

Submissions on East Lily Creek Structure Plan

Name	Submission	Comments
Main Roads WA	<p>Given that this proposal intersects with Victoria Highway requests to be listed as a key stakeholder and be included in decisions around the road layout and intersections with Victoria Highway.</p> <p>Provide the following comments:</p> <ol style="list-style-type: none"> 1. Main Roads WA supports the maintenance and protection of the Victoria Highway Verge Area. 2. An assessment will need to be undertaken to review the proximity of the southern access road and information bay and queue lengths entering and exiting the area; 	<p>Noted. At the time of subdivision, all applications abutting Victoria Highway will require referral to Main Roads WA for comment. This can be included in Part 1, section 5.4 – conditions of subdivision approval.</p> <p>Noted</p> <p>The speed limit on Victoria Highway in the proximity of Hibiscus Drive is 60km/h and 80km/h to the south of Hibiscus Drive; it is desirable that this is extended to accommodate the changed conditions including the planned subdivision and new accesses. Victoria Highway forms part of the Main Roads Restricted Access Vehicle (RAV) Network and is classified as a RAV 10 route (53.5m road trains).</p> <p>Southern Access to East Lily Creek</p> <p>The traffic input indicated that whilst the forecast traffic volumes do not warrant a particular intersection treatment at the proposed southern access, in view of the volume mix (i.e. heavy vehicles) a channelized intersection is desirable. A channelized intersection would include a right turn lane on Victoria Highway, which would extend from the proposed southern access location south of the Information Bay access. There is approximately 60m between the proposed southern access and the Information Bay accesses. The Information Bay should operate one way north, to avoid conflicting movement.</p> <p>Northern Access to East Lily Creek</p> <p>There is approximately 255m between the proposed northern access and Hibiscus Drive to the south (west side of Victoria Highway).</p>

	<p>3. Any noise abatement and visual installations along Victoria Highway shall be installed outside of the Road Reserve.</p> <p>4. It should be noted that the Kununurra Heavy Vehicle Route has not been identified for funding. It is unlikely that the heavy Vehicle Route will be constructed in the near term and predictions on vehicle movements should not factor in this change.</p> <p>Further to the above Main Roads WA will require:</p> <ol style="list-style-type: none"> 1. Detailed Intersection Designs, 2. Traffic Impact Assessment, 3. Pedestrian Management Plan, 4. Stormwater Management Plan. 	<p>As discussed in the transport assessment channelization is recommended to support turning traffic. The two intersection details would need to be discussed and agreed with Main Roads.</p> <p>Based on a speed limit of 60km/h it would seem that turn lanes could be incorporated however, conceptual designs are required to confirm the detail and integration with the other facilities, in close collaboration with Main Roads, together with the speed zoning and Information Bay operation.</p> <p>Noted. Boundary fences and screening walls are generally placed on the property boundary in accordance with the <i>Implementation Guidelines for State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning</i>.</p> <p>Noted</p> <p>Noted. Detailed design issues including detailed intersection design, pedestrian management and an urban water management plan are more appropriately addressed at the subdivision stage.</p> <p>A traffic assessment has been included in Part 2 of the structure plan and a local water management strategy will be prepared.</p>
Department of Water	<u>Better Urban Water Management</u>	Noted

