

**Shire of Ravensthorpe Town Planning Scheme No. 5 – Amendment No. 26**  
**Schedule of Submissions**

<b>No.</b>	<b>Date Received</b>	<b>Name</b>	<b>Address</b>	<b>Comments Made</b>	<b>Council Recommendation</b>
1	01 November 2010	Department of Mines and Petroleum	100 Plain St EAST PERTH WA 6004	Advises that it has no objection to the Scheme Amendment provided notifications are placed on new titles advising that mineralisation occurs to the west and northwest of the subject land and mining within 500m of the land could occur in the future.	Agree. However, the need to provide notifications on new titles advising that mineralisation occurs to the west and northwest of the subject land, including notification that mining may occur within 500m of the land in the future is not relevant at the Scheme Amendment stage.  <b>No modification required</b>
2	12 August 2011	Western Australian Planning Commission	PO Box 1108 ALBANY WA 6331	Advises that the Subdivision Guide Plan does not appropriately address development setbacks from the drainage line and protection of associated vegetation on Lot 900, access to South Coast Highway and internal subdivisional access.  The Commission further advises that the amendment resolution does not remove the subject land from Schedule 12 of the Scheme, nor does it rationalise or remove the relevant provisions in that Schedule.  The Commission also advises that adequate justification be provided to support the removal	Following discussions with the department, the proposed Subdivision Guide Plan was modified with a view to address the issues raised by the department.  It is contended that adequate justification to support the removal of this substantial area of land from the Industry zone has been provided to the satisfaction of Shire at the time of initiating the Scheme Amendment proposal.  <b>No further modification required</b>

				of this substantial area of land from the Industry zone.	
3	02 September 2010	Department of Water	PO Box 525 ALBANY WA 6331	<p>Advises that an appropriate foreshore reserve should be determined through a biophysical assessment in accordance with the EPA's Guidance Statement No. 33 and the former Water and River Commission's policies.</p> <p>Foreshore reserve requirements, retention and protection of native vegetation, development setbacks and landscape protection areas should be incorporated into the final structure plan.</p> <p>A detailed foreshore management plan is also required detailing such matters as weed management, revegetation, fire management, fencing and public access.</p>	<p>Following discussions with the Department of Planning, the proposed Subdivision Guide Plan was modified with a view to address the issues raised by the department.</p> <p>The modified Subdivision Guide Plan depicts building envelopes for the individual lots in the subdivision. The designated building envelopes will ensure the retention and protection of native vegetation, development setbacks and landscape protection areas.</p> <p>The provision of a detailed foreshore management plan is not required at this stage (rezoning stage), however, it should receive due consideration at the subdivision stage.</p> <p>Council is of the opinion that the matters set out in the proposed Schedule 10 provisions for Scheme Amendment No. 26 already provides the protection the Department of Water is seeking.</p> <p><b>No modification required</b></p>

4	19 August 2010	Department of Environment and Conservation	120 Albany Highway ALBANY WA 6330	<p>Advises that it does not object to the proposal, however, it does not support the guide lot layout as presented in the Subdivision Guide Plan.</p> <p>DEC requests building envelopes be indicated on those lots where there is a significant amount of native vegetation.</p> <p>DEC also requests provision of a land capability assessment including information on soils, hydrology, vegetation, geotechnical assessment and the site's suitability for waste water disposal.</p>	<p>These matters have been addressed by modifying the subdivisional layout.</p> <p>Building envelopes have been designated for each individual lot in the subdivision and will ensure the retention and protection of native vegetation, development setbacks and landscape protection areas.</p> <p>Council's Manager Planning and Development Services does not agree with the DEC's request to provide a land capability assessment including information on soils, hydrology, vegetation, geotechnical assessment and the site's suitability for waste water disposal because the Environmental Protection Authority has already indicated to the Shire that it did not require further assessment of the proposal under the <i>Environmental Protection Act 1986</i>.</p> <p><b>No modification required</b></p>
5	01 September 2010	Main Roads Western Australia	PO Box 503 ALBANY WA 6330	<p>Main Roads WA raises no objection to the proposed Scheme Amendment subject to the following conditions:</p> <ul style="list-style-type: none"> <li>Access points onto South Coast Highway shall remain</li> </ul>	<p>These matters can be achieved at the subdivision stage.</p> <p><b>No modification required</b></p>

				<p>as previously authorised by the WAPC;</p> <ul style="list-style-type: none"> <li>• No direct access shall be granted to individual block owners;</li> <li>• No stormwater shall be discharged into the South Coast Highway road reserve;</li> <li>• Earthworks shall not encroach onto the South Coast Highway road reserve;</li> <li>• Applicant to make good on any damage to the vegetation of the road reserve;</li> <li>• Redundant driveways to be removed and the verge and its vegetation made good at the applicant's cost;</li> <li>• Any new roads intersecting South Coast Highway shall be sealed to a minimum distance of 40m from the existing road seal edge; and</li> <li>• All regulatory devices must be approved by the Commissioner of Main Roads, and shall be installed to Main Roads standards</li> </ul>	
6	17 September 2010	CR Tink	PO Box 4 RAVENSTHORPE WA 6346	The landowner of Lot 904 South Coast Highway advises that the proponent has done nothing to	The matter of controlling weeds on the subject land is set out in the proposed Schedule 10

				control weeds over the past 4 years.	provisions for Scheme Amendment No. 26.  <b>No modification required</b>
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