



APPENDICES

PART 1

ORDINARY COUNCIL MEETING

To Be Held

Wednesday, 29 July 2020
Commencing at 5.00pm

At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

This document is available in alternative formats such as:
~ Large Print
~ Electronic Format [disk or emailed]
Upon request.



Your ref: EATON FAIR ACTIVITY CENTRE
Our ref: SPN/2019M-1
Enquiries: La Nauze, Kath
(Kath.LaNauze@dplh.wa.gov.au)

Shire of Dardanup
P O Box 7016
Eaton 6232 WA

Transmission via electronic mail to: records@dardanup.wa.gov.au;
ross@planningsolutions.com.au

Dear Sir/Madam

**APPROVAL - EATON FAIR ACTIVITY CENTRE ACTIVITY
AMENDMENT NO. 1 SPN/2019M-1**

Pursuant to Schedule 2, Clause 38(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), the Western Australian Planning Commission (WAPC), on 09 July 2020, granted approval to Amendment No. 1 to the Eaton Fair Activity Centre.

A copy of the endorsed structure plan will be forwarded electronically.

Yours sincerely

A handwritten signature in black ink, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission

13/07/2020

RISK ASSESSMENT TOOL									
OVERALL RISK EVENT: Proposed Land Transaction Lot 601 RISK THEME PROFILE: 3 - Failure to Fulfill Compliance Requirements (Statutory, Regulatory) 8 - Errors, Omissions and Delays 6 - Engagement Practices 13 - Project/Change Management									
RISK ASSESSMENT CONTEXT: Strategic									
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL			RESIDUAL RISK RATING
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	CONSEQUENCE	
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Potential of financial loss or litigation if sale does not occur as per Heads of Agreement.	Catastrophic (5)	Possible (3)	High (12 - 19)	The risk will be managed through the creation of a signed Heads of Agreement between the Council and Citygate.	Catastrophic (5)	Rare (1)	Moderate (5 - 11)	Moderate (5 - 11)
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Compliance requirements of the Local Government Act regarding sale of Lot 500 and 601.	Major (4)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Reputational risk to Council if there is not correct procedures and approvals followed.	Major (4)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.	Not required.

(Appendix ORD: 12.2A)

Proposed Development at 500 Pedretti and 505 Hardisty Crt Picton East

The development consists of two adjoining blocks, Pedretti rd will consist of the 2 workshops with room for a 3rd at a later date. Sandblasting will be operating from workshop 2 and this will not change, however I have applied for the shed 1 to operate as a metal fabrication business. This is a short term occupancy until the sheds on Hardisty crt are complete which will then be where my Metal Fabrication business will reside permanently and the pedretti rd sheds will be for lease.

The dome shelter on Pedretti rd and the rear shed on Hardisty crt a merely for storage of vehicles and equipment.

Opertating HRs

Sandblasting and painting – 6.00am - 6.00pm

Metal Fabrication - 6.00am – 6.00pm

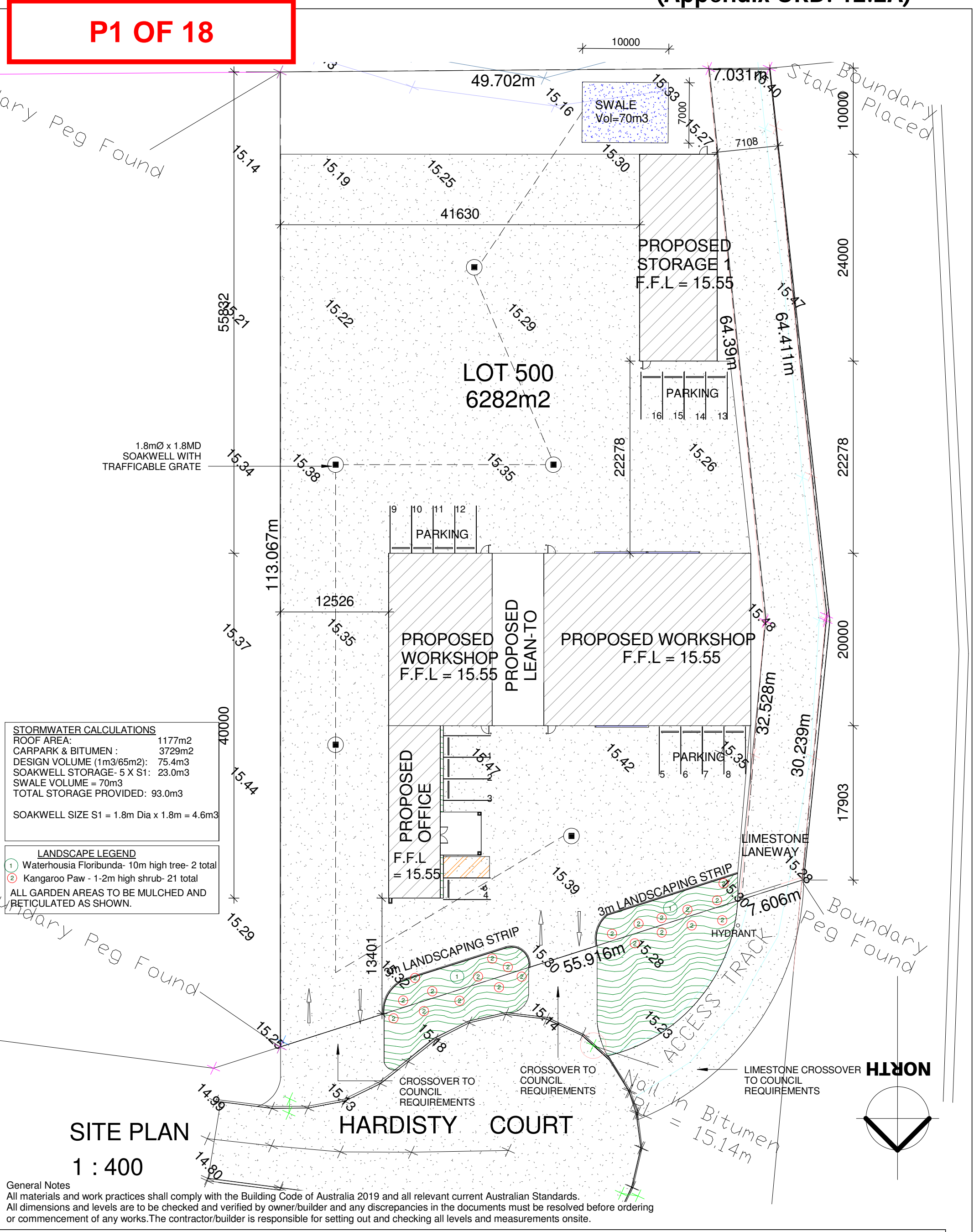
No of staff per business

Sandblasting and painting – 2 - 3 person

Metal Fabrication - 2 - 3 Person

The metal fabrication facility is a very small scale operation and possibly only outputs approximately 100 tons per annum.

P1 OF 18



STORMWATER CALCULATIONS

ROOF AREA:	1177m ²
CARPARK & BITUMEN :	3729m ²
DESIGN VOLUME (1m ³ /65m ²):	75.4m ³
SOAKWELL STORAGE- 5 X S1:	23.0m ³
SWALE VOLUME =	70m ³
TOTAL STORAGE PROVIDED:	93.0m ³

SOAKWELL SIZE S1 = 1.8m Dia x 1.8m = 4.6m³

- LANDSCAPE LEGEND**
- ① Waterhousia Floribunda- 10m high tree- 2 total
 - ② Kangaroo Paw - 1-2m high shrub- 21 total
- ALL GARDEN AREAS TO BE MULCHED AND RETICULATED AS SHOWN.

General Notes
 All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.
 All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

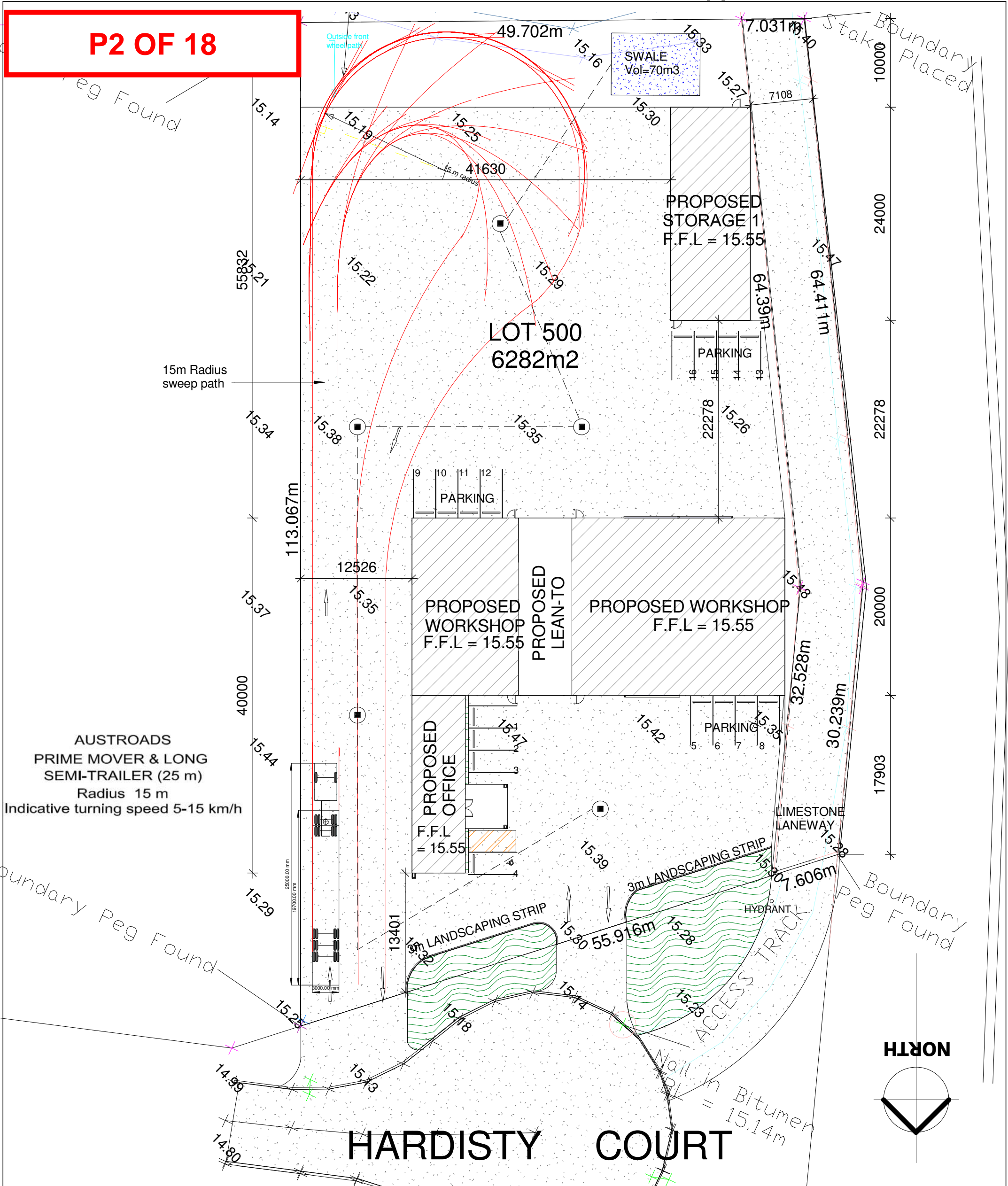
Proposed Workshop
 Lot 500 Hardisty Crt, Picton, For Byass Engineering

Revision Schedule			SITE PLAN	
REV	DATE	DESCRIPTION	Sheet number	A01
4	16.3.20	ISSUED FOR DA	Project number	0-2999
			Date	18/03/2019
			Drawn by	JG
			Scale	1 : 400

GHASSEB DRAFTING
 DESIGN & DRAFTING PRACTICE

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 Address : 9b Wittenoorn Street Bunbury WA 6230

P2 OF 18



AUSTROADS
PRIME MOVER & LONG
SEMI-TRAILER (25 m)
Radius 15 m
Indicative turning speed 5-15 km/h

General Notes
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SWEPT PATH SITE PLAN
1 : 400

Proposed Workshop Lot 500 Hardisty Crt, Picton, For Byass Engineering	Revision Schedule			SWEPT PATH SITE PLAN	
	REV	DATE	DESCRIPTION	Sheet number	A02
	4	16.3.20	ISSUED FOR DA	Project number	0-2999
				Date	18/03/2019
				Drawn by	GG
			Scale	1 : 400	

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Address: 5B Withernoom Street Bunbury WA 6230

FLOOR PLANS	
A1	Project number
0-2809	Date
15/02/2019	Drawn by
JG	Scale
1 : 100	

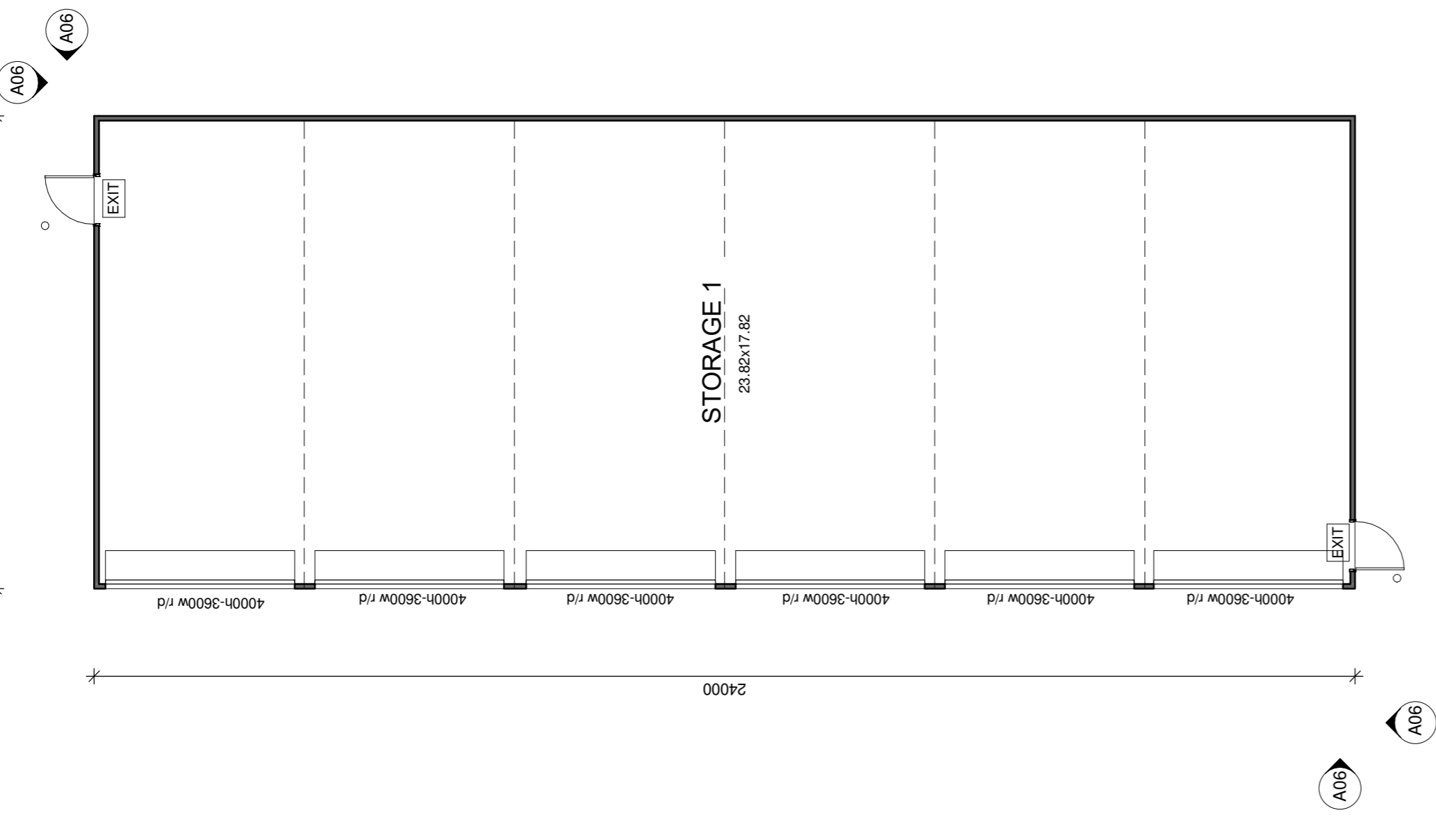
Proposed Workshop
 Lot 500 Hardisty Crt, Picton, For Byass Engineering

No.	Date	Description
1	18.3.19	ISSUED FOR CONCEPT PLAN
2	15.5.19	REVISED CONCEPT PLAN
3	22.8.19	REVISED CONCEPT PLAN
4	16.3.20	ISSUED FOR DA

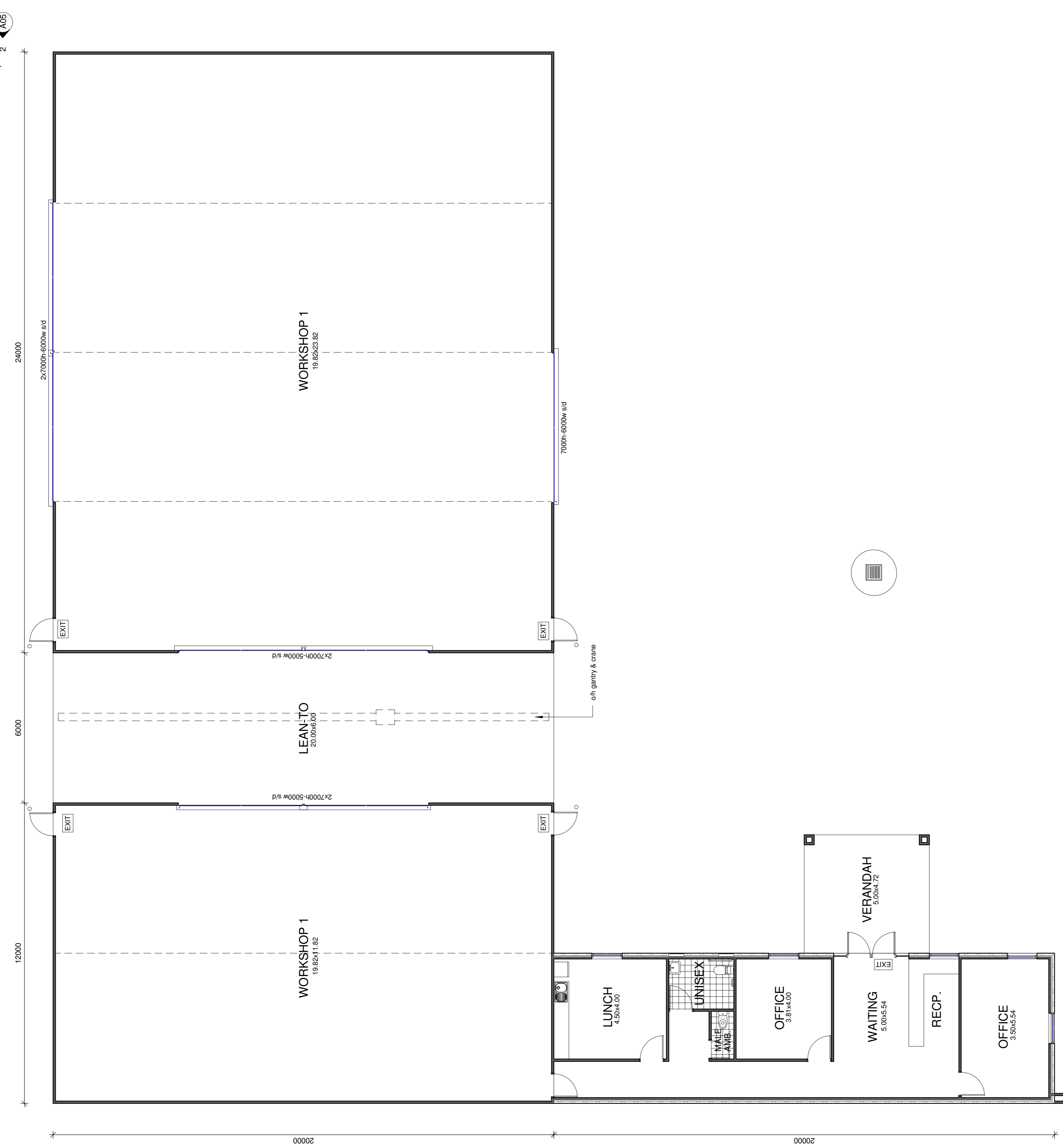
General Notes
 All materials and work practices shall comply with but not limited to the Building Code of Australia 2019 and all relevant current Australian Standards.
 All dimensions and levels are to be checked and verified by owner/builder at any stage of the project. Comments must be resolved before ordering or commencement of any works.
 The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

