

Schedule of Submissions – Proposed Structure Plan – Lot 9500 Bremer Bay Road

No.	Submitter	Comments	Officers Recommendation
1	Water Corporation PO Box 100 LEEDERVILLE WA 6007	<p>a) The proposed area is within the Bremer Bay Water Zone; however, the proposed yields are higher than what's been planned for. The water source is currently constrained, and the source and conveyance planning teams will need to investigate what would be required to incorporate the increased demand in the long-term planning.</p> <p>b) The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water 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. Water Corporation may also require land being provided for works.</p>	<p>a) Note</p> <p>b) Note</p>
2	Main Road WA PO Box 503 ALBANY WA 6331	<p>a) Main Roads has no in principle objection to the proposed land use in this location.</p> <p>b) Main Roads supports the proposed short to medium term access plans from the Bremer Bay Roads subject to Main Roads approval of more suitable plans for the intersecting connection with the Bremer Bay Road.</p> <p>c) Main Roads supports the proposed BAR intersection treatment as a minimum intersection requirement.</p>	<p>a) Note</p> <p>b) Note</p> <p>c) Note</p>

		<p>d) Main Roads would not support the construction of an intersection that does not meet the minimum requirements of Main Roads Supplement to the Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections</p> <p>e) The currently proposed location of the Gorrie Way intersection demonstrates restricted sight distance to the West and is also located directly opposite the existing access of Lot 205.</p> <p>f) Main Roads does not support the currently proposed internal road layout within the development where adjacent to the existing road reserve boundary of the Bremer Bay Road. This would have negative road safety and amenity consequences.</p> <p>g) Main Roads would recommend an alternate internal road layout and/or a suitable buffer is provided to mitigate potential hazards emanating from the road.</p> <p>h) Main Roads does not support additional direct access from Bremer Bay Rd to any separate Lots or the POS.</p> <p>i) Main Roads notes the pedestrian and cycle traffic is not provided for in the current proposal, planned connectivity with the existing networks should be further developed with a focus on access to</p>	<p>d) Note</p> <p>e) Note</p> <p>f) Uphold- amend the internal road network to relocate the southern road so that is not adjacent the Bremer Bay Road.</p> <p>g) Uphold – Refer submission 3.f).</p> <p>h) Uphold – apply a restrictive covenant prohibiting access to Bremer Bay Road on the Public Open Space and Lots 109 and 110.</p> <p>i) Uphold - place a pedestrian and cycle pathway with the Structure Plan Area to access to schools other community amenities</p>
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		<p>schools and other community amenities that does not include this traffic type accessing the Bremer Bay Road reserve.</p> <p>j) Main Roads notes the lack of amenity provided at the proposed POS and recommends provisions for public use including vehicle parking are integrated into the plans.</p> <p>k) Main Roads seeks further clarification on the medium to long term access plans to the West of the proposed development as any other additional direct access to Bremer Bay Rd is not supported.</p> <p>l) Main Roads considers that Dion Ende Road is the proffered Western connection point with the Bremer Bay Road and advises that a future upgrade of the existing intersection to Main Roads requirements shall be required to service the future access requirements for development West of Lot 9500.</p>	<p>without accessing Bremer Bay Road.</p> <p>j) Uphold – amend the plan to show a vehicle parking area within the Public Open Space.</p> <p>k) Note</p> <p>l) Note</p>
3	Department of Water and Environmental Regulation	<p>Water Resources</p> <p>a) The draft Bremer Bay Local Structure Plan - Lot 9500 Borden-Bremer Bay Road, Bremer Bay (received 19/06/24) dLSP) for the proposed development has the potential to affect water dependent ecosystems of the Wellstead Estuary because of their sensitivity to contamination associated with land use and development.</p>	<p>a) Note</p>

		<p>b) The Draft State Planning Policy 2.9 Planning for Water. (dSPP 2.9) applies to the development, particularly section 8 which defines the subject area as a sensitive water resource area, as land which drains to, and is within two kilometres of, the estuarine area of the Wellstead Estuary.</p> <p>Bremer Bay Public Drinking Water Source Area (PWDSA)</p> <p>c) The proposed development is in the Bremer Bay Public Drinking Water Source Area (PDWSA) (Bremer Bay Water Reserve) which is proclaimed under Country Areas Water Supply Act 1947. The Bremer Bay Water Reserve covers the southwest corner portion of Lot 9500 Borden -Bremer Bay Road Bremer Bay (subject area) and includes both Priority 1 (P1) and Priority 2 (P2) areas.</p> <p>d) The southwest corner portion of the subject area in the PDWSA is zoned as Recreation an Open Space under the Local Planning Scheme, and is proposed as Public Open Space in the draft Local Structure Plan (dLSP).</p> <p>e) The proposed development states uses as low risk passive recreation i.e. walking the dog or similar activities. These are compatible activities under WQPN 25 Land</p>	<p>b) Note</p> <p>c) Note</p> <p>d) Note</p> <p>e) Note</p>
