

City of Karratha Roebourne Structure Plan

Schedule of Submissions

No/Ref	Date Received	Name	Address	Summary of Comments Made	Officer Response	Officer Recommendation
1.	1 October 2014	Department of Aboriginal Affairs	PO Box 3153, EAST PERTH, WA 6892	<ul style="list-style-type: none"> Within the plan area the following two sites under the Aboriginal Heritage Act 1972 (AHA) are mapped on the Register of Aboriginal Sites (the Register): DAA 9077 Roebourne Town Engraving & DAA 10743 Roebourne Quarry. DAA 9077 is an engraving site and is mapped as a circular polygon with a 200 metre diameter on the Register but the site does not occupy the entirety of this area. As long as any developer avoids the specific area of the engravings they will have met their obligations under the AHA with regards to this site. DAA 10743 is a burial site that is located within the Roebourne sand quarry to the north of the Roebourne Caravan Park. It is recommended that a meeting is arranged between Department of Aboriginal Affairs (DAA) staff and representatives of the developer if use of this place is intended. Prior to commencing any works associated within the Plan area it is recommended that developers are advised to familiarise themselves with the State's Cultural Heritage Due Diligence Guidelines. These have been developed to assist proponents identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. 	Noted and acknowledged. Discussions with the Department of Aboriginal Affairs confirmed the validity of the recommendation for developers to familiarise themselves with the State's Cultural Heritage Due Diligence Guidelines prior to commencing any works.	No modification required.
2	1 October 2014	Ngarliyarndu Bindirri Aboriginal Corporation	46 Roe Street, ROEBOURNE, WA 6718	<p><u>Introduction</u></p> <ul style="list-style-type: none"> Add the NBAC block to the Catalyst Site List (Figure 1: Summary for the Structure Plan). Ngarliyarndu Bindirri is Roebourne's community organisation for Aboriginal people, operating for 45 years funded by a wholly owned and operated business employing upward of 30 full time staff, with the business operating executive and financial functions from the Roe/Wellard block, attracting considerable business activity. Additionally, Ngarliyarndu Bindirri with a fulltime staff of 22, conducts Aboriginal community engagement and business development for all Aboriginal people in Roebourne from several sites including the Old Union Bank and the NBAC Block (Roe/Wellard). When fully realised, the block will be a community asset, has Highway One positive prominence and is in alignment with the Structure Plan. 	Noted and supported.	Add NBAC Block to list of Catalyst sites.
2.1				<p><u>1.2 Context</u></p> <ul style="list-style-type: none"> Second bullet point, suggest: 'the Townsite of Roebourne sits within the Ngarluma Determination Area which was granted in 2005 and made in favour of the Ngarluma people. The Aboriginal names for this site have been recorded by Ngarluma and Yindjibarndi linguists resulting in two active spellings of the traditional name of the site, they are respectively: Yirramagardu (Ngarluma) and Ieramugado (Yindjibarndi). 	Noted and supported.	Modify second bullet point to - <i>'The Aboriginal names for this site have been recorded by Ngarluma and Yindjibarndi linguists resulting in two active spellings of the traditional name of the site, they are respectively: Yirramagardu (Ngarluma) and Ieramugado (Yindjibarndi).'</i>
2.2				<p><u>1.4 Vision</u></p> <ul style="list-style-type: none"> Suggest 'Facilitate a diverse and well-functioning permanent residential community that celebrates the cultural strength of the town's historical and Aboriginal heritage and builds a diversified economic base that enhances the natural environment, contributing to the Pilbara region'. 	The Structure Plan aims to provide the guidance needed to work towards realising the vision in the most flexible, inclusive manner. This vision was developed through extensive community consultation as the vision for Roebourne. As this is reflective of the consultation process and the vision agreed by the majority of stakeholders it is recommended that there is no change.	No modification required.
2.3				<p><u>1.5 Objectives and Principles</u></p> <ul style="list-style-type: none"> Urban Design Principles - third bullet point. Suggest: 'the nature of this community requires transition from North West Coastal Highway to community uses through to residential areas. This is to address the 	Noted and supported.	Modify Section 1.5, Urban Design Principles, third bullet point to - <i>'The nature of this community requires transition from North West Coastal Highway to community uses through to residential areas. This is to address the constraints of the highway, competing traffic needs and enable</i>

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				constraints of the highway, competing traffic needs and enable transition from disadvantage for some members of the community'		<i>transition from disadvantage for some members of the community'</i>
2.4				<ul style="list-style-type: none"> Implementation Principles - third bullet point. Suggest: second sentence 'Through' (typo) Environmental Design (CPTED) principles and the short term management of truck behaviour within the Townsite boundaries, including the location of a load assembly area.' 	Noted and supported.	Modify Section 1.5, Implementation Principles, third bullet point to – <i>'... through Environmental Design (CPTED) principles and the short term management of truck behaviour within the Townsite boundaries, including the location of a load assembly area.'</i>
2.5				<ul style="list-style-type: none"> Figure 1: Summary for Structure Plan - Catalyst Sites - Add 'YAC' to Victoria Hotel, and, add 'NBAC Block' 	<p>Noted. Victoria Hotel in this context is named as an individual site rather than a community centre where it would be appropriate to add YAC to the name.</p> <p>It is recommended that NBAC Block be added as a Catalyst Site.</p>	<p>No modification required</p> <p>Add NBAC Block to list of Catalyst Sites.</p>
2.6				<ul style="list-style-type: none"> Figure 2 - Topography and flooding. NBAC is aware of the flooding risk for its blocks fronting Roe Street - and has developed a drainage sensitive vision for the block. Closer inspection of this map is requested to ensure plans align with flooding preparation. 	Noted. Detailed Topography and Flooding map has been sent to NBAC for review.	No modification required.
