



APPENDICES

(Part 1)

ORDINARY MEETING

To Be Held

Wednesday, 5 June 2019
Commencing at 5.00pm

At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

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Upon request.

Royalties for Regions Summary Investment Proposal – Non-State Government

PROPOSAL INFORMATION - SUMMARY

a. Proposal title	LESCHENAULT HISTORIC WALK TRAIL		
b. Proponent/Name of Organisation	SHIRE OF DARDANUP		
c. ABN	57305829653		
d. Is the Organisation registered for GST?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
e. Is the Organisation Incorporated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
f. Delivery partner/s	South West Development Commission, Shire of Harvey		
g. Location	<input type="checkbox"/> Gascoyne	<input type="checkbox"/> Peel	
	<input type="checkbox"/> Goldfields-Esperance	<input type="checkbox"/> Pilbara	
	<input type="checkbox"/> Great Southern	<input checked="" type="checkbox"/> South West	
	<input type="checkbox"/> Mid West	<input type="checkbox"/> Wheatbelt	
	<input type="checkbox"/> Kimberley	<input type="checkbox"/> All regions (i.e. State-wide)	
h. Financial details	Total budget	\$260,000	(Excl. GST)
	Total Royalties for Regions request	\$250,000	(Excl. GST)
	Target start date	2/1/19	
i. Duration	Date for project completion (including achievement of all Deliverables and Milestones)	26/04/2020	

ATTACHMENTS

Documents attached – deemed critical for context:

Shire of Dardanup Eaton Foreshore and Boat Ramp Facility Master Plan, prepared by consultants Workroom. Adopted by Council at its meeting on September 24, 2015.

Additional supporting documents (for information only – not attached but can be provided on request):

Shire of Dardanup Strategic Community Plan 2018-2028 (SCP). Endorsed by Council on 28 November, 2012.

Leschenault Regional Park Establishment Plan – Department of Planning, Lands and Heritage together with the Western Australian Planning Commission (July 2017) – Covers the Collie River environs including the project site.

Shire of Dardanup 'Pathway 10 Year Program 2018-2028' – derived from the Pathway Asset Management Plan (PAMP), which in turn considers the Shire's Strategic Community Plan (SCP). Adopted by Council in March 2018.

2019 Paths Asset Management Plan (PAMP).

PROPOSAL DELIVERY CONTACT

Name	Vicki Pretorius	Phone	97240337
Position	Landscape Design Officer	Email	Vicki.Pretorius@dardanup.wa.gov.au

PROPOSAL FINANCIAL CONTACT

Name	Natalie Hopkins	Phone	97240370
Position	Manager Financial Services	Email	Natalie.Hopkins@dardanup.wa.gov.au

1. PROPOSAL PURPOSE

The construction of the Leschenault Historic Walk Trail will enable additional recreational and tourist opportunities to be provided for the whole community. There are currently a number of ‘gaps’ in the Shire of Dardanup’s network of universally accessible pathways and the Leschenault Historic Walk Trail will help provide one of the much needed key links in establishing a continuous recreational and cultural heritage trail along the Collie River.

The trail will take the form of a multi-purpose sealed pathway along its entire length, linking several existing features and improving the accessibility, inclusion and general amenity of the Eaton River Foreshore and Pratt Road Foreshore for both locals and visitors. The path will in places form a boundary for future environmental restoration works which will further enhance the area. Interpretive heritage signage featuring local historical stories and images together with seating in selected locations will enhance the trail and improve the experience of trail users by providing additional points of interest and comfort along the route.

The Leschenault Historic Walk Trail will help to meet the demand of the tourism sector in providing a new nature-based recreational opportunity to showcase this part of the South West to visitors. This new trail could be promoted through the Trails WA network to encourage even more people to travel to visit and use the trail and to also enjoy what the surrounding area has to offer.

The portion of the Leschenault Historic Walk Trail lying south of the Collie River bridge will form the first 2km of what could eventually become an approximately 5km ‘Bridge to Bridge’ trail, linking the existing Old Coast Road bridge with the recently constructed bridge across the Collie River between Millbridge / Parkridge in the Shire of Dardanup and Treendale in the Shire of Harvey. The Parkridge area is currently the subject of a Structure Plan for residential subdivision development. The creation of an extended trail network will greatly enhance the Regional Open Space – part of the proposed Leschenault Regional Park – for the benefit of the local community and visitors as well as promote environmental custodianship objectives. The currently proposed Leschenault Historic Walk Trail will be the first step in achieving this goal.

2. PROPOSAL DESCRIPTION

The Shire of Dardanup proposes to construct a sealed heritage trail along the Collie River in Eaton, connecting with the other half of the trail that is the Shire of Harvey's contribution to the Leschenault Historic Walk Trail project, meeting at the Collie River Bridge. The project aim is to provide an approximately 2km long sealed path of minimum 2.5m width to connect the path from the Old Coast Road bridge to the river lookout at the northern end of Hands Avenue, serving as an accessible and multi-purpose link for a range of users including pedestrians and cyclists. The below location map shows the approximate proposed route and extent of the trail.



It is proposed to locate a series of interpretive signs at selected nodes along the path, highlighting some of the cultural and natural heritage of the local area from both Noongar and non-Indigenous traditions. Seating at selected locations is also proposed.

This project will help to encourage participation in active recreation by the local community and visitors, offering an enhanced river experience including interpretive information and helping towards completing some of the 'missing links' in the Shire's paths network.

3. BENEFITS AND OUTCOMES

#	Outcome	How will you measure success?
1	Additional recreational opportunities	Providing evidence of people using the trail such as photos or data recording.
2	Provision of a tourist attraction to draw more visitors	Providing evidence of visitors from outside the local area using the trail, such as anecdotal stories, local area reviews or trail user surveys.
3	Economic benefit – creating jobs, stimulating the economy and building capable people	Providing evidence of employment; photos of staff working onsite; documentation from Shire how many staff have been employed; a table demonstrating how many people have been engaged and for what duration of the project; evidence of tender allocated locally where this has occurred; anecdotal feedback or testimonies from surrounding and associated businesses as to what an additional tourism asset or project in the area might do for their business (tourism / construction related focus); a summary matrix of skills used to complete the project and an outline of new skills that were developed in workers engaged on the project.

4. FINANCIAL INFORMATION

a. Total budget for the proposal	\$260,000 excluding GST
b. Total Royalties for Regions (RfR) request	\$250,000
c. Proponent contribution - cash	
d. Proponent contribution – in kind	\$2,000
e. Third party funding - cash	
f. Third party contribution – in kind	\$8,000

Please ensure financials (b) through to (f) sum to (a) Total budget for the proposal.

4.1. Third Party Funding Details

#	Source	Secured/not secured	Dependencies (e.g. subject to in-principle agreement, other funding applications, etc.).	Amount (\$)
1	Bunbury Regional Prison Pre-release Program	Not secured	Subject to formal agreement; verbal indication of assistance has been provided in a meeting at the Prison on 1/11/2018	8,000.00

4.2 Milestones and Cash Flow Schedule

(There should be a minimum of two (2) milestones per financial year against which a disbursement of RfR funding can be triggered)

#	Milestone Description	Milestone Completion Date	Amount (\$)
1	Execution of the Project FAA	28 February 2019	125,000
2	Completed detailed designs	30 June 2019	125,000

5. PARTNERSHIPS AND LOCAL DECISION MAKING

5.1 Briefly describe the partnerships that support your Proposal. Please provide evidence to support your statement.

South West Development Commission (SWDC) – SWDC has supported the Shire of Dardanup in preparing this Summary Investment Proposal. The Shire will continue to liaise with the SWDC to provide project updates seek feedback where applicable and will invite the SWDC them to be part of a Steering Committee to this effect, for which Terms of Reference will be established.

Shire of Harvey – The Shire of Dardanup is currently part of the Shire of Harvey's Steering Committee for their component of the project and will invite the Shire of Harvey to be part of a Steering Committee for the Eaton side of the project. Both the Shire of Dardanup and the Shire of Harvey will work to deliver the same election commitment, with each completing the part of the Leschenault Historic Walk Trail that lies on their respective side of the Collie River.

Bunbury Regional Prison – The Prison's Pre-release Program might become involved if feasible in some minor elements of the project such as proposed signage and seating. This will develop skills in near-release prisoners which will be of benefit to them in reintegration with the community following their release.

5.2 Describe how you have involved your local government/s, the local community or others in planning and decision making for your Proposal.

The proposal was raised and discussed at an Eaton Townscape Committee meeting on 10/10/2018. It received support from the committee. It has also been discussed in Shire of Dardanup Council meetings and has received in-principle support.

The proposal has received the support of the South West Development commission including in the preparation of this Summary Investment Proposal.

The community has been invited, through website and social media postings, as well as in the local newspaper, to contribute to the project by providing any historical photographs or stories which could be incorporated into the heritage signage.

6. PROJECT MANAGEMENT

6.1 Who will manage the Project and what relevant qualifications, skills and experience do they have?

The project will be managed by Vicki Pretorius, who is currently engaged on a part-time basis as Landscape Design Officer within the Assets team in the Engineering and Development Services Directorate of the Shire of Dardanup. This department has experience in delivering similar projects including constructing new universally accessible paths as part of its ongoing Pathways Asset Management Plan, installing previous interpretive signage at the Eaton River lookout near Hands Avenue and installing seating in many parks and reserves including at the Eaton Foreshore.

Vicki also works as an independent consultant to the Shire as a Landscape Architect (Bachelor of Landscape Architecture, UWA 1998.) Vicki has worked in private practice and in Local Government across three states on a diverse range of open space planning and design projects, including park redevelopment, master planning, tourist precinct planning, streetscape upgrades, playground projects, development assessments and recreational trail development. Through her career Vicki has developed her creative design, project administration and professional interpersonal skills. She has a keen appreciation for natural and cultural heritage issues and on the importance of consultation with relevant stakeholders including Aboriginal traditional owners of the land for the best possible outcome.

6.2 Please describe the governance processes associated with the Proposal

The project will be planned, designed and managed in accordance with the Shire of Dardanup's procedures and policies and endorsed Strategic Community Plan 2018. All due diligence will be exercised including checking for all required permits and approvals through the Shire's Planning Department, and referral sought where necessary to external regulatory authorities such as the Department of Planning Lands and Heritage and the Department of Water and Environmental Regulation, plus any other relevant agencies.

Vicki Pretorius is engaged by the Shire of Dardanup as the in-house Landscape Design Officer, reporting to the Manager of Assets Mick Saunders. As the hours required to undertake the Leschenault Historic Walk Trail project will amount to greater than her formally allocated work hours at the Shire, the Shire intends to engage her from a portion of the project funds on an hourly rate as a consultant to complete the project within the nominated project budget. Vicki will continue to report to the Manager of Assets in the delivery of this project.

The Shire of Dardanup will invite representatives from the Shire of Harvey and the South West Development Commission as well as its own internal officers to form a Project Steering Committee to guide the project as required.

6.3 Please explain the procurement strategy to be applied

The project will adhere to the Shire of Dardanup's Procurement Policy (no. CPO34) and the associated WA Local Government Act (1995.) Local suppliers will be encouraged to submit quotes or a tender proposal as applicable.

6.4 Future Funding Source

#	Ongoing Cost	Funding Source	Annual amount (\$)
1	Maintenance of path	Shire of Dardanup Pathway_maintenance fund	\$6,450
2	Maintenance of signage and seating	Shire of Dardanup Parks and Reserves Maintenance fund	\$1,350

7. RISKS AND CONSTRAINTS

#	Identified Risks	Mitigation Strategies
1	The public not wanting the project	Concept is derived from the Eaton Foreshore Master Plan which has been through consultation and approved by Council
2	Council not wanting the project	The project is entirely funded so will in effect be cost neutral to The Shire. It follows the endorsed Eaton Foreshore Master Plan.
3	Risk to project delivery by weather	Schedule works with a margin to allow for construction delays.
4	Risk to project delivery by land tenure issues and relevant approvals	Ensure that any potential land tenure or planning issues are addressed early in the project and that any relevant approvals are obtained as early as possible.
5	Risk post construction from any damage to path or other new assets constructed as part of this project	Path and associated assets to be included in the Shire's Asset Management Plan and to be maintained by the Shire's Operations area, who will be involved in project planning and design. All design and construction to comply with the relevant Australian Standards.

8. PROPOSAL STATUS

Concept design has commenced on the project including route alignment proposal, materials research, supplier liaison and quotes, project costings and initial community outreach (via the Shire's website and Facebook page and in the local newspaper) for consultation on the heritage signs. The Shire of Dardanup has met with the representative for the Shire of Harvey's 'sister project' (being their component of the Leschenault Historic Walk Trail) together with Deanna Furze from the Southwest Development Commission, to ensure that the projects tie together at the Old Coast Road bridge over the Collie River and that other project objectives align.

The Shire of Dardanup will liaise with officers from its Planning Department to determine which approvals or permits might be required. As the trail route lies within the proposed Leschenault Regional Park the Shire may be required to liaise with the State Planning Department who own the Regional Open Space network in which the walk trail is proposed to be built.

9. ADDITIONAL INFORMATION

Once completed, the Leschenault Historic Walk Trail will provide increased opportunities for residents and visitors to exercise in the great outdoors which will result in benefits in the areas of community health, wellbeing and connectedness. The heritage signage celebrating the rich Noongar and European history of the area will provide information and assist towards educating trail users about local history and will help to further showcase this area of the South West.

During its development and construction, the project will provide local employment and contribute towards stimulating the local economy. A flow on effect of more people visiting the Eaton Australind area to use the trail is that local businesses are likely to benefit from increased commercial traffic, particularly those catering to visitors such as eateries and tourism businesses.

The Shire will locate the path close to the top of the Collie River bank to allow an enhanced river experience by users, allowing a few metres of buffer zone for future potential projects including revegetation and other river bank stabilisation works to further enhance the area.

Initial project scoping has identified the proposed trail route as follows:

- Path to link to the existing path network just west of the Old Coast Road bridge and extend in a gently meandering route through the existing irrigated turf area of the Eaton Foreshore, in line with the approved Eaton Foreshore Master Plan;
- The path route would then run through an existing car park in front of the Eaton Bowling Club. North of this point it will utilise the alignment and base of an existing crushed limestone path along the Pratt Road foreshore – this will be sealed, offering a natural and more accessible experience of walking close to the water through an attractive bush setting;
- The path is intended to stretch for approximately 2kms, finishing at the river lookout at the end of Hands Avenue in Eaton, from where it will be possible for path users to access the well-loved Watson Reserve, located at a bend in the Collie River;
- The path will serve to not only provide an attractive and accessible route along the river but to link to existing amenities including the new Colin Spragg Nature Playground on the Eaton Foreshore, the fishing platform at the Eaton boat ramp (with planned upgrades to this facility) and the river lookout at the end of Hands Avenue.

The community will be invited to provide input to the interpretive heritage signage by way of sharing any historically significant stories or information they might have as well as any historical photographs. The South West Aboriginal Land and Sea Council has already provided the names of Noongar elders who may speak for the area of the proposed path route, to undertake the appropriate consultation with local Aboriginal people and determine what knowledge and stories might be appropriate to share as part of this project. Should additional information be required then a community meeting may be considered.

10. ENDORSEMENT

Name	Luke Botica	Position	Director Engineering & Development
Organisation	Shire of Dardanup	Date	6-12-2018
Signature			

Name	Mark Chester	Position	Chief Executive Officer
Organisation	Shire of Dardanup	Date	6-12-18
Signature			

OFFICE USE - DEPARTMENT OF PRIMARY INDUSTRIES AND REGIONAL DEVELOPMENT

Date Received:

Ref:



**PLANNING CONSENT APPLICATION
&
ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

**148 DEPIAZZI ROAD, DARDANUP
SHIRE OF DARDANUP**

February 2019

B&J Catalano
South West Highway
Brunswick Junction
W.A 6224
Ph: (08) 9726 8100
Fax (08) 9726 1575

**PLANNING CONSENT APPLICATION
AND
ENVIRONMENTAL MANAGEMENT PLAN (EMP)**

**148 DEPIAZZI ROAD, DARDANUP
SHIRE OF DARDANUP WA**

PREPARED FOR

B&J CATALANO PTY LTD



BY

LUNDSTROM ENVIRONMENTAL CONSULTANTS PTY LTD

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FEBRUARY 2019

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- Appendix 3: DWER Licence L7089/11
- Appendix 4: Shire Planning Approval
- Appendix 5: Rehabilitation Management Plan

1. INTRODUCTION

1.1 GENERAL DESCRIPTION OF THE PROPOSAL

The purpose of this report is to provide all the necessary information in support of an Application for Development Approval by the Proponent, B&J Catalano Pty Ltd. The report sets out the details for the crushing and screening of a stockpile of approximately 30,000 tonnes of laterite gravel within a 1.6ha area on 148 Depiazzi Road, Dardanup. It also provides an environmental assessment of the proposal.

The Development Approval application form is included as Appendix 1, together with the Greater Bunbury Region Scheme (GBRS) application for planning approval form.

1.2 BACKGROUND

For more than 10years, TJ Depiazzi & Sons have been developing a compost processing facility on 148 Depiazzi Road, Dardanup. As part of a series of Department of Water and Environmental Regulation (DWER) work permits and licences, they were required to construct a number of gravel hard stands together with sediment detention ponds, and earth works were also required to create the necessary slopes to obtain drainage to the detention ponds. In the process of these works, the gravel layer that exists on this property below the topsoil has been excavated, and any excess gravel has been moved to various stockpiles.

B&J Catalano did the necessary earth works for the last hard stand constructed on the property, directly north of the gravel stockpile subject of this application. The excess gravel from this excavation was placed within the area that forms the subject of this application.

In this report, B&J Catalano are applying to process and remove this gravel stockpile off this site over a three year period.

1.3 PROPERTY DESCRIPTION, OWNERSHIP AND LOCALITY

Land Description: Lot 4577 on Deposited Plan 205851, Depiazzi Road, Dardanup
Shire of Dardanup

Area: 39.553ha

Ownership: David F. & Peta M. Depiazzi

The property is located approximately 3km east-south-east of Dardanup town site and is accessed directly from Panizza Road, via Depiazzi Road and Ferguson Road.

Figure 1 shows the regional location of the property.

2. EXISTING ENVIRONMENT

2.1 PRESENT LAND USE

Lot 4577 is currently utilised by the TJ Depiazzi and Sons Composting Facility which composts up to 120,000 tonnes of raw material annually and transports it to customers throughout the state under Licence L7089/1997/11 issued by Department of Water and Environmental Regulation (DWER).

Lot 4577 consists of predominantly cleared land, with isolated mature trees. The surrounding area comprises of rural farm land and a state forest reserve to the east and south east.

Figure 2 shows the site and surrounds and indicates the site of the existing gravel stockpile and the proposed crushing and screening area covered by this application.

2.2 CLIMATE

The proposed extraction area is located within the Shire of Dardanup which experiences a mild, temperate climate with hot, dry summers and cool, wet winters.

2.3 TOPOGRAPHY AND DRAINAGE

The property is located on the Whicher Scarp. The proposed crushing and screening site has an average gradient of approximately 7% and has an elevation of approximately 73 to 83m AHD. Drainage is to the north-west towards the Ferguson River, which is located approximately 800m north of the property and flows to the north-west towards Bunbury.

The property does not fall within a Public Drinking Water Source Area or within a Surface Water or Groundwater Proclamation Area under the *Rights in Water Irrigation Act 1914* (RIWI) (Landgate 2018).

No Ramsar, Environment Protection Policy (EPP) wetlands or EPP lakes exist on Lot 4577 or within 1 000 metres of the proposed operation. No wetlands, streams or other expressions of surface water have been identified within 1000 metres of the proposed site.

Surface runoff within the proposed project area will require management and this is discussed in Section 4.5.1 of this document.

