

## Submissions on Kununurra Civic Centre Structure Plan

Name	Submission	Comments
Department of Water	<p><u>Better Urban Water Management</u></p> <p>The BUMW planning framework recommends cascading levels of water management planning to provide appropriate management strategies at each level of planning. The Department has previously recommended that the Shire prepare a District Water Management Strategy (DWMS) for the whole township that will also help underpin all the new development planning being undertaken. This will help articulate key issues around drainage and flood management as well, and provide context for the Local Water Management Strategy (LWMS) expected at the Structure Planning and Scheme amendment stage for proposed developments.</p> <p>The Department recommends development of a LWMS to accompany this Civic Precinct structure plan. The following issues picked up through the review are some of the issues that should be addressed in the LWMS:</p> <ul style="list-style-type: none"> <li>▪ A fit-for-purpose water supply should be identified for public open space and ovals</li> <li>▪ Drainage issues and storm-water management within the structure plan area.</li> </ul> <p><u>Licensing advice</u></p> <p>The subject land is located within the Canning-Kimberley groundwater area, the Ord River and Tributaries surface water area both of which are proclaimed under the <i>Rights in Water and Irrigation Act 1914</i>. If groundwater is required for future development an application will need to be made to the Department of Water for a 5C licence to take water and a 26D licence to construct or alter a well for any new groundwater supply bores.</p>	<p>Noted</p> <p>A Local Water Management Strategy will be required for the site.</p> <p>Noted</p>

	<p>There are existing groundwater licences within the plan area that need to be considered on future planning and development.</p>	
<p>SWEK Rate Payer's Association</p>	<p>Writes in objection and protest to the East Lily Creek Structure Plan, and poses the following questions:</p> <ul style="list-style-type: none"> <li>▪ The current leisure centre runs at a significant loss?</li> <li>▪ How long has it been run this way?</li> <li>▪ Why has it continued to run this way?</li> <li>▪ Does the administration and Council really think the way to fix this situation is to abandon the current leisure centre and build a new one?</li> <li>▪ The business plan claims it will cost no more to run than the current leisure centre, what about the wages for the extra staff for this new facility? Who is going to fund their wages?</li> <li>▪ Who is actually prepared to fund the project?</li> <li>▪ Once the project is completed how does SWEK intend to fund the upkeep? Will this be a repeat of the Youth Centre, funded by others but SWEK could not run it!</li> <li>▪ Please explain how SWEK intends to raise the funds to pay for lighting, rubbish removal, landscaping and beautification. What alternatives to raising rates to cover these new expenses are on the table?</li> <li>▪ Has SWEK secured the land for the East Lily Creek development?</li> <li>▪ Has MG Corp given 100% approval for the use of the land for the East Lily Creek development?</li> <li>▪ Has the land for the development already been purchased for use by SWEK?</li> </ul> <p>Why isn't SWEK utilising existing commercial, light industrial, rural and residential land that has been purchased and is now lying (and has been for years) dormant and undeveloped. How and when does SWEK intend to use this land? Please explain the need to develop more land, while the town is already struggling.</p> <p>Other options that could be explored include:</p> <ul style="list-style-type: none"> <li>▪ Filling in the existing pool and rebuilding over the top. This would raise the level away from the ground water. The land is already owned and all services are already there.</li> </ul>	<p>Noted</p> <p>The operational costs and viability of the existing centre is not a relevant planning consideration.</p> <p>The development of a new leisure centre will take a number of years to come to fruition. Funding will need to be sought and further discussions with landowners will be required.</p> <p>The Shire has an aspirational population target of 25,000 people. The structure plan identifies future land and opportunities to accommodate this growth. It is important to provide forward planning to ensure the Shire is ready to respond to future growth.</p> <p>Noted. Preliminary investigations indicated that East Lily Creek is the most appropriate site for the new facility.</p>

