

**City of Greater Geraldton**  
**Local Planning Scheme No. 5 (Greenough) – Amendment No. 18 and Structure Plan**  
**Schedule of Submissions**

Submission Number & Date	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
1 (24/07/2013) & (06/08/2013)	Western Power	Western Power does not have any specific comments.  The planning advice you have provided has been noted in our planning database in advance of our next review of network capacity requirements.		Note Submission
2 (31/07/2013)	Department of Agriculture and Food	Does not object to the amendment.  The fertile characteristics of the soils in this area make this some of the highest yielding land in the region. DAFWA, however, recognises that the Meru Development Investigation Area has previously been identified for development in the City's strategic planning.		Note Submission
3 (05/08/2013)	Private Landowner	Support		Note Submission
4 (20/08/2013)	Water Corporation	Does not object to the development in principle and offers the following advice.  The connection point will need to be confirmed as there may be a limit on capacity within the current reticulation adjacent to the area hence the reticulation may need upgrading.	As there are multiple lot owners it is not expected that a significant number of lots will be developed at once and the onus will be on each landowner to ascertain their servicing requirements should they choose to subdivide.	Note Submission
		The Corporation has no wastewater conveyance planning currently within the Narngulu Industrial Precinct Area.	Lot sizes proposed are of sufficient size to enable on-site effluent disposal systems.	Note Submission

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5 (21/08/2013)	Department of Water	In accordance with Better Urban Water Management a local water management strategy (LWMS) is required to accompany the structure plan. It is recommended the LWMS be prepared and endorsed prior to approval of the structure plan.	A LWMS has already been prepared for the land opposite the subject land on the western side of Edward Road (Precinct D). The location, soil types and mix of land uses are comparable between both sites and hence the recommendations of that LWMS can also be generally applied to the subject land but will need to be verified (and modified if required) through an Urban Water Management Plan at subdivision stage.	Dismiss Submission  Provide clarity in section 3.6 that the recommendations of the LWMS can be <b>generally</b> applied to the subject land and <b>that they will need to be verified (and modified if required) through an Urban Water Management Plan at subdivision stage.</b>
		The application of recommendations from the LWMS for Precinct D (Aurecon 2009) is not supported.	The Department of Water's specific response (dated 5 February 2009) to the LWMS for Precinct D produced by Aurecon in 2009 was:  <i>The DoW considers that the Local Water Management Strategies contain an adequate level of information in relation to the moderate level of risk to water resources posed by the development.</i>  The above does not indicate that the Dow does not support the recommendations.	Dismiss Submission

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5 continued		The information in Section 3.6.1 is incorrect. The site lies within the Dongara sub-area of the Arrowsmith groundwater are, as proclaimed under the <i>Rights in Water and Irrigation Act</i> (1914). The DoW advises that the Dongara sub-area is not highly allocated, however groundwater quality is generally brackish in the surrounding vicinity.	Corrections to the document are required to ensure accuracy.	Uphold Submission  Amend section 3.6.1 to read that the subject land is located in the <b>Dongara</b> sub-area and that this area is <b>not highly allocated, however groundwater quality is generally brackish in the surrounding vicinity.</b>
6 (19/08/2013)	Main Roads Western Australia	MRWA has no objection to the proposed rezoning. It is in line with intentions for the area as set out in the Greater Geraldton Structure Plan and Narngulu Industrial Area Strategic Land Use Directions Plan and it would formalise land use and access arrangements for the area for appropriate zoning and density.		Note Submission
		MRWA has no objection in principle to the proposed structure plan for the Meru Development Investigation Area.		Note Submission
		Given that the structure plan would lead to the creation of 47 rural residential lots and 22 light industrial lots, it is considered that a transport statement should be prepared to support a future subdivision application. This would contain indicative traffic numbers likely to be generated in association with full development of the area in accordance with the Structure Plan, therefore allowing MRWA and the Local Government the information required to appraise impacts on the surrounding road network.	As there are multiple lot owners it is not expected that a significant number of lots will be developed at once and the onus will be on each landowner to provide the necessary information to accompany any subdivision application should they choose to subdivide.	Note Submission

