

NAME – SCHEDULE OF SUBMISSIONS		
Summary of Comments Received	Officer Response	Officer Recommendation
1. Glenda Jones		
1.1 Venue will attract people who are potentially dangerous to the area	This is not a Planning consideration. Planning cannot control which patrons can/cannot visit a venue.	Noted.
1.2 Huge negative impact on the submitter's place of business – rubbish, unauthorised parking on private land, destruction of landscaping, trespassing on private property, and property damage.	The applicant has advised they will have security patrolling Headland Place and at the rear of the property. The requirement of an Operational Environmental Management Plan (OEMP) will address management measures to mitigate the impacts of negative external influences on the area and community, including the submitters concerns.	Noted. Include condition regarding the submission of an OEMP prior to the nightclub becoming operational. Also include advice note stipulating what management measures the OEMP should address.
2. Jennifer Fox		
2.1 Risks/disturbances of a nightclub on the comfort of family	The land is zoned city centre – a nightclub can be approved in this location subject to development approval being issued. The proposed venue will be required to manage noise impacts. An acoustic report has been submitted with the application. The applicant is to ensure all management strategies in the acoustic report are met. Disturbances from people wandering the streets is not a town planning consideration. The concerned residents can always inform the police if they feel at risk from individuals.	Noted. Include conditions and advice notes to manage Noise Impacts, including the submission of Noise Management Plan prior to commencing operation.
2.2 Loud music placing effect on sleep times of young children	The proposed venue will be required to manage noise impacts. An acoustic report has been submitted with the application. The applicant is to ensure all management strategies in the acoustic report are met. The City's Environmental Health Services advise that should all recommendations listed in the acoustic report be met, the proposal may comply with the Environmental Health Regulations. A Noise Management Plan will still be required to be endorsed by the City. This is controlled through placing a condition of development approval on the decision notice.	Noted as above.
2.3 Safety of neighbourhood from people under the influence so close to home	The land is zoned City Centre and such a venue can be granted development approval on the subject site. Both the entry and exist to and from the venue is from Hedland Place (not from the Searipple side which faces the residential area).	Noted.
3. Leah		

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3.1 Concerns with proximity to St Pauls Primary School and the houses just across the road.	The land is zoned City Centre and such a venue can be granted development approval on the subject site.	Noted.
3.2 Noise affecting the quiet enjoyment of people living in the residential area across the road.	As per Officers comments on 2.2.	Noted.
4. Jesse-lee Clark		
4.1 Owns a property on Gregory Way. Concerned about excessive noise so close to home.	As per Officers comments on 2.2.	Noted.
5. Steve Bailey		
5.1 Not an appropriate location as it is in close proximity to businesses and school.	A nightclub can be granted development approval on land zoned City Centre. The City's Local Planning Scheme encourages mixed uses in the City Centre (commercial, retail, entertainment).	Noted.
5.2 Rubbish from broken alcohol containers, hazardous for children walking to school and the general population that uses the footpaths and customers that use the existing businesses.	The Applicant has stated they will be providing a cleaning crew to visit nearby streets & Hedland Place to pick up any rubbish/cigarette butts etc. An Operational Environmental Management Plan (OEMP) will be required to be submitted should this application be approved. An OEMP will be required to address noise management, along with management of litter and any strategies to reduce rubbish in the nearby vicinity.	Noted. Responded to by the Applicant.
5.3 Disruption from patrons leaving the premises – petty crime, vandalism.	The applicant will be required to address the methods of crowd control following close of business in the OEMP. Strong focus should be on making sure patrons leave the area, any heavily intoxicated patrons have left the area (the courtesy bus could provide this service to avoid patrons loitering) and no visible disturbances by patrons on property/residents is seen by security staff.	Noted.
6. Mike Maud		
6.1 Will be good for the town to have this premises. Notes that a courtesy bus and some food is available, which seems a responsible provision.	Noted. Submission in Favour of the proposal.	Noted.
7. Hayley & David Rigby - Pilbara Physiotherapy		
7.1 Excessive rubbish and broken glass	Applicant has stated they will deploy a cleaning crew along Hedland Place and nearby streets. An OEMP would address any strategies to reduce rubbish in the nearby vicinity.	Noted.
7.2 Antisocial behaviour and security concerns for their business premises, also security of medical supplies being stolen.	The Applicant has stated security will be patrolling Hedland Place and the rear of the property.	Noted.
7.3 Their business premises has a few 'hidden areas' which will attract inappropriate behaviour from intoxicated persons.	The Applicant has stated security will be patrolling Hedland Place and the rear of the property.	Noted.
8. Geoffrey Barfield		

