

Shakespeare Precinct Scheme Amendment Schedule of Submissions		
Summary of Comments Received	Officer Comment	Recommended Modification
1. Amelia Stribley		
<p>The proposal is great except the Wellard-Lockyer through road:</p> <p>Traffic near St Pauls primary can be hectic around school drop off and pickup times. Believe that residents off Nairn and Shakespeare will use it to commute to the shopping centre and Millstream road which will increase traffic.</p> <p>Would feel better if there was single lane entrances to the streets/speed bumps/low speed limits. Would like to see such a road extend the length of Bulgarra with access to both sides to even out exiting traffic.</p> <p>Would prefer it didn't go ahead but would like the above options were considered in design and construction if the amendment proceeds.</p>	<p>The City's adopted KRS promotes an east/west link from the City Centre to the east of Bulgarra. One stage of this link is included under this proposal.</p> <p>Traffic calming measures will be considered during the detailed design stage to address vehicle speeds.</p>	Nil.
2. Stephen & Rebecca Gunson		
<p>Objection to the Shakespeare Precinct Scheme Amendment with the following key points:</p> <ul style="list-style-type: none"> Misleading to include Finnerty Street in the Shakespeare Precinct as it is a long way from Shakespeare Street; Increased traffic on Finnerty Street due to additional housing and new connecting roads; Bulgarra was designed to reduce traffic in each 'block'; Object to construction on Reserve between Finnerty Street and Padbury Way as it is a habitat for birds and a 'buffer' between Bulgarra's housing 'blocks' which gives a quieter lifestyle; Concerned about the type of residents that will live in the new houses and anti-social behavior; Infill should occur further away from the CBD and utilise public transport. 	<p>The Shakespeare Precinct boundary was identified to include the 'Lazy Land' parcels (P37, P38, P39, P40). The sites are in close proximity to the centralised Shakespeare Park and are bound by north/south open drainage spines, Searipple Road, and Millstream Road. A key proposal of the City's LPS No.8 is to provide infill residential land supply within close proximity to the city centre, facilitating greater east/west connectivity, and upgraded public open space within the precinct.</p> <p>Bulgarra's design was created by subdivision process in the 1970's based on the drainage needs at the time, further studies have identified much of the reserves are not required for drainage purposes.</p> <p>The City's adopted KRS promotes an east/west link from the City Centre to the east of Bulgarra. One stage of this link is included under this proposal.</p> <p>Traffic calming measures will be considered during the detailed design stage to address vehicle speed.</p> <p>The proposed scheme amendment retains a north/south green link (drainage reserve) to the west of Finnerty Street. Whilst development is proposed it is considered important to maintain a connection from the hills to the coast.</p>	Nil.

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	<p>The central portion of the Shakespeare Park Reserve is largely retained, allowing for the retention of the majority of existing mature trees which exist on the site. At approximately 3.5ha, Shakespeare Park will be one of Karratha's largest.</p> <p>The redeveloped park has the capacity to include 0.65ha of developed Public Open Space (i.e. adventure play areas, shade structures, kick-a-bout space) to enhance the amenity provided within the parkland. This is balanced by revegetation, and new planting which will enhance ecological functions.</p>	
3. Mette Clifton		
<ul style="list-style-type: none"> Objection to residential development South of Shakespeare Street (connecting to Viveash Way) as connecting road may result in increased traffic through the street. No benefit in this road, however would benefit from a connection from Shakespeare to Nairn Street to allow Shakespeare Street residents to exit in the event of localised flooding. Concern for Flooding – water runs down the road to the West from the East end of the park. Wildlife impact – the swale connects the Bulgarra hills to the ocean side, concern development may impact this wildlife corridor. 	<p>Traffic calming measures will be considered during the detailed design stage to address vehicle speed.</p> <p>The City's Lazy Lands 2D Flood study and Local Water management Framework (2013) identified the subject sites are not constrained. A Water Management Summary will be required to facilitate development.</p> <p>The proposed scheme amendment retains a north/south green link (drainage reserve) to the west of Finnerty Street. Whilst development is proposed it is considered important to maintain a connection from the hills to the coast.</p> <p>The central portion of the Shakespeare Park Reserve is largely retained, allowing for the retention of the majority of existing mature trees which exist on the site. At approximately 3.5ha, Shakespeare Park will be one of Karratha's largest.</p> <p>The redeveloped park has the capacity to include 0.65ha of developed Public Open Space (i.e. adventure play areas, shade structures, kick-a-bout space) to enhance the amenity provided within the parkland. This is balanced by revegetation, and new planting which will enhance ecological functions.</p>	Nil.
4. Department of Primary Industries and Regional Development		
<p>DPIRD does not object to the proposal and offers the following comments:</p> <ul style="list-style-type: none"> The Amendment Report contains minimal information about soils. 	Soil testing will be considered during the subdivision stage.	Nil.

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<ul style="list-style-type: none"> DPIRD's best available soil-landscape mapping includes the Shakespeare area within the Horseflat Land System (281Hf). More information is in Attachment 1. DPIRD's mapping was undertaken for the purposes of pastoral assessment and management. Therefore, DPIRD recommends site specific soil investigations be undertaken as part of the subdivision planning process. The investigation should assess the presence of cracking clays (Gilgai soils) as the presence of shrinking and swelling clays may constrain dwelling construction methods. 		
5. Department of Water and Environmental Regulation (DWER)		
The information provided within the Scheme Amendment Report and Concept Plan is not adequate to address the water management issues. A Water Management Summary should be prepared consistent with the requirements outlined in section 6.1.3 of the Local Water Management Framework (2013) (LWMF) for this planning stage.	It is acknowledged the City's LWMF requires preparation of a local water management summary as part of the planning implementation process. With the City's current housing shortage, it is desirable to progress the Shakespeare project to provide housing options to the market. It is the officer's view that the Local Water Management Summary be delivered prior as part of the subdivision process, rather than at the Local Planning Scheme Amendment Stage to expedite the process.	Nil.
6. Water Corporation		
Water Corporation has no objection to the proposed development. Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice. Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.	Noted.	Nil.
7. DBCA		
DBCA has reviewed the referral documentation and has no comment in relation to the proposed scheme amendment.	Noted.	Nil.
8. DFES		

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A BHL or BAL Contour Map should be shown for the entire area within the Scheme Amendment Area not just the lot that is bushfire prone. A Bushfire Management Plan (BMP) should be prepared for the entire Scheme Amendment area.	<p>Having regard to the minor extent of the affected area within the amendment areas the proposed concept plan demonstrates that new housing developments and upgraded public open space (inclusive of irrigated and manicured landscaped spaces) will contribute to a reduced bushfire risk. Additionally, an improved local road network connection will improve access and egress into the Shakespeare Precinct.</p> <p>It is considered appropriate to address any issues associated with bushfire management at the Application for Subdivision approval stage. Therefore, acknowledging the need to prepare a BMP (in accordance with the requirements of SPP 3.7) during the subdivision stage. This will ensure that the post-development condition adequately mitigates any potential bushfire risks</p>	Nil.