AREAS
 WORKSHOP 1 = 480m²
 WORKSHOP 1 = 240m²
 OFFICE = 120m²
 WORKSHOP 2 = 216m²

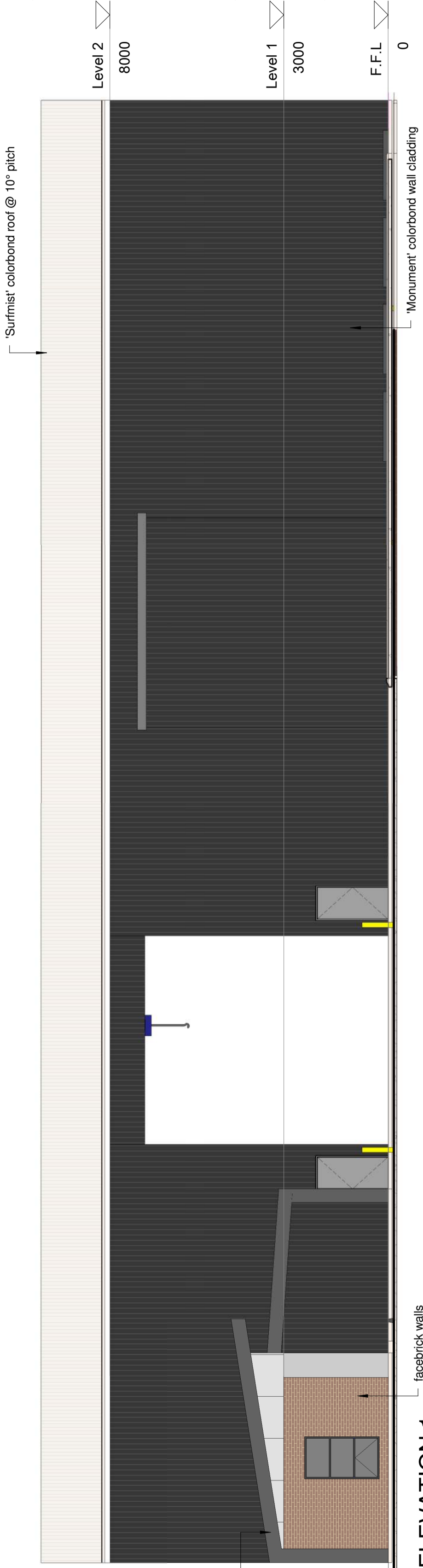
FLOOR PLAN
 1 : 100



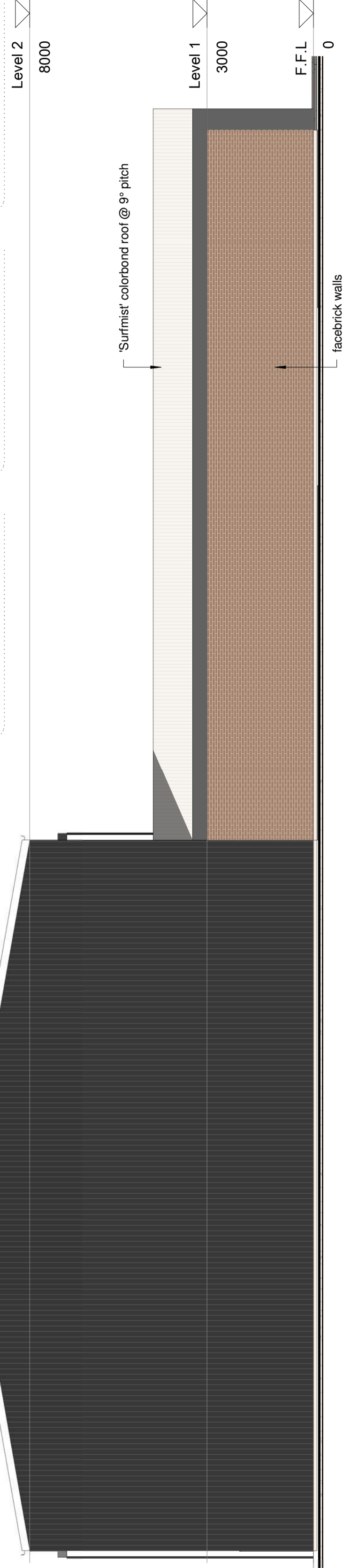
STORAGE 1 FLOOR PLAN
 1 : 100



FLOOR PLAN
 1 : 100



ELEVATION 1
1 : 100



ELEVATION 2
1 : 100

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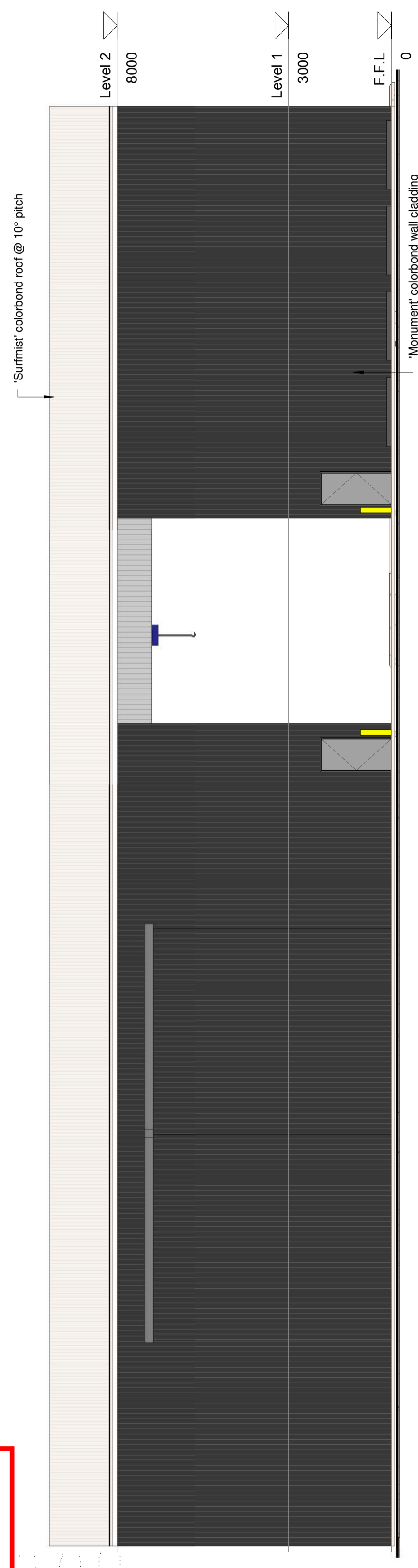
Proposed Workshop
Lot 500 Hardisty Crt, Picton, For Byass Engineering

REV	DATE	DESCRIPTION	Revision Schedule	ELEVATIONS
1	18.3.19	ISSUED FOR CONCEPT PLAN	ISSUED FOR CONCEPT PLAN	A2
2	15.5.19	REVISED CONCEPT PLAN	REVISED CONCEPT PLAN	A04
3	22.8.19	REVISED CONCEPT PLAN	REVISED CONCEPT PLAN	0-2999
4	16.3.20	ISSUED FOR DA	ISSUED FOR DA	Date 18/03/2019
				Drawn by JG
				Scale 1 : 100

HIA members
the best in the business

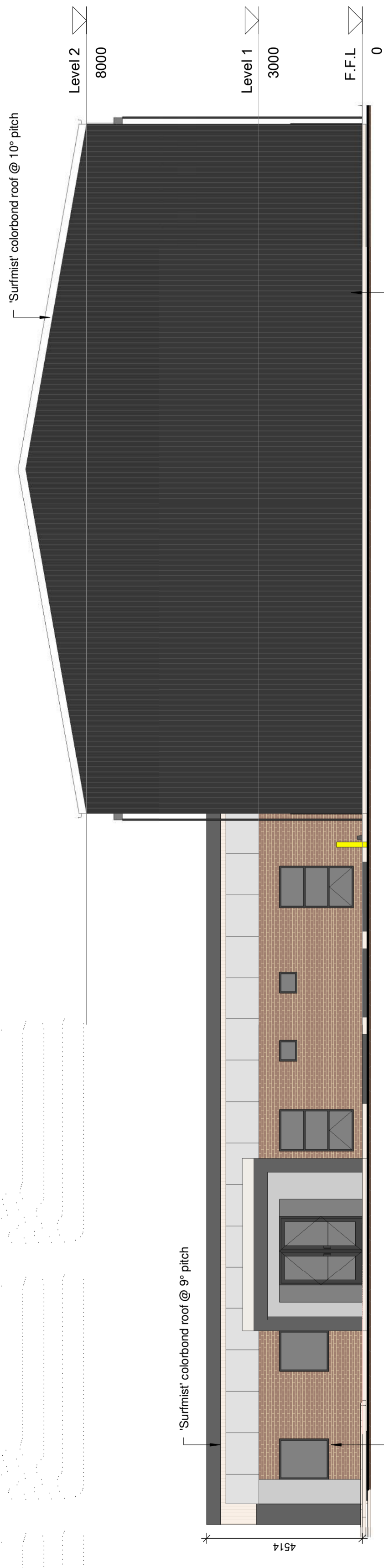
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ELEVATION 3
1 : 100

<< 8 >>

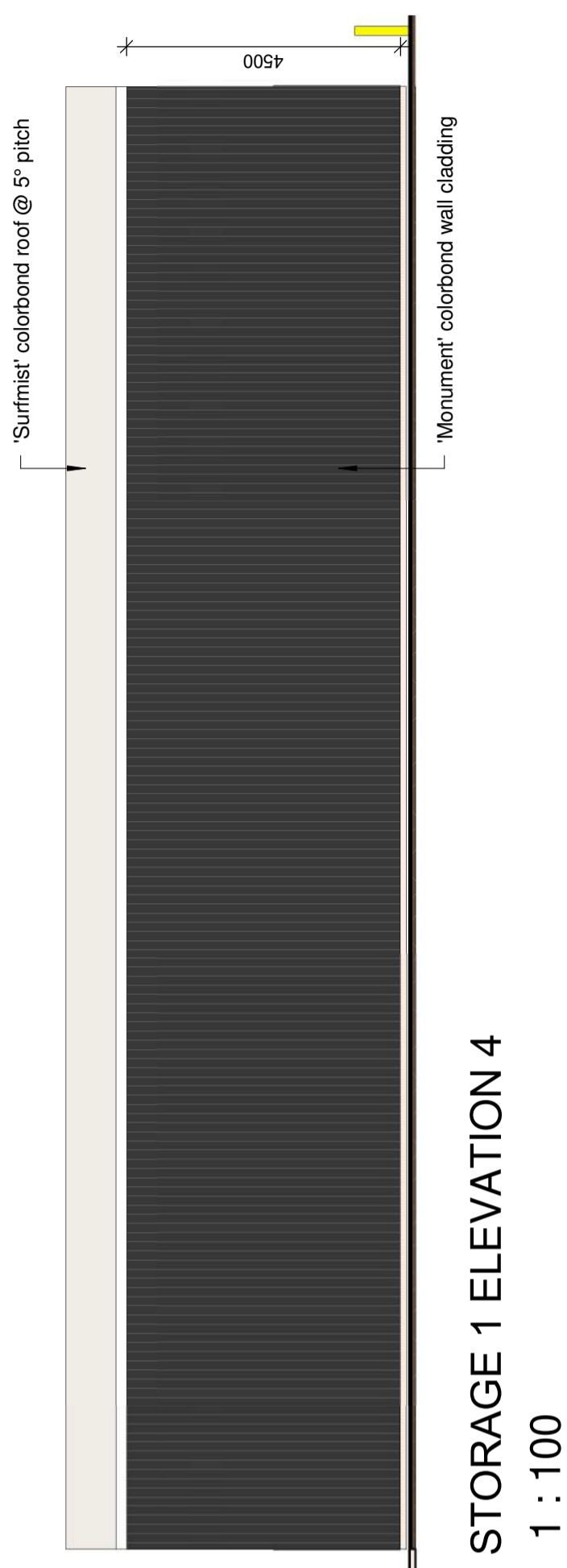
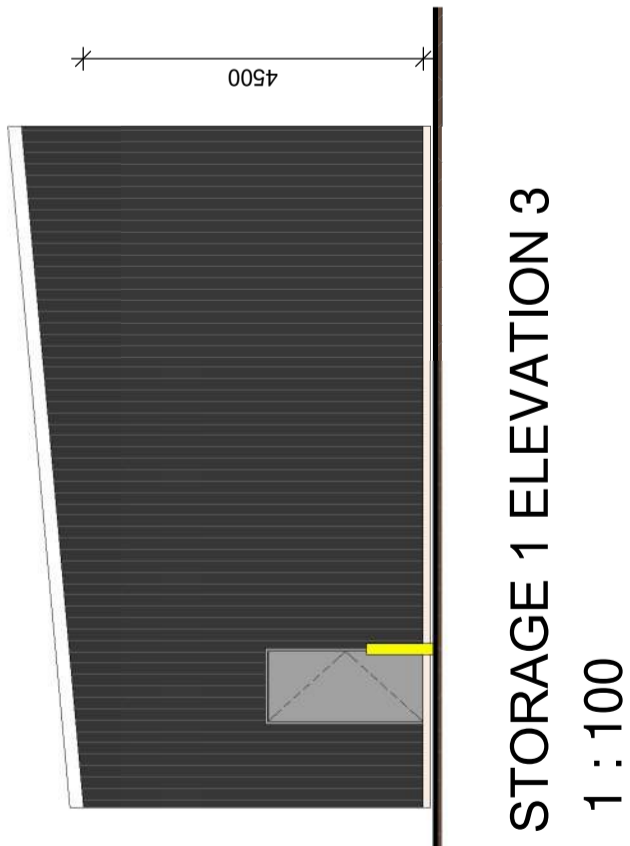
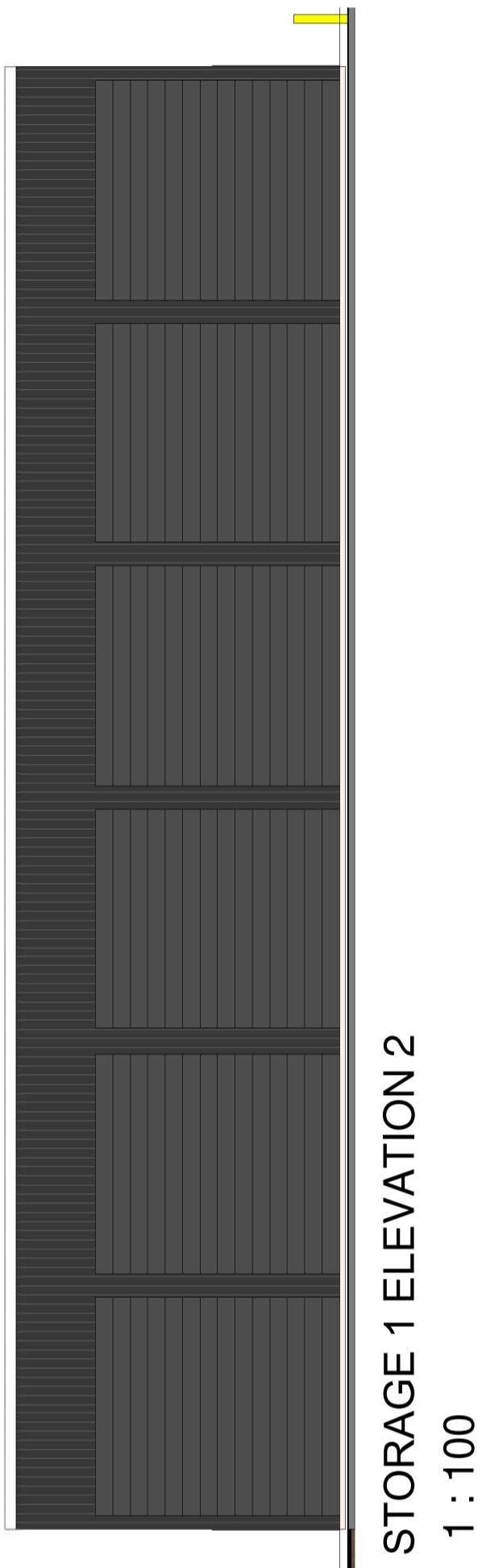
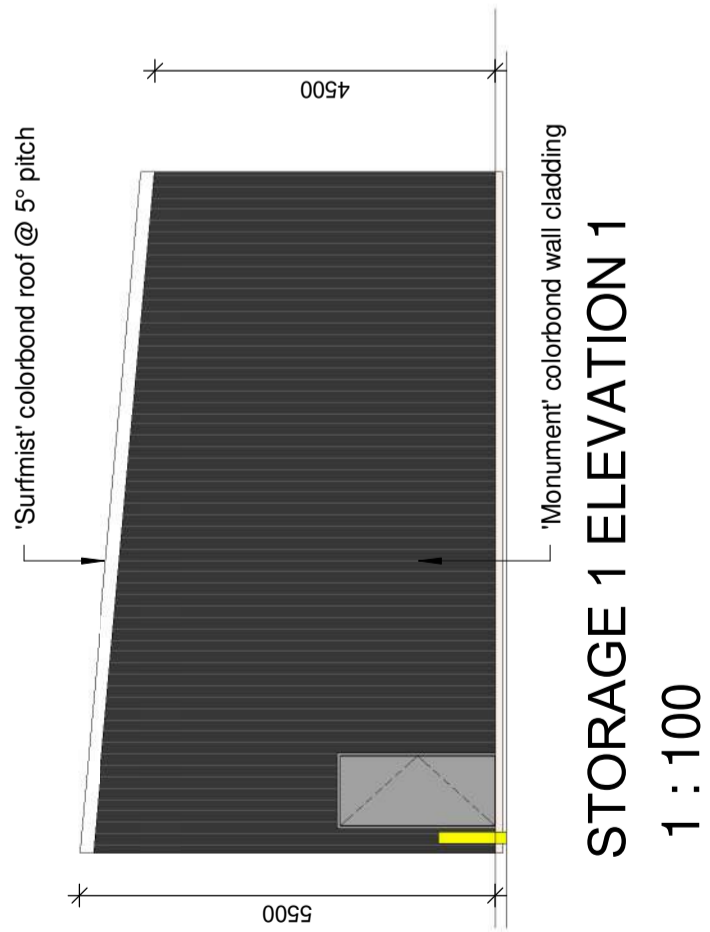


ELEVATION 4
1 : 100

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Proposed Workshop
Lot 500 Hardisty Crt, Picton, For Byass Engineering

REV	DATE	DESCRIPTION	Revision Schedule	ELEVATIONS
1	18.3.19	ISSUED FOR CONCEPT PLAN	ISSUED FOR CONCEPT PLAN	A2
2	15.5.19	REVISED CONCEPT PLAN	REVISED CONCEPT PLAN	A05
3	22.8.19	REVISED CONCEPT PLAN	REVISED CONCEPT PLAN	0-2999
4	16.3.20	ISSUED FOR DA	ISSUED FOR DA	Date 18/03/2019
				Drawn by JG
				Scale 1 : 100

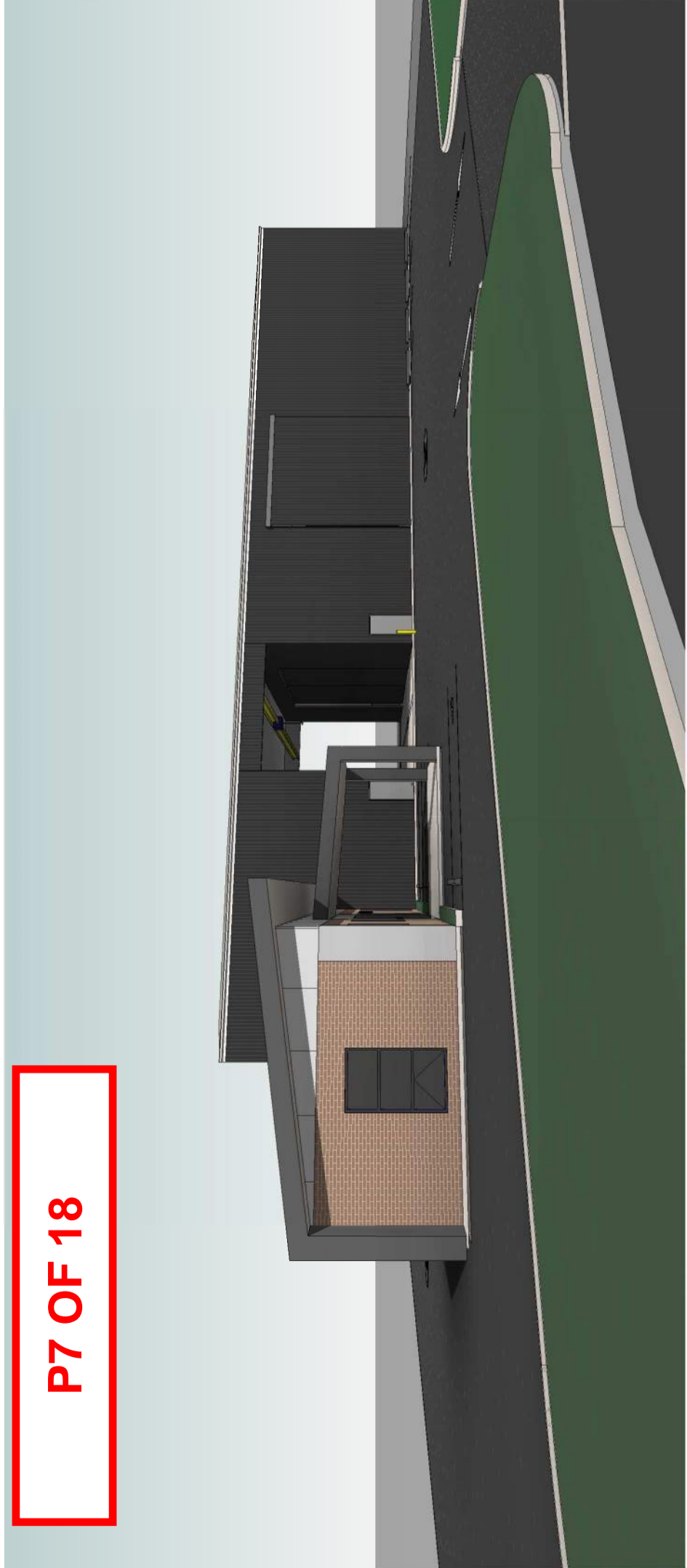


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Proposed Workshop
Lot 500 Hardisty Crt, Picton, For Byass Engineering