	<ul style="list-style-type: none"> <li>▪ develop the foreshore at the end of Messmate way and use Lilly lagoon as the pool; or</li> <li>▪ consider the land adjacent to Waterlily Place (which appears to be yet another SWEK waste of money paid for by ratepayers)</li> </ul> <p>One of the factors in considering the East Lily Creek development is that the existing pool has problems with the underlying water table. The area being proposed for the new development has an equal if not greater problem. (<i>Refer attachments that were sent out when Lakeside Stage 4 was released, special condition number 2.</i>)</p> <p>Given the current state of the East Kimberley:</p> <ul style="list-style-type: none"> <li>▪ increasing rates;</li> <li>▪ declining services;</li> <li>▪ declining employment;</li> <li>▪ businesses and people leaving town;</li> <li>▪ high rental vacancies;</li> <li>▪ poor property market;</li> <li>▪ show Cause Notice from the Minister to SWEK;</li> <li>▪ community dissent.</li> </ul> <p>The basic premise that Kununurra will have a population of 25,000 by 2041 is flawed. Where are the employment opportunities coming from to sustain a permanent population of that magnitude? As shown in the last 12 months, this area is extremely susceptible to the vagaries of the world economy and the biggest saving grace has probably been the reduction of fuel prices to ease the impact of the global downturn.</p> <p>People are struggling to pay their rates as it is. Given our current situation, what is going to bring 800+ people a year to region? Perhaps these figures are based on a city with a better climate and less variables. But as the years progress the reality is of the EK@25 report becomes less likely to be realistic.</p> <p>The Council's first priority should be get its own house in order and start living within its means. SWEK should not be pursuing the East Lily Creek development at this point in time. The expenditure being put into Kununurra is an insult to the rest of the Shire especially Wyndham.</p>	<p>Prior to development detailed site specific investigations will be required.</p> <p>Noted. The population targets enable the Shire to appropriately plan for any future population growth and develop a vision and strategy to respond to any growth in a proactive manner.</p> <p>EK@25 outlines a number of growth accelerators that could contribute to growth.</p> <p>Noted. The East Lily Creek Structure Plan provides a framework for future development.</p>
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	Please take note of the wishes of the community, making smart sensible decisions and then focus on the future.	
Housing Authority	<p>Acknowledge and support the main objectives of the Kununurra Civic Precinct Structure Plan to provide a reinvigorated and activated civic centre and to provide for a wider diversity of housing options close to recreation and employment opportunities.</p> <p>Believes that the proposed structure plan will facilitate housing diversity, local employment and amenity within a compact walkable civic centre. The provision for the precincts within the structure plan will facilitate the development of land uses in a sympathetic and coherent manner. The rich central community hub will generate local employment opportunities and provide Kununurra with a strong civic centre to increase the sense of place.</p> <p>The urban central precinct will create a quality mix between high-density residential development and mixed uses. The Housing Authority encourages the provision for high-density residential development to further diversify the housing options within Kununurra. The urban central precinct is well placed to develop smaller housing units, which can be used to address the current shortfall in one and two bedroom dwellings, as identified in East Kimberley @ 25K, given its proximity to the community and employment facilities of the central community hub.</p> <p>The residential zonings proposed in the structure plan, varying between R40-50 through to R60-80 are welcomed by the Housing Authority as they provide diverse housing opportunities for the local community and to accommodate future population growth in appropriate dwellings. Affordable and appropriate housing provision is critical to avoiding financial and personal stress in low to moderate-income households. The availability of housing to meet the needs of current and future demands relating to forecast population growth within the region is a highly beneficial outcome of providing a variety of densities. Diverse housing involves the provision for a range of typologies, densities and ownership options to accommodate the wide range of ages, incomes, cultures and lifestyles in Kununurra.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>

