

City of Greater Geraldton
Local Planning Scheme No.5 (Greenough) Scheme Amendment No.14
Schedule of Submissions

Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
1 (20/01/13)	Private Landowner	Object. We have suffered a lot of damage to our home in the past due to heavy equipment being used for development such as a steel vibrator roller. Should damage occur, we would not be happy and would endeavour to take this matter further.	Whilst the issue is noted it is not directly related to the rezoning process at hand but rather to the future development of the land. However, the City's Land Development Specifications requires the preparation of an Environmental Management Plan which addresses issues such as noise, vibration, dilapidation reports and dust.	Note Submission
2 (21/01/13)	Private Landowner	Support. Development is good for Geraldton.		Note Submission
3 (22/01/13)	Private Landowner	Object. I am a shift worker and the proposed road and light industrial area is too close to my residence.	The subject land has been earmarked for future development in both the Greater Geraldton Structure Plan 2011 and the Narngulu Industrial Area Strategic Land Use Directions Plan 2010.	Dismiss Submission
		The proposed road should be further east, away from current residential housing in Wandina.	Verita Road has always been part of the urban planning for the southern suburbs and was first depicted in 1976 in the then Geraldton Region Planning Study. It forms a critical link to provide access and services to the growing community.	Dismiss Submission
4 (22/01/13)	Telstra	No objections.		Note Submission
5 (31/01/13)	Western Power	No objections.		Note Submission
6 (07/02/13)	Department of Agriculture and Food	No objections as the area has previously been identified for future development in the Greater Geraldton Structure Plan (2011).		Note Submission
7 (09/02/13)	Private Landowner	Object. This proposal will greatly impact us as this will decrease the demand and value of our property.	There is no evidence to support the claim of a loss in property values. It is considered that the development will increase the amenity (and potential value) of the area by providing a range of housing and service commercial sites with greater road connection throughout the area.	Dismiss Submission

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7 continued		Development will cause unsettled sand and dust in the air that continues to wear down mechanical components on this property. This is already a concern of ours due to unfinished development of the school in Wandina.	<p>Whilst the issue is noted it is not directly related to the rezoning process at hand but rather to the future development of the land.</p> <p>However, the City's Land Development Specifications requires the preparation of an Environmental Management Plan which addresses issues such as noise, vibration, dilapidation reports and dust.</p>	Note Submission
8 (19/02/13)	Water Corporation	<p>Does not object in principle.</p> <p><u>Water – Asset Protection and Coordination:</u> The proposed Verita Road alignment and concept structure plan for the area will need to take into account the existing 600AC from Bootnell Tank to Abraham Street, and duplication of this main. The structure plan shall also need to take into account that a new transfer main from Auckland Road to Abraham Street. These projects are required to assist with the ultimate zoning of the area and provide capacity for the increase in demand.</p> <p><u>Wastewater – Servicing:</u> The residential area requires a new wastewater pump station to serve the area, known as Karloo WWPS F.</p>	All comments are noted and will be addressed at subsequent stages of the structure planning and subdivision processes.	Note Submission
9 (25/02/13)	Department of Health	<p><u>Water and Sewer:</u> All developments are required to comply with the provisions of the draft Country Sewerage Policy. In this regard, it is noted that potable water servicing and wastewater servicing are achievable to serve proposed developments.</p> <p><u>Health Impact Assessment:</u> You should consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process.</p>	<p>Noted, and servicing will be addressed at subsequent stages of the structure planning and subdivision processes.</p> <p>The City is currently preparing a draft Public Health Plan to coincide with the Public Health Bill becoming law once passed by both Houses of Parliament.</p>	Note Submission

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10 (28/02/13)	Department of Water	No objections.		Note Submission
11 (28/02/13)	Main Roads WA	<p>It is not considered that the proposed rezoning of the site would have a direct impact on any Main Roads road reserve, either existing or proposed. The proposed 'Development' zone would also require structure planning which allows for further opportunity to assess potential impacts. Therefore Main Roads cannot see any issues with the rezoning of the site.</p> <p>Request to be involved in future consultations to allow appraisal of any potential impacts.</p>	Main Roads will be further consulted as part of the subsequent stages of the structure planning and subdivision processes,	Note Submission
12 (01/03/13)	Department of Planning (Tourism)	As the site is not currently zoned for tourism use and is not proposed to be rezoned specifically for tourism purposes, there are no objections.		Note Submission
13 (22/03/13)	Department of Environment and Conservation	<p><u>Flora and Vegetation:</u> Presence of a Priority 1 taxon – <i>Vittadlnla cervicularis var. occidentalis</i>. This taxon was recorded within the amendment area and is specially protected under the <i>Wildlife Conservation Act 1950</i>.</p> <p>Presence of a Priority 1 – Priority Ecological Community (PEC). This community has recently been ranked by Threatened Ecological Communities Scientific Committee as a Priority 1 Ecological Community. Clearing of native vegetation may be restricted by the presence of this Priority 1 PEC.</p> <p>Timing of flora and vegetation surveys. DEC recommends all future surveys consider the full range of flowering times.</p>	All comments are noted and will be addressed at subsequent stages of the structure planning and subdivision processes.	Note Submission

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13 continues		<p><u>Industry buffers and emissions:</u> Any land use activities planned within the proposed Development zone should comply with:</p> <ul style="list-style-type: none"> • The EPA's <i>Guidance Statement No. 3, Separation Distances between Industrial and Sensitive Land Uses</i> (June 2005). • The Environmental Protection (Noise) Regulations 1997. 		