

SHIRE OF CRANBROOK TOEN PLANNING SCHEME No.4

SCHEME AMENDMENT NO. 7

SCHEDULE OF SUBMISSIONS

Name/Address of Submitter	Summary of Submission	(Consultant) Officer Comment	Recommendation
<p>1. Department of Planning, Lands and Heritage (DPLH) Locked Bag 2506 Perth WA 6001</p>	<p>1a. Thank you for your email dated 22 August 2022 seeking comment on the Shire of Cranbrook's Amendment to Planning Scheme Number 4 over Lots 182-199, bound by Gillam Street, Armstrong Street and Climie Street in Cranbrook.</p> <p>1b. I understand the amendment proposes to re-zone Lots 182-199 from Residential to a Tourism zone, and retain the existing R12.5/30 density code.</p> <p>1c. A review of the Register of Places and Objects as well as the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Database concludes that the subject land does not intersect with Aboriginal sites or heritage places. As such, DPLH Aboriginal heritage conservation does not have any comment to make regarding the amendment.</p>	<p>Statement Noted.</p> <p>Statement Noted.</p> <p>Submission of 'no comment' noted.</p>	<p>That the submission be noted and no modifications the scheme amendment are recommended.</p>

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<p>2. Department of Biodiversity, Conservation and Attractions (DBCA)</p> <p>Parks and Wildlife Service (Land Use Planning, Wheatbelt) Hough Street, Narrogin PO Box 100 Narrogin WA 6312</p>	<p>2a. The Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions advises that, based on currently available information, this planning scheme amendment is unlikely to cause any impact to known significant biodiversity values.</p> <p>2b. Several species of threatened fauna were recorded near the amendment site. There are also mapped occurrences of the “Wheatbelt Woodland” EPBC TEC surrounding the site. However, on assessment it, appears highly unlikely that the amendment will result in adverse impacts to either category of biodiversity asset.</p>	<p>Statement Noted.</p> <p>Submission of ‘no objection’ noted.</p>	<p>That the submission be noted and no modifications the scheme amendment are recommended.</p>
<p>3. Main Roads Western Australia Great Southern Region</p>	<p>Main Roads has no in principle objections to the proposed planning scheme amendment, but has the following comments:</p> <p>1. Main Roads supports the current site plan concept which restricts access to side road access only, Main Roads will not support access from Great Southern Highway.</p>	<p>Submission of ‘no objection’ noted.</p>	<p>That the submission be noted and no modifications the scheme amendment are recommended.</p>

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	<p>2. In the event of an application for planning approval through the WAPC, Main Roads would seek to have the following conditions applied:</p> <ul style="list-style-type: none"> (i) Restrictive access covenant applied to all lots sharing frontage with Great Southern Highway. (ii) 70A notification for transport route noise. (iii) Advice to the applicant that no stormwater from the development is to be discharged into the Great Southern Highway road reserve. 		
<p>4. TELSTRA Planned Services- Consultant Network Technical- Specialist Brisbane QLD 4001 Australia</p>	<p>4a. Telstra has no objections to the advertised Amendment to the Shire of Cranbrook Town Planning Scheme No. 4.</p>	<p>Submission of 'no objection' noted.</p>	<p>That the submission be noted and no modifications the scheme amendment are recommended.</p>
<p>5. Department of Mines, Industry Regulation and Safety (DMIRS)</p>	<p>5a. The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources,</p>	<p>Submission of 'no objection' noted.</p>	<p>That the submission be noted and no modifications the scheme amendment are recommended.</p>

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	geothermal energy, and basic raw materials.		
6. Western Power 363 Wellington St. Perth 6000	<p>Thank you for submitting (E21 – 135 Amendment Documentation w SAR – 23 May 2022) requesting comments or feedback on your proposal.</p> <p>Western Power advise you to conduct the following:</p> <ul style="list-style-type: none"> • Make a free online request for infrastructure plans and information to determine if your works impact Western Power’s electricity network. • Determine if your works are within a Western Power easement registered on the Certificate of Title for the property. Easements and conditions are available from Landgate) • Visit our Safety page for more information and advice on how you can keep safe when you’re working near Western Power’s electricity network. 	<p>Submission noted.</p> <p>TPI contacted Western Power and requested advice on whether they had any objection to the Scheme Amendment, as they only provided generic standardised customer advice to the Shire.</p> <p>Western Power responded by advising that <i>‘we don’t offer a comment in regards to objections or non-objections. You may check for assets as per exactly as my previous email.’</i></p>	<p>That the submission be noted and no modifications the scheme amendment are recommended.</p>