REV	DATE	DESCRIPTION	ISSUED FOR CONCEPT PLAN	REVISIONS
1	18.3.19	ISSUED FOR CONCEPT PLAN		
2	15.5.19	REVISED CONCEPT PLAN		
3	22.8.19	REVISED CONCEPT PLAN		
4	16.3.20	ISSUED FOR DA		

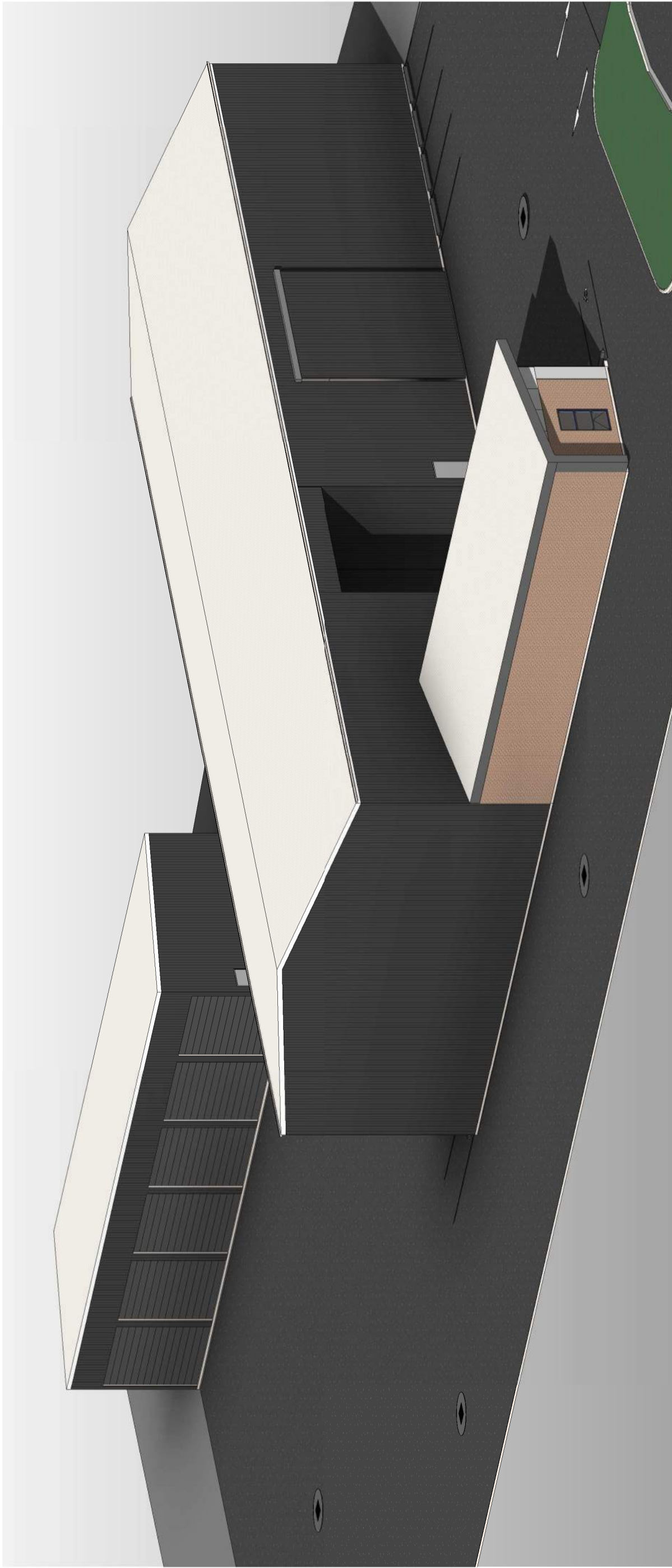
Revision Schedule	Revision Schedule
Sheet Number	A06
Project number	0-2999
Date	18/03/2019
Drawn by	JG
Scale	1 : 100



3D View 1



3D View 2



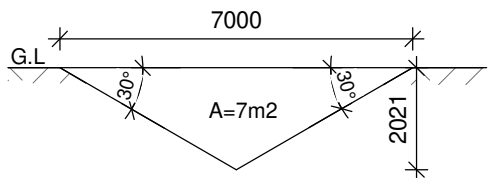
3D View 3

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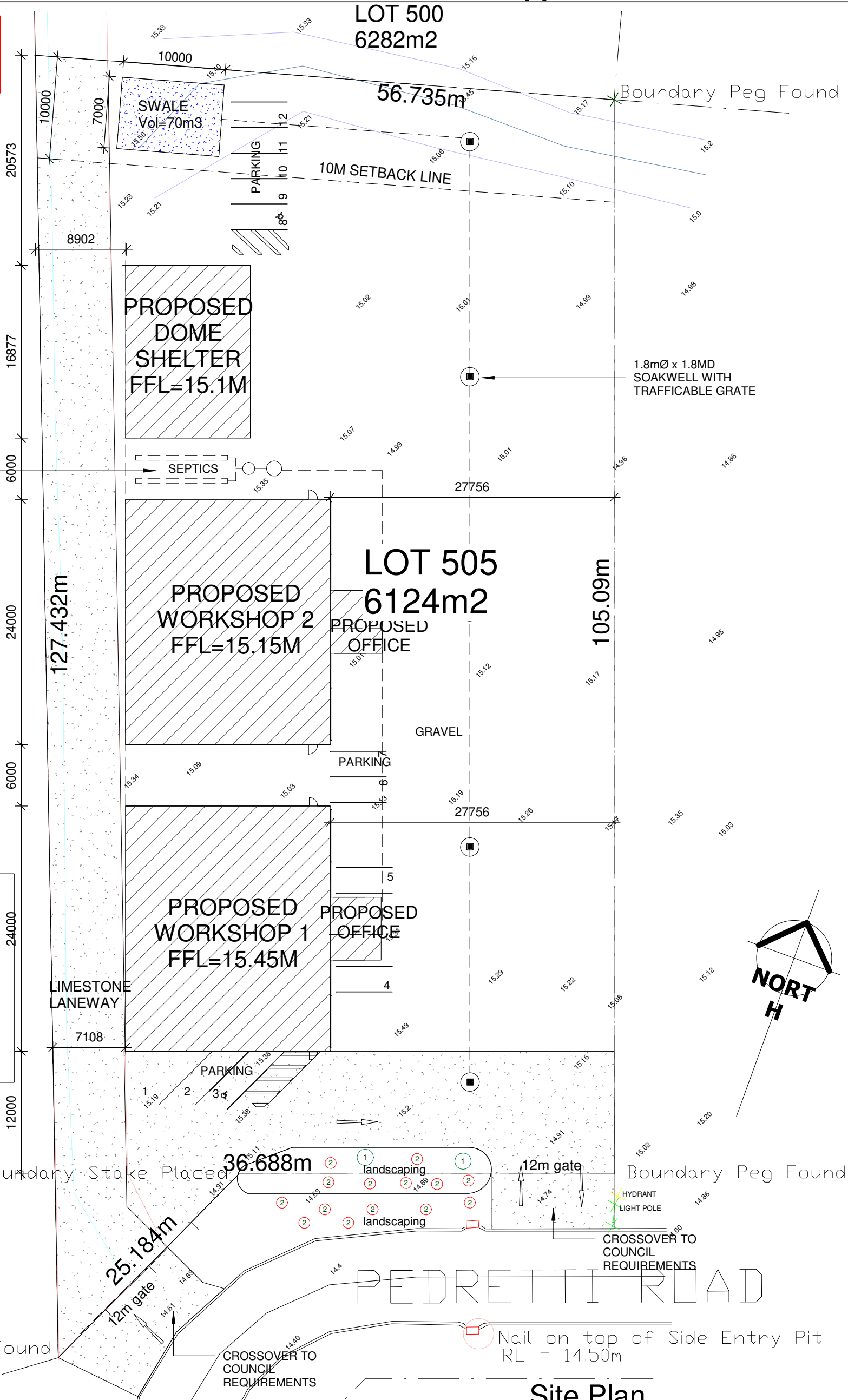
Proposed Workshop
Lot 500 Hardisty Crt, Picton, For Byass Engineering

REV	DATE	DESCRIPTION	3D VIEWS	A2
1	18.3.19	ISSUED FOR CONCEPT PLAN	Sheet Number	A07
2	15.5.19	REVISED CONCEPT PLAN	Project number	0-2999
3	22.8.19	REVISED CONCEPT PLAN	Date	18/03/2019
4	16.3.20	ISSUED FOR DA	Drawn by	JG
			Scale	

P8 OF 18



**Swale Section
1 : 150**



LEGEND

- Stop Valve
- Tree
- Telstra Pit
- Electrical Box
- Hydrant
- Light Pole
- Fenceline
- DLI Boundary

STORMWATER CALCULATIONS
 ROOF AREA: 1275m²
 CARPARK & BITUMEN : 1610m²
 GRAVEL AREA: 2882m²
 DESIGN VOLUME (1m³/65m²): 88.7m³
 SOAKWELL STORAGE- 5 X S1: 23.0m³
 SWALE VOLUME = 70m³
 TOTAL STORAGE PROVIDED: 93.0m³

SOAKWELL SIZE S1 = 1.8m Dia x 1.8m = 4.6m³

LANDSCAPE LEGEND
 ① Waterhousia Floribunda- 10m high tree- 2 total
 ② Kangaroo Paw - 1-2m high shrub- 14 total
 ALL GARDEN AREAS TO BE MULCHED AND RETICULATED AS SHOWN.

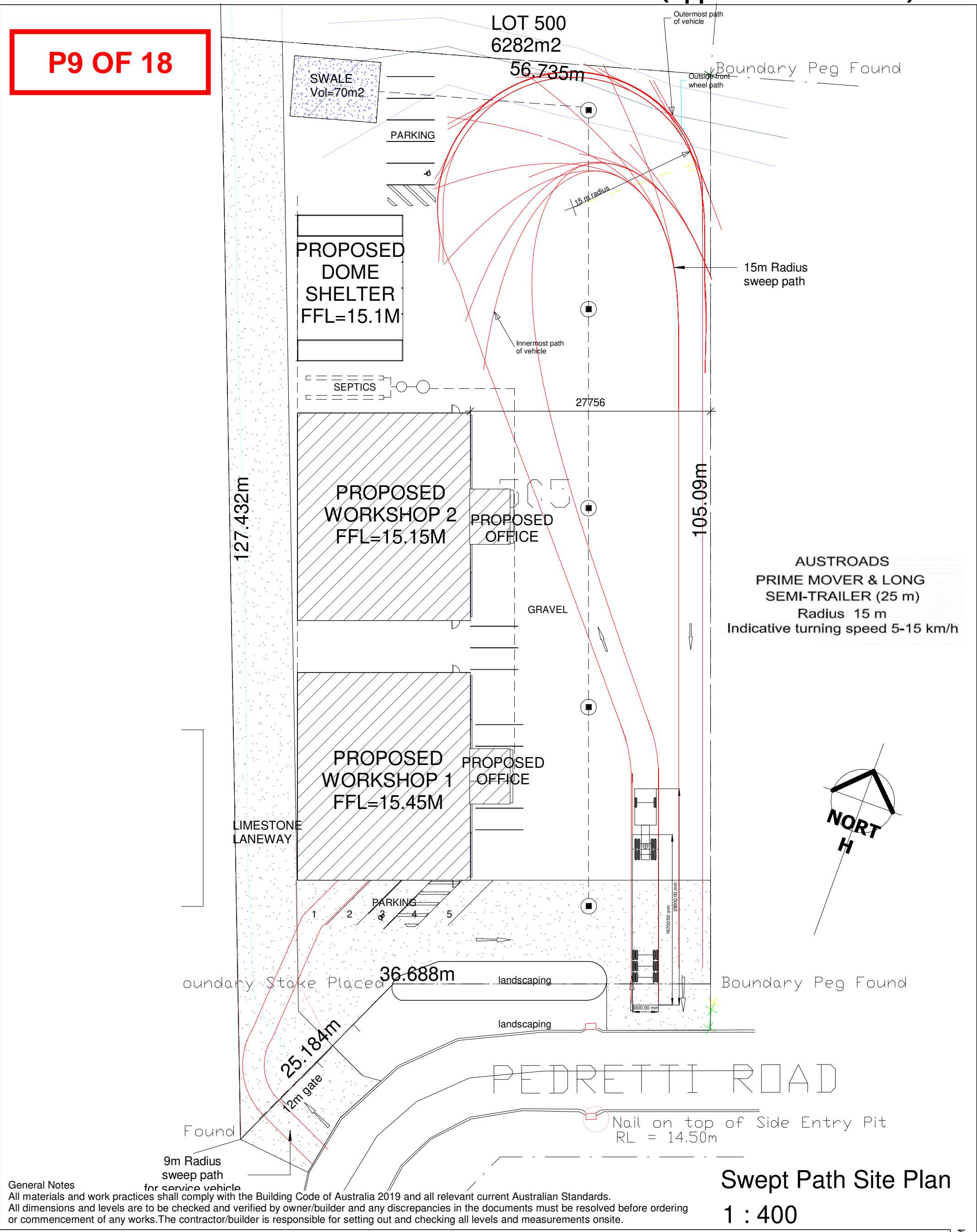
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**Site Plan
1 : 400**

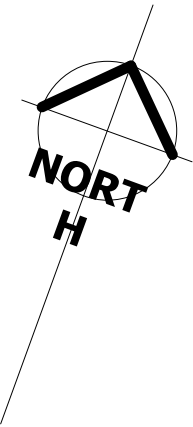
Proposed Shed & Office	Revision Schedule		Site Plan	
	REV	DATE	DESCRIPTION	Sheet number
Lot 505 Pedretti Road, Picton, For Byass Engineering	1	28.8.19	ISSUED FOR CONCEPT PLAN	A01
	2	5.11.19	ISSUED FOR DA	Project number 0-2134
	3	16.3.20	AMENDED FOR DA	Date 28/08/2019
			Drawn by JG	
			Scale	As indicated

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P9 OF 18



AUSTROADS
PRIME MOVER & LONG
SEMI-TRAILER (25 m)
Radius 15 m
Indicative turning speed 5-15 km/h



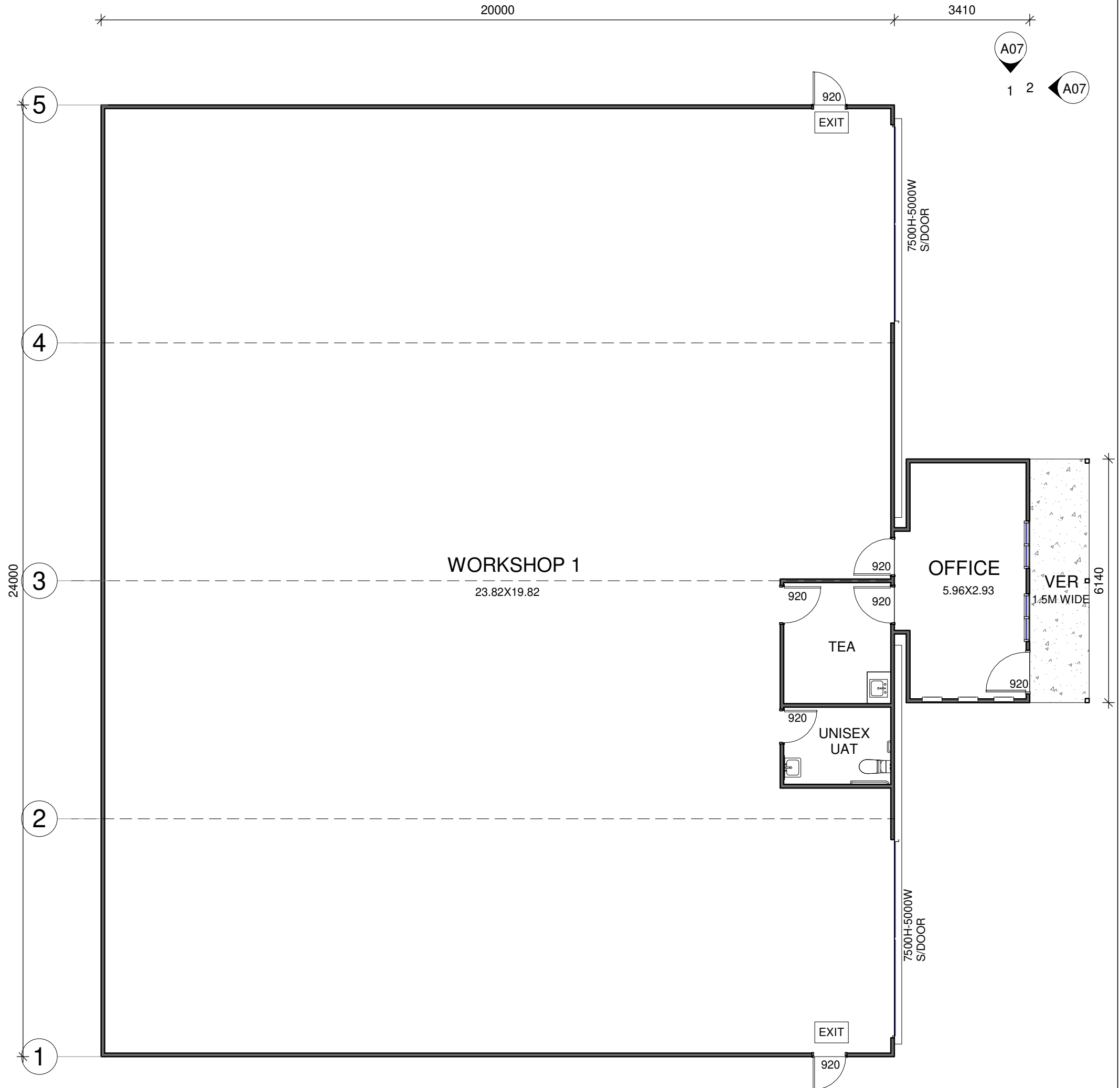
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Swept Path Site Plan
1 : 400

Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule			Swept Path Site Plan	
	REV	DATE	DESCRIPTION	Sheet number	A02
	3	16.3.20	AMENDED FOR DA	Project number	0-2134
				Date	28/08/2019
				Drawn by	GG
				Scale	1 : 400

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P10 OF 18



Workshop 1 Floor Plan
1 : 100

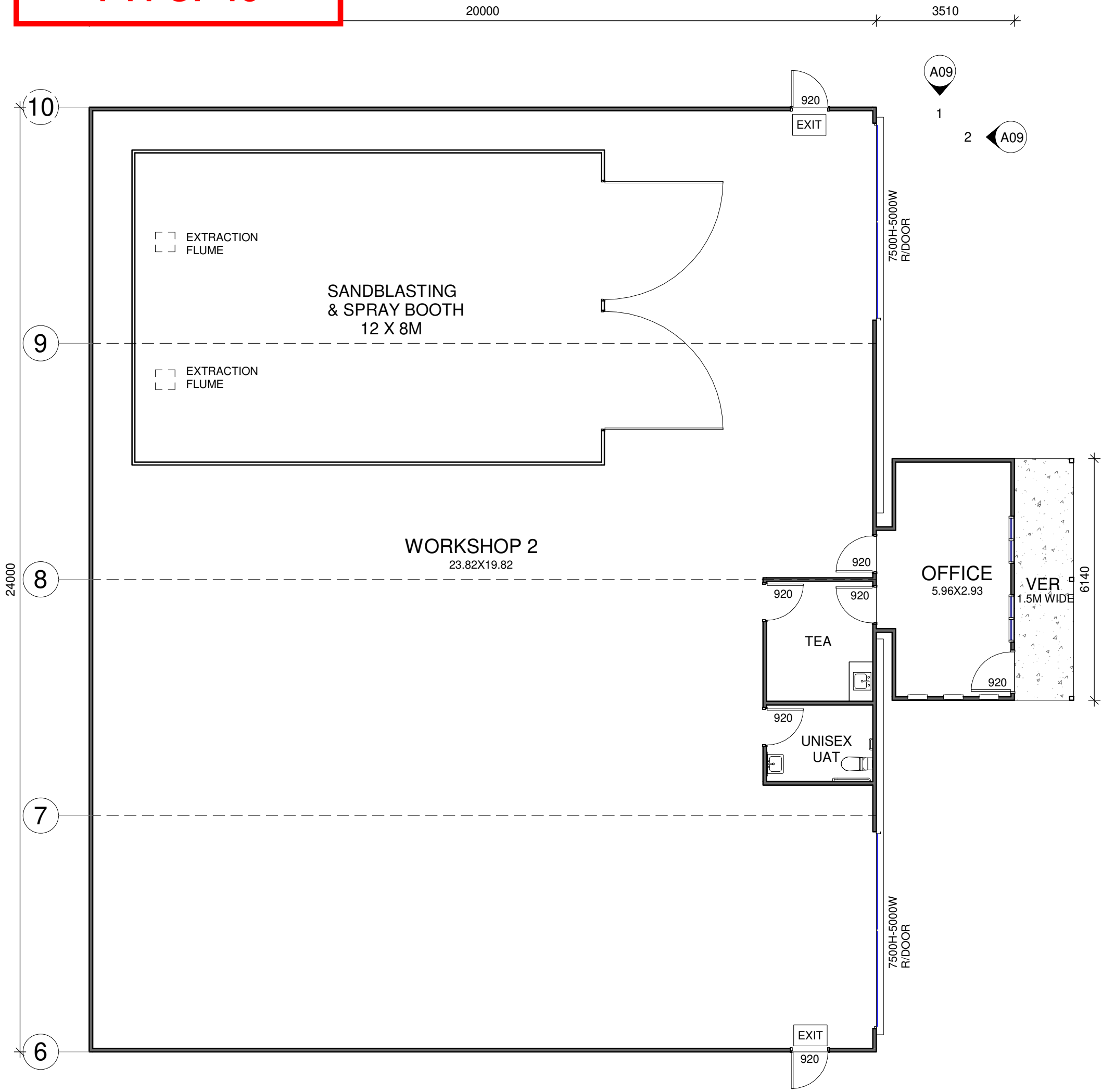
AREAS
 WORKSHOP 1 = 480m²
 OFFICE = 19.8m²
 TOTAL = 499.8m²