2.4 GEOLOGY AND SOILS

The Bunbury/Burekup Urban Geology map (GSWA 1981) describes the regolith as comprising laterised elements of the Guildford Formation, which comprises inter-layered clays, sandy clays, plastic clays, silts and sands. These materials are of variable thickness, ranging from 5 to 20 metres and overly the shallow Leederville Formation at the point where it is draped over the Darling Fault. The topsoil, which will be retained for redistribution over the area to be rehabilitated on completion of mining, is a dark brown gravelly loam and provides an excellent medium for regrowth.

2.5 ACID SULPHATE SOILS

A search of the CSIRO's Australian Soil Resource Information System (ASRIS) database determined there were no acid sulphate soil (ASS) sites (associated with previous wetland environments) identified in the proposed works area and the area is classified as having a 'Low Probability of Occurrence' of ASS (ASRIS 2018).

2.6 GROUNDWATER AND HYDROLOGY

Groundwater levels at the property have been investigated in relation to the composting facility operating on site. The groundwater level at the site was found to be 12.5m below ground level. Furthermore, as there will be no excavation, groundwater will not be affected by the crushing and screening operation.

2.7 VEGETATION

The site falls within the Southern Jarrah Forest region and falls under the Regional Forests Agreement for the South West of WA. The Lot has largely been cleared with only a few small patches of remnant vegetation remaining and occasional mature trees still standing.

The proposed works area has been selected on the basis of being cleared with the exception of some mature trees that will be avoided during crushing and screening operations. The area is mapped as the Pinjarra System, and in particular belonging to the Whicher Scarp complex described as consisting of medium woodland of jarrah and *Eucalyptus haematoxylon*. The understorey consists of pasture grasses.

A clearing permit is not required for this proposal; as the standing vegetation will be avoided during operations.

An Environmentally Sensitive Area (ESA) exists approximately 1000 metres to the north east within the road reserve for Ferguson Road. An ESA is an area where the vegetation has high conservation value and cannot be cleared. ESAs are declared by the Minister in the Environmental Protection (Environmentally Sensitive Areas) Notice 55 (2005) under section 51B of the Environmental Protection Act 1986. ESAs are declared to prevent incremental degradation of important environmental values such as declared rare flora, threatened ecological communities or significant wetlands.

2.8 CURRENT ZONING

The area is zoned as "General Farming" in terms of the Shire of Dardanup Town Planning Scheme No 3. The property is zoned as "Rural" within the Greater Bunbury Regional Planning Scheme.

2.9 ABORIGINAL HERITAGE SITES

A search of the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Inquiry System (AHIS) did not identify any sites of Aboriginal significance within, or near the proposed crushing and screening site. In the event that during the course of works an Aboriginal cultural heritage site is discovered, the Proponent will immediately advise the Department of Aboriginal Affairs and abide by the *Aboriginal Heritage Act 1972*.

3. THE DEVELOPMENT PROPOSAL

3.1 PROPOSED EXTRACTION ACTIVITIES

B&J Catalanos propose to carry out crushing and screening of an existing gravel stockpile. No excavation, other than the removal and stockpiling of topsoil is required. The material to be processed has been excavated as part of the adjacent mulching operations carried out under DWER Licence L7089/1997/11 by TJ Depiazzi and Sons Composting Facility (Appendix 3). Planning approval for this excavation was granted by the Shire on 29th July 2016 (Appendix 4).

The existing gravel stockpile occupies 0.35ha, contains approximately 30,000 tonnes and stands at approximately five metres high.

No clearing is required as the area is mostly cleared and standing trees will be avoided. Proposed activities will involve the following:

- Topsoil will be pushed back into stockpiles so that a trafficable surface can be created for the operation. The area from which topsoil is to be removed is 1ha and is identified as 'Gravel Processing Area' on Figure 3.
- Topsoil stockpiles will be located around the upslope perimeter of the gravel processing area as shown in Figure 3. It is proposed to place topsoil stockpiles just north of the unmade section of Panizza Road. Since this road is unmade, a setback of 5m from it is needed to create enough space for the processing area and to ensure no damage to existing trees is incurred. These stockpiles will also be used for the purpose of preventing stormwater from entering the site.
- A mobile plant capable of crushing at 100 tonnes per hour will be used at the site to carry out a single crushing and screening campaign over a two to four week period.
- Screened material will be stacked in stockpiles to heights of 8 meters. The positions of the proposed stockpiles are illustrated in Figure 3.
- Screened material will be loaded by FEL and trucked off site over a 24-month period or as demand dictates.
- On completion of product transport, the area will be rehabilitated as described in Section 5.
- The entire footprint of the area to be used for processing and stockpiles is 1.6ha.
- A detention pond will be constructed to capture any sedimented water that may be generated on the site. This is discussed further in section 4.5.1 below.

Table 1 summarises the activities of the proposed operation and provides an estimated timeframe for these activities.

Table 1. Timeframe of Activities associated with the Proposed Operations

Action	2019	2020	2021
Crush, screen and stockpile 30,000m ³			
Load and truck out 30,000m ³			
Rehabilitation of 1.6ha			
Monitoring and Maintenance			

3.2 SITE ACCESS AND EGRESS ROADS

It is proposed to enter and exit the site from Depiazzi Road. The transport route from site will be east to Ferguson Road via Depiazzi Road.

A gate is situated at the entrance to the property and this will be locked during periods when the site is unmanned. Warning signs carrying the appropriate wording will be situated at the entrance to the site, in clear view.

3.3 ESTIMATED TRAFFIC TO BE GENERATED

The site will operate Monday to Saturday and no work will be conducted on Sundays and Public Holidays. Operating times will be Monday to Friday 7am to 5.30pm and Saturday 7am to 12noon.

The following estimates are made:

Total annual gravel removal:	15,000 tonnes
Number of working days per month:	22 days
Vehicle payloads (GAVs ¹):	Standard rigid truck (14 tonnes) (10%)
	Standard semi- tipper truck (24 tonnes) (35%)
	Road Train (40 tonnes) (20%)
	Road Train (50 tonnes) (35%)

The above factors suggest an average of 2 loaded truck movements per day, but this will be dependent on demand.

It is acknowledged that RAV 3 and 4 vehicles will only use Depiazzi Road, Ferguson Road to Waterloo Road and Waterloo Road. Ferguson Road from Waterloo Road to Boyanup Picton Road will be used by as of right heavy vehicles only.

¹ General Access Vehicle (in terms of Road Traffic Rules and Regulations 2002)

4. POTENTIAL ENVIRONMENTAL IMPACTS AND PROPOSED MANAGEMENT

Short term negative environmental impacts are to be expected in the process of all mining actions. However, these can largely be mitigated over the medium to long term provided that operating procedures are in accordance with acceptable standards and that rehabilitation measures are implemented as proposed. The following listed potential impacts are used as a check list to ensure that all potential major impacts are addressed.

4.1 FLORA AND FAUNA

The proposed works area has been selected to avoid all mature trees and native vegetation. Since no clearing is required for the proposed operations, and since the majority of the property is already cleared, with only a few small patches of remnant vegetation remaining and occasional mature trees still standing, there will be no significant impact to indigenous flora and fauna.

4.2 WEEDS

The proposed works may result in the germination of certain weeds. B&J Catalano Pty Ltd accepts responsibility for weed management within the proposed processing area, all other areas on the property will remain the responsibility of the landowner.

Weeds are not currently a problem at the site, but in order to maintain this status, monitoring of the emergence of weeds within the proposed processing area will be undertaken on an ongoing basis. If a weed infestation is found to occur within the proposed processing area, a licensed weed management contractor will be employed and will apply the appropriate method of control, whether chemical or mechanical, at the appropriate time.

4.3 ALTERATION OF THE LAND SURFACE

Since no extraction is taking place on the site, there will be no permanent alteration of the land surface. The final land surface will be created by levelling out uneven ground and rehabilitating to pastures.

4.4 VISUAL IMPACT

The site is not considered to be in a visually sensitive area, and the proposed operations will not stand out from the present composting operations taking place on the property.

Once rehabilitation has been completed and pastures established, there will be little evidence that the proposed works have taken place, except for the absence of the gravel stockpile.

4.5 WATER

Due to the low scale nature of the proposed operations, the potential for impacts to be incurred by this proposal on surrounding water resources, or by stormwater erosion, is minimal.

Management measures to mitigate potential impacts to or from water are summarised below.

4.5.1 Water Management

4.5.1.1 Surface Water Management

Surface drainage within the proposed works area is towards the north-west. There are no sensitive water resources near the proposed site.

The proposed works area does not include any expressions of surface water such as lakes, wetlands, dams, rivers or creeks, and no surface drainage lines have been identified within the proposed site.

4.5.1.2 Stormwater Management

Since no extraction and no clearing of vegetation will take place, and due to the lack of steep slopes, no significant stormwater management issues are anticipated at the proposed site. The following stormwater management measures are proposed:

- Topsoil stockpiles will be placed to the east and south of the process area and these will serve as cut-off bunds to deflect any stormwater from entering the processing area from the upslope position.
- Runoff calculations using the 10% 2hour AEP (19.1mm/hr) show that a total of 611m³ will be generated over 2 hours within the 1.6ha process area during this design storm event. The majority of this will be absorbed by the stockpiled materials and infiltrated into the exposed subsoil, but some runoff will occur. Due to this being a very flat and absorptive surface, it is estimated that approximately 30% of the incoming rainfall will occur as standing water and runoff and it is proposed to manage this water by the construction of a detention pond to hold 205m³ to the west of the existing raw material stockpile as shown on Figure 3. The process area surface will be graded to ensure that any surface water will be directed to this pond. Water will be discharged from this pond by infiltration and evaporation.
- The process area will be constructed in a manner that ensures that no sedimented stormwater will be discharged from the site.

4.5.1.3 Groundwater Management

The project does not involve abstracting groundwater for operational purposes. No groundwater will be exposed by this development since no extraction will take place.

Due to the low scale nature of the operations, no groundwater contamination is anticipated. No fuel or lubricant storage will occur on the site. Refuelling will take place using a mobile refuelling vehicle which is equipped with a "snap-on snap-off, fast-fill and auto shut-off" facility. Additionally, a Fuel Spill kit will be available on site at all times.

The plant will be refuelled each morning, leaving the vehicles almost empty overnight. No major servicing, which could lead to fuel and oil spills, will take place on the site. B & J Catalano will implement the Spill Management Plan contained in Appendix 2. Contaminated material resulting from any minor spills will be extracted and disposed of offsite at an appropriate landfill facility.

4.6 NOISE

The proposed development will generate some operational noise during the period of crushing and screening, but this will be limited to approximately two to four weeks for the whole of the proposed operations. Mitigation measures will be implemented which will limit the impact of operational noise.

The site is surrounded by farming land and conservation estate. There is only one resident within 1000m of the outer boundaries of the proposed works, located 925m east of the processing area (Figure 2). There is a 525m state forest buffer between this residence and the proposed operations.

The following management measures will be implemented to mitigate potential noise:

- Hours of operation will be restricted to between 0700 and 1730 on weekdays and between 0700 and 1200 on Saturdays
- Late model equipment will be utilised with reduced noise level outputs
- The crushing and screening plant will be positioned such that the topsoil and product stockpiles will provide noise attenuation
- Only broad-band reversing warning devices (croakers) will be utilised.
- Catalano's will place a sign at the gate with the contact details of the quarry manager in case of complaints.

4.7 DUST

There is potential for dust to be generated from active working areas, stockpiles and unsealed access roads under dry, windy conditions.

The site is surrounded by farming land and conservation estate. There is only one resident within 1000m of the outer boundaries of the proposed works, located 925m east of the processing area (Figure 2). There is a 525m state forest buffer between this residence and the proposed operations.

The prevailing wind direction at the site is from the east and south-east in the morning and the west and north-west in the afternoon (BoM 2019).

Management measures to mitigate potential impacts of dust during the operational and rehabilitation stages of the proposed project are summarised in Table 2 below.

Table 2: Summary of Dust Control Measures for the Proposed Operations

Activity	Action	Control measure	Result
Daily			
Gravel crushing, screening and product loading.	Visual inspection of site and access road for dust generation that is moving off site.	Water cart application over dust prone areas to reduce dust lift off.	Reduced dust generation. No dust leaving the property.

Activity	Action	Control measure	Result
Product transport.	All loads covered before leaving the property. Access road kept damp when in use.	Cover loads. Water cart application over access road to reduce dust lift off.	Reduced dust generation from product transport.
As Required			
Training.	Induct all employees and contractors working on site.	Site induction includes awareness of dust generation and management measures to be utilised by all personnel on site.	Activities undertaken to minimise dust generation on site.
Rehabilitation / stabilisation of completed areas.	Undertake rehabilitation using pasture species on completed areas.	Rehabilitation to be undertaken as per Section 5 of this report.	Reduced dust generation from the property.
Dust complaints.	Provide a contact number for dust complaints on a sign at the entrance.	Undertake review of potential complaints and implement appropriate action to reduce dust generation from site.	Reduced dust generation from the property.

4.8 DIEBACK

Since the majority of the area to be extracted is cleared, it is not possible to ascertain the dieback status of the area. The area should thus be classified as “uninterpretable” and managed as per the guidelines applicable for this classification (Dieback Working Group 2010).

4.8.1 Dieback Management

The following management measures will be put in place to minimise future spread of dieback:

- The site will be fenced at all times.
- Access to the site will be via a single entrance gate.
- All machinery, trucks and other vehicles will arrive in a clean condition free of soil and organic matter that may contain dieback fungus.
- Any soil or plant material brought to site for rehabilitation purposes should be free from dieback sources.
- Employees and contractors working on the site will be informed of the purpose of the above measures and their responsibilities in relation to dieback prevention.
- The site will not be worked during wet periods.

4.9 BUSHFIRES

State planning Policy 3.7 has been reviewed for this application.

Nearly two thirds of the proposed processing area lie in a bushfire prone area (Figure 2) as designated by the Fire and Emergency Services (FES) Commissioner on 1 June 2018. However, the threat of bushfire from this operation is considered to be low, since no habitable building, or any other structure, will be developed. It is thus concluded that no specific bushfire management plan for this proposal is required

5. REHABILITATION

Rehabilitation of the site has been addressed in a management plan in accordance with the Shires Policy CP055 (Extractive Industries - Site Rehabilitation), included in Appendix 5.

5.1 TOPSOIL AND OVERBURDEN REMOVAL

The available topsoil will be removed and stored in stockpiles placed along the edges of the processing area. The topsoil stockpile will be no more than 2 m high.

5.2 PROPOSED REHABILITATION MEASURES

Once all works are finished, the topsoil will be respread and the area rehabilitated back to pastures.

The following steps will be implemented:

- Compacted areas will be ripped to a depth at least 50cm along the contour, to facilitate water infiltration and root penetration.
- The ground will be smoothed and levelled.
- Stockpiled topsoil will be respread over the processing area.
- The area will be seeded with appropriate pastures species.
- Rehabilitation work will only be carried out just prior to or during the wet season.
- Monitoring of the rehabilitation will be undertaken.

5.3 MONITORING AND MAINTENANCE

Monitoring will be carried out on an annual basis to assess:

- the success of germination of pasture grasses.
- the emergence of weeds.

Maintenance procedures will be carried out where necessary and will include:

- repair of any erosion damage.
- reseeding areas that may not have regenerated.
- weed control.

Monitoring will continue for three years after closure of the site.

6. REFERENCES

ASRIS. (2011). ASRIS - Australian Soil Resource Information System. <http://www.asris.csiro.au>. Accessed: December 2018.

Bureau of Meteorology (BoM). IFD 2016 data accessed for the specific site in February 2019

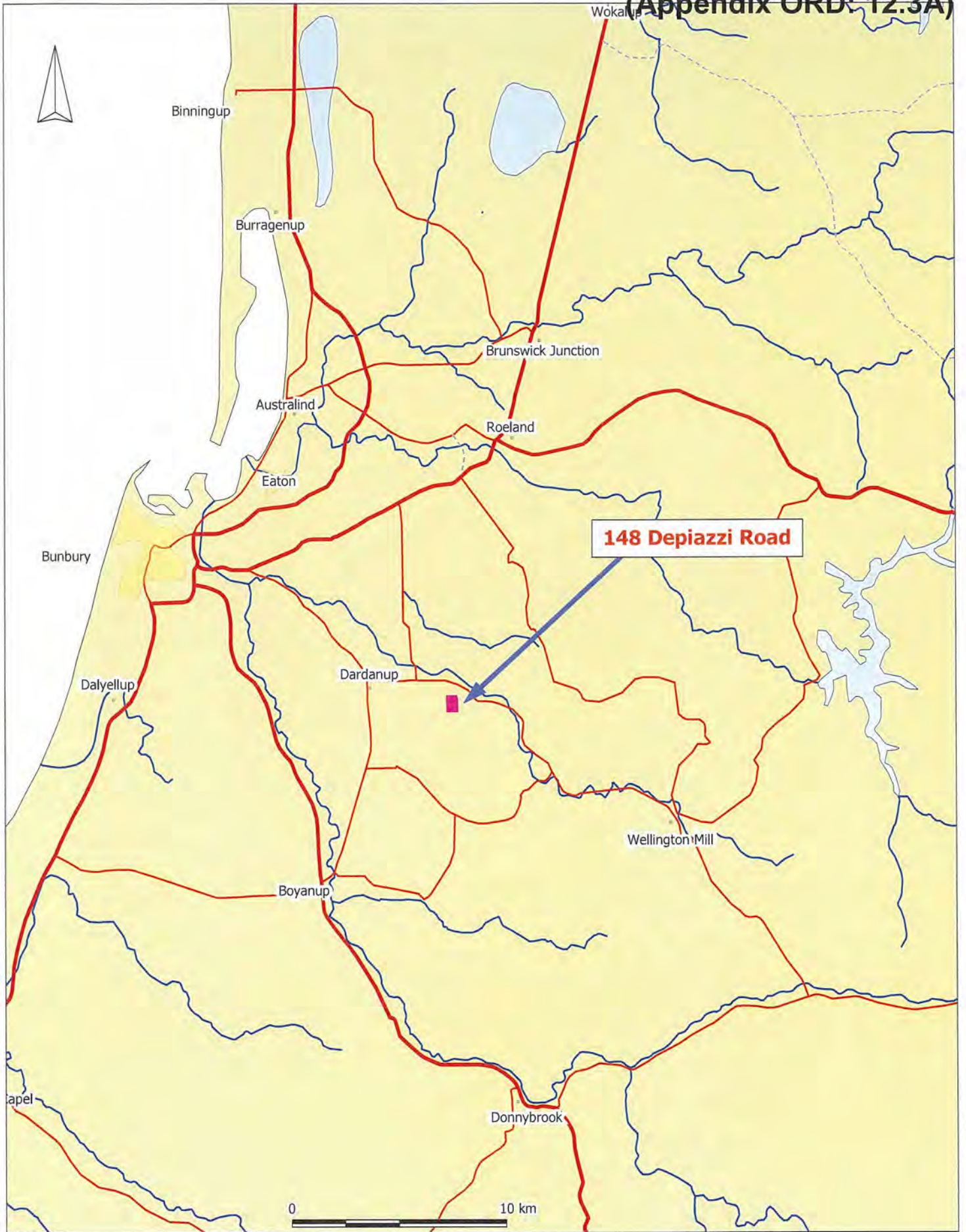
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Dieback Working Group (2010). Management of *Phytophthora* Dieback in Extractive Industries. Available on www.dec.wa.gov.au/

Geological Survey of WA (2018) Online Environmental Planning Tool. Available on : <http://lbp.asn.au/module/enviro#map>

Landgate (2018). Locate V4, Public Drinking Water Source Areas. Accessed from: <https://maps.slip.wa.gov.au/landgate/locate/>. Accessed: December 2018.

