

10.3.1(A) SCHEDULE OF SUBMISSIONS
Shire of Jerramungup Local Planning Strategy Amendment No.1

NO	NAME	SUMMARY OF SUBMISSION	COUNCIL RECOMMENDATION	WAPC RECOMENDATION
1	Department of Mines, Industry Regulation & Safety	The Department has determined that these proposals raise no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.	That the submission be noted however no modifications to the LPS be undertaken as a result of the submission.	
2	Department of Planning, Lands & Heritage Aboriginal Heritage Directorate (AHD)	There are no known Aboriginal heritage places or sites within the subject areas and therefore no approvals are required under the Aboriginal heritage Act 1972.	Noted.	
3	Department of Water & Environmental Regulation (DWER)	<p>DWER advises that it has no objection to the proposal as it is considered that there are no water resource management issues associated with the proposal.</p> <p>The land parcels being considered for industrial land use in Jerramungup are not in close proximity to the water catchment area managed by the Water Corporation. During the process of rezoning and development, DWER would anticipate that additional water resource management issues such as water efficiency and stormwater management would be addressed.</p>	Noted	
4	Department of Education	<p>The Department of Education has reviewed the document and wishes to make the following comments;</p> <ul style="list-style-type: none"> • It is noted that Local Planning Strategy Bremer Bay Townsite and Surrounds (Figure 19) identifies various areas of potential future residential developments. As residential development occurs this Department will continue to monitor the impact of student yield on the Bremer Bay Primary School. • The Department's current educational facilities can adequately accommodate any expected student increase generated by the Planning Strategy in the near to medium term. 	Noted	
5	Department of Planning, Lands & Heritage Support Services	No objection as there is no potential impact upon heritage places within the Scheme Area.	Noted	

NO	NAME	SUMMARY OF SUBMISSION	COUNCIL RECOMMENDATION	WAPC RECOMENDATION
6	Main Roads WA	No objection subject to compliance with standard Main Roads WA requirements such as minimising access to main roads, structure plan areas being serviced by internal roads, planning for heavy vehicle access occurring early in the planning process and acknowledging approval requirements of Main Roads.	Noted	
7	Department of Fire & Emergency Services (DFES)	The LPS Amendment includes a Bushfire Hazard Level Assessment (BHL) for six investigation areas and statements addressing the bushfire protection criteria. A BAL Contour Map and Bushfire Management Plan (BMP) will be required to support subsequent stages of development, including structure plans.	Noted	
8	Department of Primary Industries and Regional Development (Division of Agriculture and Food (DPIRD))	The Division of Agriculture and Food (DPIRD) has no objection to the proposed Scheme Amendments in acknowledgement that: <ul style="list-style-type: none"> (a) the activity centre of Bremer does not have sufficient industrial land and buffers or land identified for future semi-rural lifestyle lots on the outer perimeter of the town boundary to support a growing and thriving rural industry; and (b) No area of Priority Agricultural Land is being impacted through proposed amendments. 	Noted	
		The following comments are also provided for the Shire's consideration: <ul style="list-style-type: none"> - It is important that the Shire of Jerramungup ensures that improved surface water drainage systems are implemented to manage the potential for increased run-off from industrial infrastructure and associated road surfaces – especially south of Area 13 and 14 (identified in Figure 19). - It would be prudent for the Shire to undertake a Nutrient Management study, assessing the potential impact of increased effluent and drainage from the proposed future rural residential and industrial development areas, given the deep sandy nature of the soils in the area. - The Department has no comment for proposed Amendment associated with the residential areas within the Bremer town site. - The Department recommends that the winery adjacent the Bremer-Boxwood Road is recorded as a sensitive land use. 	Noted	Appropriate drainage and nutrient management studies are recognised as a requirement of future Structure Planning in the proposed Scheme Amendment documentation for these areas.

NO	NAME	SUMMARY OF SUBMISSION	COUNCIL RECOMMENDATION	WAPC RECOMENDATION
9	Department of Health	<p>1. Water Supply and Wastewater Disposal The proposed development is required to connect to scheme water, reticulated sewerage and be in accordance with the draft Country Sewerage Policy.</p> <p>2. Public Health Impacts DOH has a document on 'Evidence supporting the creation of environments that encourage healthy active living' which may assist you with planning elements related to this structure plan.</p> <p>3. Industrial Estates and Precincts Advice was provided regarding public health issues that should be addressed and incorporated into the proposed industrial estate/precinct.</p> <p>3. Increased Density - Public Health Impacts The Shire of Jerramungup should also use this opportunity to minimise potential negative impacts of the mixed density development such as noise, odour, light and other lifestyle activities. To minimise adverse impacts on the residential component, the Shire of Jerramungup could consider incorporation of additional sound proofing / insulation, double glazing on windows, or design aspects related to location of air conditioning units and other appropriate building/construction measures.</p>	That the submission be noted however no modifications to the LPS be undertaken as a result of the submission.	
10	Water Corporation	<p>The Water Corporation has no objections or comments regarding the various amendments in Amendment 13 or the LPS.</p> <p>The proposed industrial sites in the Jerramungup townsite are currently not connected to the town's water scheme. The developers of these sites will therefore need to investigate and fund extensions of nearby water mains to the site boundaries, as needed.</p> <p>The existing surface catchment source for the town's water scheme has a limited capacity. In 2016, the Water Corporation undertook some investigations and has identified the need for improvements to be made to the surface catchment. The proposed renewal of parts of the catchment will improve the security of supply to meet some additional demand growth.</p>	That the submission be noted however no modifications to the LPS be undertaken as a result of the submission.	