

Summary of Submissions

Scheme Amendment No. 159 – Portion of Lot 81, Lots 210 & 228 Cockram Street and Lots 87 & 88 Mundijong Road and unnamed Road Reserve adjoining Lot 81, Mundijong.

Submitter	No	Comment	Officer Response
Telstra Operations	1	<p>Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p> <p>Any network extension that may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. or the Telstra Smart Community website: http://www.telstra.com.au/smart-community/developers/</p> <p>More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/. I add this information about NBN Co. as it is not known when services will be available from NBN Co. Telstra may provide services if NBN Co. cannot.</p>	The Telstra comments in relation to the construction requirements of NBN Co. are noted.
Western Power	2	<p>There are no objections. There are however overhead powerlines adjacent to or traversing across the proposed area of works. Therefore, the following should be considered, prior to any proposed works commencing.</p> <p>Working in proximity to Western Power Distribution Lines all work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines.</p> <p>If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted.</p> <p>Please note: Western Power must be contacted on 13 10 87, if the proposed works involve:</p> <ul style="list-style-type: none"> A) Any changes to existing ground levels around poles and structures. B) Working under overhead powerlines and/or over underground cables. <p>Western Power is obliged to point out that any change to the existing (power)</p>	The Western Power comments in relation to the safety issues concerning the overhead powerlines are noted.

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		system; if required, is the responsibility of the individual developer.	
Department of Education	3	The Department of Education has reviewed the document and advises that it has no objection to the amendment.	Noted.
Department of Fire & Emergency Services	4	Please be advised that the Department of Fire and Emergency Services (DFES) refers you to Department of Fire and Emergency Services (DFES) and the Western Australian Planning Commission (WAPC) Planning for Bush Fire Protection Guidelines Edition 2 - May 2010 (These Guidelines replace DC 3.7 Fire Planning and Planning for Bush Fire Protection, which were released by the WAPC FESA in December 2001) and clause 6 of State Planning Policy 3.4 Natural Hazards and Disasters (SPP 3.4).	The DFES comments with respect to the Bush Fire Protection Guidelines and SPP 3.4 are noted.
State Heritage Office	5	The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal.	Noted.
Department of Water	6.1	<p>Urban Water Management</p> <p>Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and the policy measures outlined in State Planning Policy 2.9, Water Resources, the future Local Structure Plan is required to be supported by a Local Water Management Strategy to demonstrate the proposed urban structure can manage water quality and quantity.</p>	The provisions of the BUWM and SPP 2.9 in terms of a Local Water Management Strategy will be a requirement in the approval process for future development on the subject land.
	6.2	<p>Peel-Harvey Catchment</p> <p>The proponent is advised that the proposal is located within the Peel-Harvey catchment and the provisions of the Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992 and the Statement of Planning Policy No 2.1 - the Peel-Harvey Coastal Plain Catchment (SPP 2.1) shall apply.</p>	The provisions of the Peel Inlet Harvey Estuary Policy 1992 and SPP 2.1 will be adhered to.
	6.3	<p>Groundwater</p> <p>The subject area is located within the Rockingham Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater</p>	The requirement is noted.

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		abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer, is subject to licensing by the Department-of-Water. The issuing of a groundwater license is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.	
	6.4	<p>Department of Environment and Conservation Issues</p> <p>A Conservation Category Wetland (CCW) is adjacent to the east of the site. Impacts to this wetland and required buffers will need to be considered as part of future urban planning. For specific comments pertaining to this proposal and the CCW it should be referred to the Land Use Planning section at the Department of Environment and Conservation's Swan Region (CI- Locked Bag 104, Bentley Delivery Centre, WA 6983).</p>	Noted. Refer to DEC comments.
Department of Indigenous Affairs	7	<p>I have reviewed the information you provided and advise that there are no registered Aboriginal heritage sites within the proposed area. It is possible that there is Aboriginal heritage within the land subject to the proposed amendment.</p> <p>All Aboriginal heritage sites whether known to the Department of Indigenous Affairs (DIA) or not, are protected under the Aboriginal Heritage Act, 1972 (AHA). Where rezoning of land is occurring for the purposes of development, we would like to reinforce that under the AHA it is the responsibility of the developer to inform themselves of the heritage values in the areas in question and assess the risks of potential impacts to Aboriginal heritage sites. Please find below a link to our Due Diligence Guidelines for assistance that help in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values.</p> <p>http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA</p> <p>Should cultural material or a new site be discovered there is an obligation under section 15 of the Aboriginal Heritage Act 1972 to report the information to the Registrar of Aboriginal sites.</p>	<p>If the proposed development is likely to impact on any nearby Aboriginal heritage sites measures can be enforced that mitigate the effects of any development. This will ensure that the protection of all Aboriginal heritage sites within proximity to the proposed development.</p> <p>The obligations under the Aboriginal Heritage Act 1972 are noted.</p>