General Notes
 All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.
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Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule			Workshop 1 Floor Plan	
	REV	DATE	DESCRIPTION	Sheet number	A03
	1	28.8.19	ISSUED FOR CONCEPT PLAN	Project number	0-2134
	2	5.11.19	ISSUED FOR DA	Date	28/08/2019
	3	16.3.20	AMENDED FOR DA	Drawn by	JG
			Scale	1 : 100	

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P11 OF 18



Workshop 2 Floor Plan
1 : 100

AREAS
 WORKSHOP 2 = 480m²
 OFFICE = 19.8m²
 TOTAL = 499.8m²

General Notes
 All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards. All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

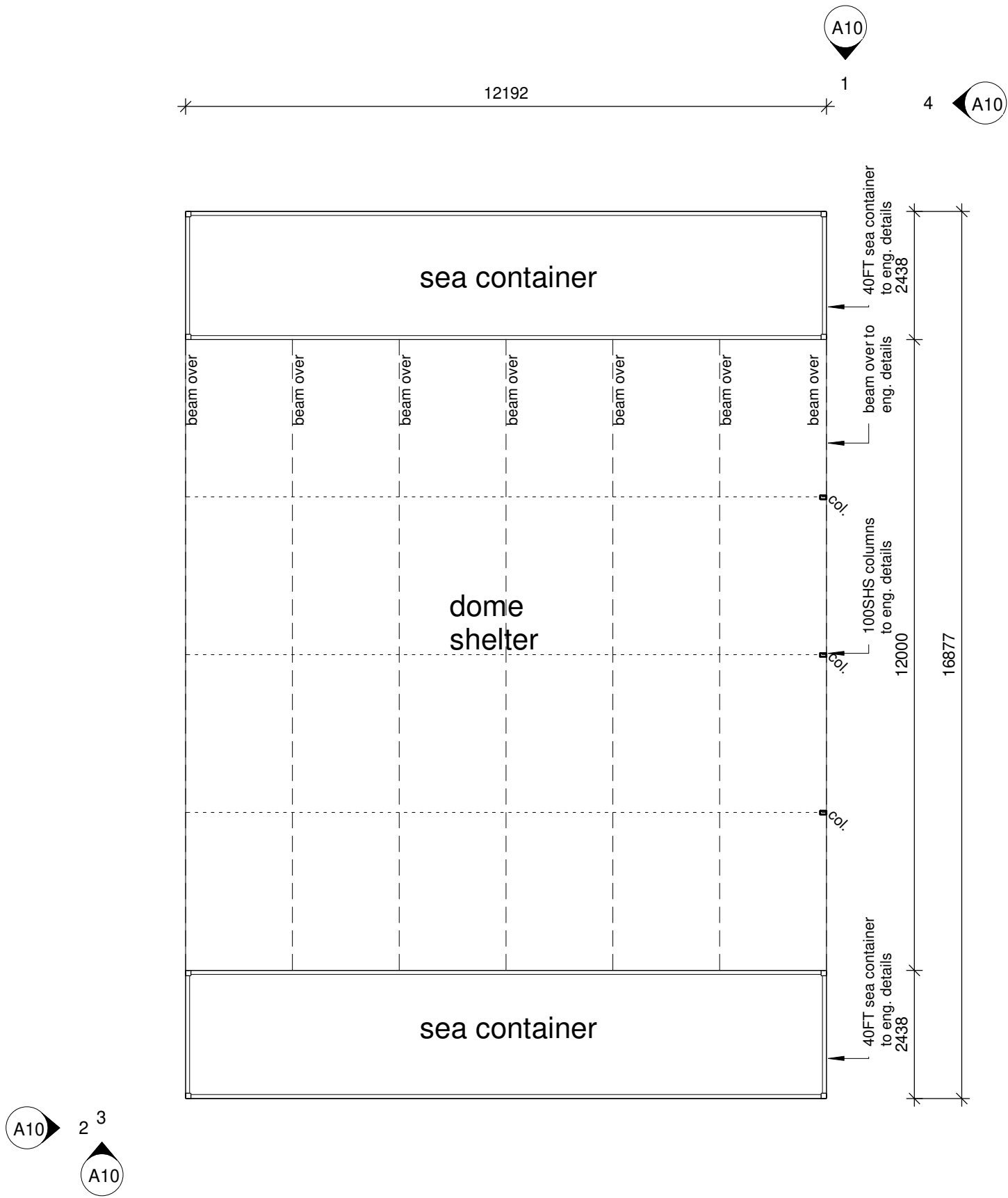
Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule			Workshop 2 Floor Plan	
	REV	DATE	DESCRIPTION	Sheet number	A04
	1	28.8.19	ISSUED FOR CONCEPT PLAN	Project number	0-2134
	2	5.11.19	ISSUED FOR DA	Date	28/08/2019
	3	16.3.20	AMENDED FOR DA	Drawn by	JG
			Scale	1 : 100	



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P12 OF 18



Shipping Container Plan 1 : 100

AREAS
 SEA CONTAINERS = 59.2m²
 DOME SHELTER = 146.2m²
 TOTAL = 205.48m²

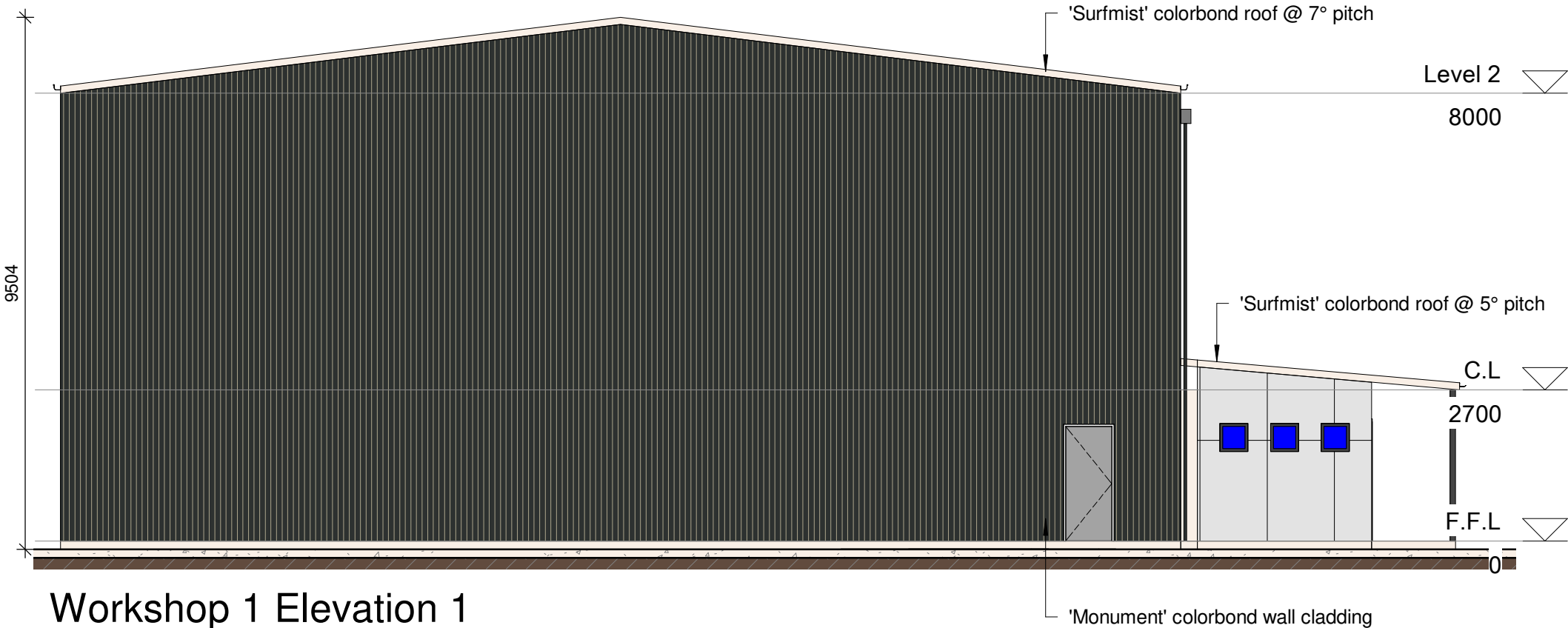
General Notes
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Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule		Shipping Container Plan	
	REV	DATE	DESCRIPTION	Sheet number
	1	29.10.19	REVISED CONCEPT PLAN	A05
	2	5.11.19	ISSUED FOR DA	Project number
	3	16.3.20	AMENDED FOR DA	Date
			28/08/2019	
			Drawn by	JG
			Scale	1 : 100

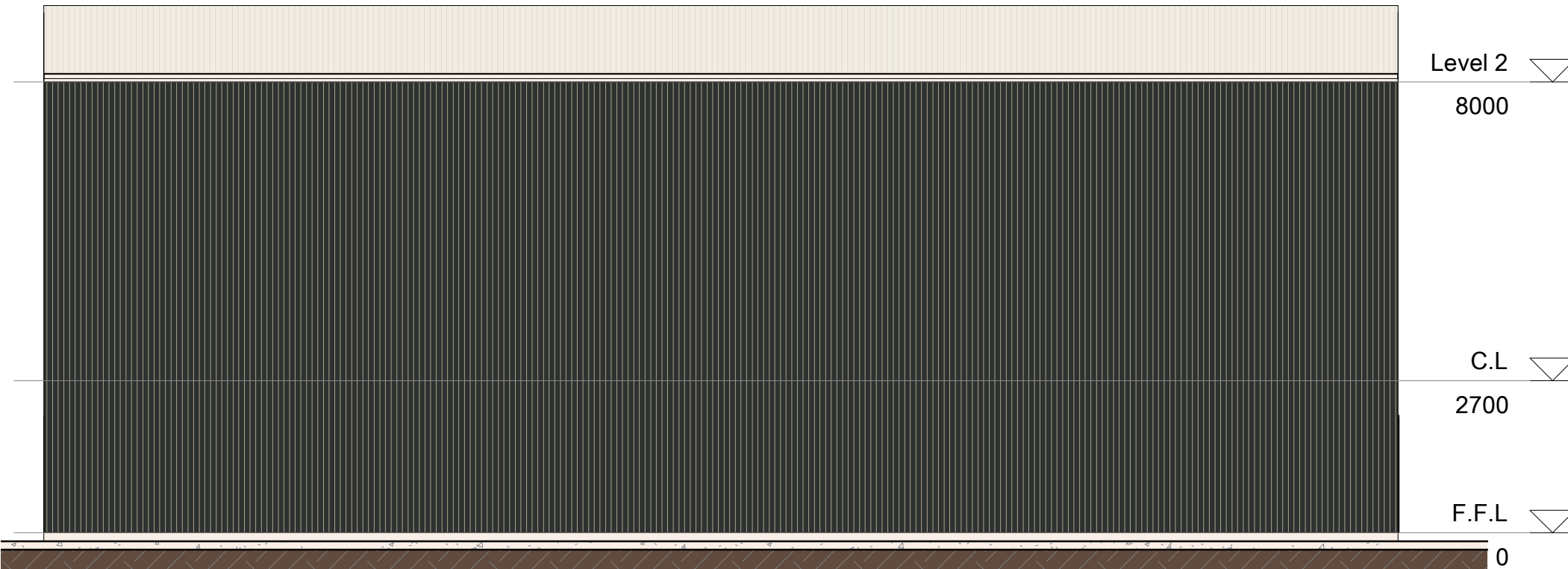
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P13 OF 18



Workshop 1 Elevation 1
1 : 100



Workshop 1 Elevation 2
1 : 100

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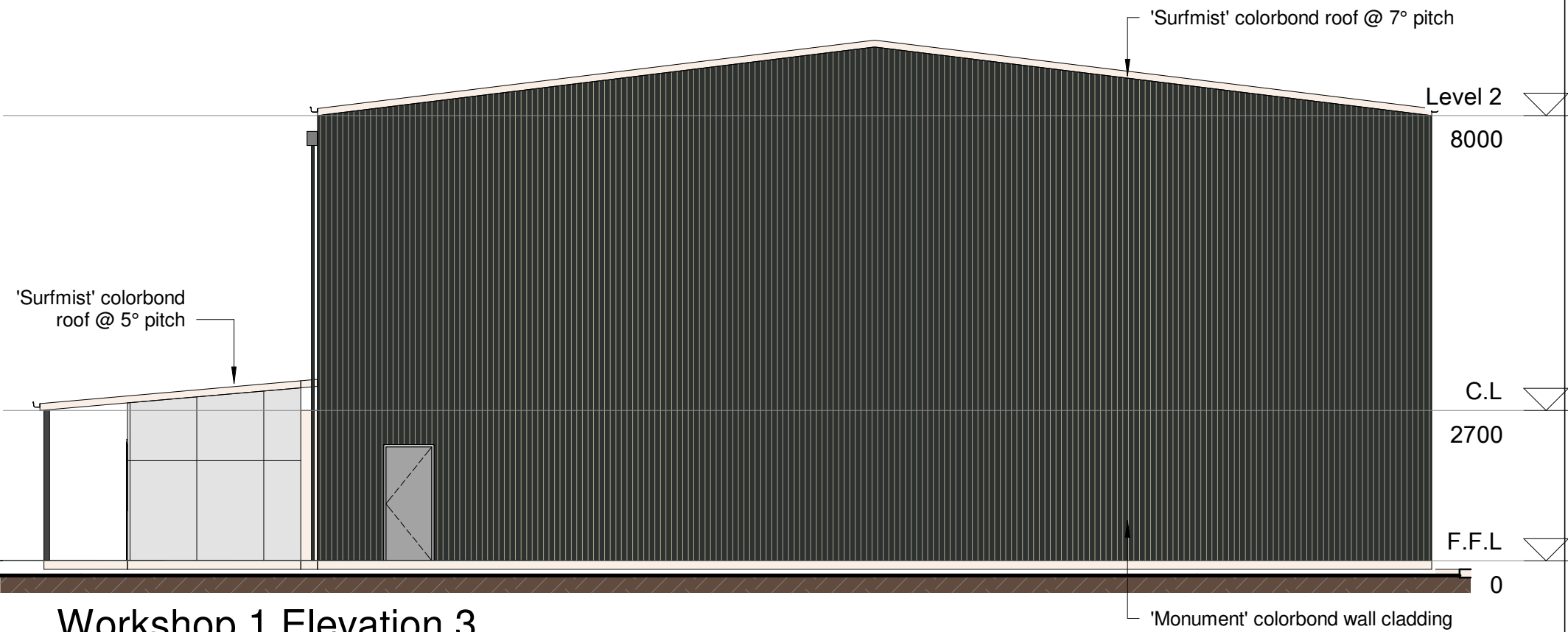
Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule			Workshop 1 Elevations	
	REV	DATE	DESCRIPTION	Sheet number	A06
	1	28.8.19	ISSUED FOR CONCEPT PLAN	Project number	0-2134
	2	5.11.19	ISSUED FOR DA	Date	28/08/2019
	3	16.3.20	AMENDED FOR DA	Drawn by	JG
			Scale	1 : 100	

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P14 OF 18



Workshop 1 Elevation 3
1 : 100



Workshop 1 Elevation 4
1 : 100

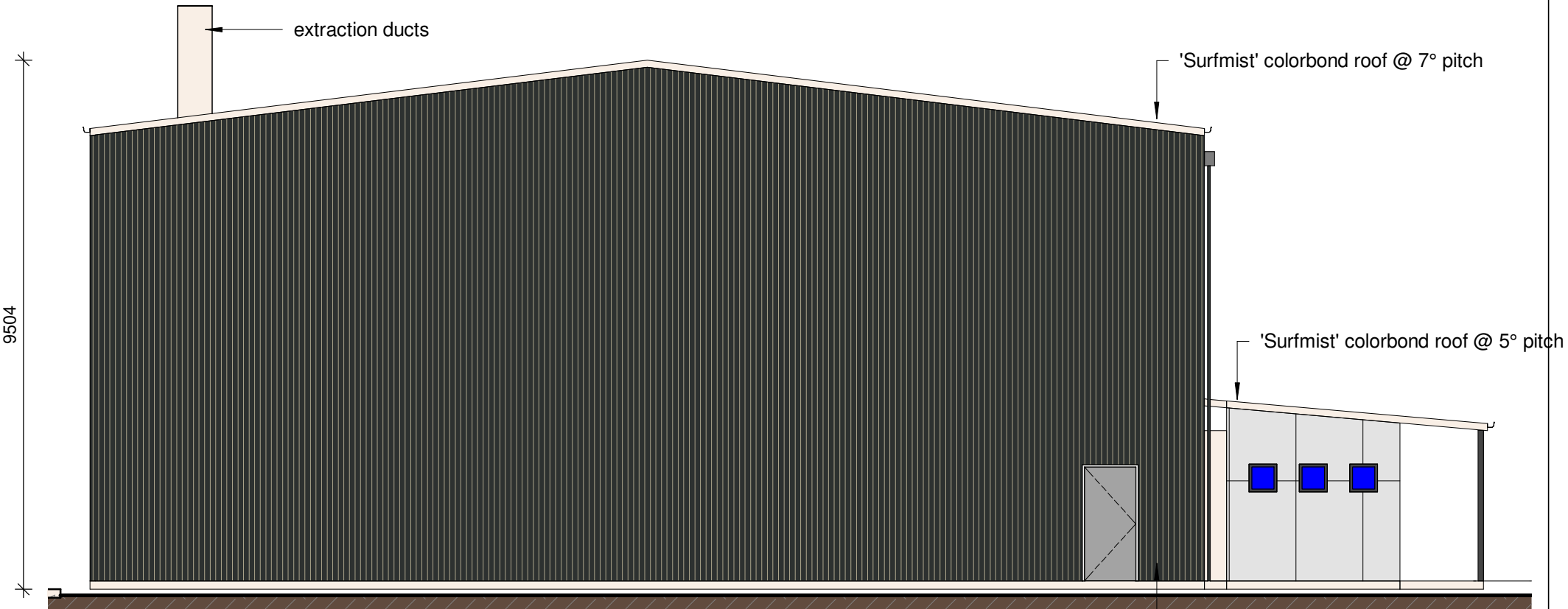
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Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule			Workshop 1 Elevations	
	REV	DATE	DESCRIPTION	Sheet number	A07
	1	28.8.19	ISSUED FOR CONCEPT PLAN	Project number	0-2134
	2	5.11.19	ISSUED FOR DA	Date	28/08/2019
	3	16.3.20	AMENDED FOR DA	Drawn by	JG
			Scale	1 : 100	

