



Denmark East Development Precinct Project

Frequently Asked Questions

About the project

Q: What are the key project details for Denmark East Development Precinct (DEDP) and where can I see a proposed plan?

A: The project is a major component of the Shire's long term plan to revitalise Denmark's Central Business District. Building a new industrial hub for business outside of the town centre will help free up land in the town centre for "light industry" as well as reduce the number of truck movements in the main street. The Shire, as part of its overall traffic management planning for the town, is reinstating a previous bridge crossing over the Denmark River to connect Scotsdale Road to the Denmark – Mt Barker Road.

The McIntosh Road industrial estate will deliver increased economic growth to the region and employment opportunities to the local community. In the case of an emergency, the availability of an additional bridge across the Denmark River will improve community and visitor safety.

The DEDP project is an initiative of the Shire of Denmark with finance provided by the State Government (Royalties for Regions - 53%) the Shire of Denmark (30%) and LandCorp (17%). The Shire of Denmark is responsible for delivering the project, with the project planning and delivery being overseen by a Great Southern based Project Control Group.

The Shire has appointed LandCorp as the project manager to coordinate the delivery of the project. Construction of the road network east of the Denmark-Mt Barker road is expected to be started by the Shire in early 2017. The construction of Stage 1 of the McIntosh Road Industrial Estate is due to be started by LandCorp in spring 2017.

Click here to view the [proposed plan](#) for the project or visit the foyer at the Shire Administration office.

Q: Why has this development been proposed?

A: The Denmark Local Planning Strategy (LPS) identifies the planning principles for the long term growth of the Denmark town site and the key infrastructure needed to support that growth. The drivers from the LPS were reviewed within the Great Southern Regional Investment Blueprint including the need for an alternative access road for the town as it continues to grow and the production of "general industrial" lots acknowledged by State and Local Governments as a high priority for the Great Southern Region.

On a day-to-day basis, new industrial enterprises wishing to locate in Denmark are unable to secure land for their projects and they move to surrounding towns; the land shortage has prevented existing businesses in Denmark from expanding, and others have been allowed to set up their operations on inappropriately zoned sites to capture the employment opportunities they can provide in Denmark.

The capacity for the Shire of Denmark to deliver a second river bridge crossing and to release industrial lots adjacent to McIntosh Road was limited, and the Shire acknowledge there was an urgency attached to delivering the DEDP project.

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The Shire of Denmark submitted a request to LandCorp to deliver Stage One of the McIntosh industrial estate and submitted a funding request, through the Royalties for Region's "Growing our South Initiative", to deliver the balance of the project; the Minister for Regional Development and Lands announced that the funding request was successful on the 4 March 2016, with the State Government committing over \$7.6 million to the project.

The LandCorp Board approved the first stage Light Industrial development subject to the successful funding and delivery of the DEDP project.

Q: Has this project been approved to go ahead?

A: On 4 March 2016 the Minister for Regional Development and Lands [announced \\$7.6m Royalties for Regionals funding approval](#) for this project. LandCorp has also committed to delivering the first stage (six lots) of the McIntosh Road industrial estate subject to the successful funding and delivery of the DEDP.

Following the Minister for Lands announcement, and confirmation from LandCorp that it would deliver Stage One of the McIntosh Industrial Estate, the Shire committed the resources needed to undertake the DEDP project on 22 March 2016. At that meeting, LandCorp was also appointed the Project Manager to assist the Shire with the delivery of the project. Details can be found in the [Council Resolution 280316](#) document.

The Shire of Denmark has now entered into a Funding Assistance Agreement (FAA) with the Department of Regional Development and is contracted to deliver the DEDP project by 30 June 2018.

There remains a number of components of the project that are yet to be finalised and the Shire will be working with the community to resolve those issues by 30 December 2016.

Approval process

Q: Can you tell me more about the approvals process?

A: The Shire of Denmark Local Planning Strategy (LPS) took many years to prepare and involved significant community consultation (to raise awareness and garner feedback). A summary of the processes undertaken by the Shire of Denmark to prepare the LPS can be found in the report accompanying [Council Resolution 280316](#).

The Business Case prepared by the Shire of Denmark to secure the Royalties for Region's "Growing our South Initiative" funding contains a number of potential route options for the new road (with multiple bridge crossings shown) and a preferred route identified.

The options shown have not been subjected to detailed investigations and the first task for the Project Manager is to engage consultants to review and examine the environmental, hydrological, physical and aboriginal heritage acceptability of each. That work will then allow a final alignment to be set and the requisite approvals to construct the DEDP project to be secured from government agencies during late 2016 and early 2017. The Shire of Denmark is committed to ensuring that all of the requisite approvals are secured for the project.

