

No. 622 Newcastle Street, Leederville
Schedule of Submissions Following Advertising
(Advertising period: 17.08.2017 – 07.09.2017)

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Support:	Officer Technical Comment:
<p><u>Land Use:</u></p> <p>Enhances the Leederville Town Centre</p> <p>A great addition for the area</p> <p>Good initiative for Leederville and further adds to the appeal of the area</p> <p>Great diversity in the small business within the area</p> <p>The proposal will be able to showcase local produce for local consumption is paramount in continuing to be able to offer something directly to the local residents.</p> <p>Supports any concept that allows local produced products to remain local.</p> <p>More businesses bringing people to the heart of Leederville is a good thing.</p> <p>Encourages small businesses.</p> <p>The proposal is beneficial to the area in driving positive business activity.</p> <p>The proposal will revive an old Leederville brewing business name in Golden West.</p>	<p>Support for the proposal is noted.</p>

Comments Received in Objection:	Officer Technical Comment:
<p>Objects to proposal.</p> <p>The current Greenies panel beaters operating at the subject site should not be allowed to operate. The submitter has lodged various complaints about the operators continually spray painting outside.</p> <p>A change of use from Unlisted Use to Commercial should be undertaken.</p>	<p>Noted. This application does not relate to the panel beater which currently operates from tenancy two on the subject site. The development application submitted proposes to change the use of tenancy one and three only.</p>
General Comments Received:	Officer Technical Comment:
<p><u>Odour:</u></p> <p>Submitter is concerned about the potential odour from the operations of the microbrewery and would like to know what will be done to reduce, minimise and/or eliminate them.</p> <p><u>Water:</u></p> <p>Reticulated water and sewerage is currently available to the subject site;</p> <p>Sewerage mains are located within the subject site and an easement may be required along the boundary of the subject site. Due consideration will be required when developing in this area;</p> <p>Any wastewater discharge from business or industry, other than that which come from staff amenities or office facilities, is generally classified as trade waste. Not all trade waste is compatible with the Water Corporation system. Any industry or business in WA wishing to discharge trade waste to Water Corporation sewers is required by law to apply for approval from the Water Corporation;</p> <p>This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.</p>	<p><u>Odour:</u></p> <p>As outlined in the body of the report, the applicant has provided an Odour Risk Assessment (ORA). The ORA has taken into account the surrounding land uses to ascertain a cumulative impact of odour on the locality. The ORA concluded that the odour from the proposal is negligible on the locality and recommended some mitigation measures which will further reduce any impact of odour on the locality.</p> <p>Should development approval be granted, Administration has recommended the following condition:</p> <p><i>The development shall be carried out in accordance with the recommendations of the Modular Brewery, 3/622 Newcastle St, Leederville WA, Odour Risk Assessment (Report Reference 17.1050.FR1V1) dated 25 May 2017.</i></p> <p>The above condition will ensure that the applicant/landowner implements the recommendations of the ORA and therefore, reduce the impact of any odours which may be emitted. Any complaint received by the City will be investigated and actioned accordingly.</p> <p><u>Water:</u></p> <p>All comments are noted. It is the applicant/landowner's responsibility to obtain all other necessary approvals including those needed from the Water Corporation.</p>

Note: Submissions are considered and assessed by issue rather than by individual submitter.