FIGURES

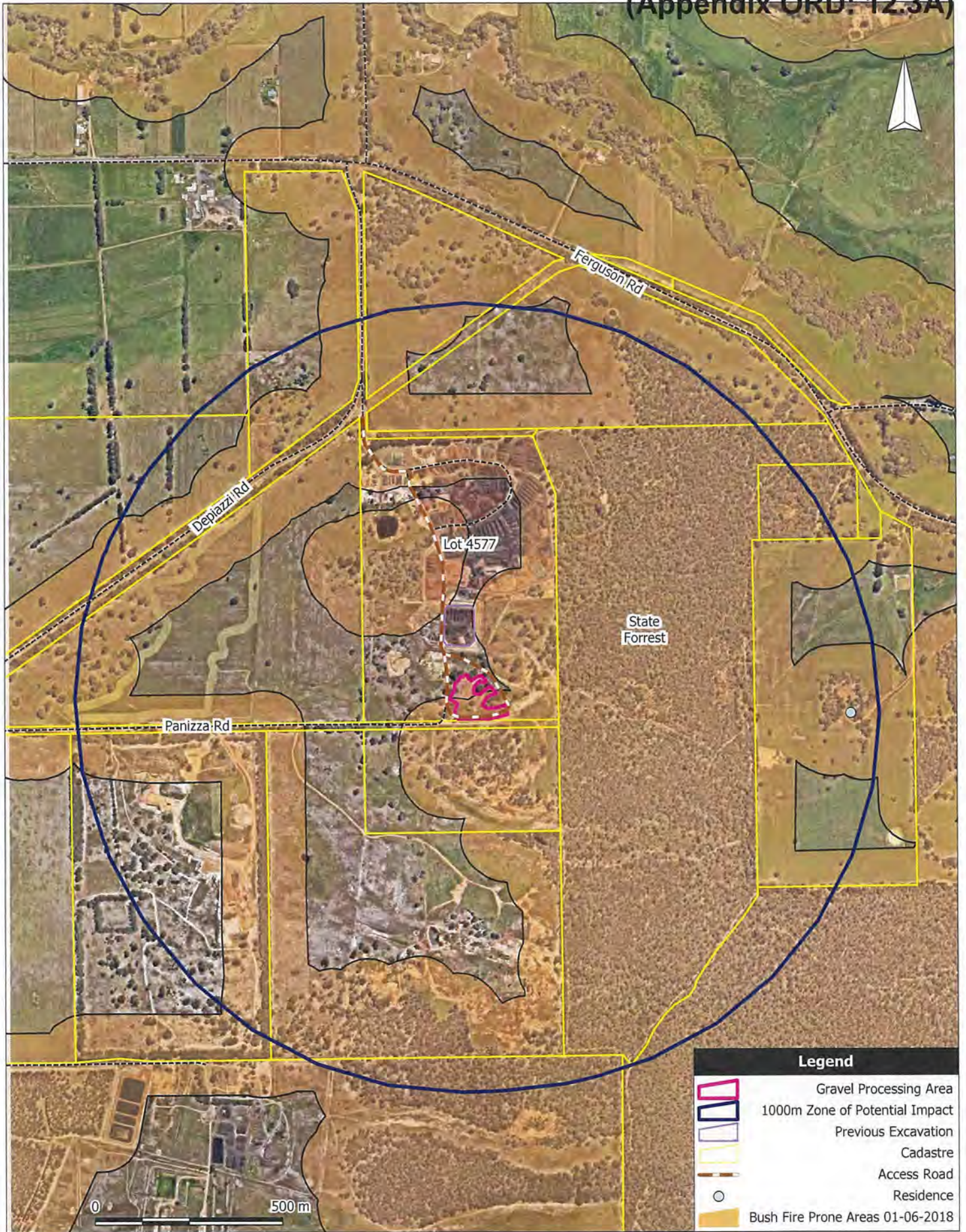


**Lundstrom Environmental
Consultants Pty Ltd**
Leeming WA 6149
Mob: 0417934863
mikelund1@bigpond.com

Scale: 1:220000
Original Size: A4
Datum: GDA94
Projection: Australia MGA94 (50)

Client: B & J Catalano
Project: Gravel Processing
Location: 148 Depiazzi Road
Dardanup

**Figure 1:
Locality Plan**



**Lundstrom Environmental
Consultants Pty Ltd**
Leeming WA 6149
Mob: 0417934863
mikelund1@bigpond.com

Scale: 1:13000
Original Size: A4
Air Photo Source: Nearmap Oct 2018
Datum: GDA94
Projection: Australia MGA94 (50)

Client: B & J Catalano
Project: Gravel Processing
Location: 148 Depiazzi Road
Dardanup

**Figure 2:
Site and
Surrounds**



- Legend**
- Detention Pond
 - Topsoil Stockpile Areas
 - Crusher
 - Current Stockpile 5m high
 - Product Stockpiles 8m High
 - Gravel Processing Area
 - Previous Excavation
 - Access Road
 - 5m Contours (AHD)

Processing Area
1.0ha

Unmade Road Reserve

Lundstrom Environmental Consultants Pty Ltd
 Leeming WA 6149
 Mob: 0417934863
 mikelund1@bigpond.com

Scale: 1:1300
 Original Size: A4
 Air Photo Source: Nearmap Oct 2018
 Datum: GDA94
 Projection: Australia MGA94 (50)

Client: B & J Catalano
 Project: Gravel Processing
 Location: 148 Depiazzi Road
 Dardanup

**Figure 3:
 Proposed
 Operations**

**APPENDIX 1
DEVELOPMENT APPROVAL AND GBRS APPLICATION FORMS**



APPLICATION FOR DEVELOPMENT APPROVAL
Town Planning Scheme No. 3
FORM 110

Date stamp

Part 1 Owner Details

Full Name

DAVID FRANCIS DEPIAZZI PETA MARYANNE DEPIAZZI

ABN (if applicable)

82 153 384 202

Postal Address

148 DEPIAZZI ROAD DARDANUP W.A 6236

Phone

08 9728 1152

Mobile

Phone A/H

Fax

08 97 281239

Email

david@depiazzi.com.au

Contact person for correspondence

AARON DEPIAZZI

Signature

[Signature]

Date

06 / 02 / 2019

Signature

[Signature]

Date

06 / 02 / 2019

The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).

Part 2 Applicant Details (if different from owner)

Full Name

B & J Catalano

Postal Address

South Western Highway
Brunswick Junction 6224

Phone

9 726 8100

Mobile

Phone A/H

Fax

9 726 8100

9 726 1575

Email

peterbennett@catalano.com.au

Contact person for correspondence

Michael Lundstrom, Lundstrom Environmental Consultants, 0417 934 863

Signature

[Signature]

Date

06 / 02 / 2019

Part 3 Property Details

Lot No 4577	Street No 148	Street Name Depiazzi Road
Suburb Dardanup		Post Code 6236
Nearest street intersection Depiazzi Road and Ferguson Road		
Plan or Diagram Number 205851	Certificate of Title – Vol/Fol 261/ 28A	
Title encumbrances (e.g. easements, restrictive covenants)		

Part 4 Proposed Development

Nature of development Works Use Works and Use

Is an exemption from approval claimed for part of the development? Yes No

If yes, is the exemption for: Works Use

Description of proposed works and/or land use
Gravel processing

Description of exemption claimed (if relevant)

Nature of existing buildings and/or land use
Composting Facility

Approximate cost of proposed development

Estimated time of completion
2021

Part 5 OFFICE USE ONLY

Acceptance Officer's initials

Date received

Local Government Reference No

Part 6 Return form to

Shire of Dardanup
 Planning Department
 1 Council Drive/PO Box 7016
 EATON WA 6232

Phone: (08) 9724 0300 Fax: (08) 9724 0091
 Email: records@dardanup.wa.gov.au



APPENDIX 2
SPILL MANAGEMENT PLAN

Safety Practice

SAF-SP-029 HYDROCARBON SPILL RESPONSE

PURPOSE

This procedure summarises the safety practice of B & J Catalano to control the personal and environmental hazard posed by hydrocarbon spills. It outlines the correct procedure for controlling, recovering and reporting hydrocarbon spills to ensure compliance with West Australian legislative requirements.

SCOPE

This safety practice will apply to all B & J Catalano areas and employees.

DEFINITIONS

MSDS: Material Safety Data Sheet - A document which describes the properties and use of a substance, i.e., its identity, chemical and physical properties, health hazard information, precautions for use and safe handling information.

Hydrocarbon: An organic compound containing only carbon and hydrogen including diesel, oil, petrol, grease, solvent-based degreasers, hydraulic fluids and transformer oils.

Hydrocarbon Spill: Any uncontrolled release of hydrocarbon products.

Bund: An embankment or wall that may form part or the entire perimeter of a compound. Usually made of concrete, bunds are placed around storage tanks to contain spills.

INFORMATION

Under the general and specific provision of duty of care an employer shall, so far as is practicable, provide and maintain a working environment in which his employees are not exposed to hazards existing in the workplace. This requirement includes the hazards associated with hydrocarbons spills.

It is the responsibility of ALL employees and contractors to manage hydrocarbon spills as they occur. Supervisors are accountable if their immediate areas are found to have poor hydrocarbon management practices (this includes the clean-up of minor spills).

Spills involving hydrocarbons have the potential to produce adverse consequences to human health and/or the environment. Environmental spills can lead to contamination of water (both surface and aquifers), soil and habitats. The effect is higher closure costs, loss of a potable resource, death of flora and fauna, requirement for remediation, classification into Western Australia's Contaminated Sites database and prosecution by the Department of Environment and Conservation (DEC).

Document No.	Doc Type	Approved	Rev. No.	Rev. Date	Page
SAF-SP-29	SAF	May 2011	1.0	May 2012	1 of 4

This safety practise outlines:

- Action required when a spill is identified
- Techniques to restrict the extent of the contamination
- Techniques to collect spilled material
- Techniques to collect and dispose of contaminated material
- Techniques to treat soils contaminated by hydrocarbon
- Reporting requirements in regard to hydrocarbon spills

REQUIREMENTS

1 Action required when a spill is identified

- 1.1 Isolate the spill area
- 1.2 Identify the spilt substance
- 1.3 Identify hazards and PPE requirements – consult the appropriate MSDS.
- 1.4 If safe to do so, the source of the spill should be restricted or stopped (i.e. shutdown machinery, switch off pumps, close valves).
- 1.5 If suitable equipment is readily available and can be operated in a safe manner, the extent of the spill is to be contained.
- 1.6 Contact immediate Supervisor as soon as possible and advise of spill.

2 Techniques to restrict the extent of the contamination

- 2.1 If possible restrict the source of the spill to ensure the flow of hydrocarbon is stopped.
- 2.2 If the spill is occurring outside a containment bund, use earthmoving equipment to construct additional earthen bunds to contain the extent of the flow.
- 2.3 Isolate drains.
- 2.4 On advice of Environmental Department, pump source material from either or both of the source container or the bunded containment into a safe container.

3 Techniques to collect spilled hydrocarbon

- 3.1 On advice of Environmental Department, pump source material from either or both of the source container or the bunded containment into a safe container.
- 3.2 Use absorbent materials to soak up residual hydrocarbon.
- 3.3 If the spill occurs in an area where a water body has become contaminated, use mini air booms to contain the spread of hydrocarbon on the surface of the water.
- 3.4 Use a skimmer to collect contained hydrocarbon in a triple oil separator or retain on the surface of the water body and pump to a waste oil tank or other safe container.
- 3.5 Hydrocarbon absorbents are to be collected and disposed of as decided by the Environmental Department and according to site requirements.

Document No.	Doc Type	Approved	Rev. No.	Rev. Date	Page
SAF-SP-29	SAF	May 2011	1.0	May 2012	2 of 4

4 Techniques to treat soils contaminated by hydrocarbon

- 4.1 Dependent on site requirements and on advice from the Environmental Department, contaminated soils may be treated in the following ways:
- Collected and disposed of
 - Encapsulated in the waste dump
 - Collected or remain in situ and treated by bioremediation to breakdown the hydrocarbon.
- 4.2 On completion of the rehabilitation program the Environmental Department must inspect and verify that the spill has been successfully remediated.

5 Reporting requirements in regard to hydrocarbon spills

- 5.1 All incidents of hydrocarbon spills are to be reported to the immediate Supervisor as soon as possible and followed up with the completion of the B&J Catalano Incident Report Form which requires an incident investigation to determine root cause and assists in the prevention of a reoccurrence.
- 5.2.1 The immediate Supervisor must then report the incident to the Environmental Department to determine what reporting to external departments is required i.e. Department of Conservation.

Table 1: Suggested Spill Equipment

Type of Spill	Recommended Spill Equipment
Spill on rocks / dirt	<ul style="list-style-type: none"> • Use earthen bunds or booms to contain spill • Polypropylene pads to mop up excess oil at the outset • Global Peat or Enretec to treat contaminated soil in-situ
Spill on concrete / hardstand area e.g. workshop	<ul style="list-style-type: none"> • Polypropylene pads (easiest and quickest) • Floorsorb / kitty litter if pads not available (this must be swept up and disposed of in hydrocarbon bins immediately, as these products are not hydrophobic and will not contain the spill if they become wet)
Spill in containment bund	<ul style="list-style-type: none"> • Polypropylene pads or pillows • Bund can be drained or sucked out to waste oil receptacle if the spill is large
Spill occurs when raining or on a water body	<ul style="list-style-type: none"> • Polypropylene pads

Document No.	Doc Type	Approved	Rev. No.	Rev. Date	Page
SAF-SP-29	SAF	May 2011	1.0	May 2012	3 of 4

RELATED DOCUMENTS

- a. B&J Catalano Incident Report Form

REFERENCES

- a. Occupational Safety and Health Act (WA) 1984
- b. Occupational Safety and Health Regulations (WA) 1996
- c. Mines Safety and Inspections Act (WA) 1994
- d. Mines Safety and Inspections Regulations (WA) 1995
- e. Environmental Protection Act 1986
- f. Environmental Protection (Unauthorised Discharges) Regulations 2004
- g. AS 1940 : 2004 Storage and handling of flammable and combustible liquids

DOCUMENT CONTROL

Approval			
Role	Name	Date	
General Manager	Nunzio Giunta	Sept 2011	
HSE/HR Manager	Doriann Walls	Sept 2011	
Revision Events			
Rev.	Author	Changes	Date
1.0	Nic Henley		May 2011
2.0	Ian Prosser	Definitions / Table 1	March 2012

Document No.	Doc Type	Approved	Rev. No.	Rev. Date	Page
SAF-SP-29	SAF	May 2011	1.0	May 2012	4 of 4

APPENDIX 3
DWER LICENCE L7089/11



Government of **Western Australia**
Department of **Environment Regulation**

(Appendix ORD: 12.3A)

Your ref: L7089/1997/11
Our ref: 2011/004309
Enquiries: Brad Cox
Phone: 08 9725 4300
Fax: 08 9725 4351
Email: bradley.cox@der.wa.gov.au

The Manager
Fitonia Pty Ltd
148 Depiazzi Road
DARDANUP WA 6236

Dear Sir/Madam,

ENVIRONMENTAL PROTECTION ACT 1986: LICENCE GRANTED

Premises

TJ Depiazzi & Sons Composting
Depiazzi Road
DARDANUP WA 6236

Licence Number: L7089/1997/11

A licence under the *Environmental Protection Act 1986* (the Act) has been granted for the above premises. The Department of Environmental Regulation will advertise the issuing of this licence in the public notices section of *The West Australian* newspaper.

The licence includes attached conditions. Under Section 58(1) of the Act, it is an offence to contravene a condition of a licence. This offence carries a penalty of up to \$125,000 and a daily penalty of up to \$25,000.

In accordance with section 102(1)(c) of the Act, you have 21 days to appeal the conditions of the licence. Under section 102(3)(a) of the Act, any other person may also appeal the conditions of the licence. To lodge an appeal contact the Office of the Appeals Convenor on 6467 5190 or by email at admin@appealsconvenor.wa.gov.au.

Where a licence is issued for more than one year it requires payment of an annual fee and will cease to have effect if the fee is unpaid. It is the occupier's responsibility to lodge a fee application and pay the annual fee in sufficient time to avoid incurring a late payment fee and for processing to be completed before the licence anniversary date. If you have any queries regarding the above information, please contact Brad Cox on 9725 4300.

Yours sincerely

Kerry Laszig
Officer delegated under Section 20
of the *Environmental Protection Act 1986*

Thursday, 2 October 2014

enc: *Environmental Protection Act 1986* Licence L7089/1997/11



Licence

Environmental Protection Act 1986, Part V

Licensee: Fitonia Pty Ltd

Licence: L7089/1997/11

Registered office: 148 Depiazzi Road
DARDANUP WA 6236

ACN: 008 914 494

Premises address: TJ Depiazzi & Sons – Composting facility
Depiazzi Road
DARDANUP WA 6236
Being Lot 4577 on Plan 205851 as depicted in Schedule 1.

Issue date: Thursday, 2 October 2014

Commencement date: Monday, 6 October 2014

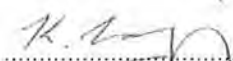
Expiry date: Saturday, 5 October 2019

Prescribed premises category
Schedule 1 of the *Environmental Protection Regulations 1987*

Category number	Category description	Category production or design capacity	Approved premises production or design capacity
67A	Compost Manufacturing and Soil Blending: premises on which organic material (excluding silage) or waste is stored pending processing, mixing, drying or composting to produce commercial quantities of compost or blended solids	1 000 tonnes or more per year	120 000 tonnes per annual period

Conditions

This Licence is subject to the conditions set out in the attached pages.



.....
Officer delegated under section 20
of the *Environmental Protection Act 1986*



Contents

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Introduction

This Introduction is not part of the Licence conditions.

DER's industry licensing role

The Department of Environment Regulation (DER) is a government department for the state of Western Australia in the portfolio of the Minister for Environment. DER's purpose is to advise on and implement strategies for a healthy environment for the benefit of all current and future Western Australians.

DER has responsibilities under Part V of the *Environmental Protection Act 1986* (the Act) for the licensing of prescribed premises. Through this process DER works with the business owners, community, consultants, industry and other representatives to prevent, control and abate pollution and environmental harm to conserve and protect the environment. DER also monitors and audits compliance with works approvals and licence conditions, takes enforcement action as appropriate and develops and implements licensing and industry regulation policy.

Licence requirements

This Licence is issued under Part V of the Act. Conditions contained within the Licence relate to the prevention, reduction or control of emissions and discharges to the environment and to the monitoring and reporting of them.

Where other statutory instruments impose obligations on the Premises/Licensee the intention is not to replicate them in the Licence conditions. You should therefore ensure that you are aware of all your statutory obligations under the Act and any other statutory instrument. Legislation can be accessed through the State Law Publisher website using the following link: <http://www.slp.wa.gov.au/legislation/statutes.nsf/default.html>

For your Premises relevant statutory instruments include but are not limited to obligations under the:

- *Environmental Protection (Unauthorised Discharges) Regulations 2004* – these Regulations make it an offence to discharge certain materials such as contaminated stormwater into the environment other than in the circumstances set out in the Regulations.
- *Environmental Protection (Controlled Waste) Regulations 2004* - these Regulations place obligations on you if you produce, accept, transport or dispose of controlled waste.
- *Environmental Protection (Noise) Regulations 1997* – these Regulations require noise emissions from the Premises to comply with the assigned noise levels set out in the Regulations.

You must comply with your Licence. Non-compliance with your Licence is an offence and strict penalties exist for those who do not comply.



Licence holders are also reminded of the requirements of section 53 of the Act which places restrictions on making certain changes to prescribed premises unless the changes are in accordance with a works approval, licence, closure notice or environmental protection notice.

Licence fees

If you have a licence that is issued for more than one year, you are required to pay an annual licence fee prior to the anniversary date of issue of your licence. Non payment of annual licence fees will result in your licence ceasing to have effect meaning that it will no longer be valid and you will need to apply for a new licence for your Premises.

Ministerial conditions

If your Premises has been assessed under Part IV of the Act you may have had conditions imposed by the Minister for Environment. You are required to comply with any conditions imposed by the Minister.

Premises description and Licence summary

Fitonia Pty Ltd operate the TJ Depiazzi & Sons Composting Facility in Dardanup WA. The composting facility obtains its raw material from saw mills throughout WA and makes compost which is delivered to customers throughout WA. Up to 120,000 tonnes of raw material is composted annually. The activity employs 34 staff and provides to wholesale markets only, most of which are in Perth.

This Licence is the successor to licence L7089/1997/10 and includes changes to conditions to convert the licence into REFIRE format.

