

Shire of Roebourne Town Planning Scheme No.8 Amendment No.34 Schedule of Submissions

No.	Date Received	Name	Address	Land Affected	Comments Made	Council Recommendation
AGENCY COMMENTS						
1	03/02/2014	Pilbara Development Commission	PO Box 51 WEST PERTH WA 6872	N/A	<p>PDC support the progression of the subject lots to a more advanced planning stage.</p> <p>Advises that the proposed development plans for each of the lots include the critical elements of Densities and Drainage and Stormwater Management, which would deliver an appropriate dwelling yield from the lots and adequately mitigate any potential impact on the property or surrounding area as a result of any rainfall or storms.</p> <p>Advises that the Scheme Amendment and the proposed Development Plans are supported.</p>	<p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p>
2	10/02/2014	Department of Aboriginal Affairs	PO Box 3153 EAST PERTH WA 6892	N/A	<p>DAA advises that, based on the information contained in the Scheme Amendment documents, the areas of the proposed rezoning do not intersect with any Aboriginal heritage places on the DAA's database.</p> <p>DAA further advises that the department's heritage survey database indicates that the DAA does not have information regarding heritage assessments for these areas and that it appears that these areas have been modified and are within an urban environment. DAA advises that the risk of future development impacting on an unidentified Aboriginal heritage site within the planned rezoning is low.</p>	<p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p>
3	12/02/2014	Water Corporation	PO Box 100 LEEDERVILLE WA 6902	N/A	<p>In respect of Lot 601 Di Carlo Way, Nickol, advises that wastewater services can be made available from Pelusey Way.</p> <p>In respect of Lot 623 Gawthorne Drive, Millars Well, advises that WaterCorp's water main will require protection via a reserve. Further advises that a water service can be made available from Gawthorne Drive, Sun Court or Tue Place</p>	<p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p> <p>Noted. Agree and recommend the Development Plan for Lot 623 Gawthorne Drive, Millars Well be modified to address this issue. Modification of Scheme Amendment and Development Plan required by:</p>

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					<p>and that, due to ground contours, waste water services connection needs investigation but that a connection near Gawthorne Drive would appear to be most appropriate.</p> <p>In respect of Lot 636 Nairn Street, Bulgarra, advises that a water service can be obtained from the main located in Nairn Street. Further advises that a sewer connection service connection may require extension to the west due to contours but needs investigation.</p> <p>Advises that reticulation size mains and upgrades to existing mains are to be funded by the developer.</p>	<ul style="list-style-type: none"> the addition of an additional special provision to 'Appendix 7 – Development Areas' as follows: <ul style="list-style-type: none"> f) <i>Protection of the Water Corporation's mains infrastructure on the eastern boundary between Sun Court and Tue Place</i>; and the addition of a provision on the proposed Development Plan for Lot 623 Gawthorne Drive, Millars Well seeking protection of the Water Corporation's infrastructure on the eastern boundary of Lot 623 between Sun Court (north) and Tue Place (south). <p>Noted. Connection of future development on Lot 636 to the Water Corporation's infrastructure to be addressed at development application stage. No modification of Scheme Amendment and / or proposed Development Plan required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p>
4	27/02/2014	Department of Health	PO Box 8172 PERTH BUSINESS CENTRE WA 6849	N/A	<p>Advises that all proposed developments are to connect to scheme water and reticulated sewerage in order to comply with the draft <i>Country Sewerage Policy</i>.</p> <p>Advises that the subject land is located in a region that occasionally experiences significant problems with nuisance and disease carrying mosquitoes. Further advises that the land is within dispersal distance from breeding sites.</p> <p>Recommends the Shire ensures it has sufficient resources available to undertake mosquito management for future developments in these locations and that new residents be warned of the risk of mosquito-borne disease and the potential for nuisance mosquitoes via an appropriately worded notification on newly created property titles.</p> <p>Advises that the Shire should also use the opportunity to minimise the potential negative impacts of increased density development such as noise, odour, light and other lifestyle activities.</p>	<p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plans required.</p>

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					Suggests the Shire minimise adverse impacts on the residential component by considering incorporation of additional sound proofing / insulation, double glazing on windows or design aspects related to location of air conditioning units and other appropriate building / construction measures.	Noted. This aspect is regulated by the Building Code of Australia. No modification of Scheme Amendment and / or proposed Development Plans required.
5	04/03/2014	Main Roads WA	PO Box 2256 SOUTH HEDLAND WA 6722	N/A	<p>Advises that Main Roads WA will not approve any direct access to or for the proposed development (Officer comment: <i>presumably Lot 623 Gawthorne Drive</i>) on Dampier Road.</p> <p>Advises that the proposed development (Officer comment: <i>presumably Lot 623 Gawthorne Drive</i>) shall not impact drainage on and for Dampier Road and consequently, as per the development plans, the developer may need to install intercept drains and culverts for Dampier Road.</p>	<p>Noted. The proposed Development Plan for Lot 623 Gawthorne Drive neither proposes nor suggests direct access from the lot onto Dampier Road. No modification of Scheme Amendment and / or proposed Development Plan required.</p> <p>Noted. Point 7 of the proposed Development Plan acknowledges that consideration is to be given to Main Roads WA's requirements for drainage from the development to not impact Dampier Road. No modification of Scheme Amendment and / or proposed Development Plan required.</p>
6	04/03/2014	Department of Water	PO Box 836 KARRATHA WA 6714	N/A	<p>Advises that Lot 601 Di Carlo Way, Nickol and Lot 623 Gawthorne Drive, Millars Well are not hydrologically constrained and that Lot 636 Nairn Street, Bulgarra is identified as being impacted by the 100 year flood event by the Karratha 2D Flood Study and Local Water Management Framework.</p> <p>Advises that the department provided advice on the flood risk for all sites including Lot 636 Nairn Street, Bulgarra. Advises that the department is satisfied that the flood risk can be managed with the setting of finished floor levels.</p> <p>Further advises that the water management summaries are acceptable to support the rezoning of the land and requests that stormwater management plans for the sites be submitted to the department for assessment at the development application stage.</p>	<p>Noted. No modification of Scheme Amendment and / or proposed Development Plan required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plan required.</p> <p>Noted. No modification of Scheme Amendment and / or proposed Development Plan required.</p>