2.7				<p><u>2.1 Heritage Precinct</u></p> <ul style="list-style-type: none"> This concept is strongly supported. Figure 2 - Heritage Precinct. Add 'Old Union Bank' to list of Heritage Sites 	<p>Noted.</p> <p>Noted and supported.</p>	<p>No modification required.</p> <p>Add 'Old Union Bank' to list of Heritage Sites</p>
2.8				<p><u>2.2 Roebourne Centre Precinct</u></p> <ul style="list-style-type: none"> Define the co-located community services/business precinct to include Wellard Street. The Structure Plan calls for Padbury Street to become an intimate scale main street retail/commerce and for community development functions to relocate along Sholl Street. These principles are supported, however, by defining the block with Wellard Street boundary the Plan has better scope and capacity to deliver on the concept. Defining the community services/business precinct to include Wellard Street will resist 'concentration' of support services clients in any area and enable business, retail and community support throughout the block - backed by residential uses on Sholl Street. By defining the community services precinct as roughly a block framed by Padbury via Sholl to Wellard Street the Plan will be updated to incorporate changes now more evident in the town. 	This submission refers to the area identified as an intimate scale main street within the Roebourne Centre Precinct. Further investigation supported the extension of the main street area identified to increase the size of this identified block to run from the lots of either site of Padbury St to Wellard St, bordered by Roe St and Sholl St. Increasing this area within the Roebourne Centre Precinct will reflect recent development as mentioned by the submitter and acknowledges those changes which will support and promote key redevelopment opportunities through the area and Roebourne Centre Precinct as a whole.	<p>Modify Figure 4: Roebourne Centre Precinct to extend the dotted area (indicating the main street) up to both sides of Wellard Street.</p> <p>Modify Roebourne Townsite Staging Plan Map (pages 4 and 23) to extend dotted area (indicating main street) to both sides of Wellard Street.</p>
2.9				<ul style="list-style-type: none"> An examination of the Community Services maps included in the Structure Plan reveal that changes (improvements) have taken place in the period since the land use survey was conducted that have already strengthened business and community service delivery in this 'block' with: a) Ngurin Cultural Centre opening, b) NBAC's relocation and growing business/community use of two Wellard/Roe Street blocks (Note: NBAC was not operating from the block at the time the Structure Plan was authored and is still in transition operating from temporary facilities) and c) NBAC's community centre vision for the two blocks - designed to complement and enhance business/retail visitation to the Ngurin Cultural Centre and the redeveloped Ieramagardu Inn also on Roe Street. Probably due to the interruption/relocation of NBAC's offices during the period of authoring, the vision for the NBAC Block was not solicited, but is now shared for inclusion via this draft. It is noted how closely the Structure Plan visions and the NBAC vision align - particularly in the vein of 'mixed business use' or a 'business zone'. 	Noted.	No modification required.

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2.10				<ul style="list-style-type: none"> Note: there is a community resistance to alcohol licenses in Roebourne. The comment relating to a redeveloped Victoria Hotel with 'full range of hotel functions' will require extensive community engagement to frame any alcohol licenses for Roebourne facilities. Suggest - Remove 'full range of' from the Victoria Hotel bullet point. 	Noted. Features of a redeveloped Victoria Hotel will be subject to further investigation and consideration at the detailed design stage and as part of planning application review and any liquor licencing application.	No modification required.
2.11				<ul style="list-style-type: none"> Suggested draft change - add 'Business' to precinct name to become 'Roebourne Business Centre Precinct'. 	Noted. The Roebourne Centre Precinct incorporates a range of principal retail, commercial and community services centred on an intimate scale main street/town centre. As such it is a multiuse hub for the townsite which is reflected by the recommended name 'Roebourne Centre Precinct'.	No modification required.
2.12				<ul style="list-style-type: none"> Suggested draft change - 'Community development functions, rehabilitation and welfare activities will be encouraged to relocate - suggest replace 'along Sholl Street' with 'to the Business Zone'. 	Noted. Sholl Street is identified as part of the Roebourne Centre Precinct, not as a Business Zone.	No modification required.
2.13				<ul style="list-style-type: none"> Suggested draft change - suggest add 'YAC' to Victoria Hotel bullet point for consistency, Suggest add 'Wellard and Sholl Streets' to 'Other sites - ' bullet points, Suggest add 'NBAC Block ' bullet point. Add 'NBAC Block' Aboriginal business and community enterprise facility. 	<p>Noted. This site is named as 'Victoria Hotel' throughout the document and as such is consistent throughout.</p> <p>Noted and agreed.</p> <p>Noted. See Officer Response 2.5</p>	<p>No modification required.</p> <p>Modify 'Other sites' bullet point to include Wellard and Sholl Streets</p> <p>Add NBAC Block to list of Catalyst Sites</p>
2.14				<p><u>2.3 Residential Precincts</u></p> <ul style="list-style-type: none"> The guidance for this is supported, together with the outcomes suggested in the Healthy Homes workshops. Stating involvement of Government lead agency (Housing or RDL) to commit to action for social housing, and particularly transition from Government to market control is required and should be stated plainly herein to achieve what is necessary. A 'passage of time' approach to housing and land ownership in a town saturated with Government tenure will not achieve the 'ownership' and responsibility required to deliver 'healthy homes'. The economic impact of poor 'transition' planning will continue to deeply stifle rejuvenation of the Residential Precinct and the land/community value of these precincts. 	Noted.	No modification required.
