

**Town Planning Scheme No.8
Amendment No.21
Schedule of Submissions**

No.	Date Received	Name	Summary of Comments Made	Council Recommendation/Comments
1.	10/7/14	Dept. of Parks and Wildlife (DPaW)	<ul style="list-style-type: none"> ➤ DPaW is generally supportive of the proposal provided these areas are appropriately planned and considered in terms of their environmental values. ➤ Development Areas 29 and 30 are noted as containing occurrences of the 'Priority Ecological Community' (PEC) which are rated as being in pristine condition. ➤ The EPA earlier advised that development should be avoided in areas where the PEC is in good or better than good condition. Any future development in these areas should be managed to ensure that any potential indirect impacts (e.g. spread of weeds, uncontrolled public access) to the PEC from the development areas are avoided and minimised. ➤ Populations of the Northern Quoll, listed as threatened fauna, are known to exist in the Karratha Hills area. It is recommended that a targeted northern Quoll survey is undertaken for DA26 to confirm presence/absence in this area. If Northern Quolls are shown to be using this area DPAW should be consulted and proposed measures to avoid or mitigate any impact on the Northern Quoll and their habitat. 	<ul style="list-style-type: none"> ➤ In regard to the PEC noted as occurring in DA's 29 and 30, should this land be considered for development in the future the proponent will be required to undertake a detailed Flora assessment of the location. This will include consultation with DPaW and be included as part of any Development Plan that is required to be endorsed by the City in accordance with TPS8, prior to any development occurring on site. This will ensure any PEC's are mapped and either avoided or disturbance minimised. ➤ In regard to the Northern Quoll, noted as occurring in DA29, should this land be considered for development in the future the proponent will be required to undertake a detailed Fauna assessment of the location. This will include consultation with DPaW and be included as part of any Development Plan that is required to be endorsed by the City in accordance with TPS8, prior to any development occurring on site. This will ensure that the presence or absence of the species is determined with the DA26 and this land can either be avoided or disturbance minimised. ➤ It is recommended that within TPS8: Appendix 7 - Schedule for Development Areas that under the heading 'Specific Development Issues', that it is stated: Flora and Fauna reports are required to be included within Development Plans and are to include investigation into and reference to any PEC's and any threatened fauna (including the Northern Quoll).
2.	15/7/14	Dept. of State Development (DSD)	DSD noted some minor inconsistencies between mapping and text references and with terminology used within the text.	The mapping and text references and terminology outlined by DSD will be modified prior to forwarding the Amendment 21 document to the WAPC for ministerial approval.

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3.	25/7/14	Water Corporation (WC)	<ul style="list-style-type: none"> ➤ WC undertook planning reviews on water source, supply and wastewater planning in 2011 with additional considerations in 2013. This planning and consequent scheduling of works will broadly cater for the proposed amendment. Some planning may need to be reviewed when detailed structure planning is available (Development Plans are prepared). ➤ For DA9, DA12 & DA13 Wastewater scheme planning generally covers the area of the amendment. It should be noted that the Karratha wastewater treatment plant (WWTP) No.2 abuts DA13. The WWTP will be restricted in size and eventually flow will be treated at WWTP No.1. The odour buffer overlaps with DA13 and DA12. Incompatible land uses should not be approved within the buffer area until WWTP No.2 is decommissioned. ➤ For future development of DA17, DA29 and DA30 (Proposed 'Industrial Development' zoning) considerable reticulation and large headworks infrastructure will be required. ➤ The Corporation does not service industrial zoned land in the country in order to protect its WWTP processes. ➤ WC should be consulted further for compatible land uses within odour buffers as planning progresses. The odour buffer for WWTP No.1, which will eventually be the single plant servicing Karratha, should be included in the City's Town Planning Scheme as a Special Control Area. 	<ul style="list-style-type: none"> ➤ To develop an Urban Development or Industrial Development area a proponent must firstly prepare a Development Plan in accordance with TPS8 and this plan must be adopted by the City and endorsed by the WAPC. It will be at this stage that the proponent will be required to consult with the WC to ensure that what is proposed under a development plan for the area will be achievable considering all constraints including provision of water and waste water services for the development. ➤ In regard to consideration of the type of land uses permitted within any required buffer for the WWTP that is adjacent to DA13 and near to DA12, the proposed Appendix 7 'Specific Development Issues' and 'Development Plan Special Conditions' currently provides for consideration of these matters for DA 13. It is recommended this be added to these same parts for DA12 and that the general text of the Amendment 21 Document provides more detail in this regard as a modification to be made prior to forwarding the document to the WAPC for endorsement. ➤ When development and land use planning occurs in the form of the preparation of Development Plans for urban expansion near to WWTP's the WC will be consulted further in accordance with TPS8 requirements. ➤ Planning Services is currently developing the Local Planning Strategy (LPS) and has recognised buffer areas for WWTP's on constraints mapping. Consideration under the LPS will ensure that under the upcoming Scheme Review land uses within and around buffer areas are appropriately considered.
4.	26/6/14	Dept. of Health (DoH)	<ul style="list-style-type: none"> ➤ Waste Water – The proposed unsewered industrial development must comply with the provisions of the draft Country Sewage 	<ul style="list-style-type: none"> ➤ Waste Water – As alluded to in the Water Corporations plans are being implemented to increase capacity in the Karratha WWT system to ensure capacity to