The Shire of Denmark is also processing amendment documentation to Town Planning Scheme No. 3 to rezone the Shire of Denmark's land and other land, fronting McIntosh Road, to "general industry". The amendment should be released for public comment late in 2016, with the aim of being finalised by mid-2017.

Q: What is LandCorp's role in this project?

A: The Shire of Denmark has decided to proceed with the DEDP project and has entered into a Funding Approval Agreement (FAA) with the Department of Regional Development; the Shire has appointed LandCorp, as the Project Manager to deliver the road connection between Scotsdale Road and South Coast Highway on behalf of the Shire. This will include the preparation of the contract documentation for the project, securing State and Federal Government approvals, where required, for the project on behalf of the Shire of Denmark, and engaging the contractors needed to build key infrastructure.

As a parallel and separate project, LandCorp will also be utilising its resources to bring the required services and infrastructure to the McIntosh Road industrial area and delivering the first six lots in the industrial estate.

LandCorp, on behalf of the Shire, is committed to demonstrating high quality design and sustainability initiatives in the delivery of the DEDP project, to promote environmental, cultural and engineering best practice and to encourage economic opportunities for Denmark that are integrated into the cultural and natural landscape.

Q: Why has LandCorp been appointed as the project manager?

A: LandCorp is the Western Australian Government's land and property development agency with the appropriate expertise to successfully manage the project, on behalf of the Shire. Appointing LandCorp as project manager ensures coordination between the DEDP project and development of stage 1 of the McIntosh Road industrial estate, for which LandCorp is solely responsible.

Q: What is the Shire of Denmark's role in this project?

A: The Shire is responsible for the delivery of the DEDP project. This includes securing the Royalties for Region funding, managing community concerns and expectations, providing internal funding and resources for the project and ensuring the delivery of the project.

Community consultation

Q: What community consultation has been done for this project?

A: The project was identified in the Shire of Denmark Local Planning Strategy and the Great Southern Regional Investment Blueprint, documents that were developed with community input during the period from 2010 to 2014. Both were subjected to separate and extensive consultation processes and the Shire is now actioning the highest priority transformational project from within those strategies.

The Business Case prepared by the Shire of Denmark to secure the Royalties for Region's "Growing our South Initiative" funding contains a number of potential route options for the new road (with multiple bridge crossings shown) and a preferred route was identified. The options shown have not been subjected to detailed community consultation and the first task for the Project Manager is to engage consultants to review and examine the environment, hydrological, physical and aboriginal heritage acceptability of each. This work will then allow a final alignment option to be presented and for the community to be engaged in late 2016 in the selection of the final route for the road and the location of the new bridge.

On 5 May 2016 an open community briefing was provided by the Shire of Denmark, with the project explained, project delivery timelines explained and opportunities for community consultation identified. A consultation period will be provided in October/November 2016 to establish the final alignment for the Denmark River Bridge and road connection from East River Road onto Scotsdale Road.

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During the remainder of 2016, consultation with local indigenous leaders will be undertaken to identify a solution for the reinstatement of the traditional aboriginal river crossing recommended in the Kwoorabup Beelia management plan.

A scheme amendment process will be actioned by the Shire of Denmark for the McIntosh Road industrial area site, and this involves community consultation. A scheme amendment is not required for the new road or bridge.

Q: Can I still submit any feedback or comments about the proposed development?

A: Feedback and landowner concerns with the road and the bridge can be provided at any time during the investigation phase by writing to the Shire and then during the formal consultation period – which is planned to take place in October and November 2016.

Q: Can I speak to anyone at the Shire of Denmark or LandCorp about this project?

A: All communication should be directed to the Shire of Denmark in the first instance. Information can be obtained by contacting the Shire on (08) 9848 0300.

Build process

Q: When can I expect to see activity on the project site?

A: Various specialist consultants will be on-site between July and November 2016. They will be gathering information on the site conditions to assist in finalising the route for the road and allowing the detailed designs to be undertaken.

Construction of the road network from the Denmark-Mt Baker Road to South Coast Highway is expected to commence in early 2017. Construction of the McIntosh Road industrial estate, plus the road connection between Scotsdale Road and the Denmark-Mt Barker Road, is due to start in spring 2017. Notice will be provided to all residents in the vicinity with advertisements in the local papers and signage onsite.

Q: What is the project budget? Is it adequate and what is the Shire contributing?

A: The total project budget is \$14.3 million with funding split amongst the State Government (53%) the Shire of Denmark (30%) and LandCorp (17%). The project budget was determined using three separate engineering estimates and is based on a number of assumptions. The Shire of Denmark is confident that the project can be constructed within the allocated budget.