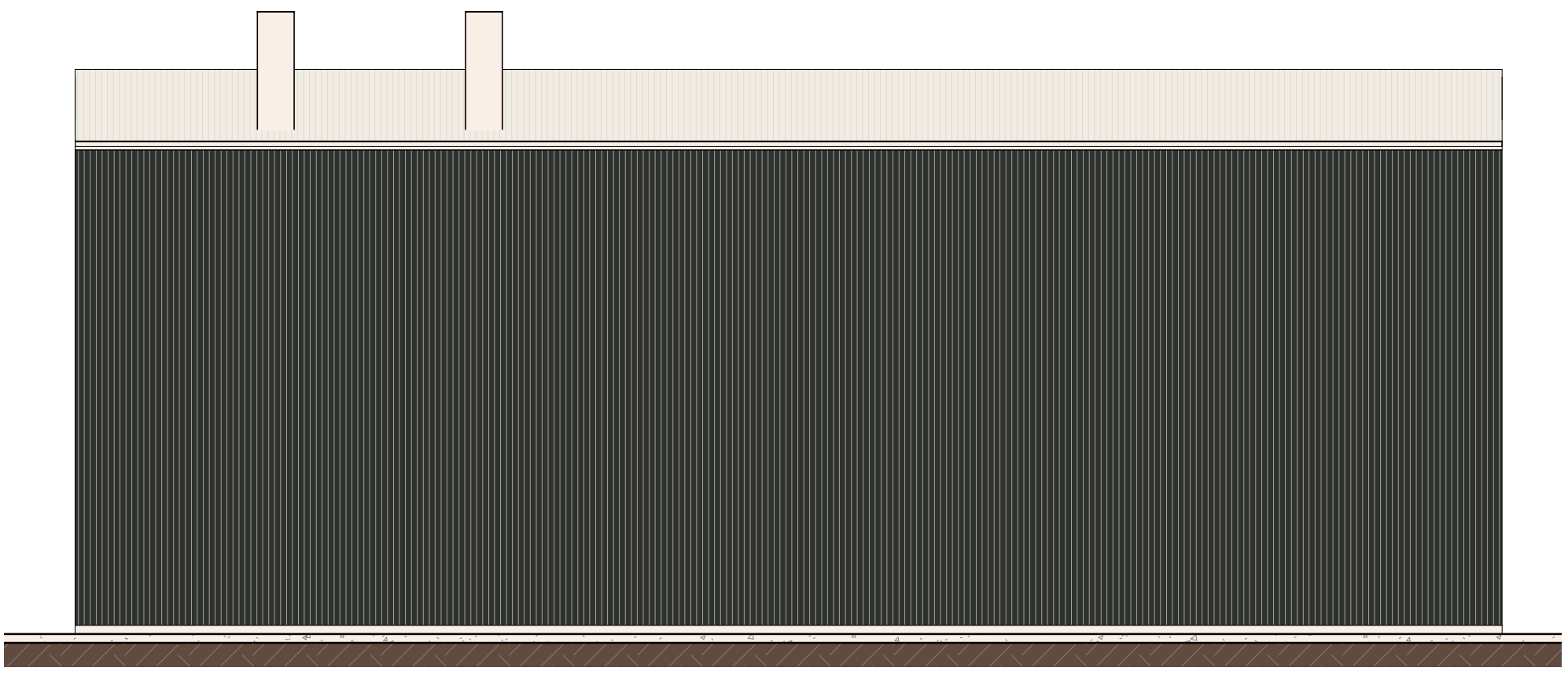
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DESIGN & DRAFTING PRACTICE

Phone : 97217471 Fax : 97217471 Mobile : 041894579
 Email : ghasseb@westnet.com.au
 Address : 9b Wittenoom Street Bunbury WA 6230

26/03/2020 1:26:46 PM



Workshop 2 Elevation 1
1 : 100



Workshop 2 Elevation 2
1 : 100

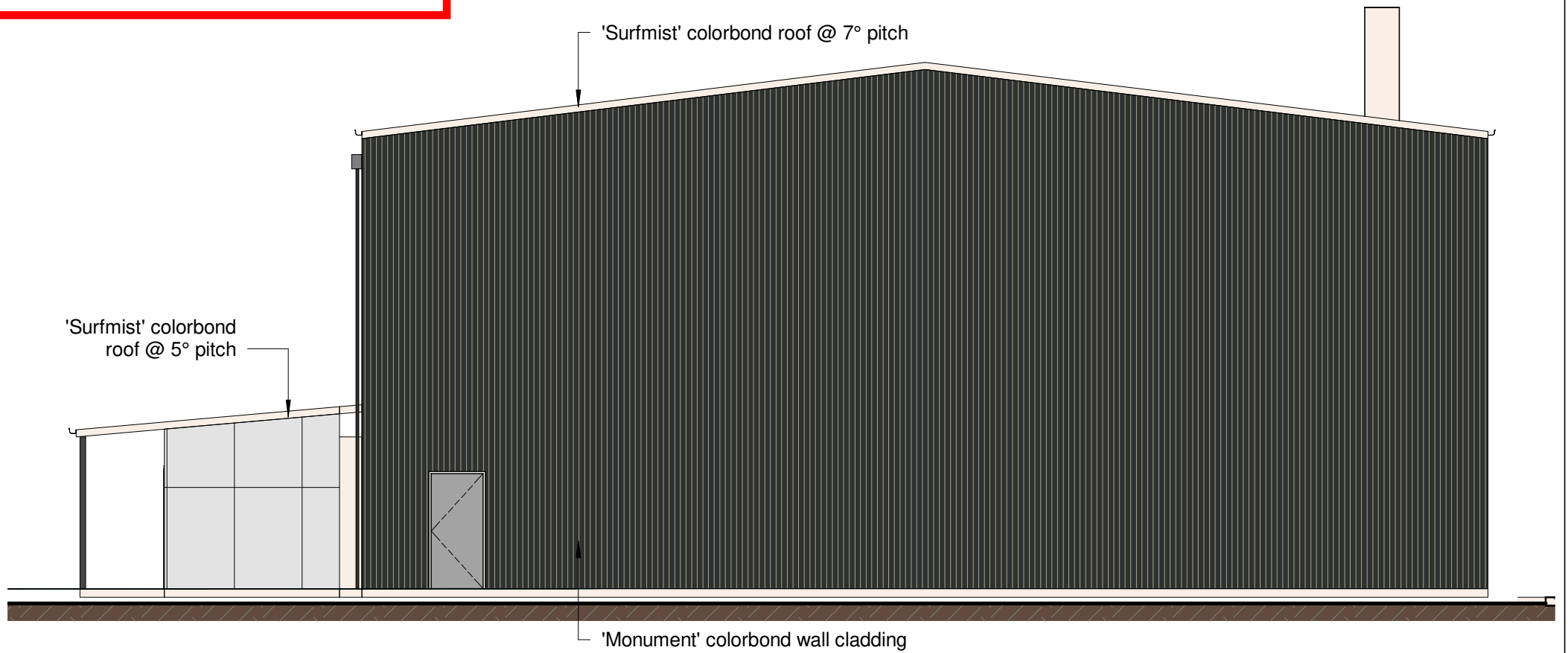
General Notes
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards. All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule			Workshop 2 Elevations	
	REV	DATE	DESCRIPTION	Sheet number	A08
	1	28.8.19	ISSUED FOR CONCEPT PLAN	Project number	0-2134
	2	5.11.19	ISSUED FOR DA	Date	28/08/2019
	3	16.3.20	AMENDED FOR DA	Drawn by	JG
			Scale	1 : 100	

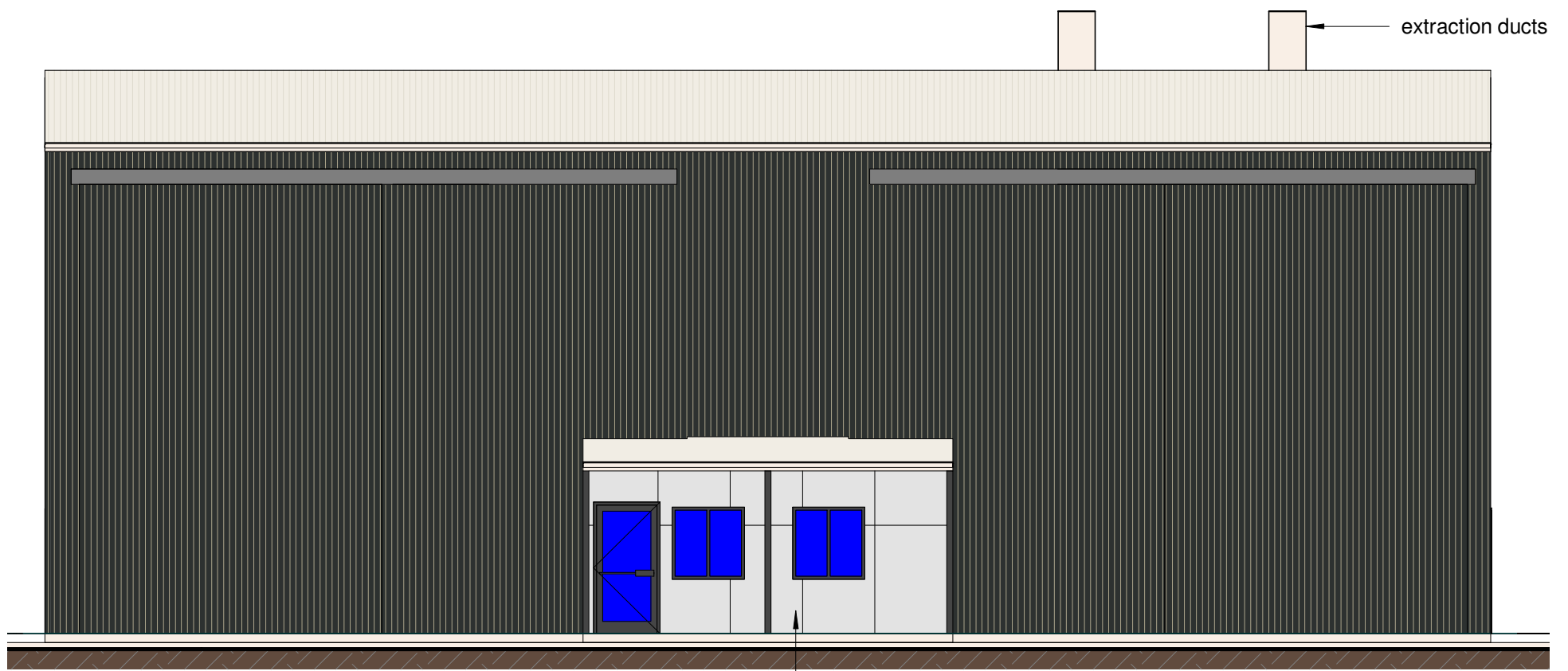
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P16 OF 18



Workshop 2 Elevation 3
1 : 100



Workshop 2 Elevation 4
1 : 100

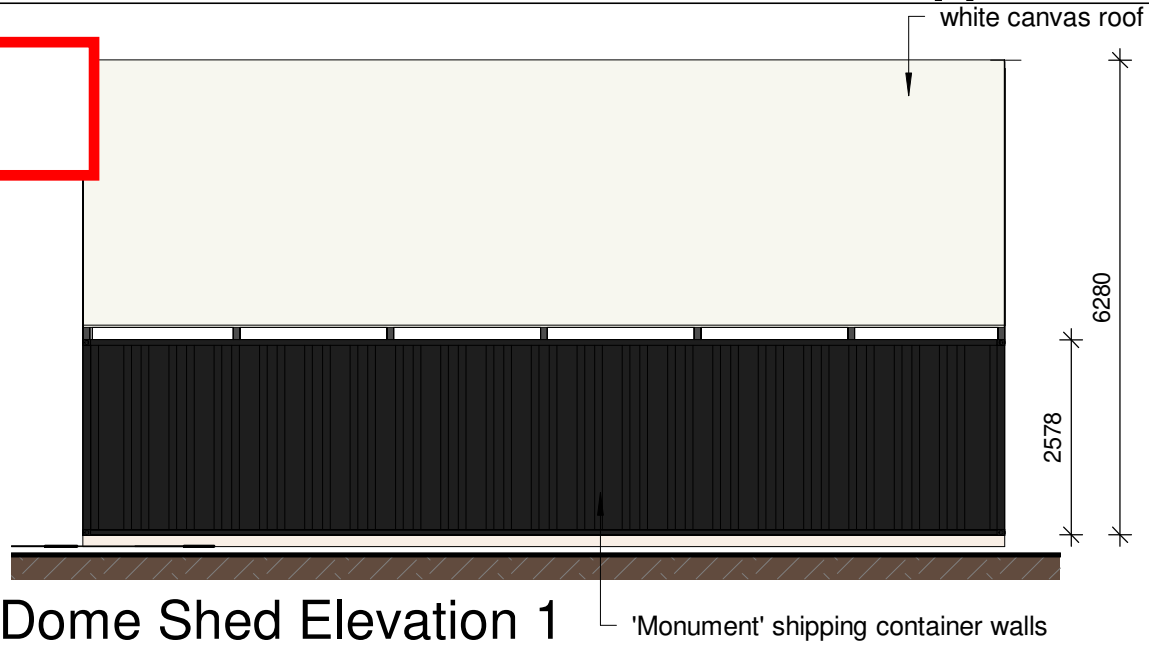
General Notes
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards. All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule			Workshop 2 Elevations	
	REV	DATE	DESCRIPTION	Sheet number	A09
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	2	5.11.19	ISSUED FOR DA	Date	28/08/2019
	3	16.3.20	AMENDED FOR DA	Drawn by	JG
			Scale	1 : 100	

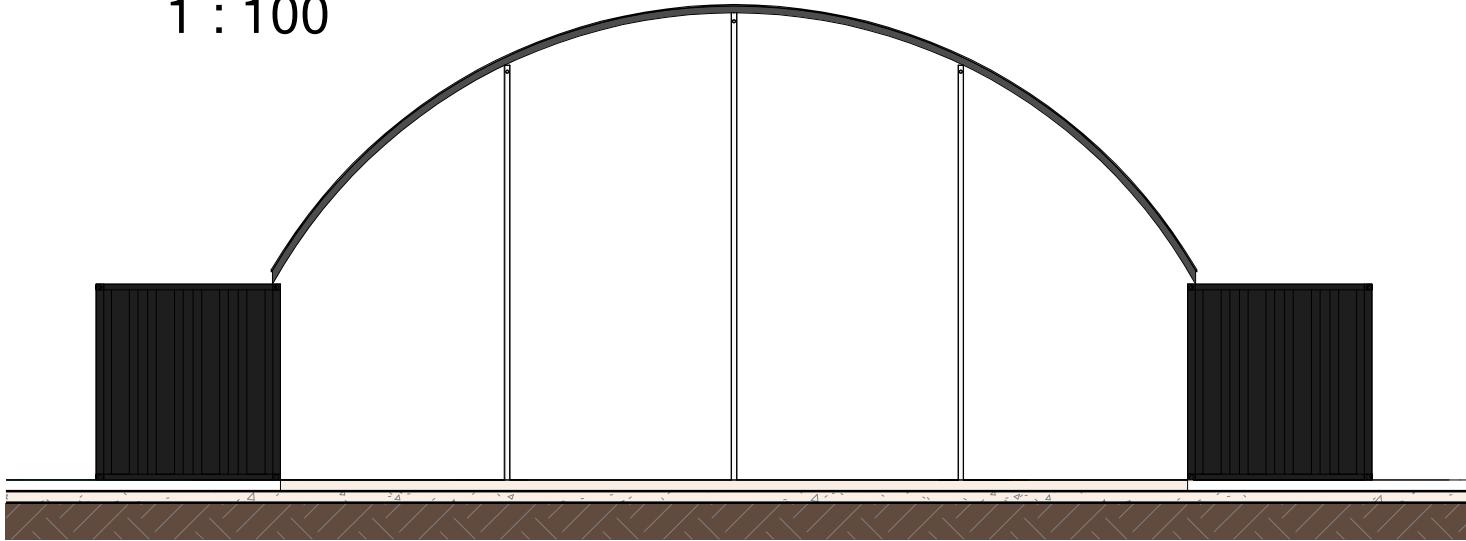
GHASSEB DRAFTING
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 Email : ghasseb@westnet.com.au
 Address : 9b Wittenoom Street Bunbury WA 6230

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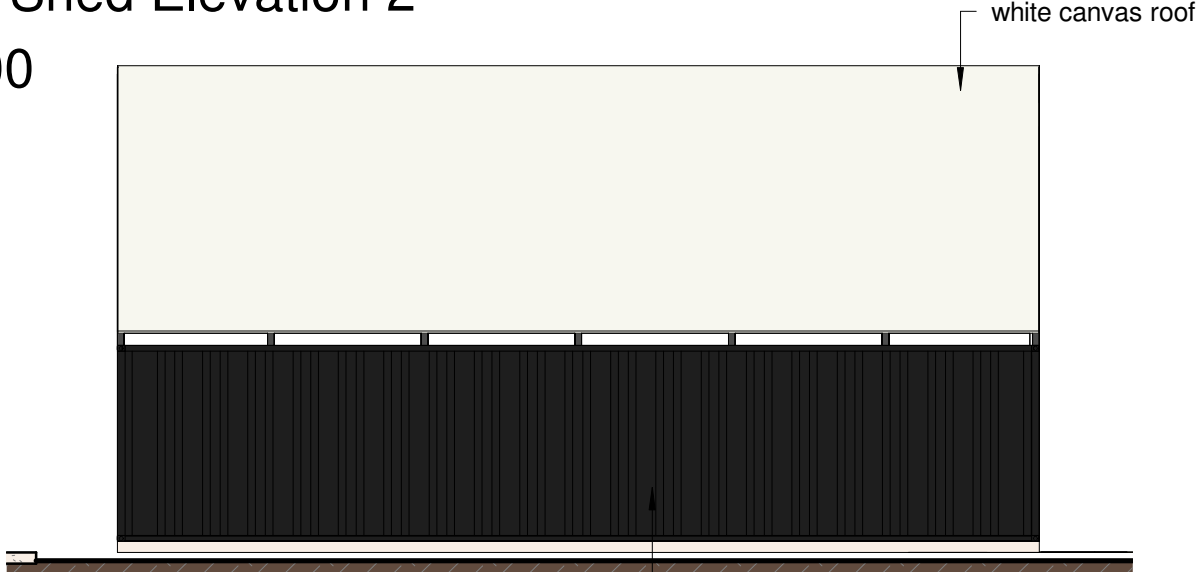
P17 OF 18



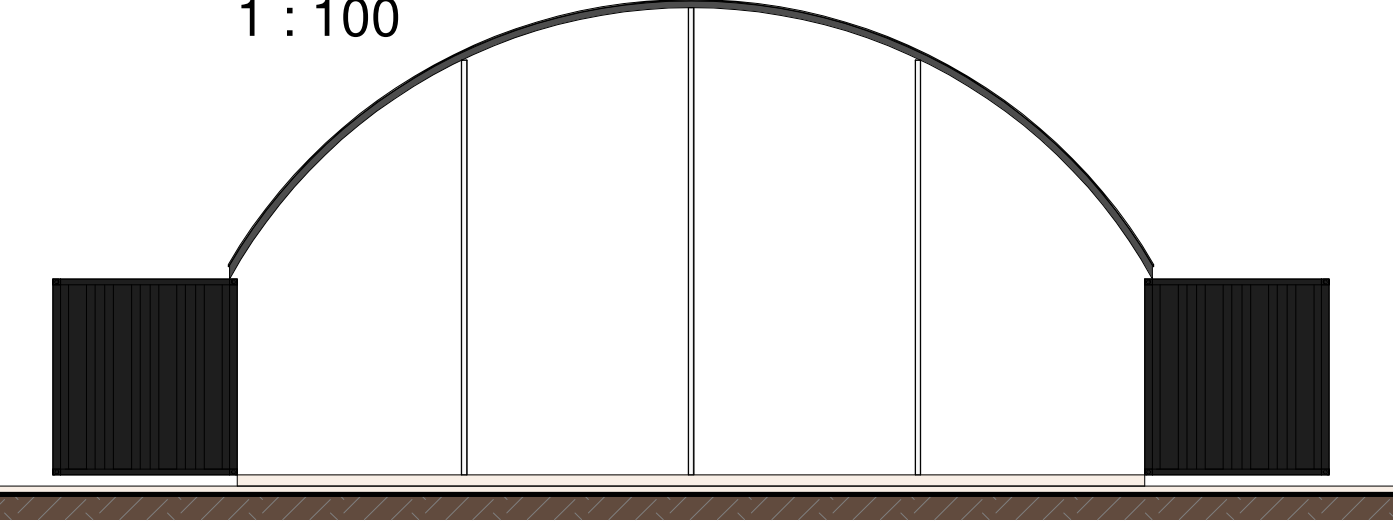
Dome Shed Elevation 1
1 : 100



Dome Shed Elevation 2
1 : 100



Dome Shed Elevation 3
1 : 100



Dome Shed Elevation 4
1 : 100

General Notes
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards. All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

Proposed Shed & Office
Lot 505 Pedretti Road, Picton, For
Byass Engineering

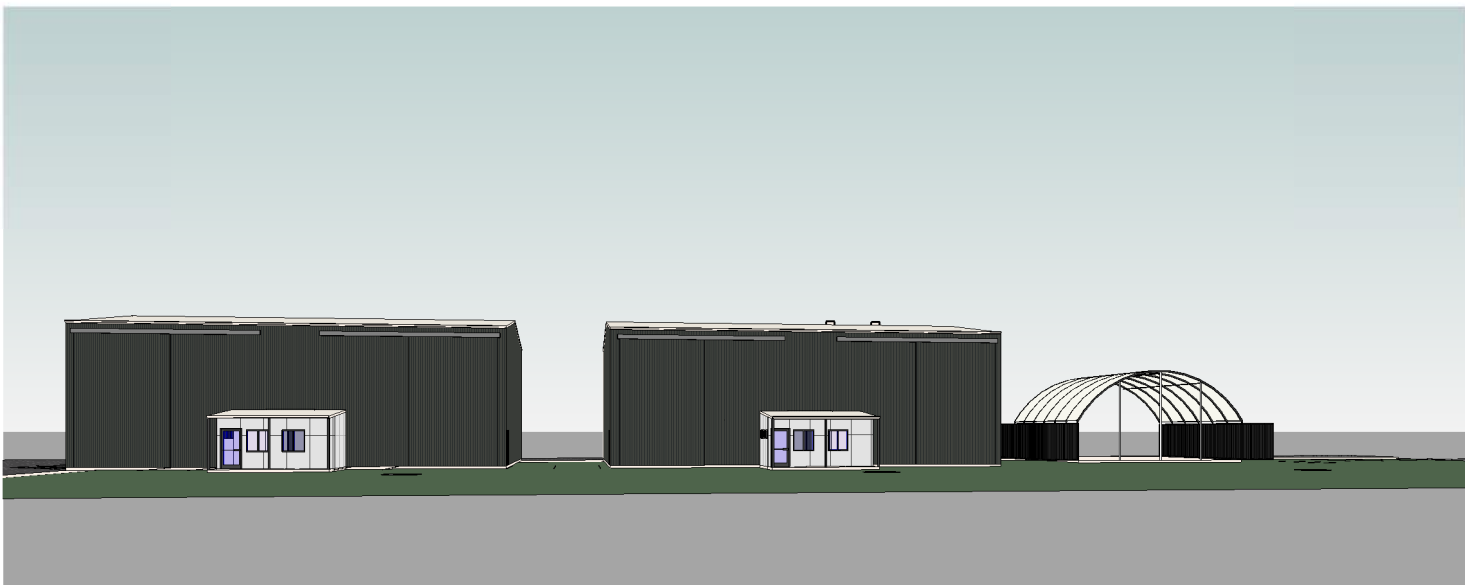
Revision Schedule			Container/Dome Elevations	
REV	DATE	DESCRIPTION	Sheet number	A10
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2	5.11.19	ISSUED FOR DA	Date	28/08/2019
3	16.3.20	AMENDED FOR DA	Drawn by	JG
			Scale	1 : 100

