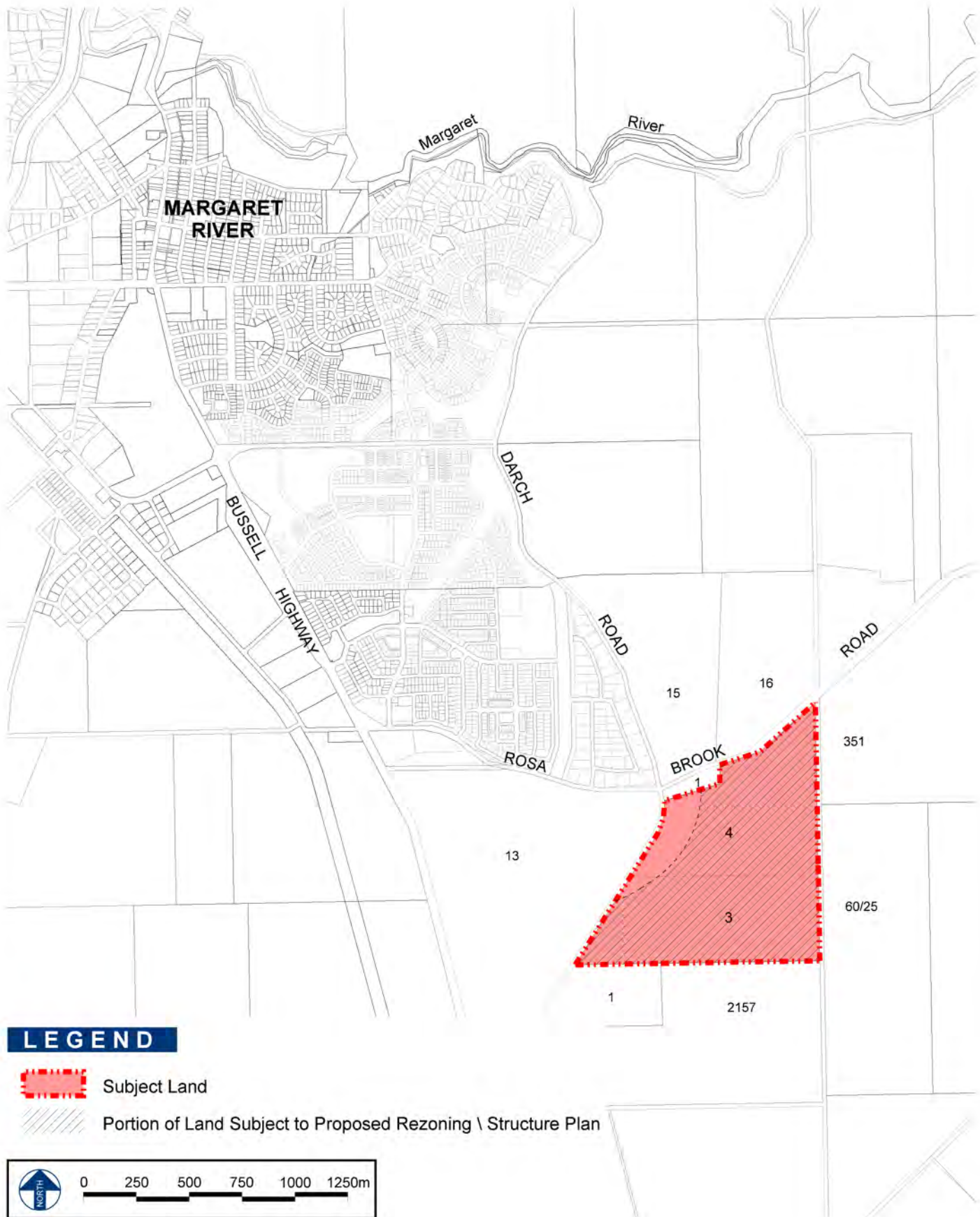
Pedestrian access will be available to the adjoining State Forest via the existing waterway corridor in the south-eastern corner of the site.