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6 continued		Proposed Lots 64 and 65 (Lot 41) will be required to utilise the internal road network of the subdivision to prevent potential issues with stacking or conflict with those vehicles using the roundabout, particularly with the expected increases in traffic in the area with other development taking place.		Uphold Submission  <i><b>Notate on the Structure Plan that no access will be permitted onto Edward Road from proposed lots 64 and 65.</b></i>
		No access will be permitted to the Geraldton – Mount Magnet Road from proposed lots 27, 28, 29, 30, 67 and 65. At subdivision stage, MRWA will be likely to recommend imposition of a condition restricting access.	MRWA can request an appropriate condition at the time of subdivision.	Uphold Submission  <i><b>Notate on the Structure Plan that no access will be permitted onto the Geraldton – Mount Magnet Road from proposed lots 27, 28, 29, 30, 67 and 65.</b></i>
		Satisfactory land must be provided for the intersections with Edward Road, While this is a local government road, MRWA maintains an interest due to the proximity to the roundabout with Geraldton – Mount Magnet Road.	It is considered that MRWA has acquired the land necessary for the intersection, however if additional land is required then MRWA can request an appropriate condition at the time of subdivision.	Note Submission
		It is also considered relevant to mention that any potential developers should be advised that they will be responsible for including noise mitigation measures within their plans for the sites. At subdivision stage, MRWA will be likely to recommend imposition of a condition requiring a noise notification to be placed upon the titles of some of the lots.	MRWA can request an appropriate condition at the time of subdivision.	Note Submission

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7 (23/08/2013)	Private Landowner	<p>The location of the proposed road will result in 35 trees needing to be removed which would create environmental damage. The trees create a wind break from the southerly wind and noise from the Geraldton-Mt Magnet Road.</p> <p>The planned road will come within 5 metres of an existing water tank and bore. Also, current services (for example water mains) run on the proposed road.</p> <p>A modified plan (included in the submission) has not changed the amount of land lost to roads for either land owner. The new road layout also eliminated high beam lights shining straight onto Edward Road and eliminates a drag strip of approximately 700m.</p>	<p>The matter is noted and the document states that subdivision is to <b>generally</b> be in accordance with the Structure Plan.</p> <p>Minor adjustments to the road layout are to be expected given the multiple land ownership of the area and these can be considered when subdivision applications are lodged.</p>	Note Submission
8 (22/08/2013)	Department of Parks and Wildlife	DPaW anticipates that environmental planning issues will be appropriately managed through the City's planning process.		Note Submission
9 (21/08/2013)	Department of Health	In relation to wastewater disposal, DOH will need to consider a geotechnical report of the site under mid winter conditions in order to assess the site's capability to dispose wastewater on the lots proposed within the associated structure plan.	As there are multiple lot owners it is not expected that a significant number of lots will be developed at once and the onus will be on each landowner to provide the necessary information to accompany any subdivision application should they choose to subdivide.	Note Submission
		The City should also consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process.	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.	Note Submission
10 (22/08/2013)	Private Landowner	Support		Note Submission

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11 (30/08/2013)	Department of Environment Regulation	Contaminated Sites Branch (CSB) considers this proposal to be an interim step in the planning process and has no objection to the proposed rezoning.		Note Submission
		<p>CSB recommends that 'contamination conditions' (such as condition EN9 and ENa2) be placed on future WAPC subdivision approvals and/or local government development approvals for proposed lots 23 and 44.</p> <p>This is to assess the suitability for rezoning the proposed lots to 'rural residential' use which is regarded as a 'sensitive use'.</p>	<p>In accordance with section 59 of the <i>Contaminated Sites Act 2003</i> a memorial has been registered against the Certificate of Title for Lot 54 (No. 315) Edward Road. The memorial records the site classification as <i>Possibly contaminated – investigation required</i>.</p> <p>Given that the memorial has been registered against the site, under section 58(b) of the Act, the WAPC may not approve subdivision of the land without seeking and taking into account the advice of DoER. Furthermore the local government may not grant approval for any proposed development of the land without seeking and taking into account the advice of DoER.</p> <p>The possible contamination of the site relates to the burial of building materials including asbestos.</p> <p>The Department of Environment Regulation can request an appropriate condition at the time of subdivision.</p>	Note Submission