

SUMMARY OF SUBMISSIONS – FILE No. AMD21/0006
PROPOSAL: LOCAL PLANNING SCHEME NO. 21 – AMENDMENT NO. 6
SUBMISSIONS CLOSE: 19 July 2015
OFFICER: Joanna Wilson

No	ADDRESS	Nature of Submission	Comment	Recommendation
1.	Atco Gas 81 Prinsep Road, Jandakot WA 6164	No objection	Noted	That the submission be noted.
2	Department of Water PO Box 261 Bunbury WA 6230	No objection It is noted that a Local Water Management Strategy will be prepared prior to approval of the DGP, this should be abridged version focusing primarily on ground and stormwater management and servicing.	Noted	That the submission be noted.
3	Water Corporation PO Box 100 Leederville WA 6902	No objection A developed proposal should be accompanied by a water management plan.	Noted	That the submission be noted.
4	Department of Parks and Wildlife PO Box 1593 Bunbury WA 6230	1. Lot 3 contains vegetation that is important in maintaining the integrity of Western Ringtail Possum (WRP) Habitat, The vegetation is mapped as being the highest quality WRP habitat; 2. There is insufficient information to assess the degree of impact on the WRP population and this will need to be clarified. 3. The offset development plan did not include management options for WRP animals or consider displaced WRP animals 4. Proponent will be required to prepare and evaluate a WRP Impact Management Plan to manage potential impacts on the existing WRP population and the displacement of some WRP animals, prior to the preparation of any outline development plan. 5. Recommends a number of Special	Noted Acknowledge that additional work will need to be carried out and required to be undertaken prior to the determination of a DGP, development application etc.	That the submissions be noted.

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		Provisions to be included - Possum and Possum Habitat Management Plan to be prepared and implemented.in consultation with Parks and Wildlife. - A Fire Management Plan should be prepared taking		
5	Barrie and Suzanne Hall PO Box 1658 Busselton WA 6280	1. Requests clarification as to how much area will be rezoned to R40, Milkman Ave is R40 and does not compliment the predominately R20 area; 2. Is the reserve area now a proposed or future residential development site? 3. Cross Road should not become a sealed thoroughfare in order to service the development; 4. There should be no removal of existing trees or vegetation that abuts Cross Road.	Noted 1. All the area shown in white as Broadwater Development Area will be rezoned; 2. The reserve is not part of the proposed rezoning; 3. This amendment is not proposing to make Cross Road a sealed thoroughfare; 4.It is proposed that replacement planting will be undertaken in Cross Road	That the submissions be noted.
6	David and Danielle Williams 12 Swift Close Busselton WA 6280	Objection – Swift Close is a cul-de-sac and it is not drawn as a cul-de-sac but an intersection of Cross Road. We object to any development/rezoning that makes Swift Close an intersection.	The amendment and Scheme No.21 annotate road reserves in White. It does not detail road configurations. No changes to Swift Close are proposed as part of this amendment.	That the submissions be noted.
7	Greg Hille 3 Moorhen Street Broadwater WA 6280	No objection providing; 1. Cross Road is not bitumised and used as a through Road; 2. The existing peppermint tree lined buffer adjacent to Cross Road is retained.	Noted 1&2. Replacement/Revegetation of Cross Roads is proposed as part of this amendment.	That the submissions be noted.
8	Mrs Susan Holmes PO Box 1018 Busselton WA 6280	Given the decline in Western Ringtail Possum numbers a strict management plan needs to be implemented. The sighting of foxes and cats in the	Noted. Western Ringtail possums will be addressed as part of a DGP/subdivision or development	That the submissions be noted.

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		area is having a detrimental impact on animals at an alarming rate.	application.	
9	Novacare Residents Association Mr R Sparks 126/502 Bussell Highway Busselton WA 6280	<p>1. The closure of Bell Drive is of concern to all residents, we request that the Council arrange of traffic lights to be installed at the intersection of Bussell Highway and Bell Drive before the redevelopment takes place and not to close Bell Drive.</p> <p>2. This action will also benefit any further subdivisions and construction vehicles.</p> <p>3. The amount of traffic on Bussell Highway has increased over the years and traffic safety on Bussell Highway is paramount.</p> <p>4. The Council's documents supports the rezoning of retirement and aged care facilities and outlines the need for traffic safety in an area which presently has these facilities and will attract more in the future.</p>	<p>Noted.</p> <p>This section of Bell Drive is currently being reviewed for closure as it provides an alternate exit for the western section of the Broadwater area (particularly for vehicles heading west) and a direct access to the recently opened Aegis care facility. This direct access is particularly important for this facility when being serviced by emergency services. Traffic count information for this section of road from October 2014 indicates 809 vpd. This supports the significance of this linkage as the closure would likely displace this traffic onto the Bussell Highway/Broadwater Boulevard junction.</p> <p>The Intersection of Bussell Highway/Bell Drive has been subject to numerous letters from the residents of NovaCare over recent years seeking minor modifications to make the intersection more user friendly and 'readable'. To this the City has provided a budget allocation in the 2015/16 budget to undertake a minor upgrade to included left and right turning lanes which should provide better delineation and improved efficiency. The</p>	That the submissions be noted.

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			traffic data from October 2014 indicates 1189vpd on the Bell Drive leg with a peak of 100-110 vehicles. The intersection is generally performing well and has only recorded 3 crashes in the past 5 years. The need to upgrade to a signalised intersection is not warranted at this stage.	
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