

ATTACHMENT E
AMENDMENT 48 TO LOCAL PLANNING SCHEME 21
SCHEDULE OF SUBMISSIONS

No	NAME & ADDRESS	NATURE OF SUBMISSION	COMMENT	RECOMMENDATION
Agency Submissions				
1.	Department of Primary Industries and Regional Development 1 Verschuer Place Bunbury WA 6230	DPIRD notes that the Amendment will support the continued operation of a fresh fruit and vegetable retailer on the site.	Noted.	That the submission be noted.
2.	Department of Biodiversity, Conservation and Attractions PO Box 1693 Bunbury WA 6230	DBCA has no comment on the proposal.	Noted.	That the submission be noted.
3.	Main Roads WA PO Box 5010 Bunbury WA 6231	<p>1. It is noted that the current Development Guide Plan includes road reserve widening along the Causeway Road frontage of the subject land.</p> <p>The current special provisions outlined in the scheme require the road reserve widening for Causeway Road to be ceded free of cost when the land is subdivided.</p> <p>The land was not, however, subsequently subdivided in accordance with the Development Guide Plan, hence, the road reserve widening was not ceded.</p> <p>The City approved the current development on the site in 2016 without requiring the road reserve widening to be ceded.</p> <p>2. The proposed development will further increase traffic demands at the Koordon Road [sic] intersection which could increase</p>	<p>Traffic impact and road reserve widening was considered by Council in 2016 when determining the development proposal for the site (now completed and operational).</p> <p>At that time, as a result of concerns raised by Main Roads and the City's Engineering Department, the City sought independent traffic advice. The traffic assessment concluded that the proposal would significantly increase the potential for vehicle conflicts at the intersection of Koorden Place and Causeway Road. As a result, the intersection was upgraded with a splinter island within Koorden Place, and the southern intersection of Koorden Place was altered to accommodate articulated vehicles.</p> <p>With regard to the ceding of land, the traffic assessment concluded that there was no</p>	That the submission be noted, but not supported (for reasons provided), and that Main Roads be so advised.

		<p>the potential for vehicle conflicts and detract from the safety of the road. It is anticipated that widening of the central median may be warranted in the future to improve safety for right turn out from the intersection.</p> <p>3. It is anticipated that road reserve widening for Causeway Road will be required in the future to accommodate future traffic demands including road upgrading and improvements as well as service locations, drainage and amenities. It is recommended that the City ensure that adequate road reserve widening is provided from the subject property to accommodate future road requirements. The City could request that the road reserve widening shown on the current Development Guide Plan be retained and ceded prior to further intensification of the land use. The second plan [provided] indicates a suggested minimum reduced road reserve widening area which will minimise land impacts on the existing service station development access and car parking layout and drainage requirements.</p> <p>4. It is recommended that the City include an additional condition (Number 7) in the proposed amendment special provisions requiring road reserve widening for Causeway Road generally as indicated on the attached plan to be ceded free of cost to the Crown prior to commencement of the land use in accordance with the scheme amendment.</p>	<p>requirement for the ceding of any land as the widening of Causeway Road could be achieved within the existing road reserve.</p> <p>In considering its decision, Council was advised that the MRWA recommendation for road widening was to allow for B-Double trucks heading north to be able to turn right into Koorden Place. Council determined that it was an excessive requirement as that type of service delivery wasn't expected at the site.</p> <p>With regard to this proposal, the amendment of Schedule 5 – "Special Uses" in LPS 21, Special Use No. 17 would potentially result in the relocation of an internal wall, within the Western Growers fresh produce outlet, to increase the retail component, and decrease the wholesale component. The amendment to Schedule 5 would also restrict the overall gross floor area on the site to 1,700m²; current GFA is 1,575m² (this would allow an additional 125m² on the site).</p> <p>This would be of minor consequence to the site and is unlikely to result in altered service delivery or an increase in traffic demands on the Koorden Road intersection.</p> <p>The proposed condition (point 4) is not supported for reasons discussed above, and because it may result in an adverse visual impact on Causeway Road through removal of recent landscaping.</p>	
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4.	Department of Fire and Emergency Services DFES Land Use Planning 20 Stockton Bend Cockburn Central WA 6162	Given the proposal seeks to comply with a condition and advice note of planning approval, the application of SPP 3.7 may not be required, in this instance. The application of SPP 3.7 is ultimately at the discretion of the decision-maker.	The submission is noted and supported.	That the submission be noted.
5.	Department of Health PO Box 1872 Perth Business Centre WA 6849	<p>1. Water Supply and Wastewater Disposal Development is required to connect to scheme water and reticulated sewerage in accordance with the <i>Government Sewerage Policy 2019</i>.</p> <p>2. Food Act Requirements All food related areas to comply with the provisions of the <i>Food Act 2008</i>.</p> <p>3. Medical Entomology Re: Proximity to the Vasse-Wonnerup Wetlands, which are a known vector species breeding areas and subject to the City of Busselton Mosquito Management Plan (MMP). It is recommended that:</p> <ul style="list-style-type: none"> • CoB review the MMP with development conditions that minimise the potential for mosquito breeding. • Stormwater management infrastructure should be in accordance with the Department of Water's <i>Stormwater Management Manual for Western Australia</i>. • Provision of advice and seasonal warnings to protect residents, workers and businesses. 	<p>1. Existing development on the site is connected to scheme water and reticulated sewerage. Any expansion to existing development (in the limited capacity that would be for allowed under the Scheme Amendment) will require development approval, at which time these matters will be considered.</p> <p>2. Any expansion to existing development (in the limited capacity that would be allowed for under the Scheme Amendment) will require development approval, at which time these matters will be considered.</p> <p>3. A review of the MMP is considered to be beyond the scope of this application. Broad scale community education occurs on an ongoing basis, to provide advice and seasonal warnings in regard to mosquitos.</p> <p>In regard to stormwater infrastructure, any expansion to existing development (in the limited capacity that would be allowed under the Scheme Amendment) would require development approval, at which time these matters would be considered.</p>	That the submission be noted.

6.	Department of Water and Environmental Regulation 35-39 McCombe Road Bunbury WA 6231	Due to this proposal being related to existing infrastructure, which is fully serviced, the Department has no comments.	Noted.	That the submission be noted.
Public Submissions				
7.	Julie White 98 Causeway Road Busselton WA 6280	Curious to know what is being planned.	The submission expressed neither support nor objection to the proposal. A brief response was sent to the submitter outlining the details of the proposal. No further communication was received.	That the submission be noted.