	<p>The Department has provided comment on the previously prepared East Lily Creek Structure Plan (2010) which is still relevant.</p> <p>The department stipulated the requirement for preparation of an integrated district and Local Water Management Strategy (D&LWMS) to demonstrate that the land is capable of supporting the proposed urban development. This document was submitted and endorsed by the Department in January 2011, and is referenced within the current structure plan.</p> <p>However, the scope, extent and land use within the new East Lily Creek Structure Plan has been significantly amended, so while much of the original D&LWMS would still be applicable it requires amendment and resubmission to support the current structure plan.</p> <p>The D&LWMS should include principles for water sensitive urban design, identify a water supply for the development, discuss drainage issues and design solutions and identify monitoring that might be required. It was identified in the previous plan that groundwater monitoring should be commenced immediately to understand depth to groundwater, quality, and direction of flow in the pre and post development condition to detect any change. Presumably, this monitoring has been undertaken to inform the new Structure Plan development.</p> <p><u>Waterway and foreshore management</u></p> <p>The northern boundary of the plan area is within 100m of a major creek line (Lily Creek) which runs through Mirima National Park and drains into the Ramsar listed Lake Kununurra. This means that maintenance flows and water quality must be considered in future development. DPaW should be consulted for advice about development in this location given it is adjacent to a National Park and a Ramsar - listed wetland.</p> <p><u>Licensing advice</u></p> <p>The subject land is located within the Canning-Kimberley groundwater area, the Ord River and Tributaries surface</p>	<p>Noted</p> <p>Noted. The LWMS will be updated accordingly.</p> <p>Noted</p> <p>Noted. The structure plan was referred to DPaW for comment.</p> <p>Noted</p>
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	<p>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>There are a number of groundwater bores within the plan area that have potentially been installed for pre-development monitoring. Any data from these will assist in development of the revised LWMS. This infrastructure should be protected in any clearance works.</p> <p>There is a contaminated site 'awaiting classification' directly across the highway, within 100m of the plan area. DER should be consulted directly for any implications this might have on the intended land use and it may impact groundwater quality.</p> <p>The Shire is encouraged to meet with DoW to discuss the range of management plans, which should be developed to support future planning and development of Kununurra.</p> <p><u>Specific Comment</u></p> <p>Zoning and Reservation (Pg. 20) – the structure plan identifies some special reserve zones. A special foreshore zone might be required for protection of Lily Creek to the north of the plan area. Department of Water publications should be consulted to establish whether this is necessary:</p> <p>Guidance Note 6 Identifying and establishing foreshore areas (BUWM guidance note series January 2013); and</p> <p>Operational Policy 4.3: Identifying and Establishing waterways foreshore areas (September 2012).</p> <p>Bushfire Planning (Pg. 30) – Bushfire management objectives can sometimes conflict with foreshore management objectives (in regard to removal of vegetation) so it is recommended these issues be considered in an integrated way.</p>	<p>Noted</p> <p>Noted. The structure plan was referred to the DER for comment.</p> <p>Noted. This can be pursued by the Shire as required.</p> <p>Noted. The land to the north of the plan area is reserved for Parks and Recreation purposes in Local Planning Scheme No. 7.</p> <p>Noted. Additional information regarding bushfire management is to be included in the structure plan.</p>
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	<p>Water supply (Pg. 31) – The Shire must clarify a water supply for the development within the D&LWMS.</p> <p>Land Use (Pg. 38) – the land use has changed from the original 2010 structure plan to include school site, tourism and civic recreation (leisure centre). These uses need to be considered for their water use and management and site constraints in a revised D&LWMS.</p> <p>Water Management (Pg. 56) – the Stormwater Management manual for Western Australia and the Decision Process for Stormwater Management contain guidance on current best management practice.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</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"> ▪ The current leisure centre runs at a significant loss? ▪ How long has it been run this way? ▪ Why has it continued to run this way? ▪ 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? ▪ 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? ▪ Who is actually prepared to fund the project? ▪ 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! ▪ 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? ▪ Has SWEK secured the land for the East Lily Creek development? ▪ Has MG Corp given 100% approval for the use of the land for the East Lily Creek development? 	<p>Noted. 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</p>