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Department of Environment and Conservation	8.1	Lots 87 and Lot 88 adjoin Mundijong Road reserve, which is mapped as a Conservation Category wetland on the DEC Geomorphic Wetlands of the Swan Coastal Plain dataset.	Noted.
	8.2	The eastern boundary of Lot 88 also adjoins an area mapped as a Conservation Category wetland located on the south western corner of Reserve 4486. The bushland on Mundijong Road and the south west portion of reserve 4486 forms part of Bushforever Site 360, Mundijong and Watkins Roads Bushland, Mundijong/Peel Estate.	Noted.
	8.3	The Environmental Protection Authority (EPA) in its Guidance Statement 33 "Environmental Guidance for Planning and Development' (2005) urges that Conservation Category wetlands and their buffers be fully protected, and that for wetlands that are to be protected, a minimum 50 metre buffer is required.	The minimum 50 metre buffer requirement will be adhered to as a requirement of development control in the approval process for future development on the subject land.
	8.4	Given the location of Mundijong Road between the wetland to the south of Mundijong Road and Lot 88, DEC does not recommend the need for a wetland buffer on Lots 87 and 88 adjoining Mundijong Rd; provided the water management planning for future urban development ensures the pre-development hydrology for the wetland vegetation is maintained.	This requirement is noted.
	8.5	A buffer will need to be provided to the Conservation Category wetland within Reserve 4486. Should it be considered the wetland category is inaccurate, the	This requirement is noted.

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		proponent can undertake an assessment and submit a proposal to modify the classification or boundaries consistent with the DEC protocol, to DEC's Wetland Section for review.	
	8.6	Please be further advised that future planning will need to provide an appropriate urban boundary design to protect the vegetation within Bushforever Site 360 and provide an appropriate separation for the fire protection of residences.	An appropriate urban boundary design will be a requirement of development control in the approval process for future development on the subject land.
Main Roads	9	Main Roads has no objections to the above proposed amendment.	Noted.
Water Corporation	10.1	Water The subject area falls within the Mundijong Water Supply Scheme. Reticulated water is not immediately available to serve the subject area. If a reticulated water supply is required a mains extension will be required. The mains may be required to be constructed as part of the subdivision/development process.	Reticulated water will be provided to the site as a requirement in the approval process for future development on the subject land.
	10.2	Wastewater The subject area falls within the Byford Sewer District. There is no permanent pump station for the catchment the subject area falls within. The major permanent pump station is proposed to be located near the future Tonkin Hwy and Scott Rd to the north and pump wastewater westwards to the future East Rockingham Waste Water Treatment Plant. If a wastewater connection is required the development will require headworks infrastructure to be constructed. The headworks infrastructure may be required to be constructed as part of the subdivision process of this or other proposed developments in the area. Consideration must be made to the location of a proposed pump station. A pump station will require appropriate land to be provided for the works and the odour buffer that will surround the works. The extent of the buffer should be determined at the planning/design stage to ensure that only compatible land use is within the buffer. A route for the headworks mains will also be required, up to 20 metres wide. The route should be in the form of a road reserve.	Wastewater will be provided to the site as a requirement in the approval process for future development on the subject land.
	10.3	Drainage The subject area falls within the Oaklands Drainage Catchment Drainage District, a rural drainage system. Developments within this catchment are required to contain the flows from a one in one hundred year storm event on site. Discharge to the Water Corporation drains must be compensated to	This requirement is noted.

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		predevelopment levels. At the time of development the developer may be required to provide calculations from a Consulting Engineer to demonstrate, to the satisfaction of the Water Corporation, that the runoff from the development has been restricted to pre development levels.	
	10.4	<p>General Comments</p> <p>The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Corporation may also require land being ceded free of cost for works.</p>	This requirement is noted.
Department of Mines and Petroleum	11	The Geological Survey of Western Australia has assessed the proposal on behalf of the Department of Mines and Petroleum with respect to access to minerals and petroleum resources, geothermal energy and basic raw materials and has no comment to make in this regard.	Noted.
Department of Health	12.1	<p>Water and Sewerage Disposal</p> <p>All proposed urban development must connect to scheme water supply and comply with the provisions of the Government Sewerage Policy - Perth Metropolitan Region. Accordingly, development/ subdivision should not exceed R5 density.</p> <p>The area is known to be affected by winter high water table or perched water table and the site will need to be demonstrated via a geotechnical report that it can achieve the minimum clearance of 500mm between natural ground surface and winter water table.</p>	<p>Connections to scheme water supply and wastewater will be addressed in the approval process for future development on the subject land.</p> <p>A geotechnical report will be submitted as a requirement of development control in the approval process for future development on the subject land.</p>
	12.2	<p>Potential Public Health Impacts</p> <p>The Shire of Serpentine Jarrahdale should use this opportunity to minimise potential negative impacts of increased density development such as noise, odour, light and other lifestyle activities. Public health impacts draw attention to those issues and they should be appropriately and adequately addressed at this stage. You may also wish to consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process. For your information and guidance, you may access the relevant</p>	Potential public health impacts will be addressed as part of development control in the approval process for future development on the subject land.

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		information at the following sites: HIA - http://www.public.health.wa.gov.au/2/1400/2/health risk assessment.pm PHA - http://www.public.health.wa.gov.au/2/1399/2/public health assessment.pm	