The licences and works approvals issued for the Premises since 29/09/2011 are:

Instrument log		
Instrument	Issued	Description
L7089/1997/10	29/09/2011	Licence re-issue
L7089/1997/11	2/10/2014	Licence reissue and conversion to REFIRE format

Severance

It is the intent of these Licence conditions that they shall operate so that, if a condition or a part of a condition is beyond the power of this Licence to impose, or is otherwise *ultra vires* or invalid, that condition or part of a condition shall be severed and the remainder of these conditions shall nevertheless be valid to the extent that they are within the power of this Licence to impose and are not otherwise *ultra vires* or invalid.

END OF INTRODUCTION



Licence conditions

1 General

1.1 Interpretation

1.1.1 In the Licence, definitions from the *Environmental Protection Act 1986* apply unless the contrary intention appears.

1.1.2 For the purposes of this Licence, unless the contrary intention appears:

'Act' means the *Environmental Protection Act 1986*;

'annual period' means the inclusive period from 1 January until 31 December in that year;

'CEO' means Chief Executive Officer of the Department of Environment Regulation;

'CEO' for the purpose of correspondence means;

Manager Licensing (Greater Swan)
Department of Environment Regulation
PO Box 1693
BUNBURY WA 6231
Telephone: (08) 9725 4300
Facsimile: (08) 9725 4351
Email: grswanbunbury@der.wa.gov.au;

'code of practice for the storage and handling of dangerous goods' means document titled "Storage and handling of dangerous goods: Code of Practice" published by the Department of Mines and Petroleum, as amended from time to time;

'compost' means an organic product that has undergone controlled aerobic and thermophilic biological transformation through the composting process;

'composting' the process whereby organic materials are microbiologically transformed under controlled aerobic conditions.

'dangerous goods' has the meaning defined in the *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*;

'environmentally hazardous material' means material (either solid or liquid raw materials, materials in the process of manufacture, manufactured products, products used in the manufacturing process, by-products and waste) which if discharged into the environment from or within the premises may cause pollution or environmental harm. Note: Environmentally hazardous materials include dangerous goods where they are stored in quantities below placard quantities. The storage of dangerous goods above placard quantities is regulated by the Department of Mines and Petroleum;

'fugitive emissions' means all emissions not arising from point sources;

'green waste' means waste that originates from untreated trees or plants;

'leachate' means liquid released by or water that has percolated through waste and which contains some of its constituents;

'Licence' means this Licence numbered L7089/1997/11 and issued under the Act;



'Licensee' means the person or organisation named as Licensee on page 1 of the Licence;

'Organic waste' means all solid food and food processing wastes, paper wastes, wood waste, timber processing wastes, biosolids, manures and sludges;

'Premises' means the area defined in the Premises Map in Schedule 1 and listed as the Premises address on page 1 of the Licence;

'Schedule 1' means Schedule 1 of this Licence unless otherwise stated;

'Schedule 2' means Schedule 2 of this Licence unless otherwise stated;

'usual working day' means 0800 – 1700 hours, Monday to Friday excluding public holidays in Western Australia.

1.1.3 Any reference to an Australian or other standard in the Licence means the relevant parts of the standard in force from time to time during the term of this Licence.

1.1.4 Any reference to a guideline or code of practice in the Licence means the current version of the guideline or code of practice in force from time to time, and shall include any amendments or replacements to that guideline or code of practice made during the term of this Licence.

1.2 General conditions

1.2.1 Nothing in the Licence shall be taken to authorise any emission that is not mentioned in the Licence, where the emission amounts to:

- (a) pollution;
- (b) unreasonable emission;
- (c) discharge of waste in circumstances likely to cause pollution; or
- (d) being contrary to any written law.

1.2.2 The Licensee shall operate and maintain all pollution control and monitoring equipment to the manufacturer's specification or any relevant and effective internal management system.

1.2.3 The Licensee, except where storage is prescribed in section 1.3, shall ensure that environmentally hazardous materials are stored in accordance with the code of practice for the storage and handling of dangerous goods.

1.2.4 The Licensee shall immediately recover, or remove and dispose of spills of environmentally hazardous materials outside an engineered containment system.

1.2.5 The Licensee shall:

- (a) implement all practical measures to prevent stormwater run-off becoming contaminated by the activities on the Premises; and
- (b) treat contaminated or potentially contaminated stormwater as necessary prior to being discharged from the Premises.

Note1: The *Environmental Protection (Unauthorised Discharges) Regulations 2004* make it an offence to discharge certain materials into the environment.

1.3 Premises operation

1.3.1 The Licensee shall only accept waste on to the Premises if:

- (a) it is of a type listed in Table 1.3.1; and
- (b) the quantity accepted is below any quantity limit listed in Table 1.3.1; and
- (c) it meets any specification listed in Table 1.3.1.





2 Emissions

2.1 General

2.1.1 The Licensee shall record and investigate the exceedance of any descriptive or numerical limit or target specified in any part of section 2 of this Licence.

2.2-2.4 Point source emissions to air, surface water and groundwater

There are no specified conditions relating to point source emissions to air, surface water or groundwater in this section.

2.5 Emissions to land

There are no specified conditions relating to emissions to land in this section.

2.6 Fugitive emissions

2.6.1 The Licensee shall use all reasonable and practical measures to prevent and where that is not practicable to minimise dust emissions from the Premises.

2.7 Odour

2.7.1 The Licensee shall ensure that odour emitted from the Premises does not unreasonably interfere with the health, welfare, convenience, comfort or amenity of any person who is not on the Premises.

2.8 Noise

There are no specified conditions relating to noise in this section.

3 Monitoring

There are no specified conditions relating to monitoring in this section.

4 Improvements

There are no specified improvement conditions in this section.

5 Information

5.1 Records

5.1.1 All information and records required by the Licence shall:

- (a) be legible;
- (b) if amended, be amended in such a way that the original and subsequent amendments remain legible or are capable of retrieval;
- (c) except for records listed in 5.1.1(d) be retained for at least 6 years from the date the records were made or until the expiry of the Licence or any subsequent licence; and
- (d) for those following records, be retained until the expiry of the Licence and any subsequent licence:
 - (i) off-site environmental effects; or
 - (ii) matters which affect the condition of the land or waters.

5.1.2 The Licensee shall ensure that:

- (a) any person left in charge of the Premises is aware of the conditions of the Licence and has access at all times to the Licence or copies thereof; and



(b) any person who performs tasks on the Premises is informed of all of the conditions of the Licence that relate to the tasks which that person is performing.

5.1.3 The Licensee shall complete an Annual Audit Compliance Report indicating the extent to which the Licensee has complied with the conditions of the Licence, and any previous licence issued under Part V of the Act for the Premises for the previous annual period.

5.1.4 The Licensee shall implement a complaints management system that as a minimum records the number and details of complaints received concerning the environmental impact of the activities undertaken at the Premises and any action taken in response to the complaint.

5.2 Reporting

5.2.1 The Licensee shall submit to the CEO an Annual Environmental Report within 32 calendar days after the end of the annual period. The report shall contain the information listed in Table 5.2.1 in the format or form specified in that table.

Table 5.2.1: Annual Environmental Report		
Condition or table (if relevant)	Parameter	Format or form¹
-	Summary of any failure or malfunction of any pollution control equipment and any environmental incidents that have occurred during the annual period and any action taken	None specified
-	Monthly volumes of compost processed	None specified
-	Any issues raised from inspections or incident responses during the reporting period, together with details as to how these have been addressed / rectified or, if the work is yet to be completed, how and when they will be completed / rectified.	None specified
-	Any changes to site boundaries, location of groundwater monitoring bores, surface drainage channels and on-site or off-site impacts or pollution.	None specified
5.1.3	Compliance	Annual Audit Compliance Report (AACR)
5.1.4	Complaints summary	None specified

Note 1: Forms are in Schedule 2

5.3 Notification

5.3.1 The Licensee shall ensure that the parameters listed in Table 5.3.1 are notified to the CEO in accordance with the notification requirements of the table.

Table 5.3.1: Notification requirements			
Condition or table (if relevant)	Parameter	Notification requirement¹	Format or form²
-	Any failure or malfunction of any pollution control equipment or any incident, which has caused, is causing or may cause pollution	Part A: As soon as practicable but no later than 5pm of the next usual working day. Part B: As soon as practicable	N1

Note 1: Notification requirements in the Licence shall not negate the requirement to comply with s72 of the Act

Note 2: Forms are in Schedule 2



Schedule 1: Maps

Premises map

The Premises is shown in the maps below. The red line depicts the Premises boundary.





Schedule 2: Reporting & notification forms

These forms are provided for the proponent to report monitoring and other data required by the Licence. They can be requested in an electronic format.

ANNUAL AUDIT COMPLIANCE REPORT PROFORMA

SECTION A LICENCE DETAILS

Licence Number:	Licence File Number:
Company Name:	ABN:
Trading as:	
Reporting period: _____ to _____	

STATEMENT OF COMPLIANCE WITH LICENCE CONDITIONS

1. Were all conditions of the Licence complied with within the reporting period? (please tick the appropriate box)

Yes Please proceed to Section C

No Please proceed to Section B

Each page must be initialled by the person(s) who signs Section C of this Annual Audit Compliance Report (AACR).

Initial:



SECTION C

SIGNATURE AND CERTIFICATION

This Annual Audit Compliance Report (AACR) may only be signed by a person(s) with legal authority to sign it. The ways in which the AACR must be signed and certified, and the people who may sign the statement, are set out below.

Please tick the box next to the category that describes how this AACR is being signed. If you are uncertain about who is entitled to sign or which category to tick, please contact the licensing officer for your premises.

If the licence holder is		The Annual Audit Compliance Report must be signed and certified:
An individual	<input type="checkbox"/> <input type="checkbox"/>	by the individual licence holder, or by a person approved in writing by the Chief Executive Officer of the Department of Environment Regulation to sign on the licensee's behalf.
A firm or other unincorporated company	<input type="checkbox"/> <input type="checkbox"/>	by the principal executive officer of the licensee; or by a person with authority to sign on the licensee's behalf who is approved in writing by the Chief Executive Officer of the Department of Environment Regulation.
A corporation	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	by affixing the common seal of the licensee in accordance with the <i>Corporations Act 2001</i> ; or by two directors of the licensee; or by a director and a company secretary of the licensee, or if the licensee is a proprietary company that has a sole director who is also the sole company secretary – by that director, or by the principal executive officer of the licensee; or by a person with authority to sign on the licensee's behalf who is approved in writing by the Chief Executive Officer of the Department of Environment Regulation.
A public authority (other than a local government)	<input type="checkbox"/> <input type="checkbox"/>	by the principal executive officer of the licensee; or by a person with authority to sign on the licensee's behalf who is approved in writing by the Chief Executive Officer of the Department of Environment Regulation.
a local government	<input type="checkbox"/> <input type="checkbox"/>	by the chief executive officer of the licensee; or by affixing the seal of the local government.

It is an offence under section 112 of the *Environmental Protection Act 1986* for a person to give information on this form that to their knowledge is false or misleading in a material particular. There is a maximum penalty of \$50,000 for an individual or body corporate.

I/We declare that the information in this annual audit compliance report is correct and not false or misleading in a material particular.

SIGNATURE: _____

SIGNATURE: _____

NAME:
(printed) _____

NAME:
(printed) _____

POSITION: _____

POSITION: _____

DATE: ____/____/____

DATE: ____/____/____

SEAL (if signing under seal)



Government of **Western Australia**
Department of **Environment Regulation**

Licence: L7089/1997/11
Form: N1

Licensee: Fitonia Pty Ltd
Date of breach:

Notification of detection of the breach of a limit or any failure or malfunction of any pollution control equipment or any incident which has caused, is causing or may cause pollution.

These pages outline the information that the operator must provide.
Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

Part A

Licence Number	
Name of operator	
Location of Premises	
Time and date of the detection	

Notification requirements for the breach of a limit	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

Notification requirements for any failure or malfunction of any pollution control equipment or any incident which has caused, is causing or may cause pollution	
Date and time of event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken , or intended to be taken, to stop any emission	
Description of the failure or accident	



Government of Western Australia
Department of Environment Regulation

Decision Document

Environmental Protection Act 1986, Part V

Proponent: **Fitonia Pty Ltd**

Licence: **L7089/1997/11**

Registered office: 148 Depiazzi Road
DARDANUP WA 6236

ACN: 008 914 494

Premises address: TJ Depiazzi & Sons – Composting facility
Depiazzi Road
DARDANUP WA 6236
Being Lot 4577 on Plan 205851

Issue date: Thursday, 2 October 2014

Commencement date: Monday, 6 October 2014

Expiry date: Saturday, 5 October 2019

Decision

Based on the assessment detailed in this document the Department of Environment Regulation (DER), has decided to issue a licence. DER considers that in reaching this decision, it has taken into account all relevant considerations and legal requirements and that the Licence and its conditions will ensure that an appropriate level of environmental protection is provided.

Decision Document prepared by: Bradley Cox
Licensing Officer

Decision Document authorised by: Neville Welsh
Manager Licensing



Contents

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1 Purpose of this Document

This decision document explains how DER has assessed and determined the application and provides a record of DER's decision-making process and how relevant factors have been taken into account. Stakeholders should note that this document is limited to DER's assessment and decision making under Part V of the *Environmental Protection Act 1986*. Other approvals may be required for the proposal, and it is the proponent's responsibility to ensure they have all relevant approvals for their Premises.

Works approval and licence conditions

DER has three types of conditions that may be imposed on works approvals and licences. They are as follows;

Standard conditions (SC)

DER has standard conditions that are imposed on all works approvals and licences regardless of the activities undertaken on the Premises and the information provided in the application. These are included as the following conditions on works approvals and licences:

Works approval conditions: 1.1.1-1.1.4, 1.2.1, 1.2.2, 5.1.1 and 5.1.2.

Licence conditions: 1.1.1-1.1.4, 1.2.1-1.2.4, 5.1.1-5.1.4 and 5.2.1.

For such conditions, justification within the Decision Document is not provided.

Optional standard conditions (OSC)

In the interests of regulatory consistency DER has a set of optional standard conditions that can be imposed on works approvals and licences. DER will include optional standard conditions as necessary, and are likely to constitute the majority of conditions in any licence. The inclusion of any optional standard conditions is justified in Section 4 of this document.

Non standard conditions (NSC)

Where the proposed activities require conditions outside the standard conditions suite DER will impose one or more non-standard conditions. These include both premises and sector specific conditions, and are likely to occur within few licences. Where used, justification for the application of these conditions will be included in Section 4.



2 Administrative summary

Administrative details		
Application type	Works Approval <input type="checkbox"/> New Licence <input checked="" type="checkbox"/> Licence amendment <input type="checkbox"/> Works Approval amendment <input type="checkbox"/>	
Activities that cause the premises to become prescribed premises	Category number(s)	Assessed design capacity
	67A: Compost manufacturing and soil blending	120 000 tonnes per annual period
Application verified	Date: 03/07/2014	
Application fee paid	Date: 11/07/2014	
Works Approval has been complied with	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Compliance Certificate received	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Commercial-in-confidence claim	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Commercial-in-confidence claim outcome		
Is the proposal a Major Resource Project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Was the proposal referred to the Environmental Protection Authority (EPA) under Part IV of the <i>Environmental Protection Act 1986</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Referral decision No: Managed under Part V <input type="checkbox"/> Assessed under Part IV <input type="checkbox"/>
Is the proposal subject to Ministerial Conditions?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Ministerial statement No: EPA Report No:
Does the proposal involve a discharge of waste into a designated area (as defined in section 57 of the <i>Environmental Protection Act 1986</i>)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Department of Water consulted Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is the Premises within an Environmental Protection Policy (EPP) Area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes include details of which EPP(s) here.		
Is the Premises subject to any EPP requirements?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, include details here, eg Site is subject to SO ₂ requirements of Kwinana EPP.		



Government of **Western Australia**
Department of **Environment Regulation**

3 Executive summary of proposal and assessment

Fitonia Pty Ltd operate the TJ Depiazzi & Sons Composting Facility in Dardanup WA. The composting facility obtains its raw material from saw mills throughout WA and makes compost which is delivered to customers throughout WA. Up to 120,000 tonnes of raw material is composted annually. The activity employs 34 staff and provides to wholesale markets only, most of which are in Perth.

The composting facility is located 3.4km East-South-East of Dardanup on the Whicher Scarp. Groundwater at the site is located 12.5m below ground level and the nearest surface water body to the site is approximately 700 metres away.

DER has amended this licence to convert it to the new standardised REFIRE format. During the conversion process, DER has not reassessed the acceptability or impacts of emissions and discharges from the Premises or revisited any existing emission control levels.

(Appendix ORD: 12.3A)

OSC NSC	condition 7 of the previous licence. OSC L1.3.1 replaces condition 3 of the previous licence. OSC L1.3.2 and 1.3.3 replaces condition 4 and 9 of the previous licence. NSC L1.3.4 replaces condition 5 of the previous licence. NSC L1.3.5 replaces condition 6 of the previous licence. NSC L1.3.6 replaces condition 8 of the previous licence. NSC L1.3.7 replaces condition 10 of the previous licence.	
OSC	Descriptive limits will be set through condition 2.6.1 and 2.7.1 of the licence and therefore OSC regarding recording and investigation of exceedances of limits or targets has been included.	N/A
N/A	Point source emissions to air have not been reassessed as part of this reissue. As the previous licence does not have conditions on point source emissions to air, no specified conditions have been included in this section.	N/A
N/A	Point source emissions to surface water have not been reassessed as part of this reissue. As the previous licence does not have conditions on point source emissions to surface water, no specified conditions have been included in this section.	N/A

OSC	Fugitive emissions have not been reassessed as part of this reissue. OSC L2.6.1 replaces condition 2 of the previous licence.	N/A
OSC	Odour emissions have not been reassessed as part of this reissue. OSC L2.7.1 replaces condition 1 of the previous licence.	N/A
N/A	Noise emissions have not been reassessed as part of this reissue. As the previous licence does not have conditions on noise, no specified conditions have been included in this section.	N/A
N/A	Monitoring has not been reassessed as part of this reissue. As the previous licence has no conditions on monitoring, no specified conditions have been included in this section.	N/A
N/A	Monitoring has not been reassessed as part of this reissue. As the previous licence has no conditions on monitoring, no specified conditions have been included in this section.	N/A
N/A	Monitoring has not been reassessed as part of this reissue. As the previous licence has no conditions on monitoring, no specified conditions have been included in this section.	N/A
N/A	Monitoring has not been reassessed as part of this reissue. As the previous licence has no conditions on monitoring, no specified conditions have been included in this section.	N/A
N/A	Monitoring has not been reassessed as part of this reissue. As the previous licence has no conditions on monitoring, no specified conditions have been included in this section.	N/A



6 Risk Assessment

Note: This matrix is taken from the DER Corporate Policy Statement No. 07 - Operational Risk Management

Table 1: Emissions Risk Matrix

Likelihood	Consequence				
	Insignificant	Minor	Moderate	Major	Severe
Almost Certain	Moderate	High	High	Extreme	Extreme
Likely	Moderate	Moderate	High	High	Extreme
Possible	Low	Moderate	Moderate	High	Extreme
Unlikely	Low	Moderate	Moderate	Moderate	High
Rare	Low	Low	Moderate	Moderate	High



Greater Bunbury Region Scheme
Form 1
Application for Planning Approval



Owner/s details

Registered proprietor/s (landowner/s) or the authorised agent's details must be provided in this section. If there are more than two landowners please provide all relevant information on a separate page. Signature/s must be provided by all registered proprietors or by an authorised agent. Alternatively, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided.

