

### SCHEDULE OF SUBMISSIONS

**PROPOSAL:** AMD21/0021 Amendment 21 - Lot 11 and portion of Lot 803 Chapman Hill Road, Bovell

**OFFICER:** Louise Koroveshi

**SUBMISSIONS CLOSE:** 6 September 2017

No	Submittor	Nature of Submission	Comment	Recommendation
1.	Telstra Locked Bag 3820 Brisbane, QLD 4001	No objection.	Noted.	That the submission be noted.
2.	Department of Water and Environmental Regulation PO Box 261 Bunbury WA 6231	No objection. The Department has endorsed the Local Water Management Strategy that is part of the amendment and structure plan application.	Noted.	That the submission be noted.
3.	Department of Planning Land and Heritage (Aboriginal Heritage) 151 Royal Street, East Perth WA 6004	No objection.	Noted.	That the submission be noted.
4.	Department of Biodiversity, Conservation and Attractions PO Box 1693 Bunbury WA 6230	No objection raised and comments provided in relation to – <ul style="list-style-type: none"><li>• development being located in existing cleared areas;</li><li>• wildlife protection and management plan;</li><li>• landscape buffers and planting objectives should include the provision of Western Ringtail Possum habitat corridor linkage;</li><li>• the provision of a fire break/access or rear lane</li></ul>	Noted. It is considered that the proposal does not raise any environmental issues beyond that contemplated within Amendment 179 to the City's previous Town Planning Scheme 20 that resulted in the current zoning of the land (other than the portion of Lot 803).	That the submission be noted.

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		behind northern lots backing onto public open space.		
5.	Department of Fire and Emergency Services PO Box P1175 Perth WA 6844	Further information is required. The Bushfire Management Plan identifies public open space that is likely to create a new bushfire hazard adjacent to the development site. There is no evidence that the POS can be maintained as 'low threat' vegetation, in the form of a landscape plan submitted with the BMP. The resultant bushfire hazard level rating may change from low to moderate or extreme.	It is normal practice, at subdivision stage, for a condition of subdivision approval to be applied requiring a landscape plan to be approved by the City for areas of public open space. Such landscape plans usually include implementation and maintenance responsibilities (for an initial period by the developer, then 'hand over' to the City). The BMP has been updated to reflect this.	That the submission be noted.
6.	Planning Solutions on behalf of Realview Holdings P/L Level 1, 251 St Georges Tce Perth WA 6850	The submission on behalf of Realview Holdings was supportive of the amendment but sought that: a) 'supermarket' and 'pharmacy' be included as permissible land uses as part of A64 in Schedule 2 of LPS21 (so that the substantially commenced development of each of those land uses by the	a) Officers are recommending that the amendment be modified to include an amended definition of supermarket (reflecting legal advice) for the purposes of A64.  b) Partly supported. Modifications to the amendment proposed by officers would rationalise the boundary of A64 to Lots 181 and 182 and provide for	That the submission be partially supported as set out in the Schedule of Modifications for Amendment 21.

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		<p>developer do not become non-conforming uses).</p> <p>b) The A64 area be expanded to incorporate all relevant lot boundaries (i.e. Lots 173 – 182).</p>	<p>some limited, further expansion of the supermarket component, but limits the number of each kind of premises to one.</p> <p>If change was made as proposed, it would have the effect of allowing, potentially, for a second supermarket and/or second pharmacy to be developed within an expanded A64 area. This is at odds with the underlying rationale and direction of the amendment, which is for DDS and supermarket development to occur in town/city centre locations. There is already one vacant supermarket premises in the City Centre, with two additional new operators seeking sites, as well as one operator seeking a larger site. If one or more of those was to go to the West Street site that would mean possibly the loss of one to two more supermarkets from the City Centre.</p>	
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7.	Calibre Professional Services on behalf of Australian Unity Property Ltd (AUP) PO Box 733 Bunbury WA 6231	The submission on behalf of AUP supported what it viewed as the intent of the amendment (to provide greater clarity and certainty to LPS21 in respect to A64 by defining 'discount department store' and 'supermarket') but that it should 'be subject to further intense planning and legal review by relevant parties to avoid potential unintended consequences.	The submission does not provide detail of what such a review should achieve nor does it explain what the unintended consequences might be. It is considered that the changes to the amendment being recommended will have positive benefits, not only in legitimising the land uses on the West Street site but also by limiting the number and potential for the expansion of the floor space of such premises, and supporting the direction that new or significantly expanded supermarket and discount department store development should occur in town/city centre locations.	That the submission be noted.
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