

NAME – SCHEDULE OF SUBMISSIONS		
Summary of Comments Received	Officer Response	Officer Recommendation
1. Eric Taylor		
1.1 Does not support, stating the proposal should be located in the Karratha Industrial Estate	A decision on whether the proposed development should be approved on the subject site should be based on whether the proposed development is considered consistent with the objectives of the Scheme and the identity of this part of the City Centre, and whether the proposed development is considered compatible with the surrounding land uses.	Noted.
2. Montessori Early Years Learning and Care Centre – 18 Crane Circle		
2.1 Safety and wellbeing of children and families (e.g. traffic safety at pick up drop times and children sleeping).	<p>An acoustic report has been submitted. The acoustic report concludes that the transfer of glass from one collection bin to the larger cages must be managed by the closing of the five roller doors on the eastern elevation of the building. This would contain noise to an acceptable level at nearby noise sensitive premises (dwellings in the Warambie Village and child care) in accordance with the Environmental (Noise) Regulations.</p> <p>Refer to 2.2 and 2.3 below in regard to traffic safety and parking matters.</p>	Should Council be prepared to approve the proposal, it is recommended that a Noise Management Plan be prepared and approved to address recommendations of the Acoustic Report.
2.2 Increase in traffic in an area that already has high traffic volumes.	<p>Officers recognise that there are parking issues in Crane Circle which may be contributing to concerns about traffic issues. These pre-existing issues are partly a legacy of previous zoning and a history of land use evolution in and around Crane Circle. Uses that were approvable and approved back then are not approvable now under the current Scheme. However, this does not necessarily prevent these uses from continuing to operate. Given the concerns that have been raised regarding parking and traffic, it is recommended that these issues be investigated separately.</p> <p>The proposal would place additional traffic volumes on Crane Circle however, there are many other uses that could be approved on this site. Any approved development would bring additional traffic to the local road network. Crane Circle is considered capable of accommodating the current level of traffic flow and any additional traffic flow generated by this proposal.</p> <p>Further, the plans submitted show designated areas for visitor, staff, and truck parking on site, including loading and unloading (see 2.3 below in regard to parking).</p>	Should Council be prepared to approve the proposal, it is recommended that the Operational Environmental Management Plan include a requirement that no parking, loading or unloading of trucks related to operations under this approval is to occur at anytime within the road reserve of Crane Circle.

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2.3 The proposed development would create additional concerns given the lack of parking Crane Circle businesses already experience.	<p>The plans submitted show seven (7) onsite car parking bays, including an accessible bay. Further to this, there are five (5) bays under the awning of the main building for container deposit. There is also the ability for four vehicles to queue within the internal accessway of the site before entering the awning parking bays to deposit containers. It is considered that the proposal will not cause additional parking issues on Crane Circle.</p> <p>The western portion of the site would be dedicated to receipt, storage, sorting and dispatch of cages filled with containers dropped off and picked up by light trucks operated by the proponent and Cleanaway. This area needs to accommodate truck turnaround, loading and unloading, and the storage of cages. The applicant has provided information that demonstrates this is achievable.</p>	Noted.
2.4 The proposal will contribute to making the CBD unwelcoming/Crane Circle untidy.	As a matter of principle, Council may determine that this proposed development is not appropriate in the City Centre. However, in practice, the contribution the proposed development would make to the way people feel about the CBD would depend on how it is managed.	Should Council be prepared to approve the proposal, it is recommended that a condition of approval be imposed requiring the approval of an Operational Environmental Management Plan, which includes daily site inspections and clean ups including verge and surrounding areas.
2.5 This is not the most appropriate location but rather the Karratha Industrial Estate would be more appropriate.	See response under 1.1	Noted.
2.6 Concern the impact of cyclones would make their site more vulnerable because of the proposed development.	The buildings and structures on site would be required to be built to cyclonic wind loading requirements of the National Construction Code. Cages and any outdoor components of the development would be required to be tied down or stored appropriately in preparation for a cyclone event.	Should Council be prepared to approve the proposal, it is recommended that a condition of approval be imposed requiring the approval of an Operational

