

Town Planning Scheme No.8  
Amendment 37 & DP 19  
**Schedule of Submissions**

No.	Date Received	Name	Address	Summary of Comments Made	Council Recommendation
1.	12/08/2014	Pilbara Development Commission	PO Box 51 WEST PERTH WA 6872	Supports the proposed amendment and local planning policy.	Noted.
2.	18/08/2014	Water Corporation	PO Box 100 Leederville WA 6902	<p>The change in policy from 1 in 100 year to 1 in 500 will provide protection to future buildings by the elevation of floor levels. However, infrastructure such as access chambers on sewer pipelines may still be affected by flood water inundation as these are usually located in the road reserve. In this rare event this may result in disruption to customers.</p> <p>We may consider amending our infrastructure design criteria to require important infrastructure such as electrical equipment at wastewater pump stations to be located above the 1 in 100 year flood levels.</p>	<p>Noted.</p> <p>Noted. Further discussions are recommended with the Water Corporation in relation to the implications of State Planning Policy 2.6 – Coastal Planning and the location of critical infrastructure in regard to the 1 in 500 ARI year storm surge event.</p>
3.	18/08/2014	Department of State Development	Level 6 1 Adelaide Tce East Perth WA 6004	Acknowledges the proposed scheme amendment and local planning policy is consistent with the requirements of SPP 2.6: State Coastal Planning Policy and associated guidelines.	Noted.

4.	19/08/2014	Department of Health	PO Box 8172 PERTH BUSINESS CENTRE WA 6849	No objection to the proposed amendment and local planning policy.	Noted.
5.	5/08/2014	Robert Hinckfuss	<a href="mailto:roberthinckfuss@hotmail.com">roberthinckfuss@hotmail.com</a>	<p>The proposed local planning policy DP19 raises a number of issues:</p> <ol style="list-style-type: none"> <li>1. Raising the flood level from 1 in 100 to 1 in 500 means that my dwelling could now be 0.5m underwater and has effectively wiped say \$100,000 of the value of my property. How does the City intend to address that?</li> <li>2. How will this affect my insurance if I can still get it and will my premiums be more?</li> <li>3. For the benefit of the public, maps should be produced for 1:100, 1:250 and 1:500 so potential buyers can make informed decisions when buying a house.</li> <li>4. Why not reduce the risk for the City and make it 1:1000 years and put half the town</li> </ol>	<p>Due to changes to State Planning Policy 2.6 – Coastal Planning, the City is required to have regard to the 1 in 500yr ARI Storm Surge event. The policy provides guidance but also allows property owners to undertake their own risk assessments based on best possible information.</p> <p>The inundation risk status of properties has not changed and has no impact on property values.</p> <p>These questions can only be answered by insurance companies. Again it must be noted that the inundation risk status of properties has not changed.</p> <p>As stated above, it is a requirement of State Planning Policy 2.6 – Coastal Planning for local governments to have regard for the 1 in 500 year ARI Storm Surge event. The mapping provided by the City in Schedule 1 addresses this scenario as a conservative approach. The Karratha Storm Surge and Stormwater Mapping includes a range of different scenarios if people are interested in those.</p> <p>As above.</p>

