

Attachment 4

DA19221 EXTERNAL AGENCY – SCHEDULE OF SUBMISSIONS		
Summary of Comments Received	Officer Response	Officer Recommendation
1. Development WA (formerly Landcorp)		
1.1 No objection to the proposal and has recommended some conditions for the lease of the site.		Noted.
1.2 Any soil / fill being brought into the site is to be certified as clean fill and of a 'soil class rating' which can be used for future residential development purposes.	<p>At the expiry of this development, Development WA may be the State Government agency responsible for subdividing and sale of lots in a future residential subdivision. The Scheme provides for residential development on this site.</p> <p>Following consultation with the proponent the Transition Plan includes reference to providing fill suitable for residential subdivision.</p>	Supported
1.3 Workforce Accommodation lease not to be extended beyond construction phase of the project that the TWA is servicing, as the site is zoned for future "Urban" use.	<p>This is commensurate with relevant Local Planning Policy DP10 provisions in regard to timeframes for workforce accommodation facilities providing accommodation for workers associated with construction of a project.</p> <p>Council has previously resolved (Res No: 154414) to support a lease for the 6 year period requested under this Development Application subject to a number of parameters.</p>	Supported.
1.4 At the end of the lease the site be fully cleared, demolished, certified as not contaminated and all underground or overhead services removed and land stabilised (i.e. dust suppression and / or revegetation).	The applicant has provided a Decommissioning and Rehabilitation Plan that commits to undertaking the matters raised by Development WA. Further to this, the City is seeking a Transition Plan which beyond the decommissioning and rehabilitation of the site will ensure elements of the development can be left in situ to required specifications to assist a future residential subdivision on the site.	Support appropriate decommissioning and transitioning of the site through appropriate conditions of any approval granted by JDAP.
2. Department of Water and Environmental Regulation (DWER)		
2.1 DWER supports the development of the Workforce Accommodation Facility at Lot 525 Madigan Road, Gap Ridge.		Noted.
<p>2.2 Vegetation Clearing: As the site has been cleared previously it is unlikely there is any clearing required for the site, however the proponent should discuss clearing requirements with DWER.</p> <p>The site lies within the Schedule One Clearing area which is subject to clearing restrictions declared in Regulation 6 in Government Gazette</p>	Proponent to determine with DWER if any clearance permits are required.	Noted - Recommend Advice Note to this effect on any approval that may be issued by JDAP.

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<p>No. 115 Environmental Protection (Clearing of Native Vegetation) Regulations 2004 – Schedule 1.</p> <p>The site intersects a buffer area of the Threatened Ecological community Horseflat Land System.</p>		
<p>2.3 Stormwater Management/Flooding: The Department has reviewed the proposed stormwater management system for the development and deems the measures for stormwater management adequate. Our advice is to follow up with the City of Karratha engineer to determine if there are any additional flood protection measures that need to be considered in the design.</p>	<p>The City's Technical Services has reviewed the Development Application and in regard to stormwater management has requested that some further information be provided by the applicant in regard to the onsite retention basin.</p> <p>Local Planning Policy DP19 – Storm Surge Risk would indicate that the site is located far enough inland for storm surge not to be an issue.</p> <p>Further information to be requested of the applicant.</p>	<p>Stormwater Management Plans are to be endorsed by the City prior to works beginning on site.</p>
3. Main Roads WA		
<p>3.1 All access to and from the Facility will be made via Melford Road. Should permanent access be required via the Emergency Entry/Exit onto Madigan Road - 5.21 SLK, the access shall be constructed as a full-channelized intersection (left and right turning pocket) as per Main Roads drawing 200131-0084-1.</p>	<p>The application proposes all vehicle access to be off Melford Road. Main Roads has indicated that access could be achieved from what is proposed as the emergency access only connection direct to Madigan Road if access at Melford Road cannot be achieved.</p> <p>City's Technical Services requested further data be put into the traffic analysis to determine whether Melford Road is capable of accommodating all traffic proposed for this road from this development and existing and future development connecting to Melford Road and that this can be undertaken safely. The applicant provided further analysis which shows Melford Road is capable of safely accommodating the potential peak traffic loads.</p>	<p>Noted</p>
<p>3.2 Any storm water coming from this lot once developed shall be managed as per the Department of Water and Environmental Regulation Stormwater Management Plan. Where depending on the size of the event as much as practicable, water is managed onsite and anything over the required retention can be discharged into Main Roads drainage system at a controlled rate equivalent to pre-development flow.</p>	<p>DWER and the City's Technical Services have stated the stormwater management plan is generally acceptable.</p>	<p>Stormwater Management Plans are to be endorsed by the City prior to works beginning on site.</p>
4. Water Corporation (WC)		

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4.1 We have reviewed the proposal and note that water and wastewater services are available to the site. We also note that there are no protection of services issues.	Water and sewer connection are available to the site. The City is seeking as part of the transition of the development, the provision of sewer and water infrastructure to remain to Water Corp specifications to service future residential development.	Noted.
5. Department of Health (DoH)		
5.1 The development is required to connect to scheme water and reticulated sewerage. Approval is required for on-site wastewater recycling processes, with such proposals being in accordance with DoH publications.	Application states development will be connected to WC's water and reticulated sewerage systems.	Supported.
5.2 DoH provided information and links in regard to various guidelines and legislation that will relate to this development including: planning for extreme heat, public health issues for workforce accommodation facilities, Food Act requirements and Health Act requirements.	This information will be forwarded to the applicant.	Noted.
5.3 The proposal is located in an area that may be prone to mosquitoes. A Mosquito Management Plan should be prepared and implemented prior to development the occupation of the development.	The applicant has provided a Mosquito Management Plan and this has been reviewed by City Officers and found to be adequate.	Supported – Recommend condition requiring the Mosquito Management Plan be implemented at all times.
6. Department of Fire and Emergency Services (DFES)		
6.1 DFES advises that the BMP has adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved for the development application. The Method 2 regarding the 'shelter onsite building' has also been assessed and validated.	DFES being the authority on Bushfire Management has supported the submitted Bushfire Management Plan. The plan is considered to meet the objectives of State Planning Policy 3.7 – Planning In Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas.	Supported – Recommend condition requiring Bushfire Management be implemented at all times.