5 CONCLUSION

With the continuing growth of Margaret River, the Structure Plan will provide for a range of lot sizes and land uses that will meet the long term industrial demand for Margaret River. It allows land within close proximity to the Margaret River townsite to be utilised in an effective manner for industrial purposes in accordance with the vision described within the Local Planning Strategy.

The technical reports provided to support this submission have been taken into consideration during the preparation of the structure plan, and have addressed a range of matters including environment, essential infrastructure, fire management, local water management, traffic management, visual impact and effluent disposal.

FIGURES



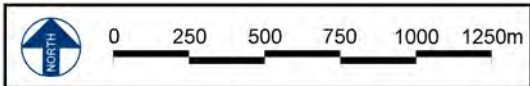
LEGEND



Subject Land

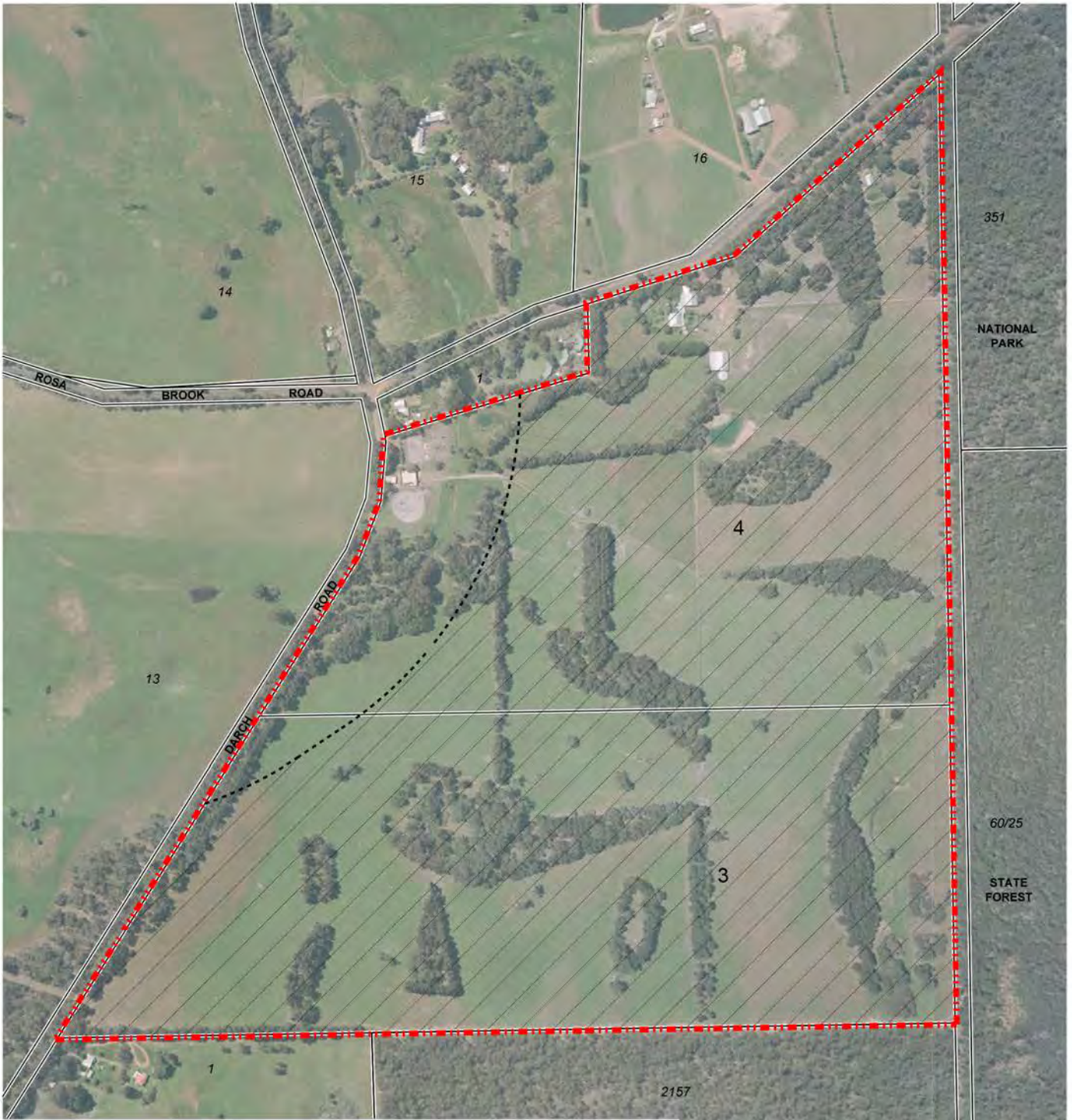


Portion of Land Subject to Proposed Rezoning \ Structure Plan



Lot 3 Darch Road & Lot 4 Rosa Brook Road, MARGARET RIVER
 Figure 1: Location Plan

RPS
 RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 PO Box 465 Subiaco WA 6964
 38 Station Street
 Subiaco WA 6008
 T +61 8 9211 1111
 F +61 8 9211 1122
 W rpsgroup.com.au



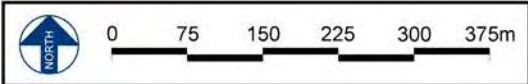
LEGEND



Subject Land



Portion of Land Subject to Proposed Rezoning \ Structure Plan



Lot 3 Darch Road & Lot 4 Rosa Brook Road, MARGARET RIVER
Figure 2: Aerial Plan

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 41 140 292 762
PO Box 465 Subiaco WA 6904
38 Station Street
Subiaco WA 6005
T +61 8 9211 1111
F +61 8 9211 1122
W rpsgroup.com.au