2.15				<p><u>2.4 Community and Education Precinct</u></p> <ul style="list-style-type: none"> Key concept 'learn and play' zone strongly supported. Also support for the enlargement/safety upgrade suggested for the highway. Note: community support and use for works already undertaken in this precinct is strong and the 'tide is turning' to better utilise and manage this space. 	Noted.	No modification required.
2.16				<p><u>2.5 Commercial Precinct</u></p> <ul style="list-style-type: none"> Supported key phrase 'does not compete with the existing retail centre'; as is the resistance to transient workforce facilities. 	Noted.	No modification required.
2.17				<p><u>2.7 Industry Precinct</u></p> <ul style="list-style-type: none"> Supported, alongside waste management and agri-business 'buffer' concept. 	Noted.	No modification required.
2.18				<p><u>3. Movement Network – Linkages and Connections</u></p> <ul style="list-style-type: none"> Replace the 'bypass' dialogue with a 'heavy vehicle inspection bay' dialogue. Heavy vehicle traffic on Roe Street is unsafe, unpleasant, strangles retail traffic and destroys the street (tree branches, curbing, gardens). But a bypass would 'kill' retail traffic. However, a heavy vehicle inspection bay will extract only heavy vehicles from Roe Street and allow tourist, business and pedestrian functions to thrive (not to mention the tree/shade colonnade). Additionally, our region is beset with an influx of illicit substances and heavy road transport (a known transport route) is not inspected between Perth and Broome - greatly enabling this dark trade route. It is noted that the impact of illicit substances is felt by all people living in the City of Karratha - not just Roebourne. By delivering a Heavy Vehicle Inspection Bay off Highway 1, the Structure Plan can protect and enhance the town of Roebourne, and provide a much needed 	Noted. The bypass has only been identified as a concept. Any movement towards developing this concept further will depend on future developments and State Government funding. As mentioned in Section 6.3, the bypass concept is unlikely in the short-term, but may be facilitated as and when the Anketell Project comes on stream. The idea of a heavy vehicle inspection bay is a separate matter. The City would not have a role in operating a heavy vehicle inspection bay. The City has been requesting MRWA to consider establishing a truck breakdown/road train assembly area and if such a facility is established in the City, then it could include a heavy vehicle inspection bay if deemed necessary by the relevant authorities.	No modification required.

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				transport/policing control for heavy vehicles on Highway One. A Heavy Vehicle inspection point can accommodate all business enabling views of the town (particularly tourism, business and services) while simultaneously strengthening safety and transport compliance.	The concerns about illegal activity should be raised with the Police.	
2.19				<u>4.5 Roebourne Centre Precinct</u> <ul style="list-style-type: none"> Consider implication of final sentence for Yaandina Centre catalyst site: On this basis it is recommended that development or redevelopment of private infrastructure in this area is not permitted. Perhaps alternate word for 'private'. 	<p>Noted. The Roebourne Townsite Stormwater and Flood Management Plan (Essential Environmental 2013) provided detailed technical analysis of the hydrology of Roebourne townsite. The eastern side of Roe Street was identified as an area vulnerable to riverine flooding, and the recommendation to not permit private development or redevelopment was the identified risk management response.</p> <p>The Yaandina Centre has been constructed on Sholl Street over the time period that the Structure Plan was compiled. The document will be updated to remove the reference and mapping to any Yaandina Centre on Roe Street.</p>	<p>Modify Catalyst Site list in Section 2.2, last bullet point, to state –</p> <p><i>'Yaandina Youth Centre – Sholl Street, with Aged Care and Administration on Hampton Street.'</i></p> <p>Modify any mapping of Catalyst sites to show the Yaandina Centre on Sholl and Hampton Streets.</p>
2.20				<u>6.1 Community Vision</u> <ul style="list-style-type: none"> Suggest remove 'Ngarluma – ' Third paragraph suggest 'The Traditional Owners speak of the recent Warlu (note spelling) Song associated with Yirramagardu at the time when Yindjibarndi (tableland people) were resettled (mid 1900's) within Ngarluma country (coastal people).' 	Noted. References throughout this section to Yirramagardu (Ngarluma – Roebourne) and Ieramugado (Yindjibarndi – Roebourne) include these brackets to acknowledge naming linkages and ensure readers have the full context of information provided.	No modification required.
