

10.3.1(c) SCHEDULE OF SUBMISSIONS
Shire of Jerramungup Local Planning Scheme Amendment No.11

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.	Noted.	
2	Department of Planning, Lands & Heritage Aboriginal Heritage Directorate (AHD)	A review of the Register of Places and Objects as well as the AHD's Aboriginal Heritage Database confirms one Aboriginal heritage place and two Registered Sites intersect the boundary of Lot 501 South Coast Highway. However, the portion of Lot 501 subject to re-zoning does not intersect any reported Aboriginal sites or places.	Noted.	
3	Department of Water & Environmental Regulation (DWER)	<p>The Department of Water and Environmental Regulation recommend the preparation of a Local Water Management Strategy (LWMS) at the time of a local planning scheme amendment. The purpose of a LWMS is to prove the site capability for the proposed future land use. DWER notes that the Land Capability Assessment Report (Biodiverse Solutions, 2010) addresses some of the issues that need to be considered, however is considered deficient in some respects.</p> <ul style="list-style-type: none"> □ The Land Capability Assessment Report has been prepared for a proposed future land use of Rural Residential. □ The soil testing covered the whole parcel of Lot 501, however when you look at the location of the soil test pits, it is not clear whether any of the pits have actually been dug on the smaller 8 ha area. <p>A LWMS will also include concept plans for stormwater management. An important consideration of the proposed industrial land use will be the construction of large sheds and paved areas that will generate significant volumes of stormwater run-off. It is recommended that early consideration be given for mandatory rainwater tanks on all developments, plumbed-in for potable or non-potable uses. This is also addresses the issue of the limited water supply available in Jerramungup.</p>	<p>Upheld – in part.</p> <p>Importantly, DWER has raised no objection to the proposed Scheme Amendment.</p> <p>Whilst DWER has recommended the preparation of a LWMS, the existing land capability report partially achieves this and given the absence of any ground or surface water near the site and the nature of the proposed development the full LWMS is not considered necessary at this stage.</p> <p>Additionally, the current draft Scheme Provisions require a Local Development Plan be prepared prior to development of the site that requires the preparation of a 'Wastewater Management Plan' which would deal with any water issues adequately at this stage of the development process.</p>	

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3.	Department of Water & Environmental Regulation (DWER) cont.	<p>The site does not appear to be constrained by water resources – there are no waterways on the site, and although the timing of the soil testing did not coincide with maximum groundwater levels (normally occurs late Oct/ early Nov), the fact that no groundwater was encountered to a depth of two metres indicates that groundwater will not be a constraining issue.</p> <p><u>Draft Government Sewerage Policy</u> Under the draft policy, Pt Lot 501 is not defined as a sewage sensitive area. On-site sewage disposal systems dealing with trade waste must be designed to ensure that environmentally hazardous material is not disposed of on site. As per the draft policy further information is required at this stage in the planning process to ensure that the site is suitable for long term on-site sewage disposal. Please refer to Schedule 2: Supporting information for planning applications where on-site sewage disposal is proposed - 2(b) Rezoning and structure planning.</p> <p>DWER has no objection to the proposal to re-zone pt Lot 501 to Special Use Site.</p>	<p>Jerramungup already mandates plumbed rainwater tanks to new residential development. It makes sense to extend this to industrial type development in this instance as part of the development of a 'dry industry'. The requirements of the Local Development Plan are to be modified to include a requirement to provide plumbed rainwater tanks to all development and to recycle stormwater from hardstand areas wherever practical.</p> <p><u>On-site Sewerage Disposal</u> All development will be connected to the local sewerage system and on-site testing is not required. Preparation of a 'Wastewater Management Plan' will address any concerns with a specific proposal at the time of assessment of a development proposal.</p>	
4	Department of Education	The Department of Education has reviewed the document and wishes to advise that it has no objection to the proposed rezoning of Part Lot 501.	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	<p>No objection to the establishment of an industrial zone in this location. However it should be noted that future development proposals may need to consider the following requirements:</p> <ul style="list-style-type: none"> • Access to the site will need to cater for RAV. Asphalt may be required. • Internal road widths and truncations shall be designed to accommodate RAV. • Turning treatments and an acceleration lane may be required. • No stormwater shall be discharged to the South Coast Highway open drain. • To improve the fire management of the site fire hydrants and reticulation, on site water storage and and fire breaks should be included in the design. An emergency fire track will not be approved by Main Roads WA. • Further landscaping and street lighting may be required. 	Noted	
7	Department of Fire & Emergency Services (DFES)	<p>A BAL Contour Map and Bushfire Management Plan (BMP) will be required to support subsequent stages of development.</p> <p>Adequate information has been provided in the scheme Amendment documentation to satisfy DFES requirements.</p>	Noted	

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8	Department of Health	<p>1. Water Supply and Wastewater Disposal The proposed development is required to connect to scheme water or have access to sufficient supply of potable water; Separate approval from the Department of Health is required for a sewerage service at the time of development.</p> <p>2. Public Health Impacts The Amendment document is to incorporate an appropriate section that addresses the EPA Environmental Assessment Guideline (EAG) 3 ‘ <i>Guidance for the Assessment of Environmental Factors No.3 – Separation Distances between Industrial and Sensitive land uses.</i>’</p> <p>Advice was provided regarding public health issues that should be addressed and incorporated into the proposed industrial estate/precinct in a document entitled “Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations.” This document goes through a number of health considerations when developing industrial land including: Air quality, noise, hazard management, climate change, light, water quality, radiation safety and traffic.</p>	<p>Noted.</p> <p>Access to potable water and sewerage are addressed at 5.8 of the Amendment document.</p> <p>Separation distances are addressed at 5.4 of the Amendment document.</p> <p>These matters are standard requirements to be addressed at the development stage. The requirement to prepare a local Development Plan prior to development will allow for these matters to be addressed.</p>	

NO	NAME	SUMMARY OF SUBMISSION	COUNCIL RECOMMENDATION	WAPC RECOMENDATION
9	Water Corporation	<p>The Water Corporation has no objections to the proposed rezoning of Lot 501 South Coast Highway from 'Rural' to 'Special Use Site'.</p> <p>However, as outlined in the amendment report, the town's water source has a limited capacity, which may restrict the type and extent of industrial development on the site. The ability to provide water services to lots and industries within the amendment area will be determined on a case by case basis as more information on land uses and their estimated water demands becomes available through the structure planning process.</p> <p>The Water Corporation has recently undertaken an assessment of the capacity of the town's water supply system, which confirmed that the existing sealed catchment water source does not have sufficient yield to cater for current and projected water demands through low rainfall periods. The Corporation has activated a project to reseal the surface catchment area to improve the reliability of its yield. Additional improvements to the water system will require further engineering investigations and capital expenditure.</p>	Noted and addressed in the proposed Scheme provisions.	
10.	Department of Biodiversity, Conservation and Attractions (Parks & Wildlife Service)	No comment	Noted	