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		<p>use compatibility tables for PDWSAs for P1 and P2 areas.</p> <p>f) The P2 area of the PDWSA surrounds the P1 area, and extends beyond the dLSP proposed Public Open Space, into portions of the subject area that the dLSP and Appendix 3 Subdivision concept proposes for residential lots.</p> <p>g) The Department does not support the current planning for residential subdivision envelope extending into the P2 of incompatible land use as noted in WQPN 25 Land use compatibility tables for PDWSAs.</p> <p>Bremer Bay Groundwater Area (proclaimed under RIWI 1914)</p> <p>h) The entire subject area is within the Bremer Bay Groundwater Area, a proclaimed resource under Rights in Water and Irrigation Act 1914 (RIWI 1914) which extends beyond the PDWSA.</p> <p>i) Planning for subdivision in the Bremer Bay Groundwater Area must demonstrate water, stormwater, and wastewater management with strategies that will protect the proclaimed groundwater resource from pollution in accordance with Draft SPP 2.9 Planning for water policy policies:</p> <ul style="list-style-type: none"> • 6.13 Planning and development in public drinking water sources maximises the long-term protection 	<p>f) Note</p> <p>g) Uphold – Amend the structure plan to ensure residential development is located outside of the P2 area of the PDWSA.</p> <p>h) Note</p> <p>i) Uphold – the development is to either be connected to the reticulated sewerage system or where this is not feasible lots are serviced by a secondary treatment unit with nutrient removal.</p>
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		<p>and management of water quality and quantity for public drinking water supply</p> <ul style="list-style-type: none"> • 7.2 i) minimise export of nutrient and non-nutrient contaminants entering water resources, and • 7.2 l) demonstrate that infrastructure and site management practices are in place to manage contaminants, particularly within sensitive water resource areas and public drinking water source areas, and • 7.2 m) Local planning schemes and local planning policies should, in accordance with the Guidelines: m) include site-specific measures where relevant to manage the potential impacts on water quality and protect water resources. <p>Potable water and water allocation/licencing</p> <p>j) The dLSP and the Local Water Management Strategy Lot 9500 Goorie Way Bremer Bay, WA 6330 27/02/24 (Final Version 3 27/02/2024, received 19/06/24) (LWMS) indicate the subject area will be connection to existing reticulated infrastructure for drinking water supply.</p> <p>k) The Department notes the licensed entitlements for the Bremer Bay area has been exceeded within recent years. We</p>	<p>j) Note</p> <p>k) Note – refer to Submission 1</p>
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		<p>recommend that the Shire liaises with Water Corporation regarding service capability for additional residences resulting from the proposed development.</p> <p>l) The Shire could also consider its Local Planning Policy NO 17 Rainwater Tanks with respect to opportunities to encourage water conservation and rainwater collection in new subdivisions.</p> <p>Effluent disposal, Government Sewerage Policy and sewage sensitive area</p> <p>m) Section 7 defines the dLSP subject area as sewage sensitive area, under item d) as land that drains to, and is within two kilometres of, the estuarine area of Wellstead Estuary.</p> <ul style="list-style-type: none"> • Policy objective 1 to generally require the connection of new subdivision and development to reticulated sewerage to provide lowest risk to public health, environmental, social and economic long term planning outcomes associate with sewage treatment and disposal. • Policy objective 3 Protection of the environment, land and water resources by limiting contamination of land, groundwater, surface water, and impacts on health of flora/fauna, and limiting wasting of water resources. 	<p>l) Note – Adopted Local Planning Policy</p> <p>m) Uphold – refer to Submission 4.i)</p>
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		<p>n) The Government Sewerage Policy and Draft State Planning Policy 2.9 (dSPP2.9) requires water resources to be considered at the earliest possible stage of the planning process and all subsequent stages in accordance with the Guidelines, Draft State Planning Policy 2.9 - Planning for Water Guidelines.</p> <p>Sewerage infrastructure connection</p> <p>o) The dLSP section 3.6 Infrastructure Coordination, servicing and Staging notes: <i>Given the separation from the existing sewer infrastructure the large northern lots subject to the R2.5 density could be serviced by onsite treatment and disposal facilities</i> This contrary position is noted in Local Water Management Strategy (LWMS), section 4.3: <i>The Subject Site is situated in an area that has access to the local reticulated sewerage network. Connection of the reticulated sewerage to households is to be via an extension of the existing network from the neighbouring development to the east.</i></p> <p>p) The Department does not support onsite treatment and disposal facilities in the sewage sensitive subject area, as stated in the Government Sewerage Policy, specifically 5.1.1 Requirement to connect to reticulated sewerage:</p>	<p>n) Note</p> <p>o) Uphold – inconsistencies between the Structure Plan and its Appendices are to be resolved.</p> <p>p) Note</p>