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LEGEND

LOCAL SCHEME RESERVES

 STATE FOREST


ZONES

 FUTURE DEVELOPMENT


 GENERAL AGRICULTURE

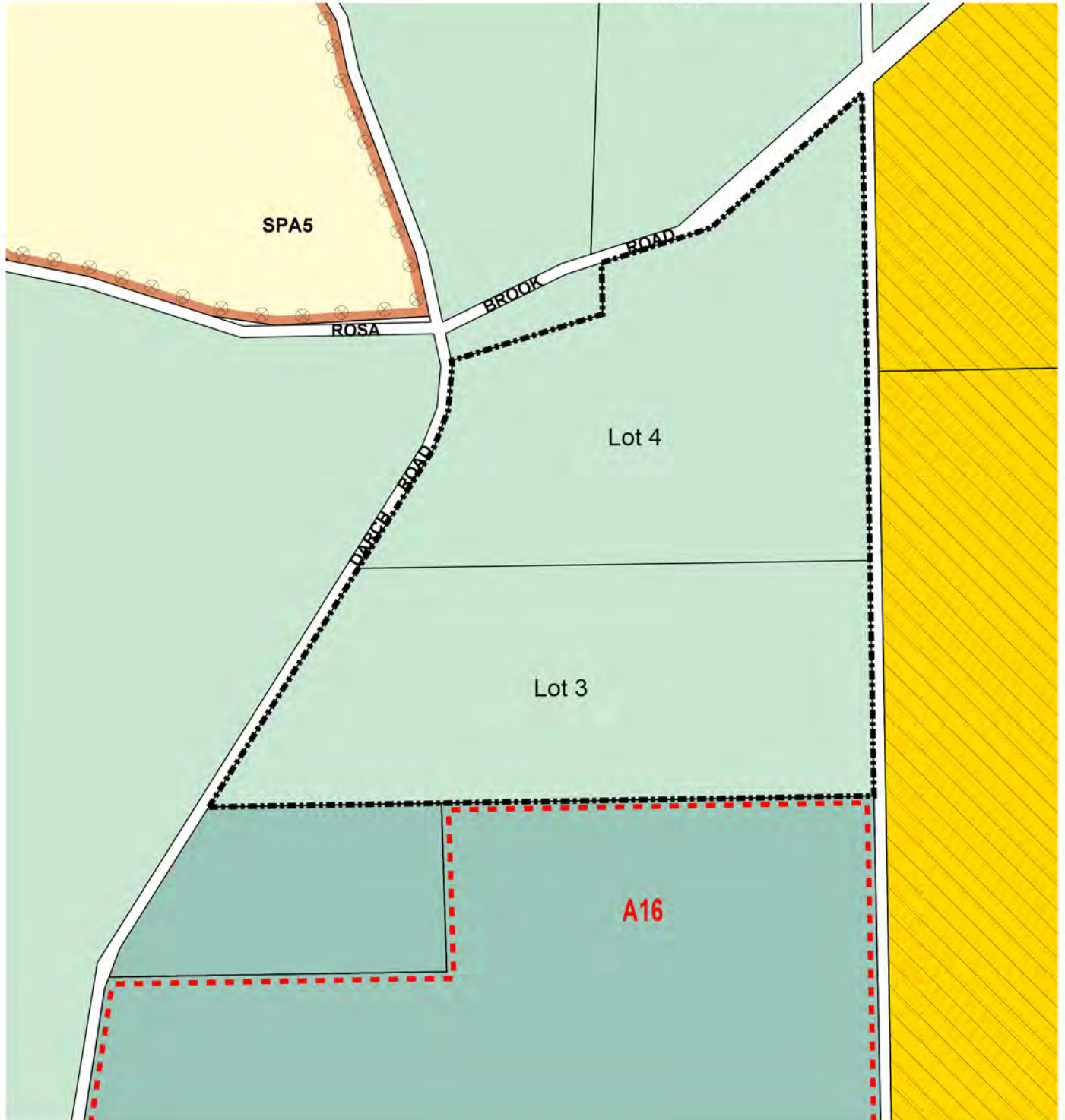
 PRIORITY AGRICULTURE

OTHER

 ADDITIONAL USES

 STRUCTURE PLAN AREAS
(SEE SCHEME TEXT)

 Subject Land



Lot 3 Darch Road & Lot 4 Rosa Brook Road, MARGARET RIVER Figure 3: Existing Zoning Plan