Full name: David Francis Depiazzi and Peta Maryanne Depiazzi
Company/agency (if applicable):
ACN/ABN (if applicable):
Postal address: 148 Depiazzi Road
Town/suburb: Dardanup Postcode: 6236
Signature: [Handwritten signature] Date: 06/02/2019
Print name and position: P. M. DEPIAZZI; D. F. DEPIAZZI (if signing on behalf of a company or agency)

Applicant details

Name/company: B & J Catalano
Contact person: Peter Bennett
Postal address: South Western Highway
Town/suburb: Brunswick Junction Postcode: 6224
Fax: 9726 1575 Email: peterbennett@catalano.com.au
Applicant signature: [Handwritten signature] Date: 06/02/2019
Print name and position: Peter Bennett, Compliance Manager (if signing on behalf of a company or agency)

Property details

Certificate of title description of land: Lot No 4577 Location No
Plan or Diagram 205851 Vol 261 Folio 28A
Certificate of title description of land: Lot No Location No
Plan or Diagram Vol Folio

Title encumbrances (e.g. easements, restrictive covenants)
Locality of development (house no., street name, suburb, etc) 148 Depiazzi Road
Nearest street intersection Depiazzi Road and Ferguson Road
Existing building/land use Composting Facility
Description of proposed development and/or use Gravel processing
Nature of any existing buildings and/or use One building used by Composting Facility
Approximate cost of proposed development (excl. gst) \$
Estimated time of completion 2021
Is the development within a designated bushfire prone area? Y/N Partly
If yes, please identify and address the bushfire risk (e.g. by including a BAL assessment(s) or BAL Contour Map and a Bushfire Management Plan with the application). Alternatively a short statement justifying why SPP 3.7 does not apply should be included with the application.

Office use only

Acceptance Officer's Initials Date Received
Local government reference No. Commission reference No.

The information and plans provided with this application may be made available by the WAPC for public viewing in connection with the application.

APPENDIX 4
SHIRE PLANNING APPROVAL

Our Ref: P7/16
Assess: A7411«ApplicationNo»
Doc No: DAP-0212382
Enquiries: 9724 0387
barbara.macaulay@dardanup.wa.gov.au

29 July 2016

TJ Depiazzi & Sons
148 Depiazzi Road
DARDANUP WA 6236

Dear Sir/Madam

**RE: APPLICATION FOR DEVELOPMENT APPROVAL
DEPOT FOR COMPOSTING MILL WASTE
LOT 4577 DEPIAZZI ROAD, DARDANUP**

With reference to the above application, please be advised that Council resolved [193/16] at its meeting 20 July 2016 to grant development approval subject to the conditions itemised on the attached Notice of Determination on Application for Development Approval.

Should you be aggrieved by any aspect of this decision, you have the right to apply for a review by the State Administration Tribunal. Such an application for review should be lodged with the State Administration Tribunal within twenty eight (28) days of the date of Council's determination. The necessary forms are available from State Administration GPO Box U1991, Perth 6845 (☎ 9219 3111).

If you have any further queries please do not hesitate to contact Barbara Macaulay on 9724 0387 or Barbara.macaulay@dardanup.wa.gov.au.

Yours sincerely



MR STEVE POTTER
Principal Planning Officer

Enc: Notice of Development Approval
Approved Plans – Doc Ref: DAP-0212379
Council Resolution 193/16 DAP-0212252

Development Application: P7/16
Assessment No: A7411

PLANNING AND DEVELOPMENT ACT 2005

**SHIRE OF DARDANUP
TOWN PLANNING SCHEME NO. 3
AND THE GREATER BUNBURY REGION SCHEME**

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Applicant Name:	T.J Depiazzi & Sons on behalf of David Depiazzi
Property Address:	Lot 4577 Depiazzi Road, Dardanup
Application date:	21 January 2016
Received on:	21 January 2016
Description of Proposed Development:	Depot for Composting Mill Waste

The application for development approval is:

- Approved subject to the following conditions:

Conditions of Approval

1. The layout of the site and size, design and location of the buildings and works permitted must always accord with the endorsed plan(s) and must not be altered or modified without further consent of Council.
2. The premises being used only in accordance with the 'Additional Use' for Depot for Composting Mill Waste' contained in Appendix IV, Additional Use Zones, Clause 3.15.1 (4) of the Shire of Dardanup Town Planning Scheme No. 3.
3. All stormwater from the building and hardstand areas shall be contained on site as indicated on the approved plan in accordance with the Shire's specifications (Policy ENG 20 – Stormwater Discharge from Buildings) at all times to the satisfaction of the Director of Engineering and Development Services.
4. The applicant is advised vegetative screening is to be maintained at all times to suitably screen the development as viewed from Depiazzi Road.
5. The applicant is to submit a 'Vehicle and Pedestrian Movement Plan' detailing provisions for the safe movement of pedestrians and vehicles on the site. The plan is to be submitted within 3 months of the date of this approval and be approved in writing by the Director of Engineering and Development Services.
6. A minimum of 45 carparking bays shall be provided. The driveways, accessways and carbays are to be paved, drained and marked to Shire's specifications in accordance with the approved plan and Appendix IIA of Town Planning Scheme No. 3.

.../2

7. A Water Management Plan is to be submitted within 3 months of the date of this approval and approved in writing by the Department of Water and the Director of Engineering and Development Services.
8. Once approved, the applicant is required to comply with the provisions of the Water Management Plan at all times.
9. A Fire Management Plan is to be submitted within 3 months of the date of this approval and approved in writing by the Department of Fire and Emergency Services and the Director of Engineering and Development Services.
10. Once approved, the applicant is required to comply with the Fire Management Plan at all times.

Advice notes:

- (a) If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- (b) Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- (c) With reference to Condition 6, the applicant is advised the provision of one car parking bay for those with special accessibility needs is to be provided and constructed in accordance with Australian Standard 1428.1-2001.
- (d) With reference to Conditions 5 and 6 details are to be provided addressing:
 - Provision for employee, visitor and disabled parking;
 - Visitor car parking bays shall be permanently marked for the exclusive use by visitors to the property;
 - Road markings are to be provided to safely direct the movement of pedestrians and vehicles on-site and provide suitable separation as required.
- (e) The Department of Water advises a Water Licence is required for the premises. The applicant is advised to contact the Department of Water.
- (e) With reference to Condition 7, the Department of Water advises the following Water Quality Protection Notes are relevant to this development and to the preparation of the Water Management Plan:
 - WQPN 90 'Organic material – storage and recycling'
 - WQPN 39 'Ponds for stabilizing organic matter'
 - WQPN 52 'Stormwater management at industrial sites'
 - WQPN 51 'Industrial wastewater management and disposal'
 - WQPN 65 'Toxic and hazardous substances – storage and use'

.../3

- (f) With reference to Condition 7, the Shire Environmental Health Services advises the following:
- All areas of the workshop floor that may be subject to liquid hydrocarbon and/or oil spillage, and vehicle wash-down are recommended to be directed to a suitable commercial size oil-water separator;
 - Hydrocarbons and detergent from vehicle wash-down and maintenance operations at this premises are not to enter the environment – in accordance with the Environmental Protection Act 1986;
 - Any toilets and sewage drainage lines from the workshop are to be directed into an effluent disposal system which is compliant with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
- (g) With reference to Condition 9, the Department of Fire and Emergency Services advises emergency vehicle access is to be provided in accordance with DFES Guideline GL 11 'Site Planning and Fire Appliance Specifications'.
- (h) If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

Advice Notes:

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

Date of determination: 20 July 2016

Signed: 

Dated: 29 July 2016

for and on behalf of the Shire of Dardanup

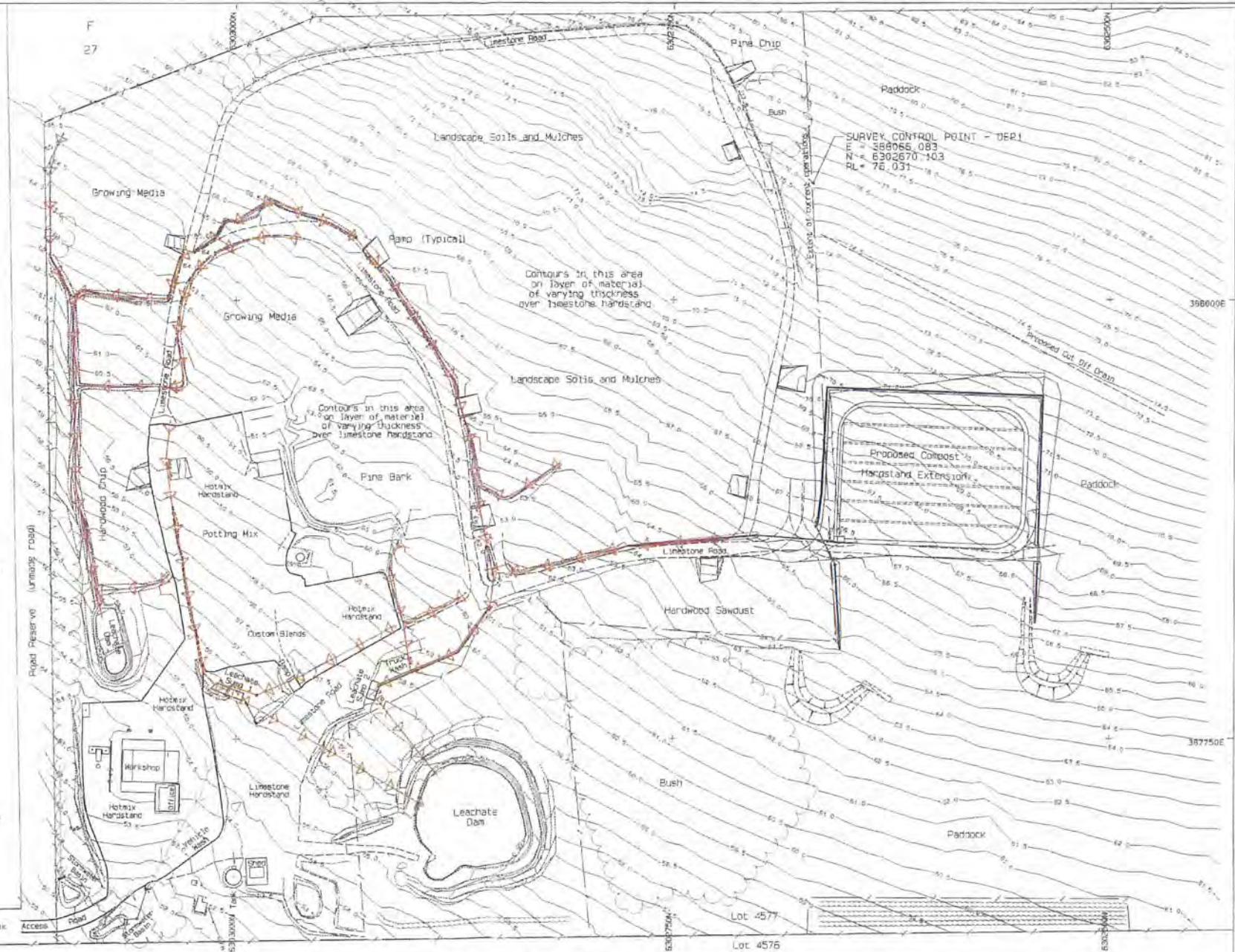
Note 1:
 Boundaries depicted are sourced from Langate Map Viewer cadastral database then shifted to fit a boundary peg located on the NE corner of Lot 4577. Expected accuracy is 0.3m



Legend
 Stormwater Drain
 Leachate Drain



Scale 1 : 1500 at A2



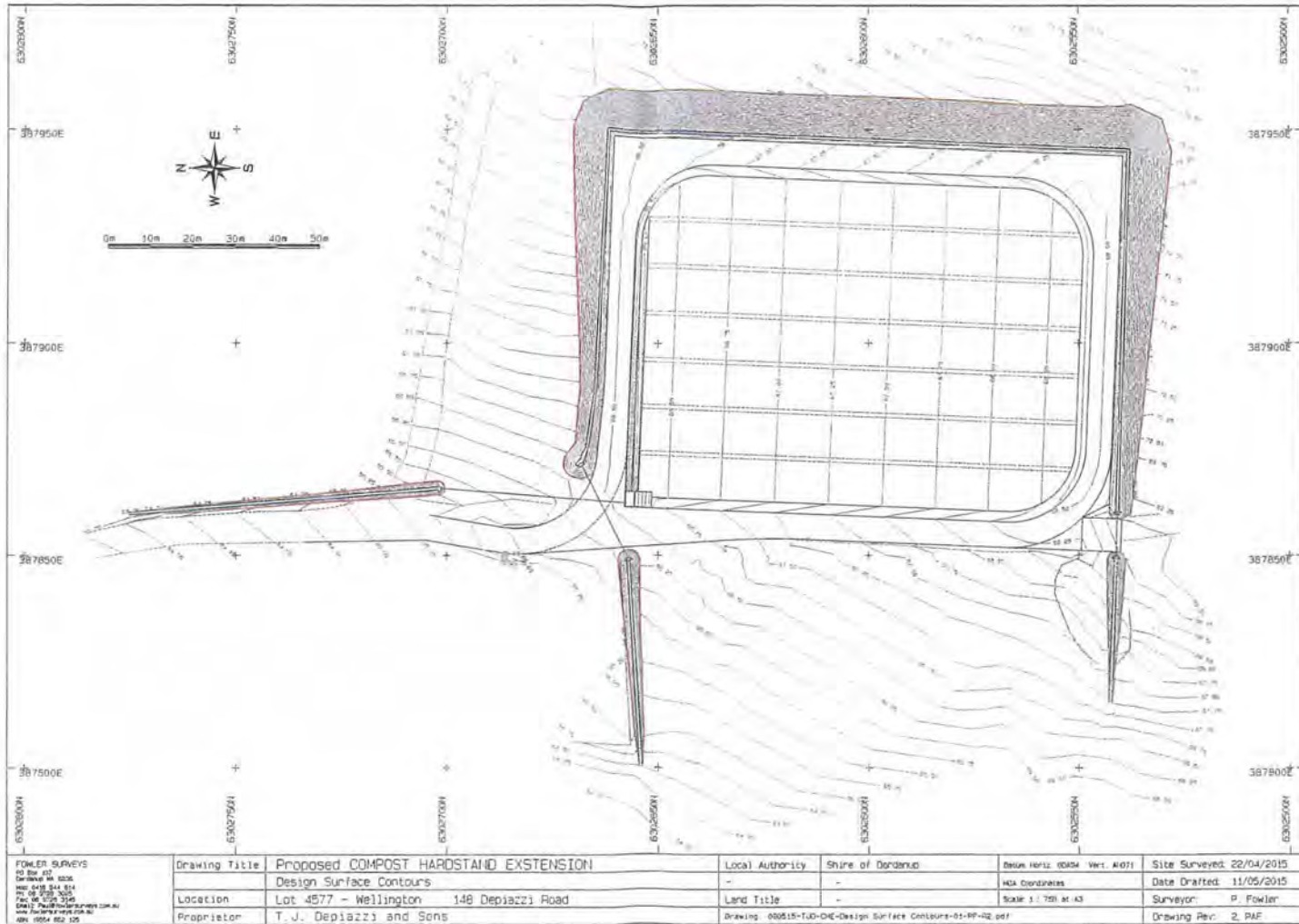
FOWLER SURVEYS
 Mob: 0418 944 614
 Ph: 08 9728 3025 Fax: 08 9728 3145
 Email: info@fowlersurveys.com.au
 www.fowlersurveys.com.au
 PO Box 107
 Dardanup WA 6235
 ABN: 19 554 652 125

Drawing: 190116 - TJO - Existing Site Drainage Arrangement - RF-R0.pdf

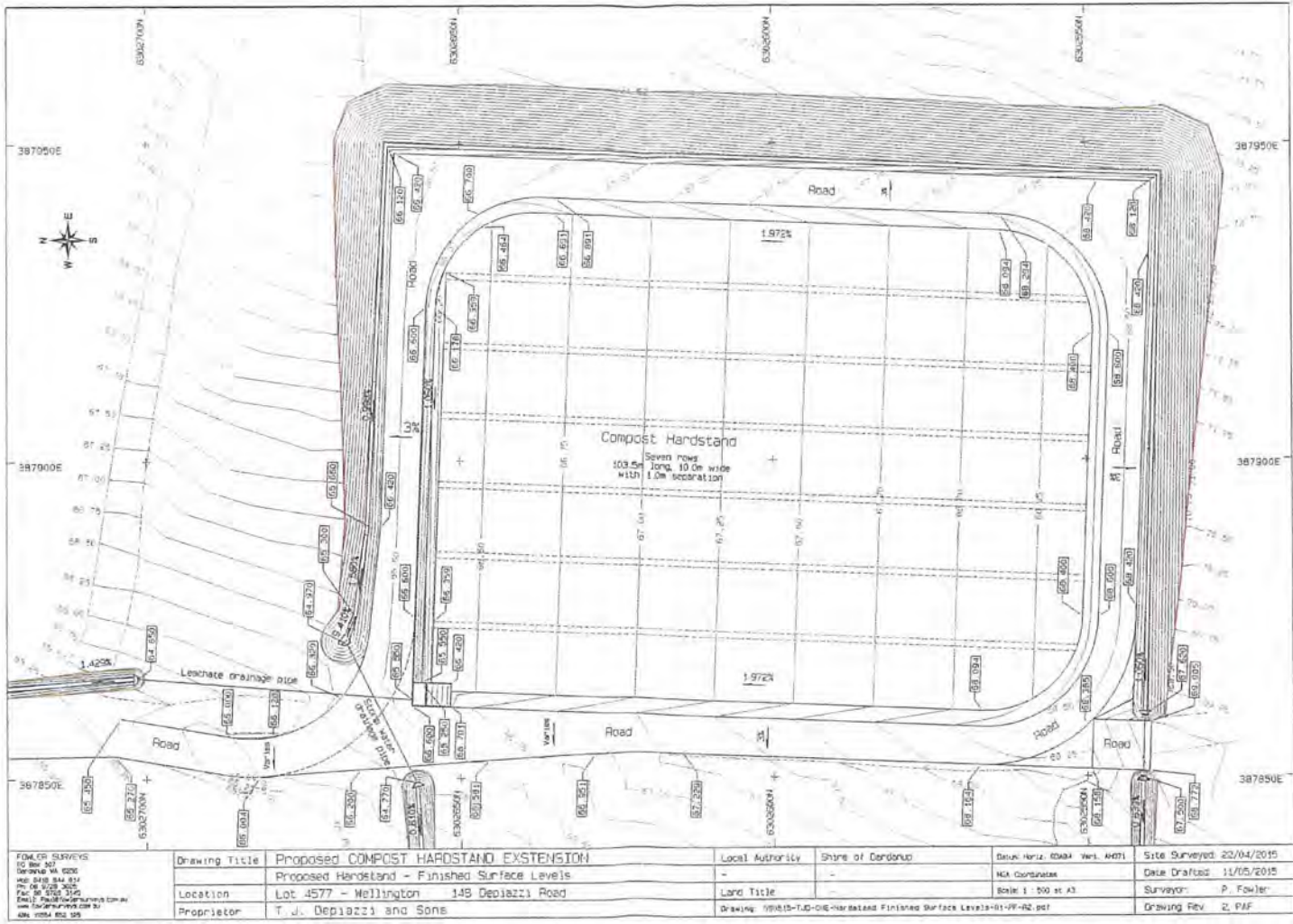
Datum: Horiz: GDA 94
 Coordinates: MGA Zone 50
 Datum: Vert: AH071
 Coordinates and levels established by RTK GPS from SSM Dardanup 5

Site Surveyed: 4-7/12/2015
 Date Drafted: 19/01/2016
 Surveyor: PAF, CF
 Scale: 1 : 1500 at A2
 Drawing Rev: 0, PAF