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		<ul style="list-style-type: none"> • Item 2 when any stage or part of any future or proposed subdivision or development is already connected to reticulated sewerage; and/or • Item 3 where the responsible authority determines any future or proposed subdivision or development can be reasonably connected to reticulated sewerage <p>q) The dLSP supporting documents note that connection to reticulated sewerage may be considered cost-prohibitive, however a cost analysis was not provided to support that position.</p> <p>r) If approval is given for proposed on-site treatment and disposal facilities in the northern portion of the subject area, outside the P2 region that extends into proposed subdivision area, the Department notes the Government Sewerage Policy (2019) 5.2.1 Lot sizes in sewage sensitive areas is minimum one hectare. This size is to primarily manage cumulative impacts on the environment and water resources in and immediately adjacent to this subject area.</p> <p>s) Appendix 3 Subdivision concept indicates all lots sizes are less than one hectare (10,000 m²). A reduction below the required minimum one hectare is not supported by the Department, in view of the high values of</p>	<p>q) Note</p> <p>r) Note – refer to Submission 4.i)</p> <p>s) Note – development is to be located outside of the PDWSA refer to Submission 4.g).</p>
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		<p>the receiving environment as detailed above. i.e. being a sensitive water resource area, proclaimed groundwater area, and adjacent to a P1 and P2 PDWSA.</p> <p>t) Further, if on-site treatment and disposal facilities are approved, GSP5.2.3 requires groundwater separation of 1.5m, and GSP 5.2.5 requires secondary treatment units with nutrient removal.</p> <p>Flood and Inundation Risk</p> <p>u) The subject area appears low risk for food and inundation, however waterlogging is known to occur in and around the subject area, especially the southern portion near Borden-Bremer Road (personal communication, Shire of Jerramungup N Myers, 09/08/24), likely because of clay layers in the soil profile.</p> <p>Stormwater</p> <p>v) In the LWMS, delineation of pre-development catchments is unclear and was not shown in the plans. It appears a pre-development catchment assessment was not done to determine flow rates to demonstrate the acceptable post-development discharge rates onto freehold land to the south to avoid having an impact. It is also unclear why the upstream post-development catchment is truncated by an</p>	<p>t) Note – refer to Submission 4.i)</p> <p>u) Note</p> <p>v) Uphold – amend the Local Water Management Strategy to identify the pre-development catchments and shown in the plans. A pre-development catchment assessment of the catchment is to be done to determine flow rates to demonstrate the acceptable post-development discharge rates onto freehold land to the south.</p>
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		<p>unused road reserve, as opposed to being defined by topography.</p> <p>Drainage management</p> <p>w) The LWMS proposes drainage management by piped drainage system including civil works to establish drainage basins and determined two catchment areas are needed: Catchment A proposed for low point within POS (southwest area of LSP area) and Catchment B to reserve No. 46098 to southwest of the subject area. The Department notes reserve R 46098 is vested with Department of Planning, Lands and Heritage (DPLH), and is within the PDWSA with P2 level protection.</p> <p>x) Under WQPN 25 Land use compatibility tables for PDWSAs, Table 2 Compatibility of land uses and activities for the protection of water quality within public drinking water areas;</p> <ul style="list-style-type: none"> • limited wastewater infrastructure types (with conditions noted in WQPN 25) are considered compatible with a p2 area, and • stormwater infrastructure in a P2 area is compatible with <i>conditions per these guidance documents</i> <ul style="list-style-type: none"> ○ WQPN 83 - Infrastructure corridors near sensitive water resources 	<p>w) Uphold – drainage management is to be contained within the development area and located outside of the PDWSA and Reserve 46098.</p> <p>x) Noted refer to Submission 4.i) and w)</p>
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		<ul style="list-style-type: none"> ○ Stormwater management manual of Western Australia ○ Better urban water management <p>y) The Department does not support the current proposed drainage management planning because it does not demonstrate consideration of the receiving P2 area with respect to WQPN 25 Land use compatibility tables for PDWSAs (www.wa.gov.au) and associated conditions and guidance or the proclaimed Bremer Bay Groundwater Area, discussed above.</p> <p>z) The Department recommends the Shire confirm locations and vesting or land management, and acceptable uses of all proposed receiving or processing infrastructure, stormwater storage, and drainage points for this subject site.</p> <p>Site and Soil Evaluation</p> <p>aa) Local knowledge of the subject area and other nearby areas indicated that waterlogging occurs in the subject area (personal communication, N Myers 09/08/24), and this should be further considered in site and soil analysis and land capacity for drainage and water cycling.</p> <p>bb) Additionally, the Local Water Management Strategy (LWMS) with Appendix A Site Soil Investigation Report (GSG, 2023) contains errors and assumptions that should be</p>	<p>y) Uphold – refer to Submission 4.w)</p> <p>z) Note</p> <p>aa) Note</p> <p>bb) Uphold - the Local Water Management Strategy with Appendix A Site Soil Investigation Report (GSG, 2023) is to be</p>