2.21				<ul style="list-style-type: none"> Vision Statement. Comment - why are there two visions? Second sentence suggest: "A future flourishing cultural arts, Aboriginal corporate and tourist market will afford Yirramagardu (Roebourne) the opportunity to socially and economically diversify from one which serves an all-encompassing extractive industry.' 	<p>Noted. Highlighted in Section 1.4 was developed to guide the development of the Structure Plan and to specifically shape a more prosperous future for Roebourne. The Vision Statement in Section 6 was subsequently developed to encompass the full diversity and richness of the history and present day opportunities in the town.</p> <p>The Structure Plan aims to provide the guidance needed to work towards realising those opportunities in the most flexible, inclusive manner. This vision was developed through extensive community consultation as the vision for Roebourne and is therefore not recommended to change.</p>	<p>No modification required.</p> <p>No modification required.</p>
2.22				<u>6.2 Engagement Strategy</u> <ul style="list-style-type: none"> 6.2.2 Replace Figure with Roebourne Tube Map IX 6.2.3 Community Feedback. Suggest Add 'High Government Land tenure' bullet point. Add 'Transition from Government held tenure to freehold market' 	<p>Noted and supported. Roebourne Tube Map IX has been received and will be used instead of the existing Tube Map VII.</p> <p>Land tenure is discussed in point 10) 'Realise/consolidate land tenure'. Further detail as requested by the submitter can be added in this section.</p>	<p>Replace Roebourne Tube Map VII in Section 6.2.2 with Roebourne Tube Map XI.</p> <p>Add following sentence to Section 6.2.3, bullet point 10) –</p> <p><i>'The town also has high government land tenure. Transition from government land tenure to freehold ownership could help achieve the vision for Roebourne and should be further investigated'</i></p>
2.23				<u>6.3 Structure Plan response to key issues raised during consultation</u> <ul style="list-style-type: none"> 3) Establishment of a heavy diversion route. Suggest 'Include heavy Vehicle Inspection Bay Option. 11) Provide land tenure opportunities for key service workers. Suggest: Consider establishing a 'housing tenure work group' with City of Karratha, RDL/Dept Housing, NGO and community input' - or similar. The issue of tenure transition is recalcitrant and requires Government buy-in (as primary tenure holder) to effect any change. 	<p>Noted See Officer Response 2.18.</p> <p>The structure plan provides a strategic policy framework for land use planning and development. The structure plan will be amended to more clearly articulate community concerns and requests regarding tenure but it is not the role of the structure plan to address these concerns or suggestions. The structure plan can be used by groups to support their requests for issues and ideas to be addressed and hopefully helps provide a planning framework that can assist in implementing any decisions regarding change.</p>	<p>No modification required.</p> <p>No modification required.</p>

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3.	1 October 2014	Pilbara Development Commission (PDC)	PO Box 51 WEST PERTH WA 6872	<ul style="list-style-type: none"> The Roebourne Townsite Vision that the Structure Plan sets out can be seen to be in direct alignment with the vision that was set out for Roebourne in the Pilbara Planning and Infrastructure Framework (PIFF) 2012 which envisages a vibrant town with a focus on culture and economic diversification facilitating a strong Aboriginal community. The objectives and principles which set the foundation for the Structure Plan and the resulting precinct; servicing and infrastructure; and implementation plans align with the Commissions' Strategic Objectives and the strategies that are required to achieve these objectives. 	<p>Noted.</p> <p>Noted.</p>	<p>No modification required.</p> <p>No modification required.</p>
3.1				<p><u>2. Structure Plan</u></p> <ul style="list-style-type: none"> Consider the staging of the Precincts. What is the justification for staging of the residential precinct before the commercial precinct and is this the most effective order? 	<p>Noted. The staging of precincts will be something that needs to be able to adapt to market demands. The City views staging of the statutory planning, policy work and any City capital works to be of higher priority to ensure there is an order of priority based on what are seen as the most urgent issues/works.</p>	<p>Modify the document to better reflect the position that works in the precincts will adapt to the circumstances and priorities and that actions and works recommended by the structure plan will be prioritised to make clear the program of works following adoption of the structure plan.</p>
3.2				<ul style="list-style-type: none"> In 2.1 Heritage Precinct, account for the potential for the extent of the redevelopment required for some of the Heritage sites to have been underestimated. There is much more work required at these sites other than the damage caused by cyclone Christine. For example Mt Welcome Station was recently costed at over \$1m to refurbish as a potential business centre. Account for the potential impact of the Heritage Trail on the continued normal operational service delivery at the specified locations. 	<p>Noted.</p> <p>Noted. The structure plan provides a strategic policy framework for land use planning and development, as well as establishing the broad principles and priorities for future development of the area. Impacts of particular projects, like the heritage trail, will be addressed at the detailed design stage for those projects.</p>	<p>Add to Section 2.1, subsection 'Staging' the following sentence –</p> <p><i>'It is noted that there may be substantial cost in repairing and restoring heritage buildings, with consideration of costs arising at the detailed design stage.'</i></p> <p>No modification required.</p>
3.3				<ul style="list-style-type: none"> In 2.2: Roebourne Centre Precinct, provide evidence for the support (or otherwise) for the move of the social services, government agencies, industry and retail into Padbury Street. Provide detail of any potential incentives considered to facilitate this move. 	<p>Noted. The framework provided by the Structure Plan does not detail any particular incentives or projects which may promote specific site movement. These details may change over time, dependent on many different economic factors and will be addressed at the detailed design stage. Furthermore, it is recommended that the main street concept is expanded to include the whole Padbury/Roe/Wellard/Sholl Street block, giving a greater area to consolidate these services.</p>	<p>No modification required.</p>