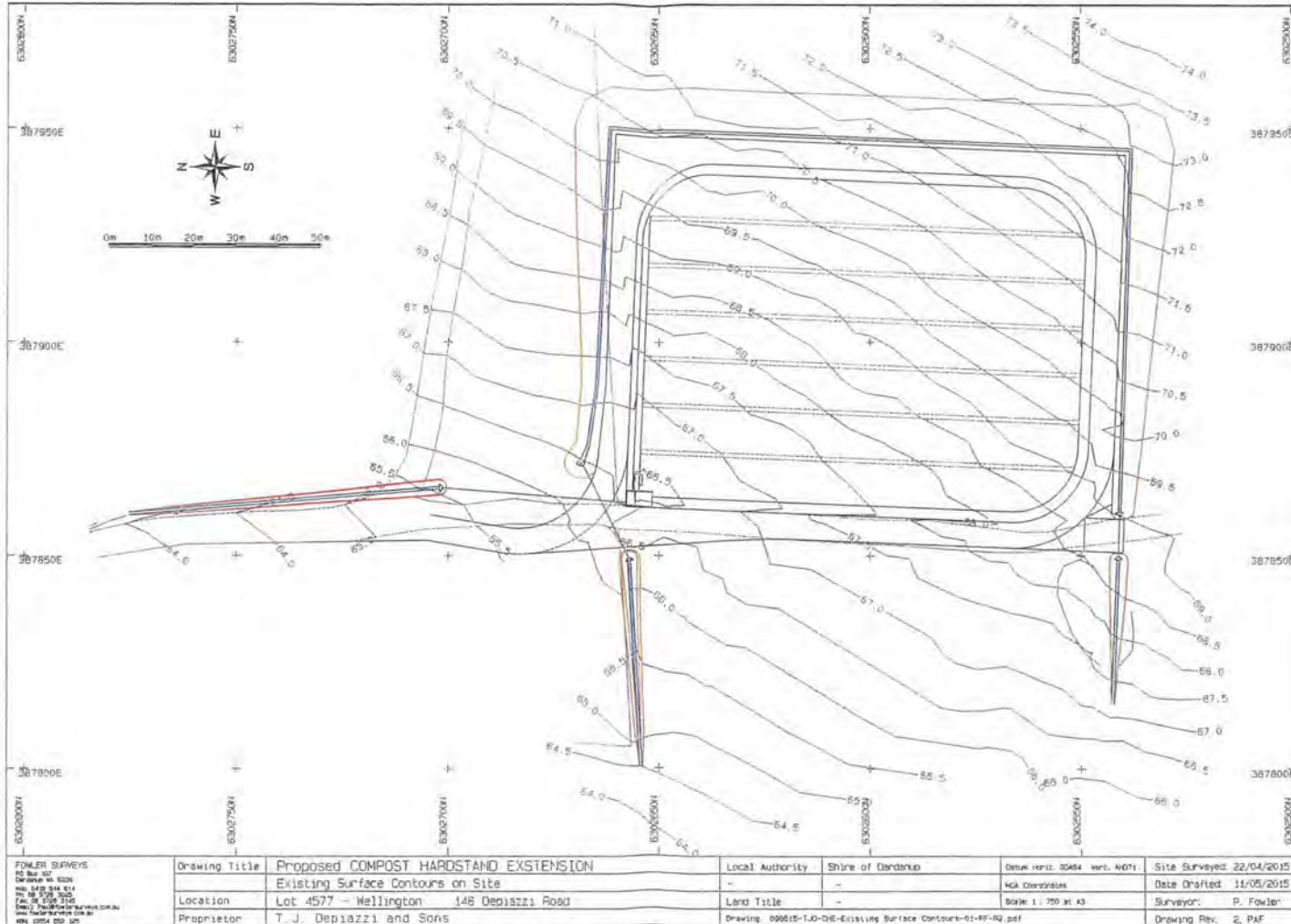
Client: T.J. Depiazzi & Sons
 148 Depiazzi Road Dardanup WA 6236 Shire of Dardanup
 Lot 4577 Wellington
 DETAIL SURVEY - Soils, Potting Mixes and Mulch production site.
 Sheet 2 - Stormwater and Leachate Drainage Arrangement

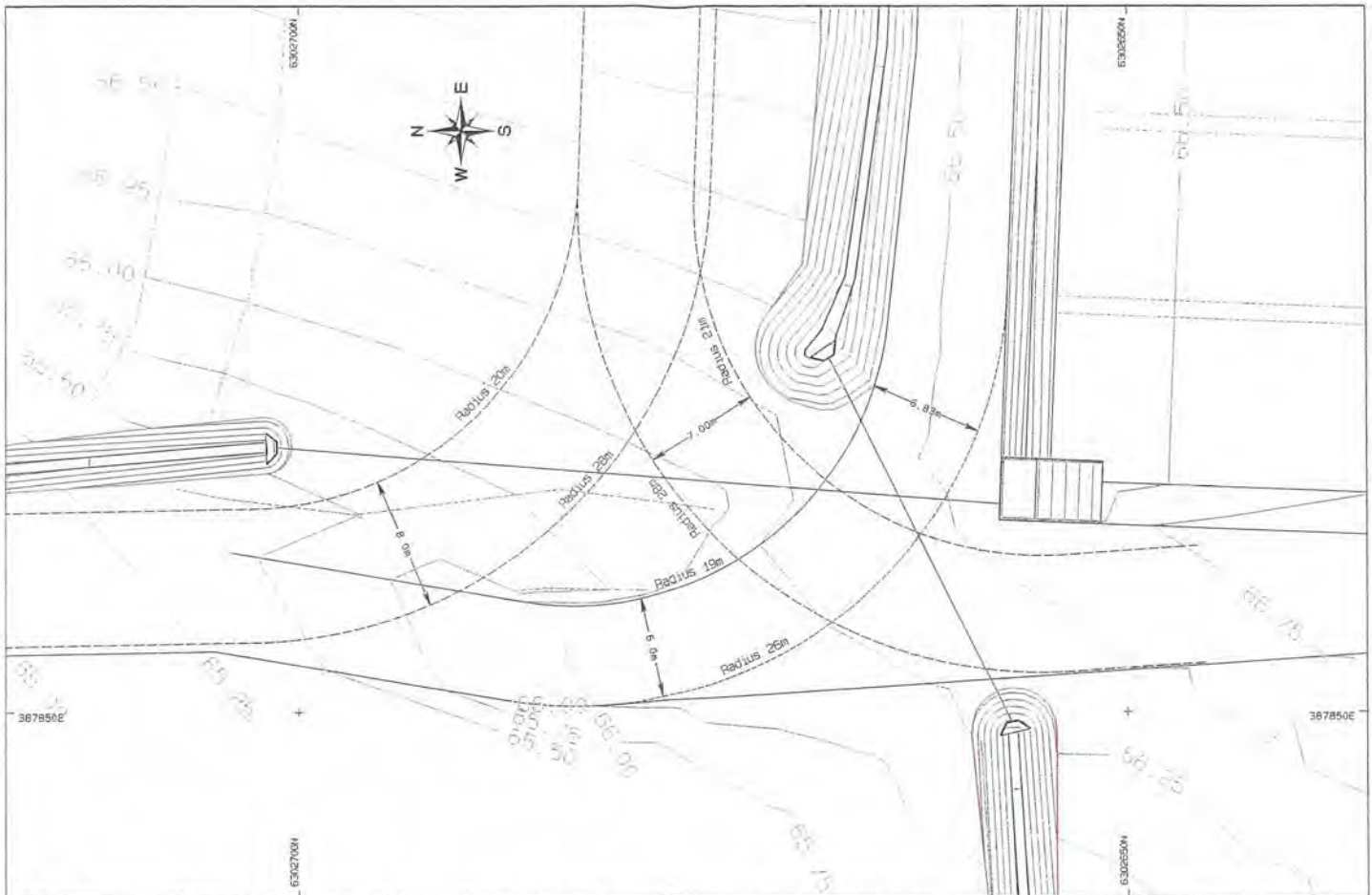


FOWLER SURVEYS 20 Box 417 Sandstone WA 6234 Mob: 08 948 814 814 Tel: 08 9258 3025 Fax: 08 9258 3165 Email: Paul@fowlersurveys.com.au www.fowlersurveys.com.au ABN: 62064 882 126	Drawing Title	Proposed COMPOST HARDSTAND EXTENSION	Local Authority	Shire of Dardanup	Drawn By: PAF Ver: 1/01	Site Surveyed: 22/04/2015
		Design Surface Contours			HDA Coordinates	Date Drafted: 11/05/2015
	Location	Lot 4577 - Wellington 148 Depiazzi Road	Land Title		Scale: 1:750 at A3	Surveyor: P. Fowler
	Proprietor	T. J. Depiazzi and Sons	Drawing: 000515-TJ-D-DC-Design Surface Contours-01-RP-02.pdf		Drawing Rev: 2, PAF	



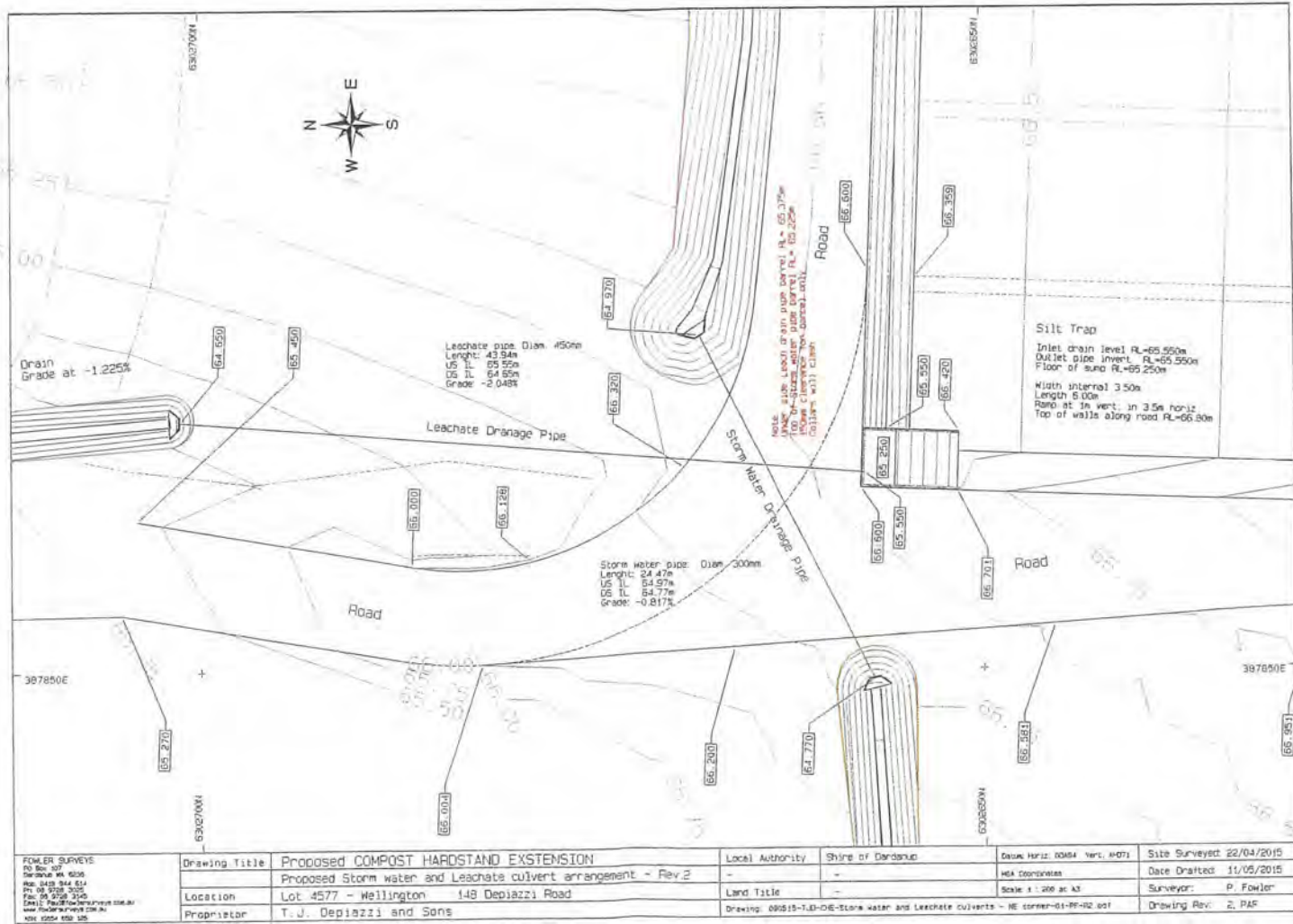
FOWLER SURVEYS 10 Box 267 DARDANUP WA 6200 Mob: 0810 844 811 Ph: 08 9428 3025 Fax: 08 9428 3142 Email: fowler@fowlersurveys.com.au www.fowlersurveys.com.au 086 1000 600 000	Drawing Title	Proposed COMPOST HARDSTAND EXTENSION	Local Authority	Shire of Dardanup	Drawn: April 2014 Wes. AH71	Site Surveyed: 20/04/2015
		Proposed Hardstand - Finished Surface Levels			ICA Computer	Date Drafted: 11/05/2015
	Location	Lot 4577 - Wellington 148 Deplazzi Road	Land Title		Scale: 1:500 at A3	Surveyor: P. Fowler
	Proprietor	T. J. Deplazzi and Sons			Drawing: 191815-TJD-016-Hardstand Finished Surface Levels-01-19-02.dwg	Drawing Rev: 2, PAF

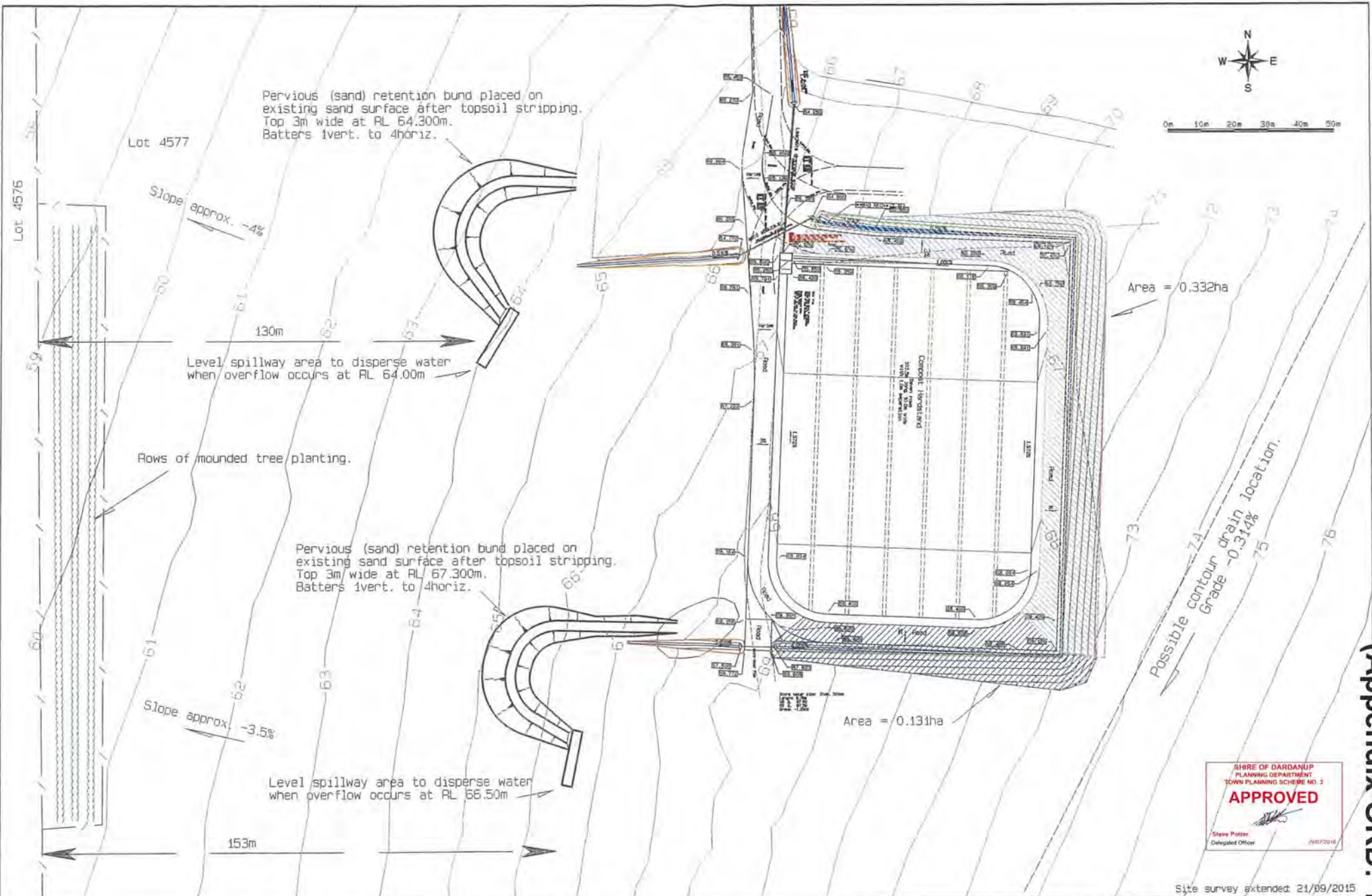




FOWLER SURVEYS PO Box 397 Dardanup WA 6206 Mob 0818 244 514 Fax 08 9338 3005 Email: fowler@fowlersurveys.com.au www.fowlersurveys.com.au ABN 55 601 400 100	Drawing Title Proposed COMPOST HARDSTAND EXTENSION Access Road - Wirth and Radii	Local Authority Shire of Dardanup	Drawn Horiz. 6D94 Ver. 4071 MGA Coordinates	Site Surveyed 22/04/2015 Date Drafted 11/05/2015
	Location Lot 4577 - Wellington 148 Depiazzi Road	Land Title -	Scale 1:200 at A3	Surveyor P. Fowler
	Proprietor T.J. Depiazzi and Sons	Drawing 110515-TJ-D-03E-Access Road width and radii-01-PP-R2.pdf		Drawing Rev. 2, PAF

(Appendix ORD: 12.3A)





Site survey extended: 21/09/2015

FOWLER SURVEYS
 PO Box 307
 Dardanup WA 6238
 Mob: 0418 244 514
 Ph: 08 9729 3025
 Fax: 08 9729 3145
 Email: poul@fowlersurveys.com.au
 www.fowlersurveys.com.au
 ABN: 29 254 692 129

Drawing Title	Proposed COMPOST HARDSTAND EXTENSION
	Proposed Retention of Non Leachate Stormwater
Location	Lot 4577 - Wellington 148 Depiazzi Road
Proprietor	T.J. Depiazzi and Sons

Local Authority	Shire of Dardanup	Datum Horiz. GDA84 Vert. AH71	Site Surveyed: 22/04/2015
	-	MGA Coordinates	Date Drafted: 23/09/2015
Land Title	-	Scale: 1 : 1000 at A3	Surveyor: P. Fowler
Drawing:	230915-TJD-CHE- Non Leachate Stormwater Retention-01-PF-R2.pdf		Drawn: P. Fowler

(Appendix ORD: 12.3A)

**APPENDIX 5
REHABILITATION MANAGEMENT PLAN**

SCHEDULE OF REHABILITATION ACTIONS IN ACCORDANCE WITH POLICY CP055_ SITE REHABILITATION

Condition Number	Conditions	Response
1	Extractive Industry Licence applicants are required to submit a management plan for the site which will include a plan for rehabilitation and monitoring. The management plan must be approved by the Director Engineering & Development Services prior to commencing operations on site.	Noted.
2	Wherever possible, new pits will be established on cleared land, not existing bushland. Clearing permits are required where native vegetation is required to be cleared.	No clearing is required.
3	Extractive sites will not be located on a road verge.	Extraction is not proposed on a road verge.
4	Where necessary, the visual impacts of an operating site will be minimised through the establishment of buffers between the pit and visual vantage point/s.	Not necessary for the proposed operation since the visual impact is very low.
5	Where necessary, the dust and noise impacts of an operating site will be minimised through the establishment of buffers between the pit and neighbours.	Only one sensitive receptor is present within 1000 m from the crushing operation (920m), but enough vegetation buffer exists between the operation and the receptor to avoid noise and dust impacts
6	Throughout the life of the pit, topsoil, overburden and vegetation will be stockpiled separately ready for respreading in the rehabilitation process.	Topsoil and overburden will be stockpiled separately.
7	If weeds have developed on the topsoil mounds these should be removed prior to respreading the topsoil.	Agreed. Weed management is included in the report.
8	If necessary, drainage structures will be established within the pit, to alleviate any ponding and surface erosion.	Agreed. Surface erosion is not considered to be a significant problem in this instance
9	Rehabilitation will be done progressively throughout the life of the pit.	Agreed
10	The site will be monitored every year and for three years after closure of the pit. If rehabilitation is inadequate, appropriate measures will be taken by the pit operator to ensure success.	Agreed. This is stated in the report.
11	Prior to opening a pit, seed from local endemic species will be collected from the site and stored for use in the revegetation phase of rehabilitation.	Not relevant in this situation since no clearing to be done.
12	The general process of rehabilitation will be to first rip the floor of the pit at 1m intervals across the contour. Following ripping the pit needs to be shaped so that the surfaces are as smooth as possible, and the edges are battered down to blend in with the landscape. The batter slopes should be no steeper than 4H:1V. Next, the overburden, and then topsoil should be returned to the pit. The site should then be cross-ripped at 1m	Since the topsoil only will be removed during the operation and then replaced after completion, there will be no depression created. Ripping will be done on completion to reduce compaction.