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			<p>Policy. In this regard wastewater treatment plants in Karratha will need to be sufficiently upgraded.</p> <p>➤ Any future proponent of development of the land in the DA's consider mosquito management.</p>	<p>accommodate current and future demands.</p> <p>➤ Preparation of any Development Plans for the DA's are to include consideration of mosquito management.</p>
5.	4/7/14	Dept. of Transport (DoT)	DoT stated they have no comment to make and that they forwarded the proposed Amendment to the Regional Main Roads office.	Noted: No comment was received from the regional Main Roads WA office.
6.	4/7/14	Dept of Mines and Petroleum (DMP)	The Geological Survey of WA after assessing the proposed amendment on behalf of DMP with respect to access to mineral and petroleum resource, geothermal energy and basic raw materials has no comment to make.	Noted
7.	10/6/14	George and Glenda Shaw	Seeking clarification as to whether a parcel of land the subject of a request they have with DoL to amalgamate to their Lot 3873 Pemberton Way will be included in the land area of the DA's.	The response at the time was that it is included in the industrial expansion land areas. It is noted, since this time the City has provided a response to DoL on this matter of amalgamation of land and stated that a Development Plan is required under TPS8 and outlined some stipulations around road access should DoL grant the land for amalgamation.
8.	16/7/14	Allerding and Associates (Town Planning Consultants) c/- Velocity Village	<p>➤ The submission identifies that under the proposed 'Development Plan special conditions' for DA17 that would be included in Appendix 7 of TPS8 that the following uses would be appropriate; light industry, warehouse, temporary accommodation and industry related commercial support offices. The submitter does not support the 'temporary accommodation' land use. They consider that this would allow TWA type development in the DA17 land area as 'temporary accommodation' is not a defined land use within the scheme but is a term used in the TWA definition. Further, the submitter considers that by taking away the ability to have the 'temporary accommodation' land use in DA17 that this</p>	<p>➤ The City supports the removal of any reference to any form of accommodation being encouraged in the DA17 land areas as the City of the North plan and the recently prepared draft LPS has indicated numerous land areas north of the Karratha Hills where accommodation is preferred and is to be developed prior to any accommodation options such as this being considered. It is recommended that under the 'special conditions' within Appendix 7 of the Scheme for DA17 that the text stating 'To provide for light industry, warehouse, temporary accommodation and industry related commercial support offices' be modified to remove reference to 'temporary accommodation' and 'industry related commercial support offices'. In relation to removing the reference to industry related support offices it is considered with the advancement of the City Centre developments and further office space coming on line in the near future that the City</p>

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			<p>will safe guard the true land areas dedicated for TWA use being those few areas that are zoned as TWA under TPS8.</p> <ul style="list-style-type: none"> ➤ The submitter pointed out a matter that could be considered as textual misrepresentation in that scheme amendment document text refers to providing for 'Light Industry' in DA17. Whereas, in the Scheme Text Amendments page the text states '<i>to provide for medium and long term General Industrial development</i>'. ➤ The submitter was seeking Council's agreement that TWA ought only to apply in the TWA zone. 	<p>Centre is the appropriate primary destination for offices including offices related to resource and large industry related business. This will further support the viability of the town centre and other business located there. Offices can be granted planning approval on land zoned as Industry if they are ancillary to the primary use on site and it is considered this same principle should follow through within DA17 rather than allowing standalone office developments for businesses.</p> <ul style="list-style-type: none"> ➤ It is recommended that the text be standardised for DA17 when referring to light industry in DA17 and remove any reference to General Industry where it relates to DA17. ➤ This scheme amendment does not take this request into consideration. It is noted that the City has commissioned a consultant to investigate TWA development and prepare a Scheme Amendment in relation to scheme provisions relating to TWA's and potentially TWA zoning across the City.
9.	14/7/14	RFF c/- Northwest Property Projects	<p>RFF noted that when the Scheme amendment was advertised it contained the component that would rezone 'Industry' to either 'light industry' or 'general industry'. RFF noted that their clients land at Lot 4 Jager Street, Roebourne was in the process of Scheme Amendment No.33 which would rezone the land from Rural to Industry but that this land was not taken up under Amendment 21 to rezone to either light or general industry and therefore would end up with an Industry zoning when this would no longer be a zoning to be included in the Scheme once Light and General industry were introduced. RFF requested that Lot 4 Jager Street be zoned as General Industry and that this be included within Amendment 21 to prevent any anomaly arising.</p>	<p>There is no requirement to introduce Lot 4 Jager Street, Roebourne to Amendment 21 due to the proposal being put to Council at the May OCM to remove the introduction of Light and General Industry zones from the proposed amendment and maintain the current Industry zone, which is the zoning Lot 4 will be changed to upon the impending Ministerial approval of amendment 33.</p>
10.	16/7/14	Gates Constructions Pty	<p>Essentially the submitter objects to the rezoning of the majority of the KIE land area from 'Industry' to</p>	<p>As it has been recommended in the agenda item for the May Ordinary Council Meeting (OCM), it is recommended that the</p>

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		Ltd	'Light and General Industry' zones and requested an exemption from any zoning changes to their particular property being Lot 1005 Orkney Way, KIE.	proposal to replace the Industry zoning with the Light and General Industry zones is proposed to be removed from the amendment so that the existing zoning of 'Industry' remains. Therefore, the concerns and objections raised by the submitter are satisfied as the zoning of the property will remain 'Industry' as it is currently zoned under TPS8.
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