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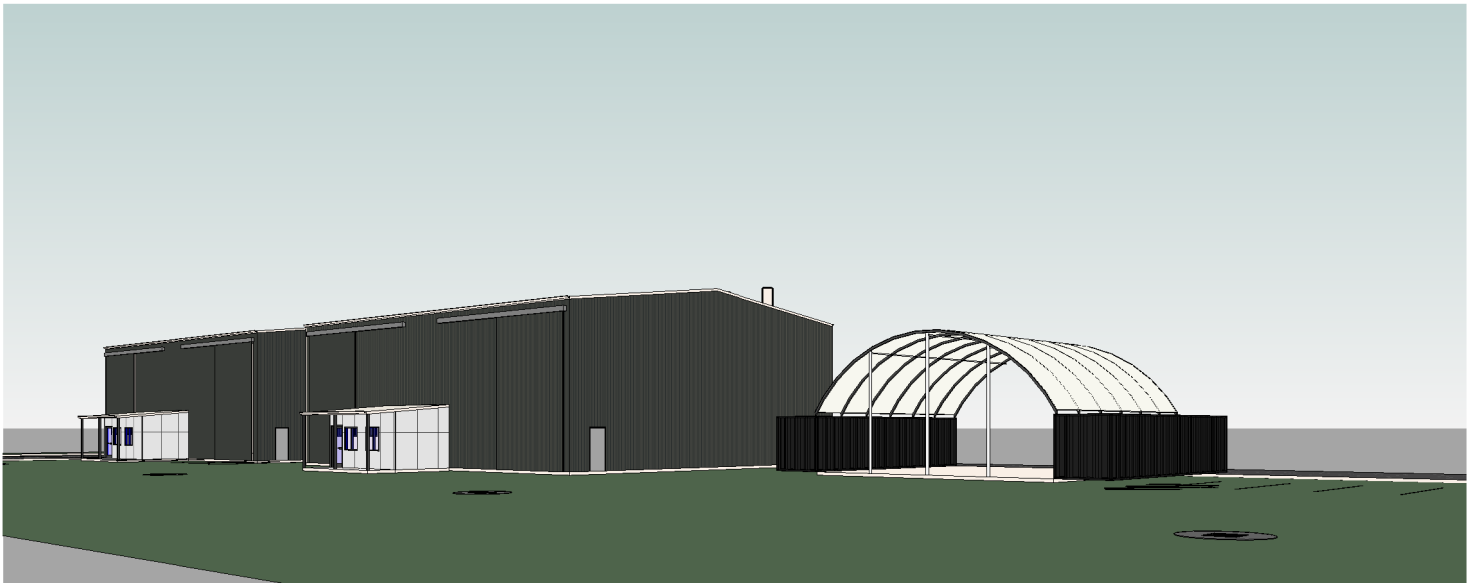
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3D View 1



3D View 2



3D View 3

General Notes
 All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.
 All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule		3D Views		
	REV	DATE	DESCRIPTION	Sheet number	A11
	1	28.8.19	ISSUED FOR CONCEPT PLAN	Project number	0-2134
	2	5.11.19	ISSUED FOR DA	Date	28/08/2019
	3	16.3.20	AMENDED FOR DA	Drawn by	JG
			Scale		



Phone : 97217471 Fax : 97217471 Mobile : 041894579
 Email : ghasseb@westnet.com.au
 Address : 9b Wittenoom Street Bunbury WA 6230

26/03/2020 1:26:47 PM

(Appendix ORD: 12.2B)

From: Brendan Kelly <brendan.kelly@dwer.wa.gov.au>
Sent: Thursday, 4 June 2020 1:29 PM
To: Records
Cc: Suzanne Occhipinti
Subject: RE: Proposed Development at 500 Pedretti and 505 Hardisty Crt Picton East
Attachments: WQPN 51 Industrial wastewater management and disposal.pdf; WQPN 52 stormwater management industrial sites.pdf
Follow Up Flag: Follow up
Flag Status: Completed

4 June 2020

Our Reference: PA033783, DWERT50~40

Your Reference: 134/19

To: Shire of Dardanup

From: Department of Water and Environmental Regulation

Attention: Suzanne Occhipinti

Re: Application for Development Approval – Lot 505 Pedretti Road and Lot 500 Hardisty Court, Picton East

Thank you for providing this application for development approval (DA) for the Department of Water and Environmental Regulation (Department) to consider.

Firstly, it is understood that the land is appropriately zoned for the purpose proposed and the lots are connected to a reticulated water supply, although it is not clear if the lots are connected to a reticulated sewerage service.

Therefore, if not connected to reticulated sewerage, in context of wastewater management, any approval should be subject to conditions and/or advice notes related to the Department's Water Quality Protection Notes (attached):

- WQPN 51 'Industrial wastewater management and disposal'
- WQPN 52 'Stormwater management at industrial sites'

As such, the Department has no objection to the DA.

Otherwise, it is noted that the proposed activity will not cause the premises to become a prescribed premises on Schedule 1 of the 'Environmental Protection Regulations 1987' and regulatory conditions will need to be provided under the 'Planning & Development Act 2005'

(Appendix ORD: 12.2B)

Further to our communication (below) in context of the Department's review of reports attached to the DA:

- Acoustic Report
- Dust Management Plan.

These documents have been referred internally and the review of the Acoustic Report cannot be completed prior to 19 June.

The Dust Report may be returned by the end of this week and if so, will be forwarded immediately.

I note that the 'due by' date for the referral is 4pm on 5 June 2020 (tomorrow).

As clearly the Acoustic Report review will not make this time and the Dust Report may also be problematic, I ask that this be noted.

Please contact this office for any discussion.

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

From: Suzanne Occhipinti [<mailto:Suzanne.Occhipinti@dardanup.wa.gov.au>]
Sent: Thursday, 28 May 2020 9:05 AM
To: Brendan Kelly <brendan.kelly@dwer.wa.gov.au>
Subject: RE: Proposed Development at 500 Pedretti and 505 Hardisty Crt Picton East

Hello Brendan,

In short yes, the Shire is seeking advice/comments from DWER as to the complete application including the acoustic assessment and the DMP. Is there another process for that which I was not aware of? I understood that these documents would be considered in your DWER's response.

If you need another sort of request can you please send me the details? I am really short on time at the moment with a couple of very complex Council reports that I need to complete by Tuesday.

Regards

Suzanne Occhipinti

Senior Planning Officer

Shire of Dardanup | PO Box 7016 | Eaton WA 6232
p: 08 9724 0359 | e: Suzanne.Occhipinti@dardanup.wa.gov.au



Government of **Western Australia**
Department of **Water and Environmental Regulation**

Technical (Review) Report

Advice on Environmental Noise Assessment for the
Proposed Sheds & Offices located at Lot 500 Hardistry
Court & Lot 505 Pedretti Road, Picton East, prepared for the
Shire of Dardanup

Department of Water and Environmental Regulation

June 2020

(Appendix ORD: 12.2B)

Advice on Environmental Noise Assessment for the Proposed Sheds & Offices located at Lot 500 Hardistry Court & Lot 505 Pedretti Road, Picton East, prepared for the Shire of Dardanup

Department of Water and Environmental Regulation

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National Relay Service 13 36 77

www.dwer.wa.gov.au

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June 2020

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Acknowledgements

For more information about this report, contact

Environmental Noise, Department of Water and Environmental Regulation.

(Appendix ORD: 12.2B)

Advice on Environmental Noise Assessment for the Proposed Sheds & Offices located at Lot 500 Hardistry Court & Lot 505 Pedretti Road, Picton East, prepared for the Shire of Dardanup

Document control


Document version history

Version	Date	Description	Author	Reviewer
0.0	16/6/2020	Draft – internal review	JG	EB
1.0	17/6/2020	Final - Issued	JG	EB

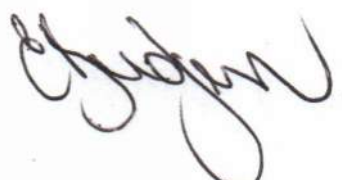
Corporate reference

File number and/or name	File owner or custodian
DWERT50~40	Planning Advice Section

Author details

Name	Dr Jingnan Guo BSc (Physics), PhD (Mechanical Engineering)		
Position title	Senior Environmental Noise Officer		
Signature		Date	17/6/2020

Reviewer details

Name	Ms Emma Bridgeman BSc (Environmental Health)		
Position title	Manager Environmental Noise		
Signature		Date	17/6/2020

Contents

Document control	iii
1. Introduction.....	1
2. Documents	1
3. Advice	1
4. Limitations	2

1. Introduction

This advice was prepared for the Shire of Dardanup in response to a request for comment made to the Department of Water and Environmental Regulation (DWER) dated 28 April 2020 on the *Application for development approval – three workshops with attached offices, storage, metal fabrication, sandblasting and painting - Lot 505 Pedretti Rd and Lot 500 Hardistry Court, Picton East WA 6229.*

2. Documentation

In support of this request, the Shire of Dardanup made the following document available which forms the basis of this technical expert advice. The Shire did not request any specific advice.

Material / document name	Author	Date
Environmental Assessment 1912123 (Rev 1): Proposed Sheds & Offices Lot 500, 21 Hardistry Court & Lot 505, 17 Pedretti Road, Picton East WA 6229 - prepared for Byass Engineering Pty Ltd	ND Engineering	9/04/2020

3. Advice

DWER's Environmental Noise Branch (ENB) has reviewed the Environmental Assessment report prepared by ND Engineering (NDE) for the proposed development. NDE's report has not demonstrated that the proposed operation will comply with the Environmental Protection (Noise) Regulations 1997 (Noise Regulations), for the following reasons:

1. NDE indicates that the noise data used for their noise modelling and assessment was measured on 30 December 2019 on a site having the same fabrication sheds/workshops and sand blasting sheds/workshop as those proposed. However, there is no information as to where that site is, and in what way all sheds and plants are the same as the proposed development. There is also no information as to how the noise was measured for each of the equipment plant;
2. NDE indicates that CONCAWE was used for the noise modelling. However, CONCAWE is only an algorithm run by a computer programme to do the noise modelling. NDE needs to clearly indicate what computer programme was used for the noise modelling;
3. The default daytime meteorological conditions specified by the previous draft EPA Guidance No. 8 were used for the noise modelling, which is considered acceptable. However, NDE seems to make conclusions about the night-time noise emission levels based on the day-time noise modelling, which is not

(Appendix ORD: 12.2B)

correct. It should be noted that the default night-time meteorological conditions are different from those for the day-time;

4. NDE stated in the report that noise modelling does not show tonality and impulsiveness. However, nothing in the report supports this claim;
5. ENB notes that the proposed development will be located on the edge of an industrial area. The existing industries may already emit significant noise into the residential premises closest to the proposed development, i.e. Wren Oil on the northern side of Harris Road. Noise from the proposed operation may be significantly contributing to the existing noise levels at the neighbouring residences. NDE did not seem to have conducted a cumulative noise assessment for the proposed development; and
6. NDE's assessment indicated that two workshops at Lot 505 Pedretti Road could comply with the Noise Regulations at all times with all sliding doors open and the workshop at Lot 500 Hardistry Court could comply with the Noise Regulations during the day-time with all sliding doors open and at night-time with the north and south sliding doors closed. ENB is unable to agree with these conclusions, for the reasons discussed above.

Notwithstanding the above points, from ENB's experience with the type and size of the operation that is proposed, it is likely that noise emissions from the proposed operation can be managed to comply with the Noise Regulations at the neighbouring noise sensitive premises during the day-time, however it may become more difficult for the proposed operation to comply at night. In this respect, the Shire could consider limiting the proposed operation to day-time only (from 7:00am to 7:00pm Monday to Saturday, excluding Public Holidays).

4. Limitations

Technical expert advice in any field is subject to various limitations. Important limitations to the advice include:

- No computer modelling was undertaken to verify NDE's modelled noise contours.

(Appendix ORD: 12.2B)

From: Brendan Kelly <brendan.kelly@dwer.wa.gov.au>
Sent: Tuesday, 23 June 2020 3:49 PM
To: Records
Cc: Suzanne Occhipinti
Subject: Air Quality Review - Lot 505 Pedretti Road and Lot 500 Hardisty Court, Picton East

22 June 2020

Our Reference: PA033783, DWERT50~40

Your Reference: 134/19

To: Shire of Dardanup

From: Department of Water and Environmental Regulation

Attention: Suzanne Occhipinti

Re: Application for Development Approval – Lot 505 Pedretti Road and Lot 500 Hardisty Court, Picton East

Dear Suzanne,

As per my response to this referral of 4 June 2020, please find attached Air Quality Technical Advice relating to the proposal.

1. The proposed air emissions controls for the metal fabrication development are:
 - conduct activities in closed chambers, and
 - air extraction system fitted with a sock (bag filter) for dust collection.

These controls are in general accordance with commonly used techniques for air filtration from enclosed chambers to capture dust and other air emissions, prior to discharge to the atmosphere.

2. The proponent considers that odours are low risk as small volumes of paint will be used and odorous compounds will be slowly 'bled' through the shed openings for efficient dispersion.

DWER is unable to assess the effectiveness of this strategy.

3. The success of the Dust and Fume Management Plan depends critically on the competence of the personnel responsible for the plan's implementation.
4. The recommended separation distance for this type of facility as per EPA GS 3 is 500 to 1000m. There are three residential receptors within 300m of the site. AQB's position is that GS 3 separation distances should be maintained to reduce the potential impacts of unintended emissions. Should complaints occur or if impacts become evident, then:
 - the management controls would need to be reviewed, and
 - ambient air quality monitoring may also need to be considered.

(Appendix ORD: 12.2B)

Apologies for the fragmented response, as our internal reviews work their way through the incoming referrals.

Brendan

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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(Appendix ORD: 12.2B)

From: Arun Ramachandran [REDACTED]
Sent: Tuesday, 12 May 2020 2:25 PM
To: Suzanne Occhipinti
Subject: Re: Lot 505 Pedretti road and Lot 500 hardisty Court

Hello Suzanne

We would record our comments as an objection and wait for further clarifications from your end

Thanks

Arun

On Tuesday, 12 May 2020, 01:45:56 pm AWST, Suzanne Occhipinti <suzanne.occhipinti@dardanup.wa.gov.au> wrote:

Hello Arun and Archana,

Your submission is noted. Can you please confirm whether you intend for this to be an 'objection', as you have not stated that, or just for comment.

Regards


Suzanne Occhipinti

Senior Planning Officer

Shire of Dardanup | | PO Box 7016 | Eaton WA 6232
p: 08 9724 0359 | e: Suzanne.Occhipinti@dardanup.wa.gov.au



From: Arun Ramachandran [REDACTED]
Sent: Tuesday, 12 May 2020 12:00 PM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: Lot 505 Pedretti road and Lot 500 hardisty Court

Dear Suzanne

Thank you for the email

Our concerns are that the noise levels are going to be significant when all the machinery gets going simultaneously due to the summation effect of sound waves. We generally use the back portion (east) of the house considerably more to avoid the noise from the timber depot in the front of the house. There is no control of what is going to happen to the Pendretti road lot when it gets leased out. If a similar industry gets occupancy that is sure to compound the acoustic/ noise pollution scenario further. We are both working from home a lot more especially with the recent Covid 19 scenario and it looks like that we will be for some foreseeable time in the future.

The operation timings are stated as 6.00 Am to 6.00 Pm. Does this mean 7 days a week and public holidays as well ?

We think that 12 hours of noise in a day is a bit excessive as well.

Hopefully that puts things in a better light

regards

Arun and Archana

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PROSSER

HOMES PTY LTD

Our ref: 6155

11 May 2020

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

Attention: Suzanne Occhipinti

Dear Suzanne

**Re: Application for Development Approval - Three Workshops with attached Offices, Storage, Metal Fabrication, Sandblasting and Painting
Lot 505 Pedretti Rd and Lot 500 Hardisty Court, East Picton WA 6229**

In reply to your letter dated 28 April 2020 regarding the above Application for Development Approval.

Prosser Homes Pty Ltd have no objections on the condition the sandblasting does not omit dust and noise.

Should you require any further clarification in regards to the above, I can be contacted on 9791 1589

Best regards,



Steve Prosser

(Appendix ORD: 12.2B)

Gail M Jones

LochWind Kennels & Cattery

7.5.2020

Suzanne Occhipinti,
Senior Planning Officer
Shire of Dardanup.

Dear Suzanne,

Thank you for your written notification regarding a planning application for workshops, Lot 505 Pedretti Road and Lot 500 Hardisty Court, Picton. The application is for a sandblasting, painting and a metal fabrication business.

My primary concern regarding this proposed development, is the almost certain constant noise pollution and vibration. Which will undoubtedly, seriously erode the peaceful enjoyment of my HOME, due to sand blasting and metal fabrication starting at 6am and continuing for a twelve hour period. My property is in very close proximity to these two blocks and it is even closer to my approved, licensed cattery business and kennels than to my home.

I also very have grave concerns with the fact that the application states, that two of the three workshops will be leased out to other industry participants in the future. That leaves me in a position that any noxious or excessively noisy business could take up residence at any time in the future. That makes it even more essential that The Shire (you) puts in place strict requirements around construction and containment.

This property LochWind, was chosen with a great deal of consideration as to the surrounding area. We had no close residential neighbours and a farm at the back. As a prerequisite of my applying for a Kennel License in 2001. I had to advertise for a three week period, also contact every residence within a kilometre of the proposed kennels, for possible complaints or comments. In the metropolitan area, Kennel applicants only had to notify residents within 500 metres !

A kennel is a non toxic, agricultural based business, which is however not the case with painting, sandblasting and metal fabrication, or many other industries which can have serious future health impacts, noxious odour issues, as well as contaminants escaping from their premises and polluting my home, animals and business. I have two horses who graze my land and the possibility of their remaining feed source being contaminated is real, as the paddock boundary is very near the proposed workshops.

Already if the wind is blowing in a certain direction, the odour from Wren Oil is very overpowering and unpleasant. However from my perspective, I was aware that Wren Oil were operating on Harris Road when I purchased this property. I was aware that the ongoing issue with this intermittent

(Appendix ORD: 12.2B)

odour problem, was one of the key reasons Malatesta wanted to sell this property. I therefore have no right to complain.

Without any opportunity for me to comment, you have already permitted a Skip Bin business very close to my boundary, that is now proving to be a significant noise issue for me. I am often, woken up early by trucks dropping off bins, which makes a considerable noise, even in my house. This also causes the dogs to bark, sounding an alarm.

As you are aware since 2001 I have had a licensed kennel premises at LochWind. Noise pollution creates a situation whereby the dogs react to the external noises, they run the fences and bark constantly, sometimes ending in fights between dogs who are over excited. At times they have required veterinary attention due to this. This comes at my expense of course, but for reasons beyond my control. Why should my business be put even deeper into this type of situation, due to the Shire not considering carefully what type of business they allow to be next to, or near a pre existing kennel/Cattery business.

Under the new State Government "Standards and Guidelines for Health and Welfare of Dogs in WA" to be found here

<file:///C:/Users/lochw/AppData/Local/Microsoft/Windows/INetCache/IE/YA98JM8U/Standards%20and%20Guidelines%20for%20the%20Health%20and%20Welfare%20of%20Dogs.pdf>

Standards and Guidelines for the Health and Welfare of Dogs in WA

Page last updated: Wednesday, 6 May 2020 - 1:16pm

Part 3 **Establishment should be situated away from sources of excessive noise or vibration**, such as road traffic and machinery which can be a source of stress or injury to dogs.

As I have been established and registered with Shire of Dardanup since 2001. I promptly pay my ever increasing yearly Rates to the Shire and Land Taxes to the State, I would like to think that I actually have some rights around the comforts regarding my home that would be considered and come first, with regard to this matter.

If you do proceed and grant permission for these businesses, which I suspect you will, it would be greatly appreciated if the workshop containing the sandblasting , painting and metal fabrication at very least be situated nearest to Harris Road and that all three workshops are required to be sealed in a manner so as to not be malodorous, also to have suitable acoustic and toxin containing properties.

