

**City of Greater Geraldton – Lot 55 Chapman Road, Glenfield Activity Centre Structure Plan – Schedule of Submissions**

<b>Number &amp; Date</b>	<b>Submitter</b>	<b>Nature of Submission</b>	<b>Comment</b>	<b>Recommendation</b>
1 (16-02-2017)	Private Landowner	Support.		Note submission.
2 (20-02-2017)	Private Landowner	Support.  After living in the area for many years I am glad to see there may be some development and look forward to more in the future.		Note submission.
3 (23-02-2017)	Private Landowner	Support.  Will enhance the value of my property and the area.		Note submission.
4 (24-02-2017)	Main Roads WA	No objections or further comment.  The activity centre plan facilitates no new accesses or intersections onto the Main Roads network as Chapman Road is no longer a road under the Main Road's control. Any impacts on the operation of the Main Roads network would therefore be limited to those as a result of increased traffic in the area.		Note submission.
5 (01-03-2017)	Western Power	A danger zone, registered easement, restriction Zone or minimum approach distance represent areas of high risk when building or working near the Western Power network. Before commencing any work it is essential that you complete a Dial Before You Dig enquiry to obtain the location and voltage of the Western Power network.  It is recommended that persons planning to build or undertake works in high risk areas near transmission or communication assets act in a safe manner at all times and in accordance with all applicable legal and safety requirements.	These comments are applicable to the actual development and subdivision of the Lot. The onus will be on the developer to ascertain specific infrastructure requirements for any particular development.	Note submission.

**City of Greater Geraldton – Lot 55 Chapman Road, Glenfield Activity Centre Structure Plan – Schedule of Submissions**

<b>Number &amp; Date</b>	<b>Submitter</b>	<b>Nature of Submission</b>	<b>Comment</b>	<b>Recommendation</b>
6 (23-02-2017)	Department of Education	<p>No objection.</p> <p>Within the Glenfield Beach Local Structure Plan the Department has identified a primary school site to the north west of the Activity Centre.</p> <p>It is noted that the proposed Activity Centre identifies a service station and a liquor store within its parameters. The current location shown for these outlets is satisfactory to the Department as there is adequate separation by distance from them to the proposed school. These businesses are seen as an incompatible use with primary schools hence the requirement for separation by distance that is required.</p>		Note submission.
7 (02-03-2017)	Department of Environmental Regulation	<p>No comment.</p> <p>Where required DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities.</p>		Note submission.
8 (07-03-2017)	Water Corporation	No objections or further comments.		Note submission.
9 (08-03-2017)	Department of Aboriginal Affairs	A review of the Register of Places and Objects as well as the DAA Aboriginal Heritage Database concludes that there are no known heritage places located on the land. Therefore no approvals under the <i>Aboriginal Heritage Act 1972</i> are required.		Note submission.
10 (10-03-2017)	Private Landowner	<p>Support.</p> <p>We fully support the proposal in its present form and think it will benefit all stakeholders in the Glenfield area.</p>		Note submission.

**City of Greater Geraldton – Lot 55 Chapman Road, Glenfield Activity Centre Structure Plan – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment	Recommendation
11 (15-03-2017)	Department of Parks and Wildlife	Parks and Wildlife is satisfied with the survey methodology and the results contained with the <i>Environmental Assessment and Management Strategy 2014</i> document, submitted as part of the ACP.		Note submission.
		<p>The ACP states that Local Development Plans are required for:</p> <p><i>(c) Any development over the area with 'Good' vegetation (as depicted on Figure 8: Vegetation Condition, of Appendix B – Environmental Assessment and Management Strategy). The LDP is to address the potential for the retention and regeneration of the vegetation, where practical.</i></p> <p>Parks and Wildlife supports this recommendation, but considers that the proposed ACP concept plan in its current form, does not make provision for the 'Good' vegetation to be retained. The areas of 'Good' vegetation on the survey map area shown on the ACP concept plan are cleared for car parking and landscaping. Parks and Wildlife recommends that the ACP concept plan outline measures for the future protection/regeneration of areas of 'Good' vegetation.</p>	<p>The Indicative Development Concept plan shown in Figures 7 and 11 are indicative and conceptual only and should not be taken as the final built form for the future development (which will require separate approvals).</p> <p>The requirement to submit Local Development Plans for areas containing 'Good' vegetation will ensure that measures are specified to address the potential for the retention and regeneration of the vegetation.</p>	Note submission.
		The use of <i>Construction Environmental Management Plans</i> to minimise and manage impacts to flora and fauna, as outlines in the <i>Environmental Assessment and Management Strategy 2014</i> is supported by Parks and Wildlife.		Note submission.

**City of Greater Geraldton – Lot 55 Chapman Road, Glenfield Activity Centre Structure Plan – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment	Recommendation
11 continued		Parks and Wildlife notes that for this area, the City's adopted <i>Local Biodiversity Strategy</i> , recommends retaining native vegetation within Public Open Space and buffers between wastewater treatment plant and future development. Parks and Wildlife supports this recommendation but suggests that it is not met in the current ACP.	<p>There is already significant retention of native vegetation on land surrounding the Wastewater Treatment Plant. These areas are reserved under the Scheme for 'Foreshore' and 'Public Open Space' purposes.</p> <p>There is no Public Open Space proposed as part of the development of Lot 55, however the Indicative Concept Plan includes a significant landscaped buffer on the boundary of Lot 55, shielding the development from the Wastewater Treatment plant to the south and west. It is envisaged that that existing vegetation will be retained in these areas.</p>	Note submission.
12	City of Greater Geraldton	The Activity Centre Plan states that the land is located within a designated <i>bushfire prone area</i> , however Lot 55 is in fact not within a designated <i>bushfire prone area</i> .	Relevant sections and appendices should be amended to reflect the fact that the land is not located in a designated <i>bushfire prone area</i> .	<p>Uphold submission.</p> <p>Modify the relevant sections and appendices of the Activity Centre Plan to reflect that Lot 55 is not located within a designated <i>bushfire prone area</i>.</p>