	intervals on the contour to encourage plant growth. Finally, the vegetation and debris should be returned to the pit.	
13	Seeds collected prior to pit establishment should be scattered on the site at the time of year suited for germination (varies with location) if establishment from respreading vegetation has been inadequate. If a store of seeds is not available, seed from local endemic species should be collected from surrounding areas.	Not relevant here
14	Pits located on farm land shall be fenced to exclude stock to help ensure adequate regeneration.	Proposal is not located in farm land.
15	Prior to establishment of the site, the landowner will be asked how they want the site rehabilitated.	Owner requires pastures
16	For sites to be rehabilitated back to pasture the general process of rehabilitation will be in the following sequence: i. The floor of the pit shall be ripped to a depth of at least 50cm along the contour. ii. Following ripping, the pit shall be shaped so that the surfaces are as smooth as possible, and the edges are battered down to blend in with the landscape. iii. The overburden and then topsoil should be returned to the pit.	Noted
17	The method for rehabilitation is the same as in the section on current pits.	Noted
18	If fill is no longer available, spoil from roadworks etc will be used. Topsoil, if no longer on site, will be carted to the area to ensure regeneration will be satisfactory. All material introduced to the site shall be tested and certified so as not to introduce weeds or disease.	Noted
19	The site will be monitored every year for three years after rehabilitation works. If rehabilitation is inadequate, appropriate measures will be taken to ensure success.	Noted
20	A bond shall be paid to the Shire by the applicant in accordance with the Shire of Dardanup Extractive Industries Local Law.	Noted
21	The bond shall be refundable on completion and rehabilitation of the site in accordance with the endorsed rehabilitation plan and to the satisfaction of the Shire of Dardanup.	Noted

Our Ref: P7/16
Assess: A7411«ApplicationNo»
Doc No: DAP-0212382
Enquiries: 9724 0387
barbara.macaulay@dardanup.wa.gov.au

29 July 2016

TJ Depiazzi & Sons
148 Depiazzi Road
DARDANUP WA 6236

Dear Sir/Madam

**RE: APPLICATION FOR DEVELOPMENT APPROVAL
DEPOT FOR COMPOSTING MILL WASTE
LOT 4577 DEPIAZZI ROAD, DARDANUP**

With reference to the above application, please be advised that Council resolved [193/16] at its meeting 20 July 2016 to grant development approval subject to the conditions itemised on the attached Notice of Determination on Application for Development Approval.

Should you be aggrieved by any aspect of this decision, you have the right to apply for a review by the State Administration Tribunal. Such an application for review should be lodged with the State Administration Tribunal within twenty eight (28) days of the date of Council's determination. The necessary forms are available from State Administration GPO Box U1991, Perth 6845 (☎ 9219 3111).

If you have any further queries please do not hesitate to contact Barbara Macaulay on 9724 0387 or Barbara.macaulay@dardanup.wa.gov.au.

Yours sincerely



MR STEVE POTTER
Principal Planning Officer

Enc: Notice of Development Approval
Approved Plans – Doc Ref: DAP-0212379
Council Resolution 193/16 DAP-0212252

Development Application: P7/16
Assessment No: A7411

PLANNING AND DEVELOPMENT ACT 2005

**SHIRE OF DARDANUP
TOWN PLANNING SCHEME NO. 3
AND THE GREATER BUNBURY REGION SCHEME**

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Applicant Name:	T.J Depiazzi & Sons on behalf of David Depiazzi
Property Address:	Lot 4577 Depiazzi Road, Dardanup
Application date:	21 January 2016
Received on:	21 January 2016
Description of Proposed Development:	Depot for Composting Mill Waste

The application for development approval is:

- Approved subject to the following conditions:

Conditions of Approval

1. The layout of the site and size, design and location of the buildings and works permitted must always accord with the endorsed plan(s) and must not be altered or modified without further consent of Council.
2. The premises being used only in accordance with the 'Additional Use' for Depot for Composting Mill Waste' contained in Appendix IV, Additional Use Zones, Clause 3.15.1 (4) of the Shire of Dardanup Town Planning Scheme No. 3.
3. All stormwater from the building and hardstand areas shall be contained on site as indicated on the approved plan in accordance with the Shire's specifications (Policy ENG 20 – Stormwater Discharge from Buildings) at all times to the satisfaction of the Director of Engineering and Development Services.
4. The applicant is advised vegetative screening is to be maintained at all times to suitably screen the development as viewed from Depiazzi Road.
5. The applicant is to submit a 'Vehicle and Pedestrian Movement Plan' detailing provisions for the safe movement of pedestrians and vehicles on the site. The plan is to be submitted within 3 months of the date of this approval and be approved in writing by the Director of Engineering and Development Services.
6. A minimum of 45 carparking bays shall be provided. The driveways, accessways and carbays are to be paved, drained and marked to Shire's specifications in accordance with the approved plan and Appendix IIA of Town Planning Scheme No. 3.

.../2

7. A Water Management Plan is to be submitted within 3 months of the date of this approval and approved in writing by the Department of Water and the Director of Engineering and Development Services.
8. Once approved, the applicant is required to comply with the provisions of the Water Management Plan at all times.
9. A Fire Management Plan is to be submitted within 3 months of the date of this approval and approved in writing by the Department of Fire and Emergency Services and the Director of Engineering and Development Services.
10. Once approved, the applicant is required to comply with the Fire Management Plan at all times.

Advice notes:

- (a) If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- (b) Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- (c) With reference to Condition 6, the applicant is advised the provision of one car parking bay for those with special accessibility needs is to be provided and constructed in accordance with Australian Standard 1428.1-2001.
- (d) With reference to Conditions 5 and 6 details are to be provided addressing:
 - Provision for employee, visitor and disabled parking;
 - Visitor car parking bays shall be permanently marked for the exclusive use by visitors to the property;
 - Road markings are to be provided to safely direct the movement of pedestrians and vehicles on-site and provide suitable separation as required.
- (e) The Department of Water advises a Water Licence is required for the premises. The applicant is advised to contact the Department of Water.
- (e) With reference to Condition 7, the Department of Water advises the following Water Quality Protection Notes are relevant to this development and to the preparation of the Water Management Plan:
 - WQPN 90 'Organic material – storage and recycling'
 - WQPN 39 'Ponds for stabilizing organic matter'
 - WQPN 52 'Stormwater management at industrial sites'
 - WQPN 51 'Industrial wastewater management and disposal'
 - WQPN 65 'Toxic and hazardous substances – storage and use'

.../3

- (f) With reference to Condition 7, the Shire Environmental Health Services advises the following:
- All areas of the workshop floor that may be subject to liquid hydrocarbon and/or oil spillage, and vehicle wash-down are recommended to be directed to a suitable commercial size oil-water separator;
 - Hydrocarbons and detergent from vehicle wash-down and maintenance operations at this premises are not to enter the environment – in accordance with the Environmental Protection Act 1986;
 - Any toilets and sewage drainage lines from the workshop are to be directed into an effluent disposal system which is compliant with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
- (g) With reference to Condition 9, the Department of Fire and Emergency Services advises emergency vehicle access is to be provided in accordance with DFES Guideline GL 11 'Site Planning and Fire Appliance Specifications'.
- (h) If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

Advice Notes:

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

Date of determination: 20 July 2016

Signed: 

Dated: 29 July 2016

for and on behalf of the Shire of Dardanup

Note 1:
 Boundaries depicted are sourced from Langate Map Viewer cadastral database then shifted to fit a boundary peg located on the NE corner of Lot 4677. Expected accuracy is 0.3m



- Legend
- Stormwater Drain
 - Leachate Drain



Scale 1 : 1500 at A2

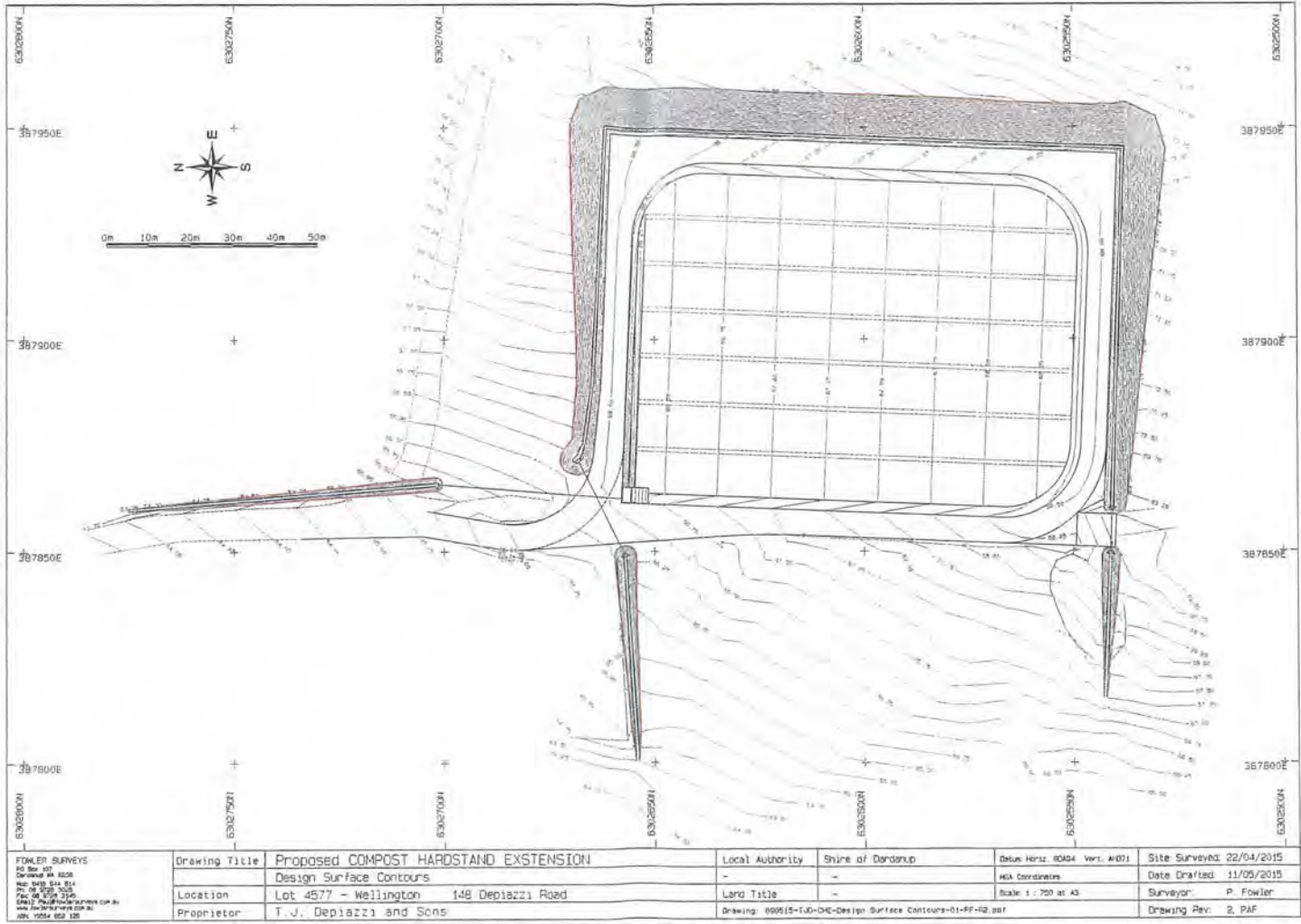


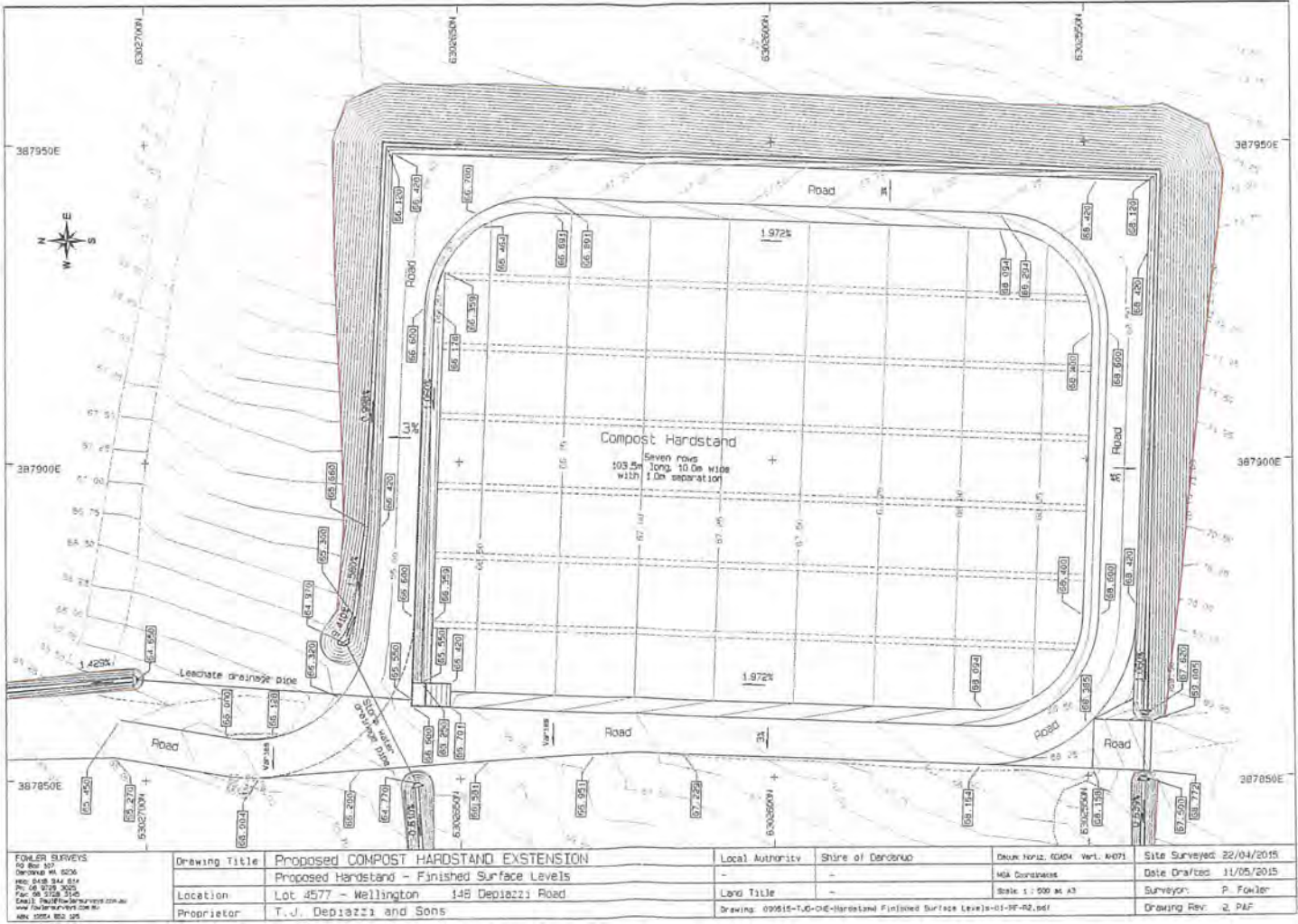
FOWLER SURVEYS
 Mob: 0418 944 614
 Ph: 08 9728 3025 Fax: 08 9728 3145
 Email: paul@fowlersurveys.com.au
 www.fowlersurveys.com.au
 PO Box 107
 Dardanup WA 6236
 ABN: 19 554 652 125

Drawing: 190116 - TJO - Existing Site Drainage Arrangement - PF-R0.pdf

Datum: Horiz: GDA 94	Site Surveyed: 4-7/12/2015
Coordinates: MGA Zone 50	Date Drafted: 19/01/2016
Datum: Vert: AHD71	Surveyor: PAF, CF
Coordinates and levels established by RTK GPS from 554 Dardanup 5	Scale: 1 : 1500 at A2
	Drawing Rev: 0, PAF

Client: **T.J. Depiazzi & Sons**
 148 Depiazzi Road Dardanup WA 6236 Shire of Dardanup
 Lot 4577 Wellington
 DETAIL SURVEY - Soils, Potting Mixes and Mulch production site.
 Sheet 2 - Stormwater and Leachate Drainage Arrangement



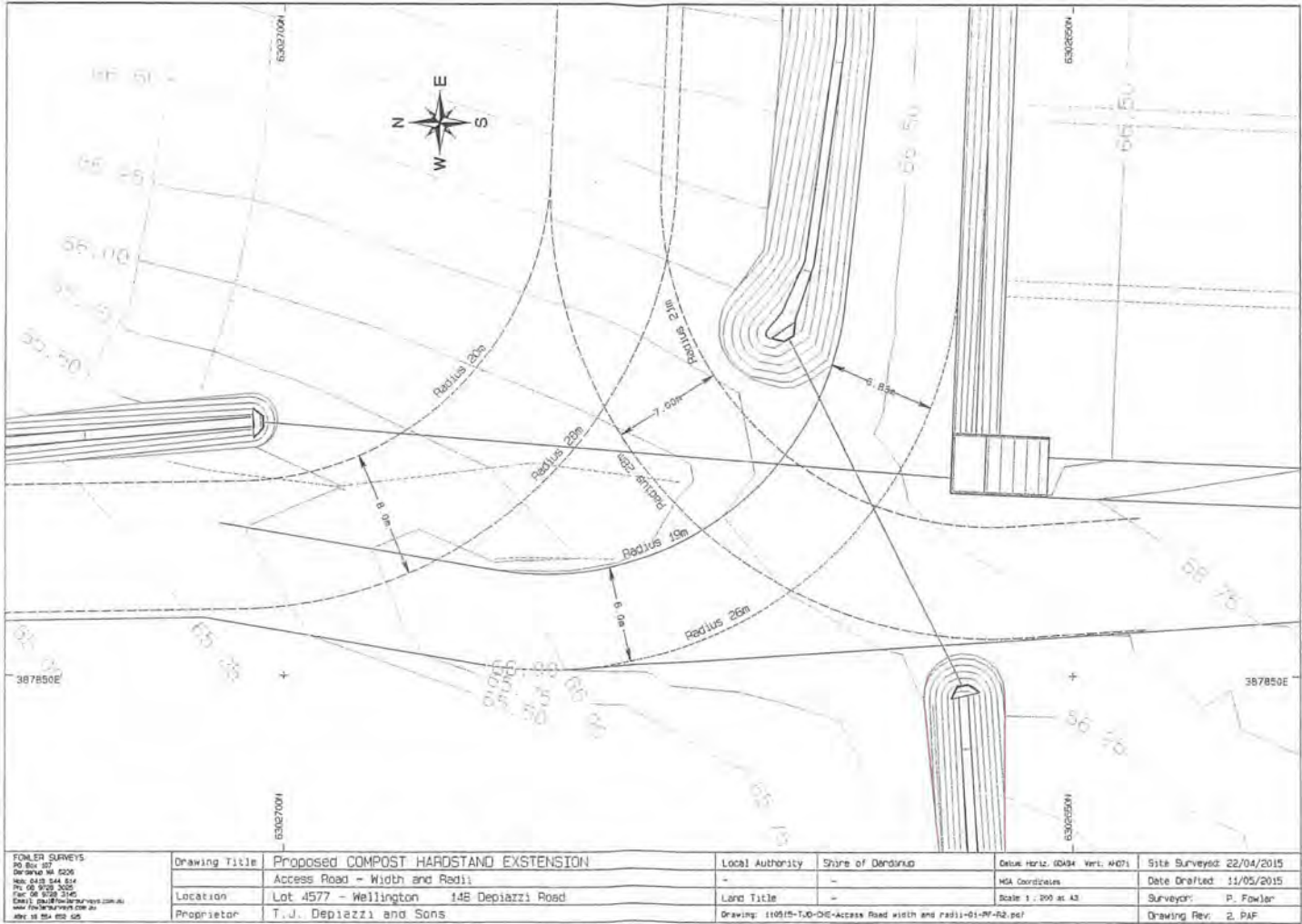


FOWLER SURVEYS 50 Box 101 Dardrup WA 6206 Tel: 8438 844 834 Fax: 84 9125 3025 Email: fowler@fowlersurveys.com.au www.fowlersurveys.com.au MSA 1255 1000 100	Drawing Title	Proposed COMPOST HARDSTAND EXTENSION	Local Authority	Shire of Dardrup	DRAWN BY: GDM, Ver. 1, 10/11	Site Surveyed	22/04/2015	
		Proposed Hardstand - Finished Surface Levels			MSA Consistent	Date Drafted	11/05/2015	
	Location	Lot 4577 - Wellington 148 Depiazzi Road	Land Title		Scale	1:500 as A3	Surveyor	P. Fowler
	Proprietor	T.J. Depiazzi and Sons	Drawing	099515-TJG-01E-Hardstand Finished Surface Levels-01-PP-R2.dwg			Drawing Rev	2 PAF