				<p>underwater or 1:10,000 and put the whole town under water?</p> <p>5. The flood maps are difficult to read, blurry, no street names and the different levels are hard to read. In addition I would like AHD levels.</p> <p>6. What are the AHD levels that accompany the different flood boundaries. This would help as my property has a 0.5m fall from front to back so potentially my floor level for example may only be 100mm submerged.</p> <p>7. Is the flood modelling accurate? What is the percentage error in the analysis. This information should be provided.</p> <p>8. Will the 1:500 yr flood information be provided to the general public, real estate agents and prospective home owners?</p>	<p>Given feedback from the community in regard to the lack of clarity and difficulty in using the storm surge mapping, it is recommended Council invest in providing more user-friendly publicly available information on a property-by-property basis to clearly indicate the difference between natural ground levels (contours 0.5m), and predicted depths of storm surge inundation.</p> <p>A site survey will provide the natural ground level of a lot and building plans provide the finished floor levels of a dwelling. The current mapping does show portions of lots affected by storm surge inundation. The additional interpretive application referred at point 5 above would assist in answering these types of questions.</p> <p>Every effort has been made to provide the most accurate modelling to date however all modelling will have some percentage error. There is a 10% chance that the error for the 500 year event would be 0.6m. This means that the modellers were 90% confident that the actual 500 year event would be within 0.6m.</p> <p>The intention is to make the information publicly available so it can be used by anyone for risk management planning. The additional interpretive application referred to in response at point 5 above would assist in more people being able to use this information.</p>
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6.	1/09/2014	Helen & Frederick MacGregor	<a href="mailto:helen@pointsamson.com">helen@pointsamson.com</a>	<p>Object to SA37 and DP19 being implemented in its current form.</p> <ol style="list-style-type: none"> <li>1. Question the validity of the current storm surge mapping in regard to land contours and water depth. The mapping is very general and basic, not giving a true topography on individual lots. Should such basic mapping be adopted into the Scheme?</li> <li>2. Can the consultants provide both their least severe outcome and most conservative outcome modelling for the event as this will affect the life savings of land owners who purchased land in good faith?</li> <li>3. The storm surge policy and modelling precludes any future redevelopment on our properties on Point Samson Roebourne Road and neighbouring properties.</li> </ol>	<p>Noted.</p> <p>Schedule 1 contains mapping of the 500 year ARI storm surge event from modelling undertaken for the Karratha Coastal Vulnerability Study. DP19 allows for the mapping to be updated when new mapping becomes available. Given feedback from the community in regard to the lack of clarity and difficulty in using the storm surge mapping, it is recommended Council invest in providing more user-friendly publicly available information on a property-by-property basis to clearly indicate the difference between natural ground levels (contours 0.5m), and predicted depths of storm surge inundation. The mapping is to be used in conjunction with DP 19 and will not become part of the Scheme.</p> <p>As stated above, it is a requirement of State Planning Policy 2.6 – Coastal Planning for local governments to have regard for the 1 in 500 year ARI Storm Surge event. The mapping provided by the City in Schedule 1 addresses this scenario as a conservative approach. The Karratha Storm Surge and Stormwater Mapping includes a range of different scenarios if people are interested in those. The inundation risk status of properties has not changed.</p> <p>DP 19 incorporates ‘as of right’ design mitigation measures to sufficiently address the level of risk. Alternatively, DP 19 provides a framework to take a performance based approach to risk mitigation. This means</p>
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7.	17/9/14	Lyndel James	c/o <a href="mailto:Megan.greaves@live.com.au">Megan.greaves@live.com.au</a>	<p>Object to SA37 and DP19 being implemented in its current form.</p> <p>1. The proposed changes affecting identified properties seem extreme in the event that a 500 year storm surge event may or may not occur.</p>	<p>Noted.</p> <p>Due to changes to State Planning Policy 2.6 – Coastal Planning, the City is required to develop a Local Planning Policy to manage the 1 in 500yr ARI Storm Surge event. The City has been proactive and is the first Council to adopt a Risk Management approach to addressing this issue. The modelling is the best estimates of events based on the available data. There are</p>

				<p>2. This policy if adopted will have serious implications for the financial security of myself and my children. I have placed my life's work and savings into my property for the last 20 years.</p> <p>3. My property will be devalued considerably as potential buyers and investors will be minimised if a Notice is placed on the title.</p> <p>4. Flood insurance from a natural watercourse has been hard to obtain in the past and may become obsolete due to this proposal. The cost of insurance will increase and I will need</p>	<p>always limitations to modelling and to ensure accuracy would require water level measurements for at least 200 years and preferably 500 years.</p> <p>DP 19 incorporates 'as of right' design mitigation measures to sufficiently address the level of risk. Alternatively, DP 19 provides a framework to take a performance based approach to risk mitigation. This means applicants take responsibility for the consequences of finished floor levels below the 500 year ARI storm surge event. Schedule 2 and 3 contains a matrix and checklist to assist in identifying and categorising the level of storm surge risk below the 1 in 500 ARI storm surge event.</p> <p>The 'Performance Based Approach' provides an option for the applicant to define the level of risk in order to determine appropriate mitigation measures. A Section 70A Notification on Title is only one mitigation measure proposed under the policy. Clause 5.3 includes a number of mitigation measures for example, locating the development on the least hazardous portion of the site or engaging a suitability qualified consultant to assess the risk of storm surge to the subject property. The inundation risk status of properties has not changed and has no impact on property values.</p> <p>These questions can only be answered by insurance companies. Again it must be noted that the inundation risk status of properties has not changed.</p>
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