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		Environmental Management Plan, which includes actions to tie down/store any unsecured elements of the operation during a cyclone event.
3. Coldpoint Refrigeration – Business at 16 Crane Circle		
3.1 The proposal should be located at the Karratha Seven Mile Waste Facility as a recycling facility would be more aligned with the operations at that site.	See response under 1.1	Noted.
3.2 Concern in regard to increased heavy vehicle traffic movement, parking and loading/unloading of heavy vehicles in Crane Circle.	The proposal is for a single light Cleanaway truck to visit the site each day (possibly one or two extra trips through the week at peak times) and a maximum of 3 return trips by the proponent's light truck per day. Crane Circle would be capable of accommodating these additional traffic movements. Further, the plans submitted show adequate provision onsite for visitor, staff and truck parking, including loading and unloading.	See condition recommended under 2.2.
3.3 Concern regarding public trying to drop off containers outside of trading hours and containers being left outside of the premises.	This is a legitimate concern. Dumping of waste in the road reserve anywhere in the City of Karratha is illegal under the City's Local Laws and the offender may be penalised. Should the proposal be approved, the recommended Operational Management Plan would need to address this.	See condition recommended under 2.4
3.4 Concern that the business on site will seek to expand its operations into the future by looking to recycle additional products beyond what is currently proposed and that this will create problems due to lack of space.	If an approval is granted, then the operations and development will be limited to the extent and parameters of that approval. Any extension to the use beyond that approval would be subject to compliance action.	Noted
4. Paiker & Overmeire on behalf of the owner of 16 Crane Circle		
4.1 The applicant has stated that 20 Crane Circle is the preferred location by reason of it being a convenient, accessible and visible location. This is not a proper reason for approval of the proposal.	The application is being assessed against the existing Planning Framework and having regard for submissions received.	Noted
4.2 Disputes that the proposal is consistent with the stated objectives and purposes of the City Centre zoning and the City Centre Commercial Precinct.	A common concern in submissions objecting to the proposed development is that the proposed development does not belong in the City Centre. A decision on whether the proposed development is consistent with the objectives for the City Centre depends on whether it is considered from an in-principle and forward looking perspective or based on more pragmatic consideration of whether it can fit with surrounding land uses and offsite impacts can be appropriately managed.	Noted

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4.3 The proposal is best suited to be placed at the current Karratha Seven Mile Waste Facility or in the Karratha Industrial Estate so that it does not impact on land owners in this area of Crane Circle.	See response under 1.1.	Noted
4.4 The proposal will impact on existing parking in this area of Crane Circle.	See response under 2.3.	Noted
4.5 The proposal will result in increased noise, smell and pollution.	<p>See response under 2.1 in regard to concerns regarding noise.</p> <p>As Cleanaway will be undertaking a single light truck pick up of cages full of deposited containers daily, odour and pollution are not anticipated to be a significant issue.</p> <p>Should the proposal be approved, the recommended Operational Management Plan to be prepared by the proponent and approved by the City would include management that mitigates odour emissions.</p> <p>Any emissions would still be required to meet minimum acceptable standards under Environmental regulations.</p>	Should Council consider approving the proposal, it is recommended that conditions of approval be imposed requiring a Noise Management Plan to be prepared and implemented at all times and that the Operational Environmental Management Plan be approved and implemented.
5. Pilbara Motor Group		
5.1 The proposal is better suited to be located at the Karratha Seven Mile Waste Facility or in the Karratha Industrial Estate.	See response under 1.1.	Noted
5.2 Noise and odour pollution impacting on surrounding properties.	See response under 4.5	See recommendation under 4.5.
5.3 Increased parking and traffic congestion and safety hazards.	See response under 2.2 and 2.3	See recommendation under 2.2.
6. Air Dynamics		
6.1 The management and staff of Air Dynamics - Crane Circle, Pegs Creek have no objections or concerns regarding the proposed re-cycling facility being located at 20 Crane Circle, Pegs Creek.	Submitter supports the proposal.	Noted
7. Norwest Jockey Club		
<p>7.1 We believe the benefit to the community will have a far reach, allowing organisations, such as our own, the opportunity to reduce landfill via recycling programs which were not previously available to us.</p> <p>We support the proposed location of 20 Crane Circle, Pegs Creek. We believe this location will encourage greater involvement in the program</p>	Submitter supports the proposal.	Noted

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given it is central and easily accessed by both business and individuals.		
8. Craig and Kelsey Fitzpatrick		
This is an exciting development for our Karratha community which will enable our broader community to increase participation in recycling activities and help us become a more sustainable community. I/We particularly support the proposed location. This central, accessible location will make the site easy to access for all community members, maximising broader community participation which will ensure successful engagement by the community.	Submitter supports the proposal.	Noted
9. Karratha Community House		
This is an exciting development for our Karratha community which will enable our broader community to increase participation in recycling activities and help us become a more sustainable community. We particularly support the proposed location for a number of reasons, this a central and an accessible location which will make the site easy to access for all community members, maximising a much broader community participation. Being near the city centre means that people who may rely on public transport can access the site with ease. Its nearby location to the main commercial centre also ensures the broader public can conveniently visit the facility.	Submitter supports the proposal.	Noted