As mentioned previously, I have grave concerns with the fact that the application states, that two of the three workshops will be leased out to other industry participants in the future. That leaves me in an unenviable position, that any noxious or excessively noisy business could take up residence at any time in the future. That makes it even more essential that The Shire (you) puts in place strict requirements around construction now, as described in the above paragraph.

I strongly object to the fact that my quality of life and peaceful enjoyment of my home and property are constantly and gradually being greatly eroded, due to the actions of others. Almost to the point where it will be very unpleasant to continue to live here, which I still intend to do. Why should I have my property amenity diminished, so that third parties can profit (Owner of the workshops and The Shire).

(Appendix ORD: 12.2B)

As I requested of the Shire of Dardanup when APH purchased the farm that is now The Industrial Estate, it should have been mandatory that APH constructed a solid wall along the ARC Railway Reserve, between their estate and any residential properties such as mine. Perhaps the Shire will now consider not approving any industrial use, that will further impinge on my quality of life and enjoyment of my home and property. Also making it a condition of building on the blocks opposite my boundary fence, that they must construct a solid fence to help prevent toxin, dust, odour pollution and mitigate noise and light pollution to my home.

I would like to take this opportunity to make you (The Shire of Dardanup) aware of some other issues relating to my property and rights, that may be taken into consideration when regarding this current application.

In 2001 I purchased my property of then twelve acres, from Robin and Maxine Malatesta. The purchase was through Garry Buswell at Barr & Standley. I carried out my due diligence at that time, which included an appointment to discuss possible future developments with the Dardanup Shire. I was given, by one of the two Shire representatives present, the assurance that a glossy format publication that I had, titled "The Bunbury 2030 Plan" was the State Government gold guide for development of land in the surrounding area, until 2030. In this booklet the property now known as LochWind, was General Farming and was marked to remain as such. With the remote possibility of it becoming deferred industrial in the distant future. There was a General Farming zoned dairy farm behind LochWind, boundary being Martin Pelusey and Harris Roads and the railway line. That farm was marked in the 2030 Plan, as future Light Industrial. Under the zoning when I purchased my property I was entitled to build a second dwelling. I had planned on doing so, for my elderly mother in the future. Kennels and Cattery were also an approved use of General Farming. Applicable rates were affordable long term, as per General Farming. A condition of the offer to purchase from Malatesta's was that The Shire of Dardanup would grant a Kennel Permit for me to breed Collies (Dogs) as that was the sole reason I was looking for a suitable property to make my home. Due diligence done on long term affordability and suitability. Kennel Permit duly granted by the Shire for thirty dogs. The purchase then proceeded in June 2001. Followed by eight years of peaceful enjoyment of a beautiful property.

Somewhere around 2009/10 APH purchased the Dairy Farm behind my property and re zoned it from General Farming to Light Industrial. I was sent a letter from The Shire of Dardanup stating that they wanted to re zone me Light Industrial, subject to an EPA report on the endangered Western Ringtail Possums. I was advised by the EPA that if they found WRT possum habitat on my property, I could not be re zoned Industrial. I knew I had an abundance of WRT's so was positive I would not be re zoned. At some point, I received an half inch thick, A4 book, The EPA Report advising me, there were no signs of WRT's on my property and I was being forcibly rezoned. That was a total fabrication by EPA and why WRT's are now Critically Endangered (next step extinction). Main Roads are doing exactly the same today with the EPA report for BORR. I then approached Nola Marino, as I was totally opposed to my property being re zoned. She could not have cared less. Just told me it would be worth more, to put up and shut up. I was worried about increased rates and the fact that I could no longer build a small second house for my mother, who at that stage really was old, unwell and ready to come from NSW to WA. At approaching eighty it was hard for her to continue to live alone in another state. Add to that residential is not an approved use on Industrial zoned land, neither is a Cattery or Kennels an approved use on Industrial land. What that in reality meant for me, if my house burnt down I could not rebuild my home. I no longer had a very valuable business I could sell, after ten years of developing it into arguably the best Kennel and Cattery in the South West, at that time. I had a meeting with John Gardiner who allayed one fear I had. John promised

(Appendix ORD: 12.2B)

me that my rates would remain at General Framing rates, so I would not be rated off my land. That held true, until John sadly died, my rates immediately rose steeply along with my land tax, as the Valuer General informed me that The Shire had applied for my land to be re valued ! Thanks for that. Why ?

During the process of APH developing the land behind me, the amenity of my life was totally destroyed. The noise pollution and dust pollution were extreme. On two instances, Shire of Dardanup had to come and adjudicate between myself and AHP. They forced APH on two occasions to pay for my home and kennels to be professionally cleaned. My house and kennels were FULL of dirt and dust, my bed was full of dirt. My curtains and carpets ruined. APH also were forced to pay to replace my air conditioning and pool pump, as the motors seized up from the constant dust storms, turning to mud inside the motor. It was a nightmare year and a half. There should be many photos and videos on record of the damage caused by APH at The Dardanup Shire Offices, as I provided a thumb drive.

These two photos show a small snippet of what was an ongoing, daily issue for months with dust pollution.



The next issue was when APH put a dam across the river, to install an industrial spillway. I have two lakes on my property. One was fully stocked with Marron and the other with Silver Bream. Malatesta had spent many years growing and developing these. Once the spillway was completed, the level of the lake dropped massively.



2001 to 2011 happy fish and many happy Marron. In 2011 I was then left with no option but to pay \$3000 to put in a 3 phase bore to try and keep the water level suitably high. In the end I could not afford the extra electricity and had to stop daily pumping. End result 2011/12 Silver Bream all died and many thousands of dollars of Marron just walked off, as the water level was impossible to manage properly. The Shire of Dardanup tried to tell me it was nothing to do with the re routing of the river by APH, or that the flow was no longer the same in the river due to the spillway. They told

(Appendix ORD: 12.2B)

me my water table had dropped. I was told I was on a different sub aquifer to Morrisey Homestead's lake, which I had pointed out is only a kilometre or two from here, always stays full, as mine had done. I then managed to obtain maps from the CSIRO proving I was on the same aquifer as Morrisey, so again I was lied to, to avoid anyone having to take responsibility or pay restitution. Once again I was told to just put up and shut up and foot the bill, so someone else could gain a financial advantage. In this instance APH affected my life, my property and my finances to build their Industrial Estate and The Dardanup Shire gained 39 industrial blocks to charge rates on.

I lost a great deal in the process ! Including many thousands of dollars worth of full sized adult breeding Marron. The Shire had the power to do something about this at the time, BUT no one from the Shire cared a damn what happened to me, as their future financial rewards lay with APH's interests. Follow the money !

Life had just started to get back to normal when the upgrade to the Boyanup Picton Road started, as a part of the proposed BORR project. I lost significant tracts of land due to that, which I was offered a pittance for. When I did not want to sell for the price I was offered, Main Roads and/or Fulton Hogan (they both shifted the blame onto each other) put a bulldozer through my fences with the two horses in the paddock, destroyed the fencing, knocked down all the tree and destroyed as much feed as they possibly could. Then told me I may as well sell to them now, as I now had no feed and no fences.



I threatened to go to the Media and was then immediately promised by Gerry Zoetlief and Bret Belstead (in front of witnesses) that if I sold to them for a pittance, they would re fence when the road was finished and I would continue to have the same use of the paddocks that I had always had since 2001 and that would continue until I sold my property. I had their word. I had little choice, so agreed.

2017 Dardanup Shire told me to take the horses off the paddocks, as they wanted them for "management reasons". So Main Roads promise was not worth a pinch of the proverbial. They just lied to get the land and protect their arses from the media at the time. That cost me thousands in hard feed, as I then only had two paddocks to rotate the two horses through, not the four paddocks I had always had.

For the first 12 to 18 months Dardanup Shire did little to maintain this land.

That has improved, thanks largely to Hamish James.

Photos under my stewardship

(Appendix ORD: 12.2B)



Photos under Dardanup Shire initially. Riddled with Blackberry, Westonia and Rabbits.



Again a decision or action taken by the Shire of Dardanup, that cost me a great deal financially.

Add to that, I ended up with an incredible rabbit problem as they were all breeding in the blackberry and Westonia infestations. My sheds were undermined, my water tanks compromised. Fortunately Terry Mondy from Leschanault Biodiversity Group managed to get the Rabbits under control. The Shire has eventually started managing the land better, which is the entry statement to my property and business. I do not want it looking an overgrown mess.

It seems to me that Government at any of the three levels, just impinge on the rights of it's citizens as they see fit. With little or no intent to protect an individual's rights. Happy to take their money in Rates and Taxes, then just kick them aside when it suits their purpose.

While I am well aware the following two issues are not Shire related issue, I am just illustrating for you, other aspects of how my life is being slowly destroyed by government departments decisions and I feel I have no rights or avenues of compensation for what is happening to me and my HOME.

I have in the past eighteen months contacted both the Bunbury Airport and CASA, regarding a huge increase in number of planes and helicopters which are now flying directly over the roof of my house and kennels. This can be at any hour of the day or night. I have absolutely no issue with RAC helicopters or Fire fighting planes as they are essential. It would be very simple for other aircraft to detour 2 - 300 metres either side of my roof as many aircraft do so anyway. But no, they told me they could not ask pilots not to fly over my kennel or house roof. I would think that would be a very simple and easy to manage request. That would cost no one, anything, but would make such a world

(Appendix ORD: 12.2B)

of difference to my quality of life. They told me planes were at 1000 feet when they went over my roof, yet I have many photographs of planes and helicopters who would be lucky to be 200 feet off my roof ! I am well aware this is not a Shire related issue, but just illustrating another aspect of how my life is being destroyed by government departments, who just do not care at all.

Next year the proposed BORR will start, now part of that freeway is coming back almost to my front entrance gate. Main Roads are already talking early noise mitigation for the property. That can only mean a further loss of amenity for me and my “peaceful enjoyment” of my home. Again, not directly a Shire issue.

In the past the Shire tried to push through a Mosque application on the Industrial estate, advertising over Xmas/New Year and hoping residents would not notice, until it was a Fait Accompli. It did not work, but caused a good deal of mental anguish for many residents in the process.

I had Murray Halden in his first year as ranger, after ousting Dan Gunston as Ranger, try to tell me my Cattery (in 2001 both licences were issued together they were not split into dog or cat) was not registered and that I also had to pay for planning permission \$147 (from memory) for a shed that was on my property when I purchased it. I was lucky Carmel Boyce found the original paperwork to prove my standpoint and offered me a refund, which I did not take on principle!

All just illustrations of injustices, that help destroy quality of life.

I think if you put yourself in my position, you would be feeling pretty despondent by now, watching your world and all you have worked for, crumble around you.

When one purchases a property in good faith. Having done due diligence, with a Government publication in hand which states clearly BUNBURY 2030 PLAN. You would have a God given right to expect to be fairly safe for thirty years, wouldn't you ?

The goal posts have now been moved by the Governments at various levels. As a rate paying citizen in the Shire of Dardanup all I can do is hope that I will be given due consideration by the Shire with regard to what future industry you ever allow close to my boundary and what conditions you impose on those industries/buildings with respect to my home, business and animals welfare and happiness. I was here first !

If you require more pictures or a fuller version of the story follow the link.

<http://lochwind.com.au/owning-land-in-the-shire-of-dardanup/>

Regards

Gail Jones

LochWind

RISK ASSESSMENT TOOL									
OVERALL RISK EVENT: Potential non-compliance with DA conditions									
RISK THEME PROFILE: 3 - Failure to Fulfill Compliance Requirements (Statutory, Regulatory)									
RISK ASSESSMENT CONTEXT: Strategic									
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL			RESIDUAL RISK RATING
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING	
HEALTH	Failure to comply with Noise Regulations or Dust Management plan, resulting in dust and noise nuisance	Insignificant (1)	Possible (3)	Low (1 - 4)	Not required	N/A	N/A	N/A	N/A
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	N/A	N/A	N/A	N/A
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	N/A	N/A	N/A	N/A
LEGAL AND COMPLIANCE	Failure to comply with approval conditions	Moderate (3)	Unlikely (2)	Moderate (5 - 11)	Not required	N/A	N/A	N/A	N/A
REPUTATIONAL	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	N/A	N/A	N/A	N/A
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	N/A	N/A	N/A	N/A

(Appendix ORD: 12.2D)

Clause 67 Deemed Provisions Table

Clause No	Matter to be Considered	Yes	No	N/A	Comment
(a)	the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	✓			The proposal complies with the objectives of the zone and the development standards in the Scheme.
(b)	the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving	✓			Complies with the requirements for orderly and proper planning.
(c)	any approved State planning policy	✓			SPP3.7 Planning in Bushfire Prone areas - discussed in the officer report. The proposal complies.
(d)	any Environmental Protection policy approved under the Environmental Protection Act 1986 section 31(d);			✓	
(e)	any policy of the Commission;			✓	
(f)	any policy of the State	✓			SPP3.7 Planning in Bushfire Prone areas is discussed in the officer report. The proposal complies.
(g)	any local planning policy for the Scheme area			✓	
(h)	any structure plan, activity centre plan or local development plan that relates to the development			✓	
(i)	any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015			✓	
(j)	in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve			✓	
(k)	the built heritage conservation of any place that is of cultural significance			✓	
(l)	the effect of the proposal on the cultural heritage significance of the area in which the development is located			✓	
(m)	the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development	✓			The suitability of the development works has been considered in the officer's report.
(n)	the amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	✓			As above, noting that the use is permitted.
(o)	the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;			✓	The land was cleared and formed at subdivision stage. Waste water disposal will need to comply with current standards and is included as an advice note.
(p)	whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	✓			Complies with the Scheme requirements.

(Appendix ORD: 12.2D)

(q)	the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	✓			Discussed in the officer's report with regard to bush fire risk/mitigation.
(r)	the suitability of the land for the development taking into account the possible risk to human health or safety;	✓			Officers are suggesting management conditions to minimise off-site impacts.
(s)	the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;	✓			Both lots have direct road frontage, and sufficient space internally for turning, loading, etc.
(t)	the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	✓			Expected to be typical of other industrial activities in the industrial park.
(u)	the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability			✓	
(v)	the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;			✓	
(w)	the history of the site where the development is to be located;			✓	
(x)	the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;			✓	
(y)	any submissions received on the application;	✓			Discussed in the officer's report
(za)	the comments or submissions received from any authority consulted under clause 66;	✓			DWER provided comments.
(zb)	any other planning consideration the local government considers appropriate.			✓	

39 GOLDING CRESCENT
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Re:

Development of Pedretti Rd and Hardisty Crt Picton East

- In response to letters against the development, DWER responses and in reference to local government rules and regulations in the Shire of Dardanup

Byass Engineering (a metal fabrication business) has been operating in the Light industrial area in Picton East for nearly 6 years. We are currently working from a 463m² shed, which is an old low roof building that is not ideally suited for metal fabrication. Our operating hours are currently varying between the hours of 3.00am and 9.00pm 7 days a week with occasional 24hr operation. We have done so with a dwelling to the North East only 56m away and another dwelling to the South West 125m away with no complaints from any neighbours in the time that we have been here.

In April 2019 a DA was approved to build a new shed at the rear of our Golding Crescent block. As a condition for this approval, we needed to meet the Environmental Protection Noise Regulation (1997) because of the neighbouring house (sensitive area) in order to be able to operate our business from the new premise towards the rear of the property

After consulting with acoustic engineers, I was informed that it was not possible to comply with the noise regulations with a neighbouring dwelling alongside this type of business. I then liaised with the shire of Dardanup and it was said for the industry I was proposing, it was best for it be conducted within the correctly zoned industrial area. I then purchased two blocks of land within the General Industry zoning area which caters for Metal Fabrication businesses and for Sandblasting and Painting businesses (I have someone who owns a small Sandblasting and Painting business currently operating within the Picton East light industrial area without complaints for 4.5 years who is currently under contract to lease one of my new sheds in the General Industry Zone).

note:

The property next door with the house that inhibited us from relocating our business at the rear of Golding Crescent because of the noise regulations, has been recently approved to operate a similar size fabrication operation. They do not have to comply to the same regulations because the house is on their property, I struggle to see how this can be ok. Can you please advise why the same costly processes which I have gone through and the same noise restrictions should not have to be addressed or can the house be removed from being a sensitive dwelling altogether. If this was the case, I would not have needed to purchase the new general industry blocks.

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Our application being processed through the shire currently is to build sheds only 36m² bigger than we currently operate, and to move our established businesses across to a more suited shed, premise and location. In doing so, I believe any restrictions further more to what we are currently operating by will be taking a backward step in the growth of local small businesses which are providing local jobs and contributing to the local economy. Restrictions will merely hinder the growth and performance of what we are currently doing.

In response to the DWER comments on the DA, I have had further analysis of the acoustic report to provide the extra modelling to supply the evidence to support that the sandblasting and engineering can operate 24hrs a day 7 days a week if necessary. I have included the operational section 5.2 section b from the most recent acoustic report -

Operational:

(1) Lot 500 Hardisty Court Workshop 1 FABRICATION - fabrication equipment is permitted to be used with North & South sliding doors closed and Lean-to sliding doors open at all times.

(2) Lot 505 Pedretti Road Workshop 1 FABRICATION – fabrication equipment is permitted to be used with both East facing sliding doors open at all times: and

(3) Lot 505 Pedretti Road Workshop 2 SANDBLASTING – sand blasting equipment is permitted to be used with both East facing sliding doors open during DAY times and EVENINGS except that both East facing doors shall be closed for night time Monday to Saturday 10pm to 7am and Sunday & Public Holidays 10pm to 9am. (See Annet C for definitions of Day, Evening and Night); and

(4) All personal hinged or sliding doors shall be fitted with automatic door closers.

In conclusion, we have made changes in response to the acoustic engineer's advice and the Shire of Dardanup's recommendations. These changes include, shed orientation, door openings and fully insulated walls, roof and doors and by closing certain doors during operation we meet the noise regulations to be able to operate at any time (all of these things which are not implemented in the current shed). With the closest dwelling being 168m to the proposed development on Pedretti Rd and Hardisty Cr and being in a Westerly direction of the development, I don't believe the engineering, or the sandblasting will in anyway affect the neighbouring properties with noise or odour pollution. I believe neighbouring properties have everything to gain from a growing area as property price rise will always happen through growth and development.



Government of **Western Australia**
Department of **Water and Environmental Regulation**

Technical (Review) Report

Advice on Environmental Noise Assessment for the
Proposed Sheds & Offices located at Lot 500 Hardistry
Court & Lot 505 Pedretti Road, Picton East, prepared for the
Shire of Dardanup

Department of Water and Environmental Regulation

June 2020

(Appendix ORD: 12.2E)

Advice on Environmental Noise Assessment for the Proposed Sheds & Offices located at Lot 500 Hardistry Court & Lot 505 Pedretti Road, Picton East, prepared for the Shire of Dardanup

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Acknowledgements

For more information about this report, contact

Environmental Noise, Department of Water and Environmental Regulation.

(Appendix ORD: 12.2E)

Advice on Environmental Noise Assessment for the Proposed Sheds & Offices located at Lot 500 Hardistry Court & Lot 505 Pedretti Road, Picton East, prepared for the Shire of Dardanup

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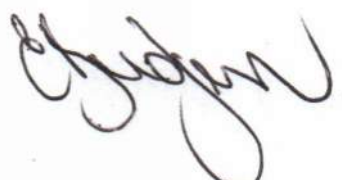
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DWERT50~40	Planning Advice Section

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Contents

Document control	iii
1. Introduction.....	1
2. Documents	1
3. Advice	1
4. Limitations	2

1. Introduction

This advice was prepared for the Shire of Dardanup in response to a request for comment made to the Department of Water and Environmental Regulation (DWER) dated 28 April 2020 on the *Application for development approval – three workshops with attached offices, storage, metal fabrication, sandblasting and painting - Lot 505 Pedretti Rd and Lot 500 Hardistry Court, Picton East WA 6229.*

2. Documentation

In support of this request, the Shire of Dardanup made the following document available which forms the basis of this technical expert advice. The Shire did not request any specific advice.

Material / document name	Author	Date
Environmental Assessment 1912123 (Rev 1): Proposed Sheds & Offices Lot 500, 21 Hardistry Court & Lot 505, 17 Pedretti Road, Picton East WA 6229 - prepared for Byass Engineering Pty Ltd	ND Engineering	9/04/2020

3. Advice

DWER's Environmental Noise Branch (ENB) has reviewed the Environmental Assessment report prepared by ND Engineering (NDE) for the proposed development. NDE's report has not demonstrated that the proposed operation will comply with the Environmental Protection (Noise) Regulations 1997 (Noise Regulations), for the following reasons:

1. NDE indicates that the noise data used for their noise modelling and assessment was measured on 30 December 2019 on a site having the same fabrication sheds/workshops and sand blasting sheds/workshop as those proposed. However, there is no information as to where that site is, and in what way all sheds and plants are the same as the proposed development. There is also no information as to how the noise was measured for each of the equipment plant;
2. NDE indicates that CONCAWE was used for the noise modelling. However, CONCAWE is only an algorithm run by a computer programme to do the noise modelling. NDE needs to clearly indicate what computer programme was used for the noise modelling;
3. The default daytime meteorological conditions specified by the previous draft EPA Guidance No. 8 were used for the noise modelling, which is considered acceptable. However, NDE seems to make conclusions about the night-time noise emission levels based on the day-time noise modelling, which is not

correct. It should be noted that the default night-time meteorological conditions are different from those for the day-time;

4. NDE stated in the report that noise modelling does not show tonality and impulsiveness. However, nothing in the report supports this claim;
5. ENB notes that the proposed development will be located on the edge of an industrial area. The existing industries may already emit significant noise into the residential premises closest to the proposed development, i.e. Wren Oil on the northern side of Harris Road. Noise from the proposed operation may be significantly contributing to the existing noise levels at the neighbouring residences. NDE did not seem to have conducted a cumulative noise assessment for the proposed development; and
6. NDE's assessment indicated that two workshops at Lot 505 Pedretti Road could comply with the Noise Regulations at all times with all sliding doors open and the workshop at Lot 500 Hardistry Court could comply with the Noise Regulations during the day-time with all sliding doors open and at night-time with the north and south sliding doors closed. ENB is unable to agree with these conclusions, for the reasons discussed above.

