

**City of Greater Geraldton
Local Planning Scheme No.5 (Greenough) Amendment No.15
Schedule of Submissions**

Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
1 (22/01/13 & 06/02/13)	Western Power	<p>No objections but would like to advise that Western Power has the double circuit Geraldton to Rangeway 81/Chapman to Rangeway 81 132kV transmission line traversing Hardey Road.</p> <p>Any development fronting or backing on to this transmission line will require setbacks for safety clearances to the transmission line.</p>	All comments are noted and will be addressed at subsequent stages of the structure planning and subdivision processes.	Note Submission
2 (22/01/13)	Telstra	No objections.		Note Submission
3 (07/02/13)	Department of Agriculture and Food	No objection as the area has previously been identified for future development in the Greater Geraldton Structure Plan (2011). It is an area that is largely uncleared and undeveloped for agriculture.		Note Submission
4 (18/02/13)	Department of Indigenous Affairs	<p>There are no registered Aboriginal heritage sites within the subject land. However the Amendment report mentions three 'Other Heritage Places' in the vicinity of the area. These are:</p> <ul style="list-style-type: none"> • DIA Site 4548 Utakarra Pinnacles • DIA Site 26739 GSTCS2 – Artefact scatter; and • DIA Site 20855 Geraldton Southern Transport Corridor Field Site 02. <p>The developer of the subject land should therefore read the Department of Indigenous Affairs Due Diligence Guidelines to assist developers to assess the risk with regard to the Aboriginal Heritage Act.</p>	All comments are noted and the requirements of the Aboriginal Heritage Act are required to be observed by developers and subdividers.	Note Submission

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5 (18/02/13)	Water Corporation	<p>Does not object in principle.</p> <p><u>600S Water Transfer Main Asset Protection and Coordination – Easement – E804P:</u> The concept structure plan has aligned the road reserve with the existing 600 steel transfer main currently in a 10m easement, known as E3704P. The main is above ground and runs between Stansfield Road and Abraham Street. If the main is proposed to remain above ground a detailed review of the proposed future road cross section will need to be reviewed by the Corporation before being accepted as being integrated into the future road reserve. The road cross section may have to allow for an alignment to replace the main at the end of its useful life.</p> <p><u>Wastewater – Servicing:</u> The wastewater planning will need to be reviewed to include the proposed residential area south of lot 23 road reserve. It is likely that the area will require a wastewater pump station.</p>	All comments are noted and will be addressed at subsequent stages of the structure planning and subdivision processes.	Note Submission
6 (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>	<p>Note Submission</p> <p>Note Submission</p>

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7 (25/02/130)	Private Landowner	Indifferent. A small part of the subject land contains an unusual array of vegetation. I am striving to get Geraldton Gold Club to re-vegetate the course with native species and would appreciate the approval of the developers to take small quantities of plant material (seeds, cuttings, seedlings) from the subject land for the purpose of revegetation elsewhere.	The request is noted and will be forwarded to the proponent for their consideration.	Note Submission
8 (28/02/13)	Department of Water	No objections.		Note Submission
9 (28/02/13)	Main Roads WA	It is considered that the site would be more appropriate for urban style development rather than retaining the rural designation and therefore Main Roads has no objection. Support the use of the Development Zone for such sites and the requirement for a Structure Plan. Request continued consultation on matters related to the site. It is noted that the Concept Plan reflects the planned Geraldton North South Highway route and the intersection land requirements identified to date. Further comments will be provided as the structure planning process continues. No access to the site from either the Geraldton North-South Highway or the Geraldton Southern Transport Corridor will be permitted.	All comments are noted and will be addressed at subsequent stages of the structure planning and subdivision processes. Main Roads will be further consulted as part of the subsequent stages of the structure planning and subdivision processes,	Note Submission
		Lot 23 was purchased by Main Roads for an east-west route which was superseded by the Geraldton Southern Transport Corridor. Any discussions in relation to potential sale of this land will be handled separately to comments on this proposal.		Note Submission

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10 (01/03/2013)	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
11 (22/03/13)	Department of Environment and Conservation	<p><u>Flora and Vegetation:</u> Presence of a Priority 1 taxon – <i>Vittadinla 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> <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. <p>Contamination: The depth to groundwater in general is estimated at 3m. Breaching of the water table could potentially contaminate groundwater resources and this should be considered with any proposed developments.</p>	All comments are noted and will be addressed at subsequent stages of the structure planning and subdivision processes.	Note Submission