

No	Referral Agency	Category	Referral Comments	Officer Response
1	Department of Water and Environmental Regulation (DWER)	No Objection	<ul style="list-style-type: none"> Better urban water management Integrated land and water planning is based on the principle of total water cycle management which holistically considers all aspects of water including drinking water, groundwater, stormwater run-off, wastewater, waterway health and water reuse. This informs sustainable urban planning and development decisions, and results in water sensitive urban design. The better urban water management joint government agency framework guides integrated land and water planning and the implementation of State Planning Policy 2.9 - Water Resources. In accordance with Guidance note 2 - Water management reports in the planning process (www.wa.gov.au) a local planning scheme amendment where there is no regional scheme, or proposed rezoning of land where there is no drainage and water management plan, require a district water management strategy. The Department recommend a district water management strategy is undertaken to ensure all aspects of water management are considered in the scheme amendment and to ensure the proposal aligns with the City of Karratha Water Management Strategy. Floodplain management The Department of Water and Environmental Regulation provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage. The Department do not have formal floodplain mapping at this location. However, some regional-scale flood modelling undertaken as part of the Karratha Coastal Vulnerability Study (2012) shows the general area is affected by shallow flooding (<0.5m deep) during a 1% (1 in 100) AEP flood event (see attached plan). Based on our floodplain management strategy for the area, proposed development (i.e. filling, building, etc) on the lot is considered acceptable with respect to major flooding. However, a minimum habitable floor level of +0.5 m AHD above the general natural surface of the land is recommended to ensure adequate flood protection against 1% AEP flooding into the future. The proposal would also need to consider climate change impacts to flooding, and ensure any development did not increase flood risk to adjacent development. It should be noted that this advice is related to major flooding only and other planning issues, such as environmental and ecological considerations, may also need to be addressed. Also, this advice is related to storm surge and major flooding only and does not take into account local stormwater drainage. Native vegetation regulation Under section 51C of the Environmental Protection Act 1986 (EP Act), clearing of native vegetation is an offence unless: <ul style="list-style-type: none"> it is undertaken under the authority of a clearing permit it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required the clearing is subject to an exemption Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (the Clearing Regulations). The Department can offer more specific advice on clearing related to future proposed development once plans are more progressed. If further clarification is required, please contact the Department's Native Vegetation Regulation section by email (admin.nvp@dwer.wa.gov.au) or by telephone (6364 7098). Water licensing The proposal occurs within the proclaimed Pilbara groundwater area and surface water area and is therefore subject to licensing requirements under the Rights in Water and Irrigation (RiWI) Act 1914. 	<p>Better urban water management</p> <p>The City is recommending that as part of any subsequent development application, a stormwater management plan be provided as part of the application package. This is considered appropriate given a stormwater management plan for the land use 'Workforce Accommodation' has previously been contemplated and approved on this site.</p> <p>Floodplain management</p> <p>Noted.</p> <p>Native vegetation regulation</p> <p>Noted.</p> <p>Water licensing</p> <p>Noted.</p>

			<p>There is no information regarding future water supply for the site. If the proponent intends to use groundwater for any purpose, they will need to apply for a 5C licence to take water, and a 26D licence if new water supply bores are needed.</p> <p>For any further licensing advice please contact our Pilbara Water Licensing team on 9166 4100.</p> <ul style="list-style-type: none"> Summary Thank you for the opportunity to comment on the proposal. The Department has no objections to the proposed rezoning in principle however we can provide the above advice with regard to future development, and recommend the consideration of better urban water management through the appropriate water management strategy. <p>In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.</p>	
2	Department of Planning, Lands and Heritage Aboriginal Cultural Heritage	No objection	<p>A review of the Register of Places and Objects, as well as the DPLH Aboriginal Heritage Database, concludes that the subject area does not intersect with any known Aboriginal heritage Places or Registered Sites, Therefore, based on the current information held by DPLH, no approvals under the Aboriginal Heritage Act 1972 (AHA) are required in this instance, and I have no comment on the proposed scheme amendment. Please note that limited Aboriginal heritage surveys have been completed over the subject land, as such it is unknown if there is Aboriginal cultural heritage present. Therefore, the City of Karratha needs to be made aware of its obligations under the AHA. DPLH also advises that you regularly check the Aboriginal Cultural Heritage Inquiry System (ACHIS) should new Aboriginal Cultural Heritage be reported within your subject area. You can search ACHIS by using the following link: Aboriginal Cultural Heritage Inquiry System (dplh.wa.gov.au)</p> <p>Upon finding new Aboriginal Cultural Heritage, The City of Karratha, or the person who discovered the artefacts, has an obligation to report this under the AHA. You can lodge a submission via ACHknowledge.</p> <p>I would recommend engaging with the relevant local Aboriginal Corporation for guidance on how to best manage the findings in case the artefacts are culturally sensitive.</p> <p>Once you have engaged with the traditional owners and completed a submission, it should be determined whether the artefacts are to remain in situ, or whether alternative arrangements are to be made. This will provide further information as to whether the subject area will become a heritage site or place.</p> <p>There is still no approval needed for the scheme amendment, as this will not alter the land physically, however future works proponents must seek advice from DPLH prior to commencing any physical works.</p>	<p>Noted. The City will advise the applicant of their obligations under the <i>Aboriginal Heritage Act 1972</i>.</p> <p>The City does not administer the <i>Aboriginal Heritage Act 1972</i>, and any approvals are to be obtained by the Department of Planning Lands and Heritage.</p>
3	Main Roads WA	No objection	<ul style="list-style-type: none"> No works related to this proposal shall impact the operation of Madigan Road (Road No. H055) and no works shall be carried out within the road reserve without formal approval of Main Roads. The extents over the proposed scheme amendment as mentioned in your email, shall not extend over any portion of the Main Roads road reserve. No additional access points will be approved via Madigan Road (Road No. H055) i.e. one access point only (i.e. existing access). Should any modifications be required to the existing access point, formal access modification approval must be sought from Main Roads to ensure any modified design layout meets Main Roads specifications. Early formal notification to Main Roads is recommended. An updated Traffic Impact Assessment will need to be provided (existing assessment is dated September 2012). Any storm water coming from this lot once developed shall be managed as per the Department of Water and Environmental Regulation Stormwater Management Plan. 	Noted. A Traffic Impact Assessment shall be required to be provided as part of any subsequent development application.
4	Department of Fire and Emergency Services (DFES)	No objection	<ul style="list-style-type: none"> This advice relates only to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws. Recommendation – supported compliant application DFES advises that the BMP has adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria for multiple proposed uses can be achieved. 	Noted.