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8.1 Development will have a profound negative affect on health – noise from loud music, base, foot traffic, which will prevent sleeping. Feeling of being unsafe at home.	As per Officers comments on 2.2.	Noted.
8.2 Rubbish from broken glasses, syringes, drugs, condoms. Children walk/ride to school along Searipple Road. This could impose safety concerns on these children.	As per Officers comments on 5.2 above.	Noted.
8.3 Profound downward effect on property value when they decide to sell.	Not a Planning consideration. The subject site is zoned City Centre in which a nightclub can be granted development approval to operate.	Noted.
9. Gina Burns – St Pauls Primary School Principal		
9.1 Can't imagine a nightclub would be a facility that will be helping to those accessing the Step Up Step Down Facility	Noted. However, each development application is assessed on its own merits. There is currently no constructed Step Up Step Down facility to assess any potential impacts this proposal would have on it.	Noted.
9.2 Concerned with vandalism, broken glass, worsening of littering.	As per Officers comments on 5.2 above.	Noted.
9.3 Concerns of potential inappropriate signage visible to children.	No signage is proposed as part of this application. It is a requirement that all proposed signage not shown on the application require development approval, therefore any application for signage shall be subject to a new development application to be assessed by the City. The applicant will be required to provide details on the type of sign/s (roof, wall, A-frame), dimensions of the sign and content of the sign.	Noted.
10. Richard Skyes – CEO of Pilbara Health Centre		
10.1 Not deemed a suitable location to be near Pilbara Health Centre. Glass and Rubbish are a concern for the area.	The site is zoned City Centre. A nightclub is permitted subject to development approval. Rubbish concerns are addressed in response to 5.2 above.	Noted.
10.2 Intoxicated patrons are a concern, as well as anti-social behaviour.	The Applicant has stated security will be patrolling Hedland Place and the rear of the property.	Noted.
11. Wrapped Creations		
11.1 Have leased their office on a 3 year term on the basis they are in a business district.	Although the Scheme states the predominant use in Precinct 2 is envisaged to be offices, an entertainment venue can be permitted if development approval has been granted. The existing entertainment venue in town (Evolution Lounge Bar) is also located in Precinct 2 of the city centre.	Noted.
11.2 Do not want to deal with rubbish, damage, urination that will occur around our premises.	Applicant has advised they will deploy a cleaning crew to clean up rubbish in Hedland Place and nearby streets.	Noted.

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11.3 Should this application proceed, they would be looking for the City to commence a weekly cleaning service of the Hedland Place district.	Applicant has advised they will deploy a cleaning crew to clean up rubbish in Hedland Place and nearby streets. An OEMP would also be requested that address rubbish management.	
12. Suzie Powell – 3a Gumala Indigenous Playgroup Coordinator		
12.1 Risk to young children from rubbish and debris from night club patrons – syringes, drugs, used condoms.	Applicant’s response: The day-care centre is fenced & I have spoken to them as well, they will put a padlock on the gate to prohibit patrons entering their premises. They are actually supportive of the club along with many others in Hedland Place. This will also be on the cleaning crews list to check.	Noted.
12.2 A number of young children and their parents/caregivers are in situations of trauma and are quite vulnerable. The possibility of meeting nightclub patrons as they attend Playgroup could mean that they feel unsafe attending and choose not to attend and participate in the program.		
12.3 Night Club patrons affected by drugs and alcohol could still be around the Playgroup and in the area when staff and families attend, leading to a negative impact on all Playgroup participants.		
13. Katrina Suitor		
13.1 Noise from outside areas (smoking area, beer garden), noise from inside, noise from foot traffic, loitering, increased noise and violence, security	As per Officers comments on 2.2.	Noted.
13.2 House devaluation	Not a Planning consideration. The subject site is zoned City Centre in which a nightclub can be granted development approval to operate.	Noted.
14. Sally Culver		
14.1 Noise and anti-social behaviour	As per Officers comments on 2.2.	Noted.
14.2 Additional traffic in Searipple Road and Hedland Place causing additional noise	The operating hours are from 6am-4pm, outside normal business hours along Hedland Place.	Noted.
15. David Bell		
15.1 Noise pollution - from both inside and the outside smoking areas of the venue. The loud noise and thumping bass will negatively affect myself, my wife and surrounding neighbours. People hanging around and associated noise in the venue area while patrons wait to be picked up, either privately or commercially i.e. Karratha Taxi. Having the constant late night noise every week puts us at greater risk of fatigue, irritability and developing sleeping disorders.	As per Officers comments on 2.2.	Noted.
15.2 Anti-Social behaviour, discarded drug utensils, rubbish littering the surrounding premises and streets.	The applicant has stated security will patrol the front and rear of the site, and a cleaning crew will go around picking up rubbish. The specified radius of the rubbish pick up will be required to be addressed in the OEMP (Add as advice note should the application be supported).	Noted.