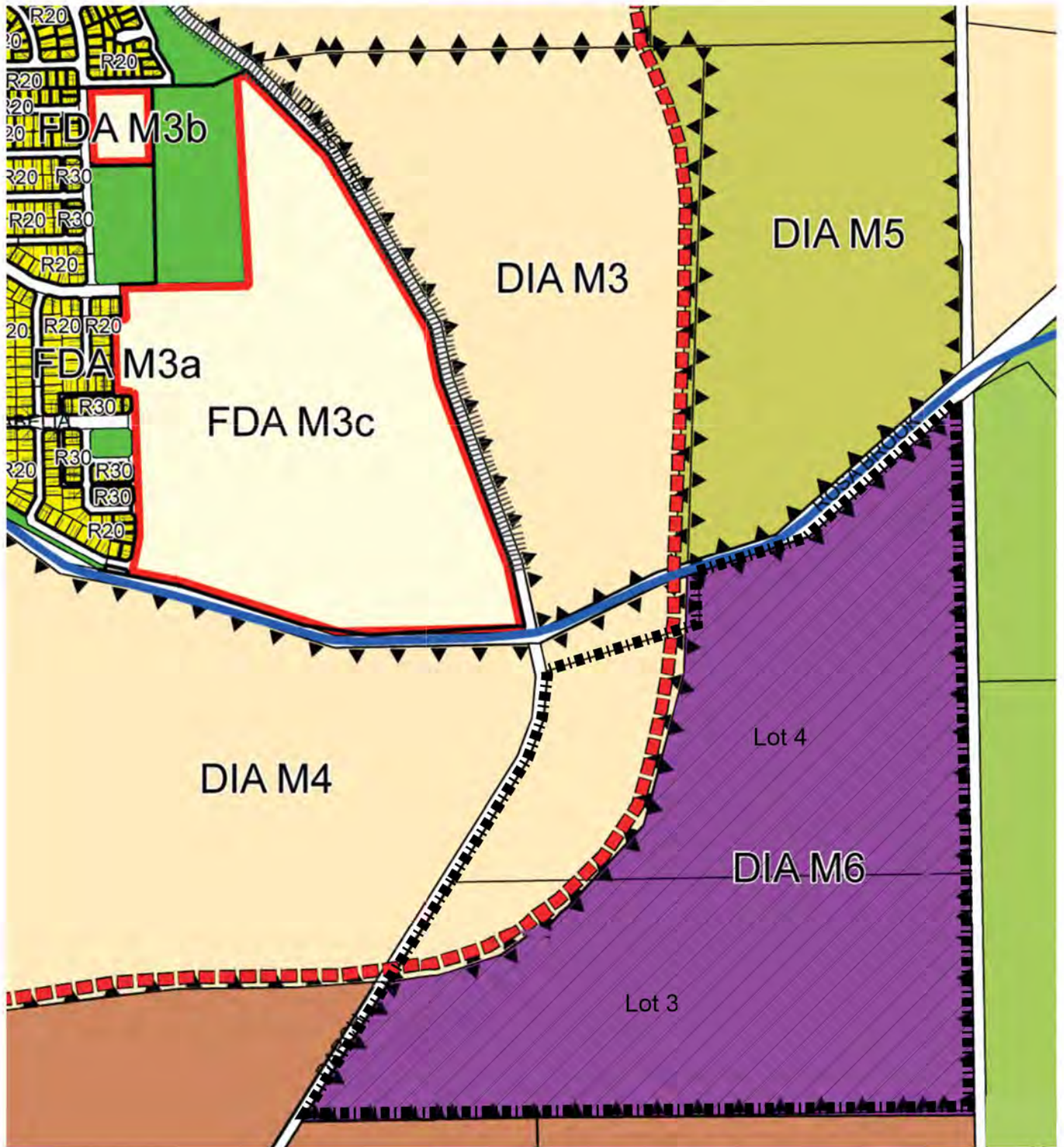
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RPS
 RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 PO Box 465 Subiaco WA 6904
 38 Station Street
 Subiaco WA 6905
 T +61 8 9211 1111
 F +61 8 9211 1122
 W rpsgroup.com.au

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LEGEND

- | | | |
|----------------------|--|---------------------|
| Subject Land | Portion of Land Subject to Proposed Rezoning | DIA M6 |
| INDUSTRIAL | CONSERVATION | RESIDENTIAL |
| PARKS & RECREATION | RIVERS & WATERCOURSE | GENERAL AGRICULTURE |
| FUTURE DEVELOPMENT | PROPOSED ROAD | RURAL SMALL HOLDING |
| PRIORITY AGRICULTURE | | |



Lot 3 Darch Road & Lot 4 Rosa Brook Road, MARGARET RIVER
Figure 4: Extract of Local Planning Strategy

0 250 500

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RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
PO Box 465 Subiaco WA 6904
38 Station Street
Subiaco WA 6905
T +61 8 9211 1111
F +61 8 9211 1122
W rpsgroup.com.au

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PART THREE

TECHNICAL APPENDICES

Appendix A Structure Plan

Appendix B Certificates of Title

Environmental Assessment Report & Supporting Addendum

Appendix C

Appendix D

Bushfire Management Plan

Appendix E

Local Water Management Strategy

Appendix F

Servicing and Engineers Report

Appendix G

Traffic Assessment

Appendix H Visual Impact Assessment

Appendix I
**Margaret River Industrial Area – Assessment of
Effluent Disposal Options**