	<ul style="list-style-type: none"> ▪ Has the land for the development already been purchased for use by SWEK? <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"> ▪ 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. ▪ Develop the foreshore at the end of Messmate Way and use Lilly lagoon as the pool; or ▪ Consider the land adjacent to Waterlily Place (which appears to be yet another SWEK waste of money paid for by ratepayers). <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"> ▪ increasing rates; ▪ declining services; ▪ declining employment; ▪ businesses and people leaving town; ▪ high rental vacancies; ▪ poor property market; ▪ show Cause Notice from the Minister to SWEK; ▪ community dissent; <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</p>	<p>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 facility.</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</p>
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	<p>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 of the EK@25k report becomes less likely to be realistic.</p> <p>The Council's first priority should be to 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>Please take note of the wishes of the community, making smart sensible decisions and then focus on the future.</p>	<p>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>
<p>Jodie & Grant Young Plant Hire Services</p>	<p>Object to the structure plan on the grounds:</p> <ul style="list-style-type: none"> ▪ As a residential owner located at xxxx we do not relish the fact that all walking traffic is to be directed down our street/area – this is a quiet residential area not a main thoroughfare walkway. ▪ As a ratepayer of three properties, we do not believe that the Shire can financially afford this development, nor do we support the continual separation and segregation of the original townsite from all new developments. ▪ Maybe if more attention was directed at the existing layout and infrastructure we would not need to spend so much of the money we don't have on duplication of services. 	<p>Noted. The intention of the pedestrian link is to provide access to the town centre, however as this crosses over Lily Creek this will still require further investigation.</p> <p>Noted. The East Lily Creek Structure Plan provides a framework for future development to support the town as it grows.</p> <p>Noted</p>

<p>Housing Authority</p>	<p>The East Lily Creek Structure Plan proposes new and diverse housing options and an allocation for recreation facilities to enhance the growth of Kununurra.</p> <p>Acknowledges the efforts of the Shire to address the undeveloped residential land available to relieve pressure on land, as identified in the Kununurra Regional Hotspots Land Supply paper prepared by the Department of Planning and LandCorp.</p> <p>As noted in East Kimberley @ 25K housing within the Shire is currently predominantly single-residential dwelling, presenting the Shire with cases of both overcrowding and under-occupied dwellings due to a lack of housing diversity. This is evidenced by the majority of lone person households within the Shire currently inhabiting caravan parks and other short-stay accommodation.</p> <p>Strongly recommends the Shire take particular action to address the lack of one and two bedroom dwellings and as such, supports the greater diversity in residential zonings within the East Lily Creek Structure Plan. In accordance with a high growth scenario, the Shire's aspirational target for growth, the number of dwelling required will increase by 1,729 in the years between 2016 and 2026. Providing for diversity in dwellings, this increase will help to address current and future disparity between housing supply and demand.</p> <p>The structure plan proposed residential densities between R17.5 and R40; these densities are generally in-line with the overall residential zoning in Kununurra. The Housing Authority encourages a greater percentage of R40 lots within the Structure Plan to increase diversity in housing stock. By planning for a range of densities and residential uses, the structure plan will add housing opportunities to those unable to reach them before.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>The densities have been calibrated on not only the need to provide for housing choice and diversity but also to ensure appropriate levels of activity and intensification are provided within individual structure plan areas. The draft East Lily Creek Structure Plan identifies increased densities in the area closer to the town centre and adjacent to open space.</p>
<p>Department of Environment Regulation</p>	<p>There is no comment on the East Lily Creek Structure Plan.</p>	<p>Noted</p>