The Shire is directly contributing \$4.19m to the project. That contribution is made up of purchased Shire land assets and the utilisation of the Shire's staff and plant to undertake the construction of East River Road and McIntosh Road (from Scotsdale Road to the entrance into the waste transfer station).

Q: What type of road is being proposed?

A: The proposed road between Scotsdale Road and the Denmark-Mt Barker Road will be built to a rural road standard, with a seven metre bitumen surface and designed to follow the natural contours of the land, where possible. The existing section of East River Road will need to be widened to ensure it is fit for purpose, is durable and meets suitable safety standards.

The road network to the east of the Denmark-Mt Barker Road will be providing access for road trains to the new industrial estate and will be built to a higher standard. The East River Road and the Denmark-Mt Barker Road intersection and the connection of East River Road onto McIntosh Road will be modified to improve traffic safety.

Q: What vegetation will be removed to build the new road that leads to the bridge crossing?

A: The total clearing required for the new road will not be determined until the final alignment is known. The recommended alignment for the road will be released to the public in October 2016 and the Shire should be in a position at that time to understand the environmental impacts of the clearing that would be required, based on the recommended alignment.

The Shire acknowledges that it is not possible to construct a road and bridge over the Denmark River without undertaking some clearing; actions will be taken to minimise the extent of clearing required and to avoid significant trees, where possible.

Q: Will any wildlife be impacted by the new road build?

A: A detailed flora and fauna survey is scheduled to take place over the coming months by environmental consultants to understand the extent of flora and fauna within the project boundary. A report will subsequently be prepared recommending appropriate management of the site based upon the consultant's findings to protect fauna. That report will also be attached to any native vegetation clearing permit lodged with the Department of Environmental Regulation.

Q: Will the new road impact people living on Riverbend Lane or East River Road?

A: Potentially, yes. For the majority of residents the disturbance will be in relation to initial clearing for the road. The construction period will also impact local residents when large machinery will be onsite. Residents will be provided with notice prior to any construction activity taking place.

At the completion of the project, a gradual build-up of vehicles travelling along the road network is anticipated resulting in an increase in background noise. An increase in background light levels may also be experienced with motorists using the road at night.

Q: Will the existing entries to East River Road be improved as part of this project?

A: Yes, the engineer will be required to assess the safety of vehicles entering and exiting the new road network and include any potential upgrades within the construction design.

Q: Are there any plans to alter or close existing walking trails along Denmark River?

A: Sections of the existing walk trails along the Denmark River may be closed during construction periods for safety reasons. Wherever possible, temporary deviations may be set up during that period.

The integrity of the trails are to be maintained and they will be re-opened following the completion of construction works being undertaken; some modifications may be required to move around, under or over the new bridge, and that work will form part of the project.

Q: Can you tell me more about the proposed new bridge?

A: A structural engineering consultancy will be appointed to design the proposed new bridge. A preliminary understanding of what size, shape and form the new bridge may take will be provided as part of the community consultation process in October and November 2016. The final bridge design will take some time to complete and is expected to be completed by July 2017.

Q: Will large trucks be able to use the proposed new bridge?

The only trucks permitted to cross the new bridge will be Main Roads' approved "as of right" vehicles. Those rigid body and articulated vehicles have a maximum length of 19 metres and are able to travel on any public road in Western Australia.

Q: Will a roundabout be built at the intersection of the Denmark – Mt Barker Road and East River Road?

A: It is unlikely that a round-about will be constructed at the intersection of the Denmark Mt Barker Road and East River Road due to size of roundabout needed to accommodate road train truck movements (similar to the Mt Barker roundabout on Albany Highway). A proposed intersection design will be provided for comment in October and November 2016.

Q: Will the project impact existing access to the Denmark Agricultural College?

A: Four road alignment options were originally submitted as part of the business case prepared by the Shire. Consultants have been employed to assess the suitability of each of the proposed routes which may require the acquisition of some of the Agricultural College land for a future road alignment. The Shire will be working with the consultancy team to minimise the impact of the project on the Denmark Agricultural College and to ensure existing access arrangements are maintained.

Sale process

Q: When will the first lots be available for purchase and can I register my interest now?

A: It is anticipated that the first six industrial lots will be available for sale by June 2018. You can register your interest by writing (or via email) to the Shire and provide details of your business, contact details (please include your email address to receive updates), and preferred lot size.

Q: If the first stage of industrial lots does sell quickly, will additional lots be released?

A: The release of future stages of the McIntosh Road industrial development will be determined by the Shire of Denmark and assessed through standard prioritisation processes. Relevant owners will also have the capacity to release industrial lots to the market following the rezoning of their land and the provision of services by LandCorp into the industrial area.