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		<p>addressed if on-site wastewater management is approved:</p> <ul style="list-style-type: none"> • Correctly noted trial pits on 2 May 2023 are not representative of winter/season groundwater peaks. Observations should be made during peak season, generally October/November. • Geotechnical investigation indicates a sandy clay layer at 0.16 to 1.10 m below ground level, which may result in a perched groundwater system. Then in Section 3.7.2 bore 60200014 is referenced, for which the datum for the recordings is not detailed, so it is not known what the groundwater levels are below ground level (BGL). It appears it was assumed it is in meters BGL, and this cannot be assumed and is likely incorrect. Our desktop review stated the bore is 27 m deep, but does not say where the inlet screen is, so there is no confidence that it is observing the correct aquifer. <p>cc) The Department notes the Draft Local Structure Plan (dLSP) Appendix 5 Lot 9500 Borden – Bremer Road, Bremer Bay Engineering Infrastructure Report November 2023 (Revision 3, 29/11/23, received 19/06/24) (App 5 EIR) references information the dLSP and LWMS discussed in these</p>	<p>amended to note observations should be made during peak season, generally October/November and be amended to incorporate the findings. Bore 60200014 is to be reassessed to correctly determine if a perched ground water system is present.</p> <p>cc) Note</p>
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		Department comments about environment and water resources values and/or management. The Shire's technical review of App 5 EIR should be undertaken in the context of issues and impacts discussed in these comments.	
4	Department of Fire & Emergency Services PO Box P1174 PERTH WA 6844	<p>a) It is noted that a lot layout has been provided as part of the referral documentation. Where a lot layout is known (even if not finalised) a BAL Contour Map should be provided to ensure an accurate representation of the bushfire risk for each proposed lot, or cell of proposed residential development.</p> <p>b) . Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria:</p> <p>i) A1.1 & A2.1 – not demonstrated The BAL ratings cannot be validated. A concept lot layout has been provided and a BAL Contour Map should be provided. The structure plan proposes residential lots ranging from approximately 1,000 to 5,000 sqm in size, these are considered to be urban scale lots.</p> <p>Urban scale lots should not be impacted by BAL-40/FZ. Without a BAL Contour Map it is difficult to ascertain the BAL impact on the lots.</p>	<p>a) Uphold - a BAL Contour Map should be provided as part of the Structure Plan.</p> <p>b)i)Note – refer to submissions 5.(a)</p>

		<p>Strategic planning presents the best opportunity to incorporate setbacks in the form of roads and/or managed open space areas to address bushfire risk at the planning stage. A BAL Contour Map should be provided to demonstrate compliance with Elements 1 and 2 by locating development in areas with least possible risk of bushfire and achieving a maximum rating of BAL-29 for all future lots and not rely on construction standards or in-lot setbacks.</p> <p>ii) A3.3 and A3.4a – not demonstrated There is a dead-end road shown in the concept subdivision layout which leads to a proposed EAW. A perimeter road is required where 10 or more lots are proposed. The EAW is also adjacent to an area of Class D Scrub. Given no BAL Contour Map or post development vegetation classification has been provided it is unclear which vegetation will remain in the post-development scenario. The future subdivision should provide multiple access routes as part of stage 1 if the subdivision is to be staged.</p>	<p>b)ii) Note – refer to submissions 5.(a)</p>
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		<p>c) It is critical that the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development has not demonstrated compliance to the following:</p> <p style="padding-left: 40px;">Element 1: Location, Element 2: Siting and Design, and Element 3: Vehicular Access.</p>	c) Uphold – refer to submission 5.a)
5	<p>Teresa Scott 4A Loukes Street FREMANTLE WA 6160</p>	<p>a) There is not enough infrastructure to support more land releases.</p> <p>b) No industrial or commercial land available to support this growth.</p> <p>c) If there is not enough power and water available for a car wash the question is, is there enough power and water to service this development?</p>	<p>a) Note</p> <p>b) Note</p> <p>c) Note – refer to submission 4.i)</p>
6	<p>Drew Sebbes 604 Geographe Bay Road BROADWATER WA 6280</p>	<p>a) Supportive of the overall Structure Plan.</p> <p>b) Concerned about ability of existing waste water infrastructure to have the capability to handle the new blocks.</p> <p>c) Rear Boundary Easement of 5 meters to be put in place where new blocks adjoin existing.</p>	<p>a) Note</p> <p>b) Note - Noted refer to Submission 4.i w)</p> <p>c) Note – Based on the size of the lots at an R2.5 standard the rear setback is 7.5m.</p>