<p>Department of Environment and Regulation</p>	<p>Note that the Kununurra Civic Precinct Structure Plan proposed residential development approximately 550m north northeast of the Kununurra Wastewater Treatment Plant (WWTP). The WWTP is a prescribed premises as per Schedule 1 of the <i>Environmental Protection Regulations 1987</i> and is subject of a licence granted under the Environmental Protection Act 1986 (EP Act).</p> <p>The Kununurra WWTP has not been associated with odour impacts to date. There are no complaints regarding odour and prevailing winds are not in the direction of current or proposed residential areas. The separation distance to the proposed residential areas is expected to be adequate to mitigate odour impacts.</p> <p>Where required, DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities under the EP Act and <i>Contaminated Sites Act 2003</i>.</p>	<p>Noted</p>
<p>Ord Irrigation Cooperative</p>	<p>With reference to previous discussions in regards to the Draft Local Planning Scheme, the OIC continues to identify the Shire's lack of attention to town surface water drainage. Note in the Civic Precinct the Shire wishes to increase land zoning in the area that is used as a retention basin for stormwater, into residential dwellings within a stormwater catchment that discharges into the M1 Channel, that is already currently under immense pressure from the Shire's lack of stormwater drainage control.</p> <p>OIC notes the following;</p> <ul style="list-style-type: none"> <li>▪ These plans show a lack of the Shire's understanding of the holistic nature of the stormwater system in the northern part of town's drainage interaction with the Irrigation Network;</li> <li>▪ These plans show that the Shire continues to ignore the drainage problems that exit and are continuing to exasperate ongoing drainage issues;</li> <li>▪ The Proposed Civic Precinct Plan proposes to remove the retention basins and increase stormwater runoff coefficients, with no indication of how the overland stormwater sheet flows will be managed.</li> </ul> <p>The sporting grounds (ovals) act as retention basis of town stormwater prior to water release into the M1 channel. The</p>	<p>Noted</p> <p>Noted. A local water management strategy will be required as part of the structure plan.</p> <p>Noted, as above.</p>

	<p>Kununurra Civic Precinct Structure Plan proposes to remove the retention basins and increase stormwater runoff coefficients, with no indication of how the overland stormwater sheet flows will be managed.</p> <p>The OIC does not support the proposed Kununurra Civic Precinct Structure Plan nor the Draft Local Planning Scheme, without significant improvement in detail to how stormwater will be actively managed in the northern areas of town.</p>	Noted
LandCorp	<p>Support the intention of the plan to maintain a community focus and a range of uses to support the Kununurra Community. However, the proposed recreation uses within the Town Centre are limited to accommodate only Club Houses and Community Gardens, and whilst such uses are supported, the relocation and dispersal of recreational uses to East Lily Creek is not supported by LandCorp at this time.</p> <p>In relation to other elements of the plan, recommend a review of the road network through Sub-Precinct 1 (the eastern section of the Town Centre). In LandCorp's view the permeability of this sub-precinct, which relies on pedestrian, only access to the west, is not preferable for a Town Centre, which requires a high level of road connectivity to support commercial success.</p> <p>Whilst the principles of the two Structure Plans are largely supported, the relocation of the recreation to east Lily Creek is of concern on a number of levels. Believe this matter needs to be considered more broadly in the context of the proposed Growth Plan as part of the Regional Centres Development Plan, which could be underway by the end of the year.</p>	<p>Noted</p> <p>Noted. It is the intention that Precinct 1 can be the central community hub. As a result, the focus is on pedestrian movement. Vehicle access is provided on the precinct perimeter.</p> <p>Noted</p>
Department of Mines and Petroleum	The Department of Mines and Petroleum has determined that these proposals raise no significant issues with respect to mineral and petroleum resources, geothermal energy or basic raw materials.	Noted
State Heritage Office	Advised that the State Heritage Office will not be making any comment on the proposals, as they do not appear to impact upon any places of heritage significance.	Noted

Department of Parks and Wildlife	There are no significant biodiversity values associated with this site and the Department has no objections to the Structure Plan.	Noted
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