

CITY OF ALBANY TOWN PLANNING SCHEME No. 3
AMENDMENT No. 306
SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
1	Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850	The Environmental Protection Authority (EPA) has determined that the scheme amendment should not be assessed under Part IV Division 3 of the <i>Environmental Protection Act 1986</i> (EP Act) and that it is not necessary to provide any advice or recommendations.	Nil.	The submission is noted.
2	Department of Water PO Box 525 ALBANY WA 6331	No objections.	Nil.	The submission is noted.
3	Western Power Locked Bag 2520 PERTH WA 6001	No objections.	Nil.	The submission is noted.
4	Department of Environment and Conservation 120 Albany Highway ALBANY WA 6330	No objections.	Nil.	The submission is noted.
5	Water Corporation Stirling Terrace ALBANY WA 6330	No objections. Reticulated wastewater services are not available to the area.	The following condition is already defined within the scheme for this special industrial area: <i>(xi) On site effluent disposal shall be by way alternative treatment units unless the proponent can provide technical advice to the satisfaction of</i>	The submission is noted.

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			<i>Council and Department of Health that solid conditions are suitable for septic tanks/leach drains.</i>	
6	Main Roads WA – Great Southern Region PO Box 503 ALBANY WA 6330	Main Roads WA does not object to the proposed uses and development, however, the following conditions need to be adhered to: (a) No stormwater is to be discharged into the Menang Drive drainage system; (b) Access to the Lot 90 and neighbouring Lot 91 is to be shared; (c) Suitable turn treatments in accordance with the <i>AUSTROADS Guide to Traffic Engineering Practice – Part 5: Intersections at Grade</i> , are to be installed on Menange Drive; (d) Any signage or sign structure is not to adversely impact road users. In this regard, comment is to be sought from the Main Roads WA for assessment in accordance with their <i>Main Roads Guide to the Management of Roadside Advertising</i> ; (e) A <i>Traffic Management Plan</i> is to accompany a development application to identify transport needs for the site and adjacent networks; (f) The developer must meet Main Roads	Staff support the submission from Main Roads WA and recommend that points (a), (b), (c) and (e) be incorporated into Schedule 2 of the Scheme. Points (d), (f) and (g) are advisory in nature and will be assessed by Main Roads WA at the development application stage.	The submission is upheld. Recommended the following addition conditions be inserted into Schedule 2: 1. No stormwater is to be discharged into the Menang Drive drainage system; 2. Only one crossover is to be approved and the crossover is to be shared with the neighbouring property to the west. 3. Suitable turn treatments in accordance with the <i>AUSTROADS Guide to Traffic Engineering Practice – Part 5: Intersections at Grade</i> , are to be installed on Menange Drive; 4. A <i>Traffic Management Plan</i> is to accompany a development application to identify transport needs for the site and adjacent networks;

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		<p>requirements to transport oversize and/or overweight loads;</p> <p>(g) The developer must submit an Application Form to Undertake Works within the Road Reserves Managed by Main roads WA.</p>		
7	Department of Mines and Petroleum Mineral House 100 Plain Street EAST PERTH WA 6004	No objections.	Nil.	Submission is noted.
8	Planning Solutions PO Box 8701 PERTH BC WA 6849	Supports the amendment on the grounds that: <ul style="list-style-type: none"> • The petrol filling station and shop will provide a key service to the surrounding industrial activities; • The proposed uses are similar to facilities that exist within other similar industrial areas; and • The proposed use will generate additional employment in the area. 	Nil.	Submission is noted.
9	Southern Haulage Industries PO Box 121 Mount Barker	Support the proposal as it will enable re-fuelling of trucks in close proximity to depot's and help the economic growth of the locality.	Nil.	Submission is noted.

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	Western Australia				
10	Edenborn Pty Ltd Tree Harvesting and Haulage PO Box 726, Albany 6331 WA		Support the proposal as it will provide a service in need and generate economic growth (eg. Employment).	Nil.	Submission is noted.