

Shire of Roebourne Town Planning Scheme No.8
Amendment No.33
Schedule of Submissions

[illegible]

No.	Date Received	Name	Address	Land Affected	Summary of Comments Made	Council Recommendation
					<p>Advises that presently there is no land zoned for industry within Roebourne. Further advises that non-residential development opportunity is currently limited to Mixed Business and Tourism for the Roebourne area. The rezoning of this site from Rural to Industry would therefore provide an opportunity for industrial development in Roebourne and economic growth, which the Commission supports.</p> <p>Advises that, whilst the provision of freehold industrial land in this location can be considered positive, the Shire must be assured that the industrial activity at the proposal site it would not have any significant adverse impact on the potential of Development Area 25 and the Jager Street mixed business Lots to be developed to its full potential, and where approval is granted any impacts are mitigated, via condition, to an acceptable level.</p>	<p>land uses having regard to SPP4.1 and EPA Guidance Statement No. 3 - Separation Distances Between Industrial And Sensitive Land Uses. No modification of Scheme Amendment required.</p> <p>Noted. No modification of Scheme Amendment required.</p> <p>Noted. This aspect has been addressed in response to PDC's second paragraph of their submission. No modification of Scheme Amendment required.</p>
3	8 April 2014	Water Corporation (WaterCorp)	PO Box 100 LEEDERVILLE WA 6902	N/A	<p>WaterCorp advises that there are current constraints with respect to the proposed amendment, consisting of servicing limitations, and land use restrictions within the defined buffer of the Roebourne Wastewater Treatment Plant that need consideration in this amendment approval process as follows:</p> <p><u>Wastewater Treatment Buffer</u> The subject land is located within the odour buffer of the Roebourne Wastewater Treatment Plant (WWTP).</p> <p>In accordance with State Planning Policy 4.1 - State Industrial Buffer Policy (2004 amended draft) WaterCorp supports compatible land uses in the odour buffer of the WWTP. This is to prevent land use conflict and to ensure the WWTP is able to operate and expand to meet the existing and future needs of the town.</p> <p>WaterCorp further advises that the introduction of a 'Restricted Use' Schedule under the 'Appendices' section of the Scheme Text to include 'caretaker's Dwelling' as an 'X' Use over Lot 4 Jager Street, Roebourne is supported.</p> <p>WaterCorp provide the following recommendations:-</p> <ul style="list-style-type: none"> Industry Light- from P to AA 	<p>Noted. No modification of Scheme Amendment required.</p> <p>Noted. This has been considered as part of the initiation request to the Council. No modification of Scheme Amendment required.</p> <p>Noted. No modification of Scheme Amendment required.</p> <p>Noted. No modification of Scheme Amendment required.</p> <p>Noted & dismissed. The additional restrictions are unnecessary given that they are not 'sensitive land uses' and given that it is entirely appropriate and consistent across the Shire for Light</p>

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					<ul style="list-style-type: none"> Industry Service- from P to AA Take-away Food Outlet- from AA to X <p>Further, where applications for the above are submitted to the Council they should be referred to the WaterCorp for comment. Suggested wording is as follows:</p> <p>"Council may refer proposals prior to determining applications for development in the vicinity of the Water Corporation's effluent pond buffer to the Water Corporation and the DER for consideration of the offsite impacts and any conditions to be imposed on its approval"</p> <p><u>Water Supply</u> Advises that the capacity of the existing 100mm main in Jager Street is unlikely to supply all lots in the development. To augment supply an upgrading of the existing main would be required to a suitably large main, about 1.3km to the south.</p> <p>The upgrading of reticulation works (mains under 300mm) should be funded by the developer.</p> <p>The Cape Lambert Water Supply Extension Main (535mm Steel) is located adjacent to Lot 4 Jager Street. Advises that this main should be located within a reserve and have adequate cover of at least 1 metre. The land may therefore have to be filled, or the main lowered to WaterCorp's satisfaction and funded by the developer.</p> <p><u>Wastewater</u> Advises that a wastewater service would not be available to industrial zoned land, and hence this will be to the requirements of the Department of Health.</p> <p>Further advises that conditions will apply at the subdivision stage with respect to water supply, protection of the water supply main to Cape Lambert, and notifications on title with respect to the potential presence of odour.</p>	<p>Industry and Service Industry uses to be permitted uses in an Industry zone, and for Council to have discretion to approve a Fast Food Outlet in an Industry zone. Hence, it is recommended these additional use restrictions are not entertained. In relation to the Water Corporation request for a Scheme provision requiring referral of planning applications in this Industry zone to the Water Corporation, this is not necessary because the adopted Roebourne Structure Plan shows the buffer for the WWTP which will prompt referral of affected applications to the Water Corporation. Modification of Scheme Amendment not recommended.</p> <p>Agree – but only to the extent that development proposals within the WWTP buffer should be referred to WaterCorp for comment. Suggested wording is not supported. Modification of Scheme Amendment not recommended.</p> <p>Noted. No modification of Scheme Amendment required.</p> <p>Noted. No modification of Scheme Amendment required.</p> <p>Noted. No modification of Scheme Amendment required.</p> <p>Noted. No modification of Scheme Amendment required.</p> <p>Noted. No modification of Scheme Amendment required.</p>

No.	Date Received	Name	Address	Land Affected	Summary of Comments Made	Council Recommendation
4	7 April 2014	Department of Aboriginal Affairs	PO Box 3153 EAST PERTH WA 6004	N/A	<p>Advises that the Amendment area is not within the boundary of any sites under the Aboriginal Heritage Act, 1972 (AHA) as currently mapped on the Register of Aboriginal Sites.</p> <p>Recommends that prior to commencing any works in the Amendment, developers be advised to familiarize themselves with the State's Cultural Heritage Due Diligence Guidelines (the Guidelines).</p>	<p>Noted. No modification of Scheme Amendment required.</p> <p>Noted. No modification of Scheme Amendment required.</p>
PUBLIC COMMENTS						
Nil						