	Where required, DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities under the <i>EP Act</i> and <i>Contaminated Sites Act 2003</i> .	
LandCorp	<p>LandCorp, through Urbis, prepared the 2010 Structure Plan for East Lily Creek. The major opportunities and constraints of the site, which influenced that plan, are reflected in the revised draft Structure Plan, in particular, the impact of drainage corridors and high water table, which influence the layout and development costs. Consideration of the interface with East Lily Creek and Victoria Highway is important, together with the commercial constraint posed by development of one-sided roads. Consideration of prevailing breezes and climate sensitive design principles is essential.</p> <p>Major concern with the proposed Structure Plan is the relocation of the Recreation Precinct from the Town Centre. This planning approach dislocates this important community focus from the heart of the Kununurra community, disperses activity to another location quite removed from the existing Town Centre, and takes up valuable and limited land suitable for residential development.</p> <p>Recommend the location and design of the proposed major entry to the Precinct be reviewed from a traffic safety perspective.</p> <p>Whilst the principles of the two Structure Plans are largely supported, the relocation of 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. Preliminary investigation has been undertaken regarding the existing leisure centre and it was determined that relocation to East Lily Creek was the preferred option.</p> <p>Noted. The structure plan was referred to Main Roads WA. Further consultation with Main Roads WA will be required for road design.</p> <p>Noted. Relocation of the leisure centre provides further opportunities for the consolidation of the Kununurra townsite.</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	<p>While there are no significant biodiversity values associated within the site, the Department recommends areas of high conservation value, such as native vegetation in good or better conditions, or areas that contain suitable habitat for native species, be retained and incorporated into future development as public open space reserved for conservation and recreation. The corridors would also provide vegetation buffers, which may aid in preventing erosion during heavy rainfall events as well as making the development more aesthetically pleasing.</p> <p>A vegetative buffer zone is established to protect the integrity of Lily Creek and the associated riparian values as well as to reduce runoff into this waterway.</p> <p>A perimeter road should be located between all areas of residential development, which abut conservation areas for reasons of public safety, protection of bushland, emergency vehicle access and fire safety for residents. The width of the road reserve should be adequate to accommodate all road, dual use path and drainage infrastructure including the swale.</p> <p>A buffer of native vegetation should be retained between the development area and Mirima National Park. A fence</p>	<p>Noted</p> <p>Noted. A reserve currently exists under the Local Planning Scheme for Lily Creek.</p> <p>Noted. A perimeter road has been identified around the structure plan area.</p> <p>Noted</p>

	<p>meeting DPaW specifications to restrict access to Mirima National Park may need constructing at the proponents cost.</p> <p>Mirima National Park and the surrounding vegetation are subject to frequent wildfire events, which may impact upon the proposed development area. SWEK should ensure that all fire protection requirements, such as appropriate firebreaks, are accommodated within the developments themselves and do not place impositions or reliance upon hazard reduction mechanism being implemented within Parks and Wildlife managed lands. Areas of low occupancy (e.g. ovals and open spaces) should be located adjacent to the conservation estate rather than high occupancy infrastructure (e.g. primary school).</p> <p>The disturbance to the landscape is likely to increase the capacity for weeds, which pose a threat to the biodiversity values of Mirima National Park. In order to protect the conservation values of the surrounding land, the proponent should ensure that species known to be invasive or environmentally damaging, particularly Weeds of National Significance (WONS), are managed under an appropriate weed management plan and that native species are used in any landscaping to minimise the risk of spread and impacts off site.</p> <p>Areas surrounding Mirima National Park may experience increased runoff in high rainfall events, a common occurrence during wet season storms, leading to flooding and/or erosion. Changes to the hydrology and ground water level of the area are likely to be altered due to the proposed vegetation clearing and the impacts of high rainfall events may therefore be amplified.</p>	<p>Noted. Mapping of Bushfire Attack Level to meet the requirements of SPP 3.7 will be undertaken.</p> <p>Noted. Under Part 1, Section 5.4 of the structure plan it requires a weed management plan to the satisfaction of DPaW to be prepared as a condition of subdivision.</p> <p>Noted</p>
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	<p>The Department recommends the proponent undertakes suitable hydrological investigation and assessment or erosion risk, and that appropriate flood and erosion mitigation strategies are implemented.</p> <p>Ground disturbance activities should be restricted to the dry season and native vegetation belts should be retained to control water erosion under high rainfall events.</p>	<p>Noted. Under Part 1, Section 5.4 of the structure plan an urban water management plan is to be prepared as a condition of subdivision.</p> <p>Noted. A Local Water Management Strategy will be required as part of the structure plan.</p> <p>Noted, construction management plans are outside the controls of the structure plan.</p>
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