3.4				<ul style="list-style-type: none"> In 2.3: Residential Precincts, provide information to demonstrate that the amenity of the proposed Residential Precincts located to the north and south of the proposed Commercial Precinct will not be adversely affected by the proposed permitted light industrial and associated commercial uses. 	<p>Noted. The City will consider any off-site impacts of proposed development, in accordance with relevant legislation and regulation, in the commercial precinct as part of assessing applications.</p>	<p>No modification required.</p>
3.5				<ul style="list-style-type: none"> In 2.4: Community & Education Precinct, provide more detailed information on what will be included in the sub-precinct identified in the Community & Education Precinct, including the planning process and funding. 	<p>Noted. The City has prepared a Roebourne Recreation Precinct, incorporating a planned phased implementation over 1-10 years. A copy of this document will be provided to the PDC.</p>	<p>No modification required.</p>
3.6				<ul style="list-style-type: none"> In 2.5: Commercial Precinct, address qualification of the degree of private developer/s interest for the proposed office space/commercial development, and the potential for investment by the City of Karratha. 	<p>Noted. This consideration is not relevant. The Structure Plan seeks to set out a well-considered strategic land use plan for Roebourne. The City is not selling the land or commercial floor space in question. The City has no plans to acquire property in the commercial precinct.</p>	<p>No modification required.</p>

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3.7				<p><u>Servicing and Infrastructure</u></p> <ul style="list-style-type: none"> Reference should be made in the plan which acknowledges the role of the Roebourne Township as a service delivery hub for the townships of Wickham and Point Samson. 	Noted. As stated in Section 1.2, Roebourne is a small settlement with Aboriginal and tourist functions, while Wickham is the largest settlement in the Eastern Corridor which provides the servicing, administrative and residential hub for Rio Tinto industrial activities. Part B, Section 2.2 provides further information on the currently limited opportunity for economic input by visitors to Roebourne with the availability of only fuel, indigenous art, basic supplies and a small range of gifts in the Visitor Centre. It is not therefore considered to be a service delivery hub for the townships of Wickham and Point Samson.	No modification required.
3.8				<ul style="list-style-type: none"> In 4.1: Power Supply, reference should be made to the Pilbara Underground Power Project (PUPP). Roebourne's power supply lines will be undergrounded as part of the next tranche associated with PUPP. 	Noted and supported.	<p>Additional sentence to be added to Section 4.1 –</p> <p><i>Undergrounding of Roebourne's power supply lines is part of the Pilbara Underground Power Project (PUPP).</i></p>
3.9				<ul style="list-style-type: none"> In 4.3: Wastewater Infrastructure, Reference should be made to the recent upgrade, with the use of \$2m of Royalties for Regions funding (2011) to the Roebourne Waste Water Treatment Plant. 	Noted and supported.	<p>Additional sentence to be added to Section 4.3 –</p> <p><i>The Roebourne Wastewater Treatment Plant was upgraded with Royalties for Regions funding in 2011 to cater for increased wastewater volumes.</i></p>
3.10				<ul style="list-style-type: none"> In 4.4: Drainage, Ensure that drainage considerations take into account the City of Karratha's Scheme Amendment 37 and associated Draft Storm Surge Risk Policy DP19. 	Noted. As mentioned in Section 4.4, it will be the proponent's responsibility to undertake the necessary reviews, assessments and modelling to demonstrate, to the satisfaction of the City of Karratha and the Department of Water, that any proposed development is consistent with the relevant floodplain management strategies. The City will consider any drainage impacts of proposed development, in accordance with legislation and regulation (including Amendments and Policies) that is relevant at the time.	No modification required.
4.	1 October 14	RFF Australia	12 Corney Street, PORT HEDLAND, WA 6721	<ul style="list-style-type: none"> RFF supports the ongoing direction of energy from all stakeholders towards the revitalisation of Roebourne. We congratulate the City's leadership on the creation of a new vision for the future of the community. We support the outcomes of the Structure Plan and the direction for growth established. 	Noted.	No modification required.
4.1				<p><u>2.5 Commercial Precinct</u></p> <ul style="list-style-type: none"> The establishment of a 3rd commercial area within the NASH development does not seem appropriate. There is a substantial area identified within the Roebourne Centre Precinct identified to support commercial and retail activity along with substantially progressed rezoning of land identified in the Industrial Precinct. To support growth in defined precincts, further fragmenting/segmenting retail commercial and industrial uses into three areas may detract from the revitalisation of the Town Centre and future development of industrial land in a more suitable location on the periphery of Town. The above concern appears evident in the Imani Development report. 	The endorsed NASH Development Plan identifies a mixed use commercial development node, which is reflected in the Structure Plan. The development plan for this should be reviewed in relation to the permissibility of commercial uses in the Commercial Precinct of that Development Area.	That the NASH Development Plan be reviewed regarding permissibility of commercial uses in the Commercial Precinct.

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4.2				<p><u>Implementation</u></p> <ul style="list-style-type: none"> Driving the implementation of this project should not be the sole responsibility of the City. Collaboration between the City and major private investors, the traditional owners and associated corporation is required to guide investment in the right direction and with some level of alignment. We consider a review of the form and functionality of the Roebourne Advisory Group should be completed with the aim of altering the composition of the group to include representation from all major aboriginal corporations, Department of Housing and other State Government agencies, which would undertake a variety of roles through a 'collective' of parties, thereby creating a greater possibility of success. 	Noted. It is recommended the City's representatives on the Roebourne Advisory Group raise these suggestions with the Group.	No modification required.