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16. Brooke St James – Robe River Kuruma Aboriginal Corporation		
16.1 Antisocial behaviour resulting in damage, vandalism, attempted break ins. Littering.	The applicant has stated security will patrol the front and rear of the site, and a cleaning crew will go around picking up rubbish.	Noted
16.2 If approved, seek commitment from City of Karratha to install CCTV in vicinity of their building, along with commitment around management of additional clean-up.	An OEMP would address monitoring and clean-up in the vicinity. These suggestions can be discussed with the applicant if this development is approved.	Noted. To include as a requirement to be addressed in an OEMP.
17. Helen Osbourne – Co-coordinator of 3a Gamala Indigenous Group		
17.1 Danger of day-care children inserting toxic material into their mouths.	Applicant's response: The day-care centre is fenced & I have spoken to them as well, they will put a padlock on the gate to prohibit patrons entering their premises. They are actually supportive of the club along with many others in Hedland Place. This will also be on the cleaning crews list to check.	Noted.
17.2 Rubbish ending up in their yard, in the form of drug paraphernalia.		
17.3 Break-ins and damage of property due to low front and back fences.		
18. Sonya McKenzie – Operations Manager, Gumala Aboriginal Corporation		
18.1 Nightclub proposal is not itself of a concern, but issues associated with nightclubs are – intoxicated persons, noise, inappropriate adult behaviour. Littering of paraphernalia	Noise management measures are addressed in the acoustic report submitted with the application. The applicant is to comply with these requirements. A Noise Management Plan and an OEMP shall also be required to be submitted, and endorsed by the City prior to the nightclub becoming operational.	Noted.
19. Lawrence Roberts		
19.1 Main concern is loitering of patrons. Their premises on Hedland Place has been previously broken into. Vandalism is a concern. It will be inconvenient to clean up mess along with repairing vandalism.	The Applicant has advised a cleaning crew will be cleaning rubbish in and around Hedland Place.	Noted.
19.2 External lighting will need to be upgraded and CCTV installed to monitor the areas.	Can be made a requirement in an OEMP to control adequate lighting and monitoring of the area.	Noted.
19.3 Welcomes minor changes to the operations of the development to open in early evening and provide a small bar and restaurant venue that has a late license. I see this beneficial to the Hedland precinct in that it may attract more 'after work' patrons and reduce the stigma associated with a late night nightclub hopefully attracting and appealing to different, more mature democratic.	The application has been submitted as a nightclub. If the application is not supported, the applicant will have the option of presenting an entertainment venue such as a bar or tavern that operates on a smaller scale, and within different operating times than a nightclub.	Noted
20. Denis Bartulovic – Director, Scope Business Imaging		
20.1 Potential for property damage, they have an approved office building on Hedland place (currently under construction). Their understanding was that the City of Karratha was to encourage prime business operators in this area.	Although the Scheme states the predominant use in Precinct 2 is envisaged to be offices, an entertainment venue can be permitted if development approval has been granted. The existing	Noted.

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	entertainment venue in town (Evolution Lounge Bar) is also located in Precinct 2 of the city centre.	
21. Filippo Carmelo & Caterina Vinci – 20 Hedland Place		
21.1 Presently receiving more than enough damage to the property – stoned windows, people squatting in carports, lots of rubbish left around.	There is an existing entertainment venue in town which would attract the same patrons – those wanting to visit a late night venue when all other options are closed. The Applicant has advised they will provide security to patrol Hedland Place.	Noted.
22. Noel Suitor		
22.1 Noise from venue	As per Officers comments on 2.2.	Noted.
22.2 Increase in local traffic late at night, increase foot traffic within residential area, increase in undesirable behaviour resulting from increased foot traffic	The traffic impacts will not affect the general traffic flow in the area as the use is proposed outside business hours. The nightclub proposes operate between 6pm- 4am Saturday and Sunday mornings, which is outside general business hours.	Noted.
23. Craig and Kelly Bell		
23.1 Concerned about noise pollution, already from their house they can hear music from Onyx and REAP. Constant base thumping through the air, people screaming and fighting in the streets all hours of the night/morning.	As per Officers comments on 2.2.	Noted.
23.2 Negative effects on value of property.	Not a Planning consideration. The site is zoned City Centre in which this land use can be permitted.	
24. Kathleen Armstrong		
24.1 Provided petition with 18 signatures in objection of the proposed nightclub.	Noted.	Noted.
24.2 Concerns are: noise pollution, anti-social behaviour (binge drinking, public urination, broken glass, rubbish), devaluing property.	Noise pollution is a valid planning consideration. An acoustic report has been submitted detailing compliance with noise levels under the Environmental Health Regulations if the recommendations in the report are met. This will be a requirement of approval.	Noted.
24.3 Requested that a comprehensive public survey be conducted.	The Application is being determined by Council. Public advertising is not a requirement for a 'D' (discretionary) land use in the City Centre.	Noted.