

Scheme Amendment No. 64 – Lot 1 Dampier Road, Gap Ridge

Presented by Jerom Hurley

Manager Planning Services

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Proposal

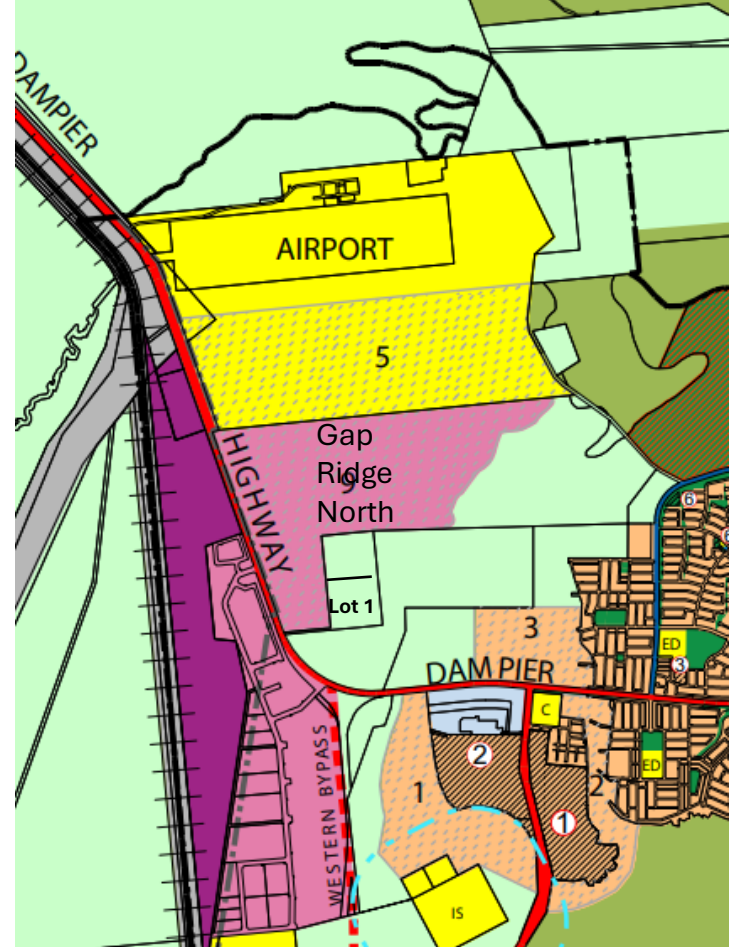
December 2024 OCM

- Request to rezone Lot 1 Dampier Road, Gap Ridge from Rural to Industry
- Council resolved to adopt amended Scheme Amendment No.64 for public advertising proposing Industrial Development zoning rather than Industry
 - Difference is Industrial Development zone requires preparation of Structure Plan prior to subdivision or development
 - Structure planning should be done on broader scale to coordinate development across properties and tenure interests having regard for all related planning considerations
- Council also resolved to offer to assist Development WA commence structure plan process
- Still recommended Council proceed with Industrial Development zoning over Lot 1



Context

- Development WA forecast less than 10 years supply of industrial land in Gap Ridge Industrial Estate
- Council's endorsed Local Planning Strategy identifies 355ha between Lot 1 and Karratha Airport for future industrial development (Gap Ridge North)
- Gap Ridge North Development Investigation Area does not include Lot 1
- Does not mean Lot 1 is excluded. Just needs to go through process to be included
- Will take time to prepare for and plan future development of DIA. If Gap Ridge North is next industrial area, then this work needs to be prioritised
- Need to have land available for future industrial development beyond capacity of Gap Ridge Industrial Estate