5	2 October 2014	Yindjibarndi Aboriginal Corporation	PO Box 111, ROEBOURNE, WA 6718	<ul style="list-style-type: none"> YAC generally supports the outcomes of the Structure Plan and the direction for growth established. 	Noted.	No modification required.
5.1				<p><u>Implementation</u></p> <ul style="list-style-type: none"> Driving the implementation this project should not form the sole responsibility of the City. Collaboration with the key delivery stakeholders and most importantly genuine engagement with the community in order to develop ownership and support for the outcomes will be critical in achieving long term success. We therefore consider a review of the form and functionality of the Roebourne Advisory Group should be completed with the aim of ensuring appropriate representation for the delivery of outcomes associated with the structure plan. 	Noted.	No modification required.
6	3 October 2014	Department of Planning	Locked Bag 2506 Perth WA 6001	<p><u>Overall</u></p> <ul style="list-style-type: none"> The strategic recommendations of the draft Roebourne Structure Plan are generally consistent with the WAPC's Pilbara Planning Framework and are therefore supported. The WAPC's Pilbara Planning and Infrastructure Framework states: "Roebourne will become a vibrant town with a strong Aboriginal community, business and cultural focus. This would need to be supported by economic diversification offering greater employment opportunities". The vision contained in the draft Roebourne Structure Plan strongly reinforces this broad goal. Further, the recommendations for each precinct in the draft Roebourne Structure Plan are consistent with the objectives and actions outlined in the Pilbara Planning and Infrastructure Framework. 	Noted. Noted.	No modification required. No modification required
6.1				<ul style="list-style-type: none"> The WAPC has prepared the 'Structure Plan Digital Data & Mapping Standards' to establish consistency in format and content of digital data submitted in structure plans, and to provide clear guidance on the use of digital data and maps in structure plans. It is recommended that the map-set of the draft Roebourne Structure Plan be reviewed to ensure consistency with these mapping standards. 	Noted. There would be no objection to the Department of Planning revising the Roebourne Township Structure Plan & Precincts Map on page 11 to ensure consistency with the WAPC mapping standards.	The Department of Planning be advised that there would be no objection to the Department of Planning revising the Roebourne Township Structure Plan & Precincts Map on page 11 to ensure consistency with the WAPC mapping standards.
6.2				<ul style="list-style-type: none"> It is noted that Part A of the draft Roebourne Structure Plan does not provide an outline of the document & its relationship with the City of Karratha Local Planning Scheme No.8 (LPS 8) or the WAPC's State Planning Framework. The document is therefore somewhat difficult to define as a planning instrument. Based on the context, spatial extent and planning issues of the draft Roebourne Structure Plan, it appears that the document is most similar to a district level structure plan. Such plans are predominantly strategic in nature and are not given statutory weight through a local planning scheme, as would be the case with a development plan prepared under section 5.2 of LPS 8. It is noted that the map-set is comprised of a 'Townsite Masterplan' and a 'Townsite Staging Plan'. In this sense, the document combines elements of a structure plan, townsite strategy and masterplan. It is recommended that a section be included in Part A to clearly explain the role and function, as a planning instrument, of the draft Roebourne Structure Plan. The relationship to legislative and policy frameworks at the local and state level should be concisely summarised in Part A. 	Noted and supported. An additional three paragraphs will be added to Part 1 to clarify the role and objective of the document and its place in the hierarchy of planning instruments.	<p>Modify Part A, Section 1.1 to explain the role and function of Roebourne Structure Plan and its relationship to legislative and policy frameworks, with the addition of the following three (3) paragraphs –</p> <p><i>'The Roebourne Structure Plan is a high-level document that guides land use and infrastructure coordination at a townsite-scale. The document is strategic in nature and provides a basis for more detailed planning at subsequent stages of the planning and development processes. It is underpinned by extensive technical studies and outlines a vision for the future of the Roebourne townsite, and will therefore also inform preparation of the City of Karratha Local Planning Strategy.'</i></p>

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						<p><i>In terms of the Western Australian Planning Commission's hierarchy of structure plans, the Roebourne Structure Plan operates on a similar level to a district structure plan. It addresses broader, more strategic planning issues at the townsite-scale ahead of detailed planning at a local level. The Roebourne Structure Plan does not have statutory effect under the City's Local Planning Scheme. Instead it is designed to operate as a guiding document concurrently with statutory controls. Examples of statutory planning instruments that will be guided by the Roebourne Structure Plan include local structure plans, local planning policies and local development plans.</i></p> <p><i>By informing the preparation of the Local Planning Strategy and by providing a high-level basis for more detailed planning at subsequent stages, the Roebourne Structure Plan represents a coordinated approach to land use planning for the Roebourne townsite. The Roebourne Structure Plan will provide a degree of certainty to the public and private sectors as to the direction of future development of Roebourne.'</i></p>
