

**10.3.1(c) SCHEDULE OF SUBMISSIONS**  
**Shire of Jerramungup Local Planning Scheme Amendment No.13**

<b>NO</b>	<b>NAME</b>	<b>SUMMARY OF SUBMISSION</b>	<b>COUNCIL RECOMMENDATION</b>	<b>WAPC RECOMENDATION</b>
1	Department of Mines, Industry Regulation & Safety	The Department has determined that these proposals raise no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.	Noted.	
2	Department of Planning, Lands & Heritage Aboriginal Heritage Directorate (AHD)	A review of the Register of Places and Objects as well as the AHD's Aboriginal Heritage Database confirms there are no known Aboriginal heritage places or Aboriginal sites within the subject site.	Noted.	
3	Department of Water & Environmental Regulation (DWER)	DWER advises that it has no objection to the proposal as it is considered that there are no water resource management issues associated with the proposal. The land parcels in question are outside the Bremer Bay Water Reserve. During the process of redevelopment, DWER would anticipate that additional water resource management issues such as water efficiency and stormwater management would be addressed.	Noted.	
4	Department of Education	The Department of Education has reviewed the document and wishes to advise that it has no objection to the proposed rezoning.	Noted	
5	Department of Planning, Lands & Heritage Support Services	No objection as there is no potential impact upon heritage places within the Scheme Area.	Noted	
6	Main Roads WA	Main Roads has no in principle objections to the proposed amendments subject to standard considerations regarding the road network maintained by Main Roads are included in future planning.	Noted	

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7	Department of Health	<p>Of relevance to Scheme Amendment 13 are:</p> <p><u>1. Water Supply and Wastewater Disposal</u> The proposed development is required to connect to scheme water, reticulated sewerage and be in accordance with the draft Country Sewerage Policy.</p> <p><u>3. Increased Density - Public Health Impacts</u> The Shire of Jerramungup should also use this opportunity to minimise potential negative impacts of the mixed density development such as noise, odour, light and other lifestyle activities.</p> <p>To minimise adverse impacts on the residential component, the Shire of Jerramungup could consider 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.</p>	<p>Noted.</p> <p>All development affected by this Scheme Amendment will be connected to the district water and sewerage schemes.</p> <p>R40 density is only medium density development and this is adequately controlled by through the existing requirements of the Residential Design Codes of WA and Building Code of Australia.</p>	
8	Water Corporation	The Water Corporation has no objections or comment regarding Amendment 13.	Noted	

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9	Department of Fire & Emergency Services (DFES)	<p>Amendment 13 proposes the rezoning of various lots in Bremer Bay to a Special Use zone to facilitate a co-ordinated consideration of the development of the town centre. A BAL contour map has been provided, and it appears this is an extract from the Shire's Local Planning Policy 22. This BAL Contour Plan was not to be used for 'strategic planning proposals'.</p> <p>For the purpose of Amendment 13, a BAL contour plan must be provided that includes the vegetation classifications in accordance with Appendix 3 of the Guidelines; and where the BAL contours are above BAL-Low, then a statement addressing the bushfire protection criteria is required.</p>	<p>Upheld</p> <p>Local Planning Policy 22 has been adopted and this applies a BAL Contour Plan to the Bremer Bay townsite. However clause 5.2(c) does state that this is "not applicable to strategic planning proposals and subdivisions".</p> <p>A site specific BAL Contour Plan and statement addressing the bushfire protection criteria listed in the Guidelines for Planning in Bushfire Prone Areas (the Guidelines) has been subsequently prepared by an appropriately accredited company and has been forwarded to DFES for consideration and approval.</p> <p>This latest information is consistent with the original findings of the current scheme amendment document in that there is no development within BAL40 or higher and requirements the Guidelines have been met.</p>	

NO	NAME	SUMMARY OF SUBMISSION	COUNCIL RECOMMENDATION	WAPC RECOMENDATION
10	Sean Hickey Owner of Lot 35 (#1) Emma Street, Bremer Bay	<p>The general ideas to bring about more clarity in planning are good. A new planning approach to this area is 'needed' to remedy the issues that have arisen over time.</p> <p>I would like to see my block on the corner, behind the town store, included in the proposed Special Use zoning.</p> <p>The current proposal to leave Lot 35 as residential is to ignore a more versatile plan for the area.</p> <p>The rezoning of the area should take into account that:</p> <ul style="list-style-type: none"> <li>• My block has lost its residential ambiance.</li> <li>• The way the building at the rear presents a negative to the class of the residential block.</li> <li>• The store parking bays built at the front of the block detracts from the better class of residential block it was at purchase and likewise continues so.</li> <li>• The present loss of the cull-de-sac entry to the rear of the block has prevented the scoping plans for the design of building/buildings at the block.</li> </ul> <p>Clearly I have been very disadvantaged and not previously included in planning. This undoubtedly has negative economic consequences for me. I should have access to the rear of my block at all times.</p> <p>The loss of the rear road (cut-de-sac) in the planning is an inequitable part of the plan and perhaps a re-think about this is worthy.</p> <p>Note – this is a summary only and a full copy of Mr Hickey's submission will be available at the Council meeting.</p>	<p>Upheld</p> <p>Lot 35 Emma Street is a corner lot that faces both Emma Street and Bennett Street. The entire Bennett Street frontage has been redeveloped with public parking.</p> <p>The rear boundary of Lot 35 backs onto the General Store which undoubtedly affects the residential character of the property.</p> <p>It is recommended that Lot 35 be included into Special Use Site 11.</p> <p>However, the current use and future of the cul-de-sac at the rear of Lot 35 is a separate matter. Council is highly unlikely to ever build this cul-de-sac and current planning revolves around closing this cul-de-sac and amalgamating it into adjacent land holdings to increase development potential of these sites. This will be addressed as a separate matter and follow proper procedure at a future date.</p>	

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11.	Department of Biodiversity, Conservation and Attractions (Parks & Wildlife Service)	No comment	Noted	