ATTACHMENT 2. - COMMENTS MADE REGARDING ANKETELL IMPROVEMENT SCHEME

Section	Comments
General Comments	The City appreciates being informed regarding preparation of the Anketell Improvement Scheme. The City has already made comments on the Anketell Improvement Plan and Improvement Scheme on numerous occasions. Many of the comments and requests below are reiterating comments and requests that have already been made by the City in previous correspondence. The City is eager to see the timely development of the Anketell and Maitland Strategic Industrial Areas and will be 100% supportive of any initiative that aids in the effective, efficient delivery of projects within these Strategic Industrial Areas. The City has a proven track record in helping the State Government and industry facilitate some of the most significant resource sector and industrial projects and supporting industrial areas through the pre-existing statutory planning framework. The City has the capacity, experience and skills to continue to do this into the future. While there will be legitimate questions about the necessity and efficiency of introducing another planning mechanism (the Regional Improvement Scheme), the City is committed to working with the State Government to bring these estates on-line under whichever planning and governance framework is determined most efficient and effective. Given the WAPC will be the approval authority for land use and development in the Anketell Strategic Industrial Estate, will the WAPC assume responsibility for undertaking compliance on unapproved development or development not commensurate with approved plans and/or conditions of development approval?
Part 1: Preliminary	Aims of Town Planning Scheme No.8 include "facilitate community input into planning for the appropriate balance between economic and social development, conservation of the natural environment, and improvements in lifestyle and amenity". The City is concerned that the draft Improvement Scheme does not provide for this aim. It is important to the City that facilitating community input remain an aim of the Scheme, particularly as the Improvement Scheme is taking the decision making further away from the local community. The City requests again that the notion of facilitating community input be incorporated into the Aims of the Improvement Scheme. The Anketell Improvement Scheme should play an important role in coordinating infrastructure provision. An infrastructure plan for one project may not provide the infrastructure solution for full development and may have implications far beyond the Anketell Industrial Estate boundaries (ie. the regional road network). The provision of infrastructure needs to be coordinated via the planning approvals process.
Part 2: Planning Framework	Refer to comment on local planning strategy and local planning policies in relation to Part 8 below.
Part 3: Zones and use of land	It is recommended that a stronger focus be placed on the types of industrial development intended for the Anketell Strategic Industrial Area. Clause 20 of the Improvement Scheme and Clause 1.6.2 of the Guide Plan state: 'Activities unrelated to resource processing or port operations can be accommodated where the activity does not constrain operations that align with the above zone objectives'. From the City's perspective, this creates an undesirable potential for unintended industrial uses to establish at Anketell. Accordingly, it is requested this part of each of these Clauses be removed. This will assist in ensuring the strategic nature of Anketell is maintained and minimise the potential for lower order industrial uses that should be accommodated around Karratha to establish in the Anketell Strategic Industrial Area.
Part 4: Development requirements	Under Clause 27 (2) the term 'planning approval' is used. This should be replaced by 'development approval' to be consistent with the rest of the document and current planning terminology.
Part 5: Guide Plan	The City previously requested as part of its submission on the Anketell Improvement Plan for the process for amending the Guide Plan to be set out. This was agreed in the DSD response to the City's submission. There is no reference in the Improvement Scheme to the process for amending the Guide Plan. The Guide Plan should designate more clearly the access road to Cleavervile and provide for ongoing public access to Reserve 33775 (Cleaverville). A clause should be included in Part 5 (similar to elsewhere in the Guide Plan) requiring consultation with the City of Karratha and further investigations for any infrastructure, works or development proposed on, under or adjacent to Cleaverville Road.
Part 6: Development of land	Under Clause 31 – Development for Which Development Approval Not Required Part (1) (b) states that: 'Development approval of the WAPC is not required for the following works: (b) The demolition of any building or structure.' Schedule 2 Part 7 Clause 61 (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015* would not exempt demolition of most of the types of buildings and structures that will be developed at Anketell. As much of the development in the Improvement Scheme area will be on a significant scale over large areas of land, with potential for other issues requiring consideration, it is not considered appropriate to grant exemption via the Improvement Scheme from the requirement for development approval for demolition. By requiring development approval, proper rehabilitation of large sites can be appropriately considered, rather than the risk of infrastructure and buildings just being left on site or sites not being adequately rehabilitated. It could be argued that this can be addressed by including a condition on the development approval requiring a rehabilitation plan but this relies on the condition being imposed. Whether a condition requiring a rehabilitation plan is imposed or not, a safer approach would be to remove the proposed exemption under the Improvement Scheme, consistent with the Regulations. The City previously noted as part of its submission on the Anketell Improvement Plan that TPS No.8 includes a number of exemptions from the requirement for planning approval, including for any mining operations authorised under the *Mining Act 1978*. The City's previous submission suggested that the Improvement Scheme should include similar exemptions. The DSD response states that the Improvement Scheme should include standard provisions. It is noted that there is no stated exemption for development authorised under other legislation.

Part 7: Applications for planning approval	No comments.
Part 8: Procedures for dealing with applications	The City previously requested as part of its submission on the Anketell Improvement Plan that the Improvement Scheme set out the regard to be had for the local planning strategy and local planning policies in determining applications under the Improvement Scheme. The Improvement Scheme relies upon either the City referring to these instruments in a submission or the WAPC considering them a relevant planning consideration. The City would prefer that the Improvement Scheme recognise these instruments and set out the regard that should be had for the local planning strategy and local planning policies in making determinations under the Improvement Scheme. Matters to be considered under TPS No.8 can be raised by the City in a submission but wouldn't have any statutory effect in the Anketell Improvement Scheme Area. It is important to the City that the tenor of matters to be considered under TPS No.8 are covered by matters to be considered under the Anketell Improvement Scheme. It should be mandatory for the local government to be consulted in relation to any application for development approval determined by the WAPC in the Improvement Scheme area. Matters to be considered by Council under Town Planning Scheme No.8 include matters that are relevant from a local community perspective.
Part 9: Enforcement and administration	As per previous requests, provision should be made for the WAPC to delegate decisions on planning applications in the Anketell Improvement Scheme area to the local government (Development Assessment Panel in many cases) with an option for the WAPC to call-in applications if necessary. The decision making process could also be made more efficient by getting the City to report to and make recommendations to the WAPC, similar to Development Assessment Panels. Either way, the local government should be paid for the work it undertakes in assessing and/or determining applications.