6.3				<ul style="list-style-type: none"> It is recommended that the draft Roebourne Structure Plan be reviewed to ensure consistent terminology is used for planning-related terms throughout the document. For example, section 5.4 - 'Detailed Design of Precincts' recommends the preparation of local development plans for the Heritage Precinct, Roebourne Centre Precinct, and Recreation Precinct (assumed to mean Community and Education Precinct). However, the 'Statutory response' sub-section for each of these precincts variously refer to these plans as 'development plan' or 'precinct plan'. These terms have a different meaning in a planning context in comparison to 'local development plan'. 	<p>Noted and supported. The document references different planning instruments throughout, which could generate confusion.</p> <p>To ensure clarity regarding planning instruments and their definitions used in the Structure Plan a number of changes are proposed.</p> <p>Firstly, an additional paragraph at the start of section 2 will clarify the definition and function of a 'Precinct' within the document.</p> <p>Secondly, the Structure Plan will be modified to give clear guidance to future requirements for each of the seven precincts. Local Planning Policies are recommended to be developed for the priority precincts:</p> <ul style="list-style-type: none"> Heritage Precinct Community and Education Precinct Industrial Precinct <p>The Statutory Response section for the other four precincts will be modified to remove all references to 'Local Development Plans' or 'Development Plans'. This ensures consistency throughout the document and clarity regarding the planning instruments that will flow from the Structure Plan.</p>	<p>Part 5.4 will be modified to replace reference to Recreational precinct with Community and Education Precinct.</p> <p>Modify Part A, Section 2.0, with the addition of the following two (2) paragraphs –</p> <p><i>'The identification of precincts within the Roebourne study area allows for the preparation of development objectives which are representative of both the existing local character of the area to which the precinct applies and potential development opportunities.</i></p> <p><i>Seven precincts have been identified which will guide detailed planning in accordance with design principles appropriate to the area.'</i></p> <p>Document to be updated with consistent terminology as follows –</p> <p>Part 5.4 will be modified to replace reference to 'Local Development Plan' with 'Local Planning Policy(s)'</p> <p>The 'Statutory response' sub-section of Part 2.1 to be modified to remove reference to the preparation of a 'Development Plan', with the addition of the following paragraph –</p> <p><i>It is recommended that a Local Planning Policy be prepared for the Heritage Precinct to guide future development within the Precinct.'</i></p> <p>The 'Statutory response' sub-section of Part 2.2 to be modified to remove reference to the preparation of a 'Development Plan'.</p> <p>The 'Statutory response' sub-section of Part 2.4 to be modified to remove reference to the preparation of a 'Development Plan', with the addition of the following paragraph –</p>

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						<p><i>It is recommended that a Local Planning Policy be prepared for the Community and Education Precinct to guide future development within the Precinct.'</i></p> <p>The 'Statutory response' sub-section of Part 2.7 to be modified to remove reference to the preparation of a 'Development Plan', with the addition of the following paragraph –</p> <p><i>It is recommended that a Local Planning Policy be prepared for the Industrial Precinct to guide future development within the Precinct.'</i></p> <p>The 'Statutory response' sub-section of Part 2.8 relevant to Tourism be modified to remove reference to the preparation of a 'Development Plan'.</p> <p>In addition, it is recommended the document be reviewed and revised to give more definition regarding the priority that should be given to recommended follow up actions and the specific planning issues to be addressed.</p>
6.4				<ul style="list-style-type: none"> A comprehensive sub-edit is recommended in order to correct typographic errors and to ensure consistent terminology (e.g. township/townsite, re-development/redevelopment) and consistent style (i.e. to avoid inconsistent capitalisation: Heritage Precinct/Community and education precinct, Roebourne structure plan/Roebourne Structure Plan etc.). 	Noted and supported.	Document to be updated with consistent terminology and to correct all typographical errors.
6.5				<ul style="list-style-type: none"> Replace references to "Shire of Roebourne" with "City of Karratha". 	Noted and supported.	Document to be updated with 'City of Karratha' references only.
6.6				<p><u>2. Structure Plan</u></p> <ul style="list-style-type: none"> Under Section 2.1 the Statutory Response sub-section states that a "development plan will be required prior to any development being approved on the site: LPS 8 does not require a development plan to be prepared for land in the Town Centre zone. This requirement therefore seems onerous. Change to "local development plan" if this is the intention. 	Noted. See Officer Response Ref 6.3.	<p>Remove the following sentence from Section 2.1, subsection Statutory Response -</p> <p><i>'A development plan will be required prior to any development being approved on this site'.</i></p>
6.7				<ul style="list-style-type: none"> Under Section 2.2 replace 'precinct plan' with 'local development plan'. 	Noted. See Officer Response Ref 6.3.	<p>Remove the following sentence from Section 2.2, subsection Statutory Response –</p> <p><i>'Preparation of a precinct plan is required'</i></p>
6.8				<ul style="list-style-type: none"> Under section 2.3 LPS 8 also classifies a portion of land east of the Harding River as Residential zone. Is this land included in the Residential Precinct? If not, what is the statutory response for this land (i.e. should it be rezoned to Tourism zone or other?) 	<p>Noted. Section 2.0 notes that the precincts were delineated on the basis of three factors:</p> <ul style="list-style-type: none"> The predominant urban form and land use which requires more detailed direction for planning and development Proposed phasing Specific and detailed planning and design principles <p>As the area east of the Harding River noted in the submission does not require any further work as described in the bullet points above, it has not been identified specifically as part of the Residential Precinct. With regard to the statutory response for this land, further investigation will be undertaken upon review of the TPS.</p>	No modification required.
6.9				<ul style="list-style-type: none"> Under Section 2.4 replace 'development plan' with 'local development plan' 	Noted. See Officer Response Ref 6.3.	No modification required.