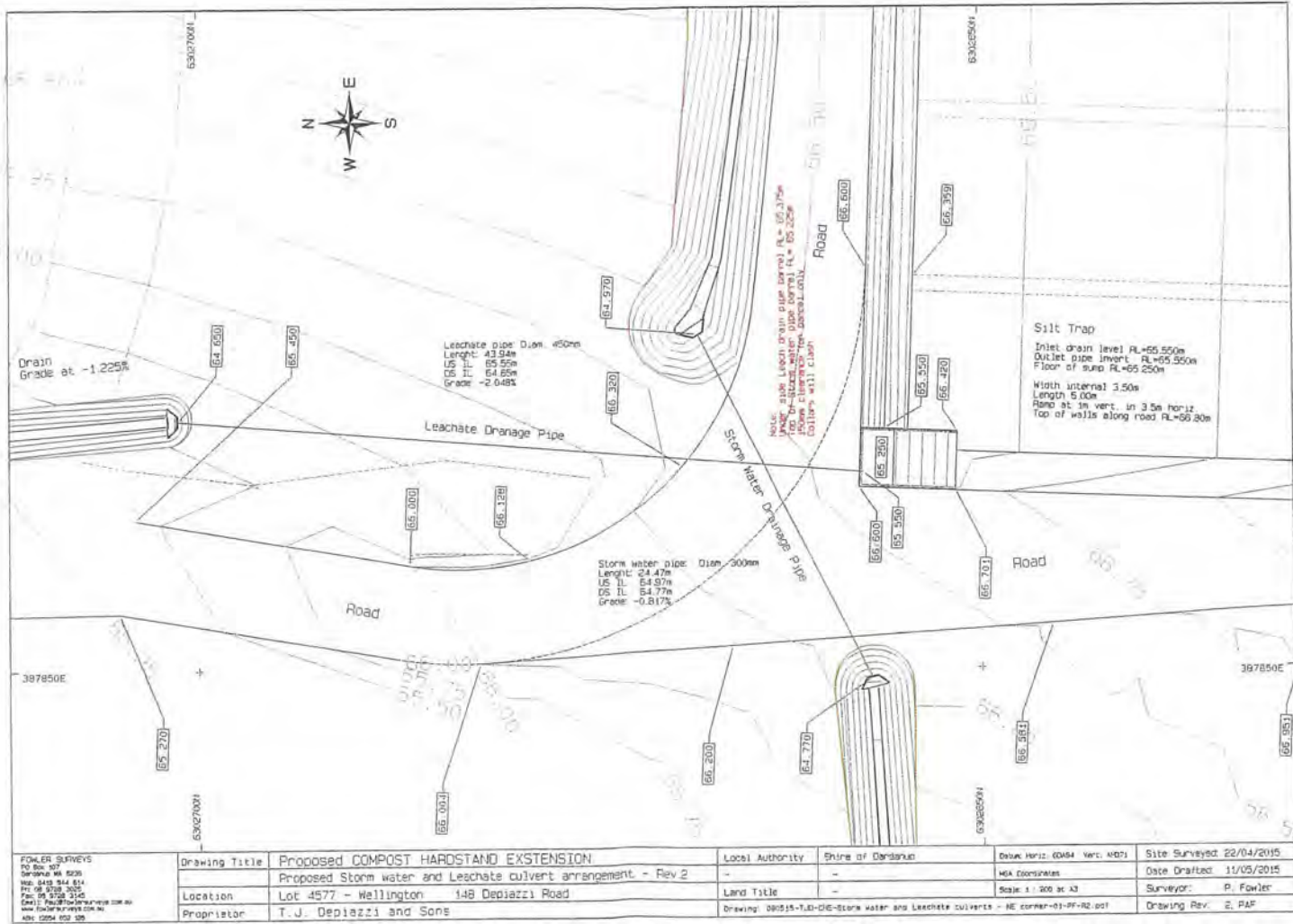


FOWLER SURVEYS 20 Box Hill Brisbane QLD 4008 Mob: 0438 514 614 Fax: 07 555 3155 Email: info@fowlersurveys.com.au www.fowlersurveys.com.au Lic: 20054, 2001, 200	Drawing Title	Proposed COMPOST HARDSTAND EXTENSION	Local Authority	Shire of Dardanup	Detail Horiz. (S484 vers 4/67)	Site Surveyed	22/04/2015	
		Existing Surface Contours on Site			MA Geomatics	Date Drafted	11/05/2015	
	Location	Lot 4577 - Wellington 148 Deplazzi Road	Land Title	-	Scale	1:750 at A3	Surveyor	P. Fowler
	Proprietor	T.J. Deplazzi and Sons			Drawing	988615-1.0-04-Existing Surface Contours-01-RP-R2.dwg	Drawing Rev.	2, PAF

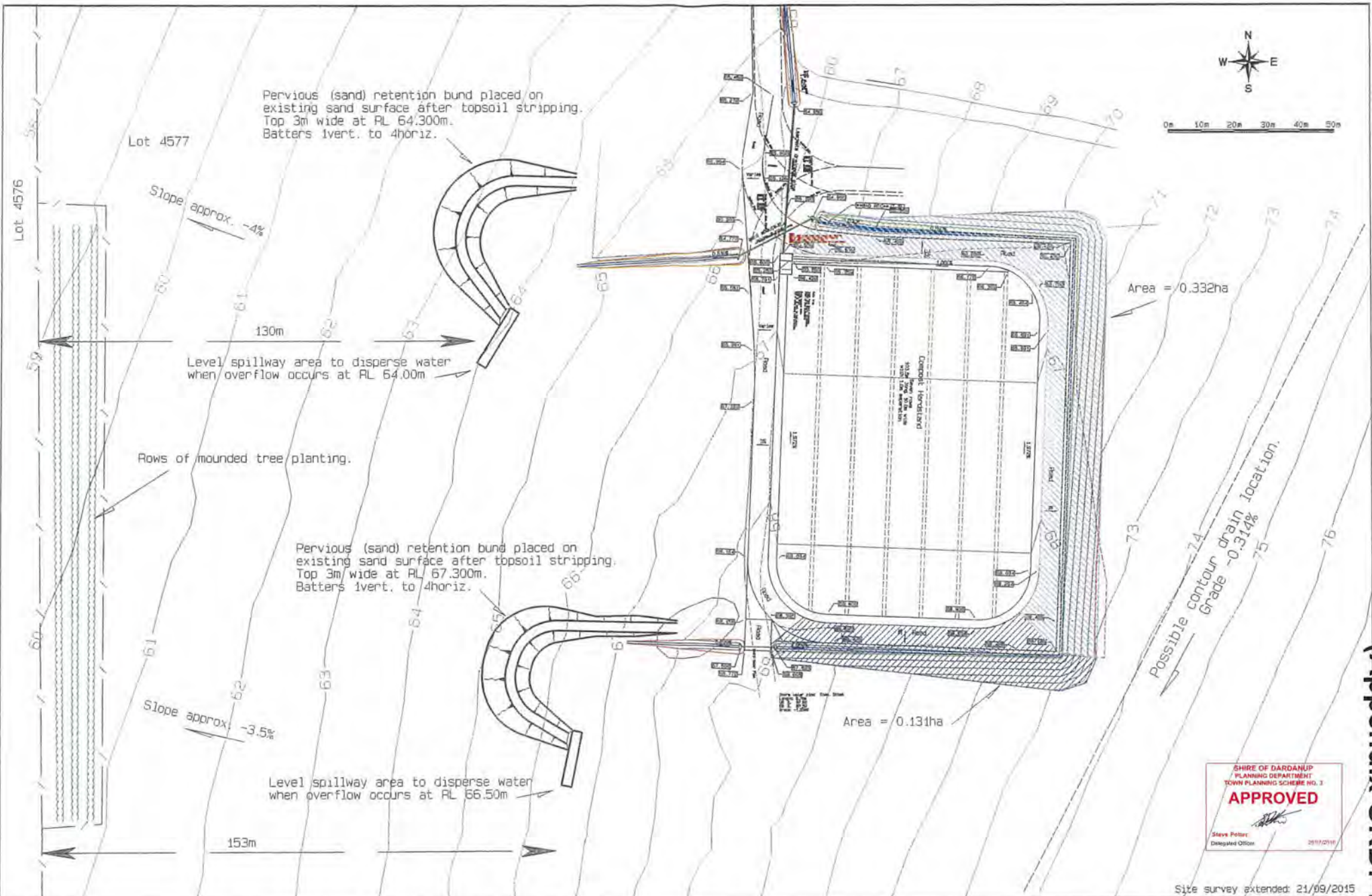
SHIRE OF GARDANUP
PLANNING DEPARTMENT
TOWN PLANNING SCHEME NO. 3
APPROVED
[Signature]
Steve Potter
Delegated Officer
29/07/2016



<small>FWLER SURVEYS PO Box 107 Gardnup WA 6206 Mob: 08 9535 244, 014 PO: 08 9535 3225 Fax: 08 9535 2145 Email: enquiries@fwlersurveys.com.au www.fwlersurveys.com.au July 18 2014 6:52 55</small>	Drawing Title	Proposed COMPOST HARDSTAND EXTENSION	Local Authority	Shire of Gardnup	Datum Horiz.	GD484 Vert.	WGS 84	Site Surveyed	22/04/2015		
		Access Road - Width and Radii	-	-	MGA Coordinates	-	-	Date Drafted	11/05/2015		
	Location	Lot 4577 - Wellington 148 Deplazzi Road	Land Title	-	Scale	1:200 as A3	Surveyor	P. Fowler			
	Proprietor	T.J. Deplazzi and Sons	Drawing	110515-TJ-D-Access Road width and radii-01-RF-R2.pdf				Drawing Rev.	2, PAF		



FOWLER SURVEYS PO Box 307 50/50th St. Mt. Barker WA 6215 Mob: 0843 844 834 Fax: 08 9328 3023 Email: fowler@fowler.com.au www.fowler.com.au ABN: 62954 832 328	Drawing Title	Proposed COMPOST HARDSTAND EXTENSION	Local Authority	Shire of Dardanup	Drawn Horiz. (MGA) Vert. (AGD)	Site Surveyed 22/04/2015
		Proposed Storm water and Leachate culvert arrangement - Rev 2			MGA Coordinates	Date Drafted 11/05/2015
	Location	Lot 4577 - Wellington 148 Depiazzi Road	Land Title		Scale: 1:200 at A3	Surveyor: P. Fowler
	Proprietor	T. J. Depiazzi and Sons	Drawing: 08015-1,3-DI-06-Storm water and Leachate culverts - NE corner-01-PP-R2-001			Drawing Rev: 2, PAF



Site survey extended: 21/09/2015

FOWLER SURVEYS
 PO Box 407
 Dardanup WA 6236
 Mob: 0418 044 614
 Ph: 08 9728 9025
 Fax: 08 9728 3146
 Email: paul@fowlersurveys.com.au
 www.fowlersurveys.com.au
 MBR 39 254 052 125

Drawing Title	Proposed COMPOST HARDSTAND EXTENSION
	Proposed Retention of Non Leachate Stormwater
Location	Lot 4577 - Wellington 148 Depiazzi Road
Proprietor	T.J. Depiazzi and Sons

Local Authority	Shire of Dardanup	Datum Horiz.	GOAB4	Vert.	AHD71
	-	NSA Coordinates			
Land Title	-	Scale:	1 : 1000 at A3		
Drawing:	230915-TJD-CHE- Non Leachate Stormwater Retention-01-PF-R2.pdf				

Site Surveyed:	22/04/2015
Date Drafted:	23/09/2015
Surveyor:	P. Fowler
Drawn:	Page 10 of 18AF

Appendix ORD: 12.3B)

Donna Bailye

From: Amani Harvey <amani.harvey@tronox.com>
Sent: Wednesday, 24 April 2019 1:16 PM
To: Submissions Planning
Cc: John Dallywater
Subject: RE Application for Development Approval Proposed Extractive Industry (Gravel Processing)

Dear Sir/Madam

Thank you for your correspondence dated 26 March 2019 re *Application for Development Approval, Proposed Extractive Industry (Gravel Processing) – Lot 4577 (148) Depiazzi Road, Dardanup.*

Please be advised John Dallywater, General Manager – Bunbury Pigments would like to advise Millennium Inorganic Chemicals Ltd C/- Cristal Pigment Australia Ltd has no issues with the proposed Extractive Industry (Gravel Processing) on lot 4577 (148) Depiazzi Road, Dardanup.

Kind regards
Amani Harvey

Amani Harvey
Executive Assistant
AUS-Australind
Office: +61 8 9780 8431
amani.harvey@crystal.com
www.tronox.com

TRONOX

A Brighter Future – From the Ground Up

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Donna Bailye

From: Brendan Kelly <brendan.kelly@dwer.wa.gov.au>
Sent: Thursday, 18 April 2019 2:55 PM
To: 'records@bunbury.wa.gov.au'
Cc: Alice Baldock
Subject: Proposed Extractive Industry (Gravel Processing) Lot 4577 (#148) Depiazzi Road, Dardanup.

18th April 2019

Our Reference: PA026286, DWERT50~4

Your Reference: P23/19

To: Shire of Dardanup

From: Department of Water and Environmental Regulation

Attention: Alice Baldock

Re: Application for Development Approval – Proposed Extractive Industry (Gravel Processing) Lot 4577 (#148) Depiazzi Road, Dardanup.

Thank you for providing this Application for Development Approval (DA) to the Department of Water and Environmental Regulation (DWER) for comment.

The DA referral documentation includes:

'Planning Consent Application and Environmental Management Plan, 148 Depiazzi Road, Dardanup prepared for B&J Catalano Pty Ltd, Lundstrom Environmental Consultants, February 2019' (Lundstrom).

Lundstrom sets out details for the crushing and screening of a stockpile of approximately 30,000 tonnes of laterite gravel within a 1.6ha area on 148 Depiazzi Road, Dardanup (the subject site).

It is noted that no excavation, other than the removal and stockpiling of topsoil is required.

Of primary importance for the assessment of this application is that the subject site is a prescribed premises - DWER Licence L7089/1997/11 TJ Depiazzi and Sons Composting Facility (Category 67A) - licensed under Part V of the *'Environmental Protection Act 1986'* (EP Act).

As such, the proposed activity - crushing and screening of gravel - is not an authorised activity under the existing Part V licence and therefore is not currently permitted.

The proponent should seek an amendment to the existing licence, which will require referral to and assessment by DWER.

DWER has not received an application for an amendment to date.

It is recommended that the applicant be advised to make contact and seek advice on the approval requirements for crushing and screening activities.

(Appendix ORD: 12.3C)

DWER can be contacted at info@dwer.wa.gov.au or 6364 7000 and applicants with queries relating to works approvals and licences will be directed to the relevant industry regulation officer.

Whereas a DA can be issued, no activity can occur until the Part V matter is resolved.

Please contact this office for land use planning inquiries.

Brendan Kelly
Senior Natural Resource Management Officer
Department of Water & Environmental Regulation,
Planning Advice, South West Region
Telephone: 08 97264194 | Mobile: 0407219515
Email: brendan.kelly@dwer.wa.gov.au

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Donna Bailye

From: Charles Sabato <Charles.Sabato@watercorporation.com.au>
Sent: Tuesday, 16 April 2019 8:40 AM
To: Submissions Planning
Subject: DA - lot 4577 (148) Depiazzi Road, Dardanup (P23/19) DAP-RO622114

Follow Up Flag: Follow up
Flag Status: Completed

Attention: Alice Baldock

Thank you for your letter dated March 26, 2019 regarding the above application.

The Corporation has no concerns with the application proceeding.

Kind Regards,

Charles Sabato
Snr Plnr - Land Planning
Development Services

E Charles.Sabato@watercorporation.com.au
T (08) 9420 2105
M 0439 985 134

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watercorporation.com.au



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Donna Bailye

From: KENWORTHY, Shane <Shane.KENWORTHY@dmirs.wa.gov.au>
Sent: Thursday, 11 April 2019 12:13 PM
To: Submissions Planning
Subject: Application for Development Approval, Proposed Extractive Industry (Gravel processing) - Lot 4577 (148) Depiazzi Road, Dardanup

Your ref: P23/19
Our ref: A1290/201901

Dear Alice

Thank you for your letter dated 26 March 2019 inviting comment on the above proposal for a proposed extractive industry (gravel processing) at Lot 4577 (148) Depiazzi Road, Dardanup.

The Department of Mines, Industry Regulation and Safety has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

Best regards



Shane Kenworthy | Senior Geologist
Minerals and Petroleum Resources Directorate

Department of Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004

Tel: +61 8 9222 3872

shane.kenworthy@dmirs.wa.gov.au | www.dmirs.wa.gov.au



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Department of Biodiversity,
Conservation and Attractions



Your ref: P23/19
Our ref: 43852 20015/002856
Enquiries: Tracy Teede
Phone: 9725 4300
Email: swlanduseplanning@dbca.wa.gov.au

Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

ATTENTION: Alice Baldock

**PROPOSED EXTRACTIVE INDUSTRY (GRAVEL PROCESSING) –
LOT 4577 DEPIAZZI ROAD DARDANUP**

I refer to your letter dated 26 March 2019 forwarding a development application for the above property for the Department of Biodiversity, Conservation and Attractions' (DBCA) Parks and Wildlife Service comment.

Parks and Wildlife Service's South West Region provides the following advice.

Advice to Shire

The DBCA-managed Boyanup State forest adjoins the Lot 4577 eastern boundary. This portion of the State forest is proposed to be a future Conservation Park under the current Forest Management Plan 2014-2013.

Section 4.7 refers to dust control measures associated with the proposed extraction site, stockpiles and unsealed access roads. The purpose for dust control should also be to avoid dust accumulation on the native vegetation within the adjacent proposed conservation park.

Section 4.9 refers to bushfires and states that no specific bushfire management plan is required for this proposal. DBCA recommends that the proponent has some capacity to put out any potential bushfires which may be initiated in the gravel crushing operations.

DBCA recommends that a suitable water supply, such as a water tank, be kept on-site for the purpose of extinguishing bushfires that may originate from the crushing operations.

DBCA trusts that environmental planning issues including those not specifically referred to in this letter will be appropriately managed through the planning system.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Hagan'.

Bob Hagan
Regional Manager
Parks and Wildlife Service

18 April 2019