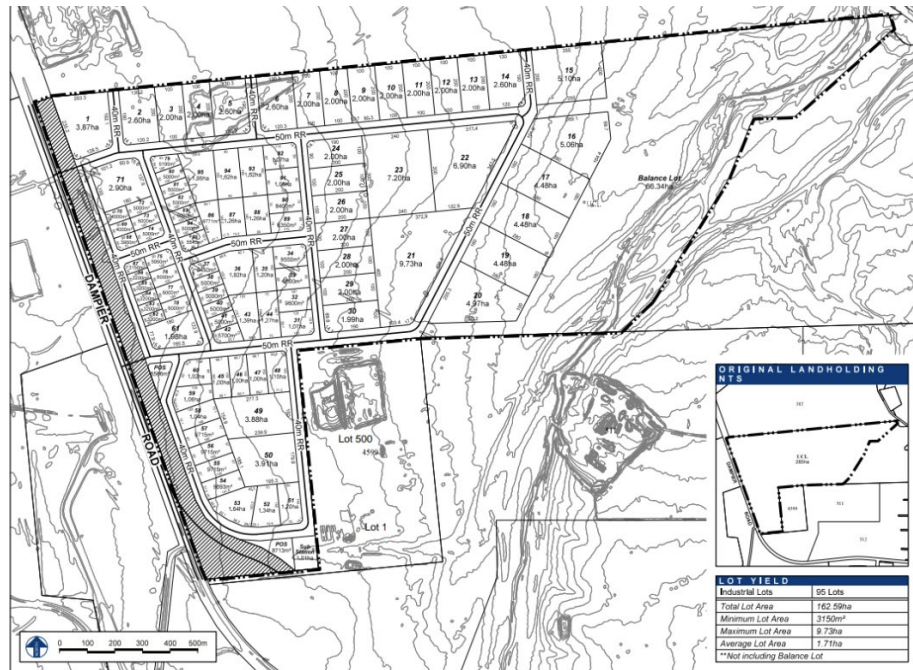
Potential for Lot 1 as future industrial

- Lot 1 is freehold and could provide additional industrial land quickly but potential land supply would be limited
- Lot 1 < 16ha. Many lots in Gap Ridge Industrial Estate > 1ha, some > 5ha
- Lot 1 unlikely to be subdivided based on 10m wide battleaxe leg
- Applicant has advised new owner:
 - not seeking to subdivide;
 - intends to use property for their fabrication engineering business and potential galvanising plant; and
 - any surplus land would be leased for laydown and storage



Reasons to prepare structure plan

- Developing Lot 1 in isolation could cause difficulties in planning for development of surrounding land and integrating planning for future development of Lot 1
- Eg Access from Dampier Road
 - This section of Dampier Road is State significant road.
 - Main Roads will only permit certain number of access points onto Dampier Road
- Other examples
 - Environmental, Aboriginal heritage and bushfire assessments, drainage, earthworks, road layout and utility servicing
- Native Title, Mining Tenement and landowner interests need to be addressed



Recommended first step

- Recommended first step is Technical Feasibility Study
 - Commences process of preparing strategic plan for future industrial land supply
 - Addresses critical strategic planning issue
 - Provides useful context for consideration of future development of Lot 1
- Recommended Council resolve to commit funding to prepare Technical Feasibility Study
 - Estimated feasibility study will cost \$250,000
 - Within provisional Strategic Planning budget for 2025/26
 - would require deferral of other scheduled strategic planning project work); or
 - additional budget allocation

Benefits of preparing Technical Feasibility Study:

- Provide further information on development potential and constraints for Lot 1, Lot 500, and broader Gap Ridge North DIA 9.
- Define infrastructure and servicing requirements.
- Identify stakeholder interests and guide engagement.
- Inform DSP preparation and subsequent Scheme Amendments.

Recommended approach

- Rezoning Lot 1 to Industrial Development would:
 - allow for development proposals to be considered
 - require the strategic planning context to be considered
- By resolving to commence preparation of the Technical Feasibility Study, Council would be:
 - showing leadership
 - helping prepare strategic plan for future industrial land supply
 - helping address a critical strategic planning issue
 - providing useful context to consideration of future development of Lot 1



For more information:

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