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7. Department of Health PO Box 8172 Perth Business Centre WA 6849	7a. The DOH has no objection to the proposed amendment No. 7 of Town Planning Scheme No.4. 7b. The proposed development is required to connect to scheme water and reticulate sewerage and be in accordance with <i>the Government Sewerage Policy 2019</i> .	Submission of 'no objection' noted.	That the submission be noted and no modifications the scheme amendment are recommended.
8. Department of Water and Environmental Regulation (DWER) Locked Bag 10 Joondalup DC WA 6919	8a. The Amendment proposes to incorporate a new Tourism zone to Local Planning Scheme No 4 and to rezone Lots 182-199 Gillam Street, Armstrong Street and Climie Street in Cranbrook from Residential to Tourism. This is to facilitate development of an Indigenous Cultural Eco-Tourism Precinct and to introduce development requirements into the Tourism zone. 8b. The addition of the Tourism zone presents a low risk to the environment and/or water resources and the Department has no objections to the proposed changes to the Scheme.	Submission of 'no objection' noted.	That the submission be noted and no modifications the scheme amendment are recommended.

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	<p>8c. The Department notes that the Scheme Amendment planning report identifies water conservation and efficiency as being a priority for the new Tourism zone. The Department is supportive of the initiative and to assist the Shire the South Coast Region office can provide further advice on sensitive urban water design.</p>		
<p>9. Department of Education 151 Royal Street East Perth WA 6004</p>	<p>9a. The Department has no objections to the proposed rezoning of the subject lots from 'Residential' to a 'Tourism' zone and the retention of R12.5/30 density code given its minimal impact on public school planning in the locality.</p> <p>9b. Notwithstanding this, given its proximity to the nearby Cranbrook Primary School site, careful consideration is to be given to the future development/operation of Eco-Tourism Precinct on the subject lots to ensure that it would</p>	<p>Submission of 'no objection' noted.</p>	<p>That the submission be noted and no modifications the scheme amendment are recommended.</p>

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	<p>not adversely impact on the amenity of the school and safety of students, particularly in relation to traffic, parking and land use compatibility in line with the provisions of the Western Australian Planning Commission's Operational Policy 2.4 – Planning for School Sites.</p>		
<p>10. Department of Fire and Emergency Services</p>	<p>a) Supported subject to modifications</p> <p>At the scheme amendment stage, consideration should be given to the intensification of land use and how this relates to identified bushfire hazards at this location. DFES is not satisfied that the BMP has adequately considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages. As the modifications will not affect the scheme amendment, DFES recommends the amendment proceed and the applicant be advised that these modifications be undertaken to support subsequent</p>	<p>Submission of 'no objection' noted.</p> <p>TPI has referred the DFES advice to the applicant. A revised Bushfire Management Plan will be requested at the subsequent development application stage.</p>	<p>That the submission be noted and no modifications the scheme amendment are recommended.</p>

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	<p>stages of the planning process (structure plan, subdivision & development applications).</p> <p>b) DFES advice only relates to <i>State Planning Policy 3.7 Planning in Bushfire Prone Areas</i> (SPP 3.7) and the <i>Guidelines for Planning in Bushfire Prone Areas</i> (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.</p>	<p>Comment noted.</p>	

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	<p>c) The BMP has been prepared in accordance with V1.3 of the Guidelines, which has now been rescinded. DFES have assessed the BMP against version 1.4 of the Guidelines.</p> <p>d) There is insufficient information supporting the exclusion of vegetation in Plot 10. The lots in Plot 10 are undeveloped therefore there is no mechanism to ensure the land is maintained as a low threat as per Australian Standard 3959.</p> <p>e) Modification to BMP is required as the BAL ratings on the contour map cannot be validated. The actual separation distances need to be included in the BMP to demonstrate the methodology applied to determine the BAL outputs within the Contour Map. This should be provided in Table 3.</p>	<p>Comment noted. The WA Planning Commission will assess the BMP independently and consider whether a revised BMP is required for the scheme amendment, or can be dealt with as part of the separate development application stage.</p> <p>Comment Noted. Most of Plot 10 includes the local sporting club at 140 Climie Street. This Reserve falls under a Shire Management Order.</p> <p>Comment Noted.</p>	

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	f) The compliance with criteria A1.1 is not demonstrated and needs to be resolved through a revised BMP.	Comment Noted.	