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6.10				<ul style="list-style-type: none"> Under Section 2.5 replace 'detailed precinct plan' and 'detailed area plan' with 'local development plan' 	Noted. See Officer Response Ref 6.3.	Section 2.5, Statutory Response, first sentence to be modified to – <i>'It is recommended that preparation of a Local Planning Policy be undertaken to guide any development applications for this precinct.'</i>
6.11				<ul style="list-style-type: none"> Under Section 2.7 it is not clear what is meant by 'Industry Precinct to replace Mixed Business'. Does this mean that the classification under LPS 8 is to change (i.e. from Mixed Business zone to Industry/Industrial Development zones)? If so, this should be clearly stated in the Statutory Response sub-section. 	Noted. The proposed replacement of the 'Mixed Business' precinct within an 'Industrial Precinct' reflects the intention to phase out Mixed Business zones. It is noted, however, that while the Structure Plan may show this area as an Industrial Precinct, the Mixed Business zone of the Scheme will remain in place until the Scheme is reviewed or amended, which has to go through a separate and subsequent process.	No modification required.
6.12				<ul style="list-style-type: none"> Also, LPS 8 does not require a development plan to be prepared for land in the Industry zone, only the Industrial Development zone. The following statement therefore requires review: 'A development plan will be required for any consideration of a subdivision'. 	Noted. See Officer Response Ref 6.3.	Remove the following sentence from Section 2.7, subsection Statutory Response – <i>'A development plan will be required for any consideration of a subdivision'</i>
6.13				<ul style="list-style-type: none"> Make terminology consistent (i.e. Industry Precinct/Industrial Precinct) 	Noted and agreed.	Document to be updated with consistent terminology using title 'Industrial Precinct'.
6.14				<ul style="list-style-type: none"> Under Section 2.8 'Tourist Precinct' – this should not be listed as a precinct if it is not spatially defined. Consider changing 'Tourism' to match LPS 8. 	Noted and supported.	Change sub-heading to 'Tourism'
6.15				<u>3. Movement Network – Linkages and Connections</u> <ul style="list-style-type: none"> The second paragraph indicates that conclusions and recommendations from the Traffic Report will be listed. It is not clear which of the subsequent paragraphs this refers to. Use numbering, bullet points or other formatting devices to make it more clear 	Noted and supported.	Section 3, second paragraph, to be updated to include bullet points.
6.16				<u>4. Servicing and Infrastructure</u> <ul style="list-style-type: none"> Under Section 4.2 the second paragraph indicates that advice from the 2012 Assessment will be listed. It is not clear which of the subsequent paragraphs this refers to. Use numbering, bullet points or other formatting device to make it more clear. 	Noted and supported.	Section 4.2, second paragraph, to be updated to include bullet points.
6.17				<ul style="list-style-type: none"> Under Section 4.4 the second paragraph indicates that floodplain management strategies will be listed. It is not clear which of the subsequent paragraphs this refers to. Use numbering, bullet points or other formatting device to make it more clear. 	Noted and supported.	Section 4.4, second paragraph, to be updated to include bullet points.
6.18				<u>5. Implementation</u> <ul style="list-style-type: none"> Under Section 5.3 it appears that a clause is missing from the first sentence, meaning that this critically important section does not make sense. 	Noted and supported.	Text to be modified as follows – <i>"In order to address the findings of the supporting studies and achieve the vision for the townsite, the following issues have been considered:"</i>
6.19				<ul style="list-style-type: none"> Under Section 5.4 the third bullet point refers to "Recreation Precinct". The document does not include this precinct. Review as appropriate. 	Noted and supported.	Text to be modified as follows – <i>"It is recommended that Local Planning Policies are prepared for the following precincts:</i> <ul style="list-style-type: none"> <i>Heritage Precinct</i> <i>Roebourne Centre Precinct</i> <i>Community and Education Precinct</i> In addition, it is recommended the document be reviewed and revised to give more definition regarding the priority that should be given to recommended follow up actions and the specific planning issues to be addressed.
6.20				<ul style="list-style-type: none"> Under Section 5.4: Development Control, this is a sound recommendation, but it does not relate to development control. Include this recommendation in section 2.6 - Statutory Response or change heading to 5.5 - Development Areas. 	Noted and supported.	Heading 5.5 Development Control to be modified to 5.5 Development Areas.

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6.21				<ul style="list-style-type: none"> Under Section 5.6 the draft Roebourne Structure Plan provides an overall strategic framework for more detailed planning, which in turn could be used to guide subdivision. The second sentence should be deleted or modified as it implies that the structure plan supersedes the local planning scheme for the purpose of subdivision control. 	Noted and supported.	Modify Section 5.6 by deleting the sentence – <i>'Any subdivision should be undertaken in accordance with the approved structure plan and the supporting technical studies.'</i>
6.22				<ul style="list-style-type: none"> Under Section 5.8 the heading is incorrect. Change to 'Local Planning Strategy'. This should be moved to section 5.3 to reflect the fact that it is a higher level planning instrument. 	Noted and supported.	Text to be modified to – <i>5.3 Local Planning Strategy</i>
6.23				<u>6. Consultation and Community Vision</u> <ul style="list-style-type: none"> Sub-edit this entire section to correct numerous typographic errors. 	Noted and supported.	Typographical errors to be corrected.