Notwithstanding the above points, from ENB's experience with the type and size of the operation that is proposed, it is likely that noise emissions from the proposed operation can be managed to comply with the Noise Regulations at the neighbouring noise sensitive premises during the day-time, however it may become more difficult for the proposed operation to comply at night. In this respect, the Shire could consider limiting the proposed operation to day-time only (from 7:00am to 7:00pm Monday to Saturday, excluding Public Holidays).

4. Limitations

Technical expert advice in any field is subject to various limitations. Important limitations to the advice include:

- No computer modelling was undertaken to verify NDE's modelled noise contours.

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SUPPLEMENTARY ADVICE No 1 TO

ENVIRONMENTAL ASSESSMENT 1912123 Revision 1.1 PROPOSED SHEDS/WORKSHOPS & OFFICES LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229

- 1.1 This supplementary advice has been provided in response to the '2020-06-18 Dardanup - Technical Report - Noise - Lot 505 Pedretti Road Picton' presented by DWER June 2020
- 2.1 The NDE report REV 1 has now been updated to address the DWER comments.
- 2.2 The following tabulation contained the DWER comments and NDE's response to the same comments.

1.	<p>NDE indicates that the noise data used for their noise modelling and assessment was measured on 30 December 2019 on a site having the same fabrication sheds/workshops and sand blasting sheds/workshop as those proposed. However, there is no information as to where that site is, and in what way all sheds and plants are the same as the proposed development. There is also no information as to how the noise was measured for each of the equipment plant;</p> <p>NDE's comment – reference was for the equipment being measured. Results are contained in the annexes to the report along with photographs. An explanation of the measurements and measuring equipment has now been added into the report Rev 1.1 measurement annexes D505.1 and E.</p>
2.	<p>NDE indicates that CONCAWE was used for the noise modelling. However, CONCAWE is only an algorithm run by a computer programme to do the noise modelling. NDE needs to clearly indicate what computer programme was used for the noise modelling;</p> <p>NDE's comment – noise modelling was done using SoundPlan V8 noise modelling software with CONCAWE weather conditions. The report Rev 1.1 has been amended and now refers to the SoundPlan V8 noise modelling software</p>
3.	<p>The default daytime meteorological conditions specified by the previous draft EPA Guidance No. 8 were used for the noise modelling, which is considered acceptable. However, NDE seems to make conclusions about the night-time noise emission levels based on the day-time noise modelling, which is not correct. It should be noted that the default night-time meteorological conditions are different from those for the day-time;</p> <p>NDE's comment – noise modelling utilised SoundPlan V8 software with CONCAWE weather conditions. The report Rev 1.1 now includes the night time noise models for completeness.</p>
4.	<p>NDE stated in the report that noise modelling does not show tonality and impulsiveness. However, nothing in the report supports this claim;</p>

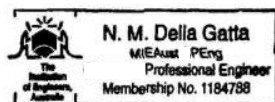
(Appendix ORD: 12.2E)

SUPPLEMENTARY ADVICE No 1 TO
ENVIRONMENTAL ASSESSMENT 1912123 Revision 1.1
PROPOSED SHEDS/WORKSHOPS & OFFICES

LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229

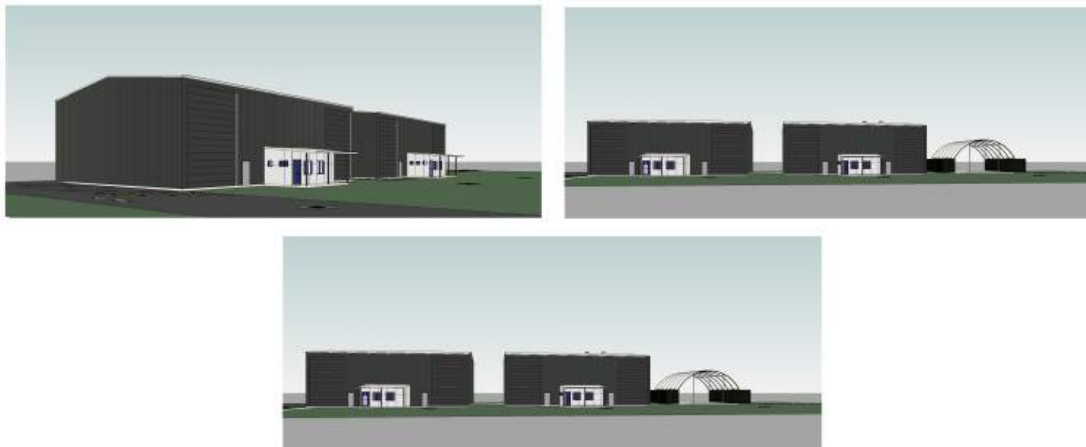
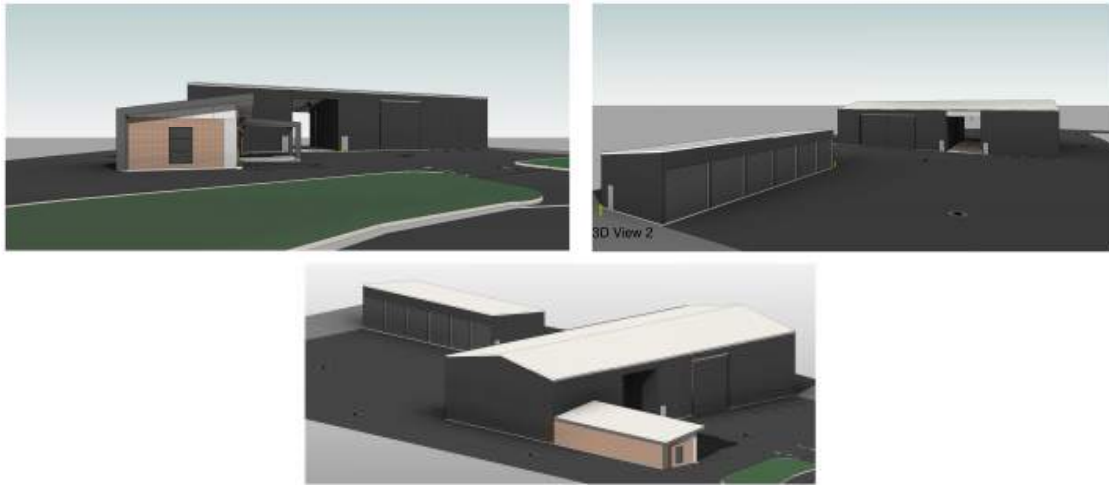
	<p>NDE's comment – comment was provided on how to make adjustments to contours for tonality or impulsiveness. The report Rev 1.1 graphs have now been remodelled to include the adjustments:</p> <ul style="list-style-type: none">- Fabrication workshops the application of impulsiveness is questionable over the distance involved from noise source to residential receiver;- Sand blasting workshop the application of tonality does not change the outcomes in that any issues can be overcome by keeping the workshop doors closed at night.
5.	<p>ENB notes that the proposed development will be located on the edge of an industrial area. The existing industries may already emit significant noise into the residential premises closest to the proposed development, i.e. Wren Oil on the northern side of Harris Road. Noise from the proposed operation may be significantly contributing to the existing noise levels at the neighbouring residences. NDE did not seem to have conducted a cumulative noise assessment for the proposed development; and</p> <p>NDE's comment – this cumulative assessment for other premises is not a requirement of the current Noise Regulations. The Wren facility, based on a site inspection and Nearmap survey, appears to be primarily for storage and distribution purposes all of which are low noise emitting activities.</p>
6.	<p>NDE's assessment indicated that two workshops at Lot 505 Pedretti Road could comply with the Noise Regulations at all times with all sliding doors open and the workshop at Lot 500 Hardisty Court could comply with the Noise Regulations during the day-time with all sliding doors open and at night-time with the north and south sliding doors closed. ENB is unable to agree with these conclusions, for the reasons discussed above.</p> <p>NDE's comment – The report Rev 1.1 has been amended to clarify this issue and keeping doors closed during night time workshop operation is also an acceptable outcome. See report Rev 1.1 page 5 paragraph 5.2</p>
-	<p>Notwithstanding the above points, from ENB's experience with the type and size of the operation that is proposed, it is likely that noise emissions from the proposed operation can be managed to comply with the Noise Regulations at the neighbouring noise sensitive premises during the day-time, however it may become more difficult for the proposed operation to comply at night. In this respect, the Shire could consider limiting the proposed operation to day-time only (from 7:00am to 7:00pm Monday to Saturday, excluding Public Holidays).</p> <p>NDE's comment - please see NDE's comment item 6 above.</p>
1.	<p>No computer modelling was undertaken to verify NDE's modelled noise contours.</p> <p>NDE's comment - computer modelling was undertaken using SoundPlan V8 noise modelling software.</p>

Yours Sincerely



25 June 2020

ENVIRONMENTAL ASSESSMENT 1912123 Rev 1.1
PROPOSED SHEDS & OFFICES
LOT 500, 21 HARDISTY COURT &
LOT 505, 17 PEDRETTI ROAD,
PICTON EAST WA 6229



prepared for

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ND Engineering
Consulting Engineers

nde

26 YEARS 1994 – 2020



CONTENTS:

- SECTIONS:**
- 0. Summary.
 - 1. Introduction.
 - 2. Description.
 - 3. Assessment.
 - 4. Conclusions.
 - 5. Recommendations.

- ANNEXES:**
- A. Location.
 - B500. Site Plans Lot 500 Hardisty Court.
 - B505. Site Plans Lot 505 Pedretti Road.
 - C. Assigned Noise Levels.
 - D505.1. Noise Measurements Sand Blasting Equipment.
 - D505.2. Noise Modelling Sand Blasting Lot 505 Pedretti Road.
 - E. Noise Measurements Fabrication Equipment.
 - E500 Noise Modelling Fabrication Lot 500 Hardisty Court.
 - E505 Noise Modelling Fabrication Lot 505 Pedretti Road.

REFERENCES:

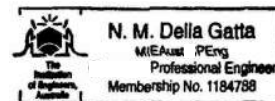
- A. Environmental Protection (Noise) Regulations 1997.
- B500. GS drawings A01 to A07, 7 drawings, dated 16 MAR 20 (for Lot 500).
- B505. GS drawings A01 to A10, 11 drawings, dated 16 MAR 20 (for Lot 505).

REVISIONS

Revision N°:	Date:	Issue / Comment	Status
0	18 FEBRUARY 2020	Issued for DA	Superseded
1	09 APRIL 2020	Issued for DA	
1.1	25 JUNE 2020	Issued for DA with minor amendments & clarifications	Current

AUTHOR

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SUMMARY

- 0.1 ND Engineering's opinion is that the proposed Sheds/Workshops and Offices for the assessed noise emissions will comply with the Noise Regulations (Reference A) subject to:
 - a. The proposed Fabrication sheds/workshops and Sand Blasting shed/workshop are the same as found and measured on site on 30 December 2019; and
 - b. Implementation of the recommendations contained in Section 5 'Recommendations'.

INTRODUCTION

- 1.1 ND Engineering was commissioned to provide an environmental acoustic assessment of the Sheds/Workshops and Offices that are intended to be used for Fabrication and Sand Blasting businesses.

DESCRIPTION

- 2.1 The proposed Sheds/Workshops and Offices sites are located in Picton East on Lot 500 Hardisty Court and Lot 505 Pedretti Road which is about 2.3 km South East of Picton with the nearest significant road being the Boyanup-Picton Road. The Sheds/Workshops and Offices are proposed to separately house the existing Fabrication workshop and Sand Blasting workshop
- 2.2 The nearest noise sensitive 'residential' premises of relevant interest (*see also Annex A – Location*) that may be affected by the proposed Sheds and Offices are located at about:
 - a. 170 metres to the South West at 158 Harris Road; and
 - b. 300 metres to the South West at 1564 Boyanup-Picton Road; and
 - c. 295 metres to the South at 1526 Boyanup-Picton Road.
- 2.3 Refer to the following Annexes for detailed location and site descriptions:
 - a. Annex A Location.
 - b. Annex B500 Site Plans Lot 500 Hardisty Court.
Annex B505 Site Plans Lot 505 Pedretti Road.
 - c. Annex C Assigned Noise Levels.
- 2.4 The Assigned Noise Levels assessment is contained in Annex C. The following table shows the outcome of the Assigned Noise Levels.



ASSIGNED NOISE LEVELS for 158 Harris Road Picton East.					
Noise sensitive premises at locations a building directly associated with a noise sensitive use.	Time of day	Time of day	Assigned Noise Levels dB(A)		
			LA10	LA1	LAmx
. . within 15 m of . .	Day	0700-1900 hrs Monday to Saturday	48	58	68
		0900-1900 hrs Sunday, Public holidays	43	53	
	Evening	1900-2200 hrs all days			58
	Night	2200-0700 hrs Monday to Saturday 2200-0900 hrs Sunday, Public holidays	38	48	
. . greater than 15 m from . .	All hours	All hours	60	75	80
Commercial	All hours	All hours	60	75	80
Industrial	All hours	All hours	65	80	90

2.5 The main non-equipment noise sources at the site/s is contained in the following annexes

- a. D505.1. Noise Measurements Sand Blasting Equipment.
- b. E. Noise Measurements Fabrication Equipment.

ASSESSMENT

3.1 The detailed assessment, based on equipment described in Annex D505.1 & Annex E, is conducted via noise modelling, using SOUNDPLAN V8 noise modelling software with CONCAWE conditions, in annexes:

- a. D505.2. Noise Modelling Sand Blasting Lot 505 Pedretti Road.
- b. E500 Noise Modelling Fabrication Lot 500 Hardisty Court.
- c. E505 Noise Modelling Fabrication Lot 505 Pedretti Road.

CONCLUSIONS

4.1 ND Engineering's opinion is that the proposed Sheds/Workshops and Offices for the assessed noise emissions will comply with the Noise Regulations (Reference A) subject to:

- a. The proposed Fabrication sheds/workshops and Sand Blasting sheds/workshop utilisation are the same type as found and measured on site on 30 December 2019; and
- b. Implementation of the recommendations contained in Section 5 'Recommendations'.



RECOMMENDATIONS

- 5.1 The recommendations presented in this report are in outline format only and require:
- a. Detailed final design of components by appropriately experienced persons in accordance with the current relevant editions of Australian Standards, Regulations, Gas Installation Code/s and the BCA.
 - b. Completion of minor details, including acoustic/vibration details, on site by competent and qualified tradesmen and technicians.
 - c. New materials and equipment to be installed in accordance with the manufacturer's and/or supplier's instructions.
 - d. New materials and equipment to comply with, and be installed in accordance with, the BCA.
 - e. Installer of materials and/or equipment to comply with:
 - (1) regulatory safety requirements.
 - (2) The safety procedures on the relevant Materials Safety Data Sheets (MSDS).
 - (3) The site safety requirements.
 - f. A site inspection to fully determine the extent of the work and the nature of the site.
- 5.2 The following recommendations are made:
- a. **Construction:**
 - (1) All Workshops/Sheds shall be fully internally insulated with CSR 60 thick Anticon 55 or equivalent for all personnel doors, hinged doors, sliding doors, walls and roof including the lean to roof; and
 - (2) Gaps at ridge lines, gables, hips and wall corners shall be sealed; and
 - b. **Operational:**
 - (1) **Lot 500 Hardisty Court Workshop 1 FABRICATION** - fabrication equipment is permitted to be used with North & South sliding doors *closed* and Lean-to sliding doors *open* at all times.
 - (2) **Lot 505 Pedretti Road Workshop 1 FABRICATION** – fabrication equipment is permitted to be used with both East facing sliding doors open at all times; and
 - (3) **Lot 505 Pedretti Road Workshop 2 SANDBLASTING** – sand blasting equipment is permitted to be used with both East facing sliding doors open during DAY times and EVENINGS except that both East facing doors shall be closed for night time Monday to Saturday 10pm to 7am and Sunday & Public Holidays 10pm to 9am. (See Annc C for definitions of Day, Evening and Night) ; and
 - (4) All personal hinged or sliding doors shall be fitted with automatic door closers.



ANNEXES:

- A. Location.
 - B500. Site Plans Lot 500 Hardisty Court.
 - B505. Site Plans Lot 505 Pedretti Road.
- C. Assigned Noise Levels.
 - D505.1. Noise Measurements Sand Blasting Equipment.
 - D505.2. Noise Modelling Sand Blasting Lot 505 Pedretti Road.
- E. Noise Measurements Fabrication Equipment.
 - E500. Noise Modelling Fabrication Lot 500 Hardisty Court.
 - E505. Noise Modelling Fabrication Lot 505 Pedretti Road.



ANNEX A – LOCATION

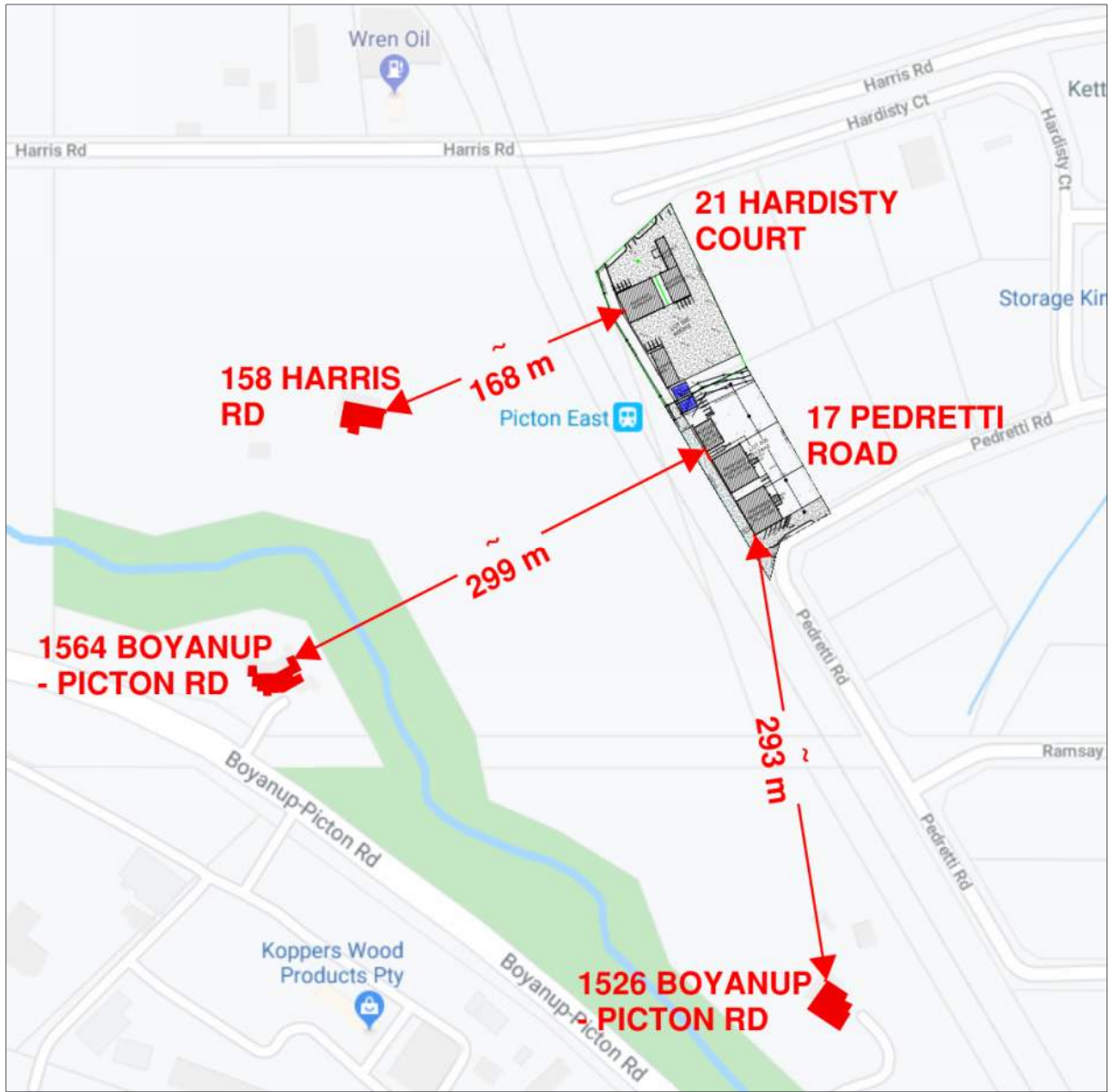


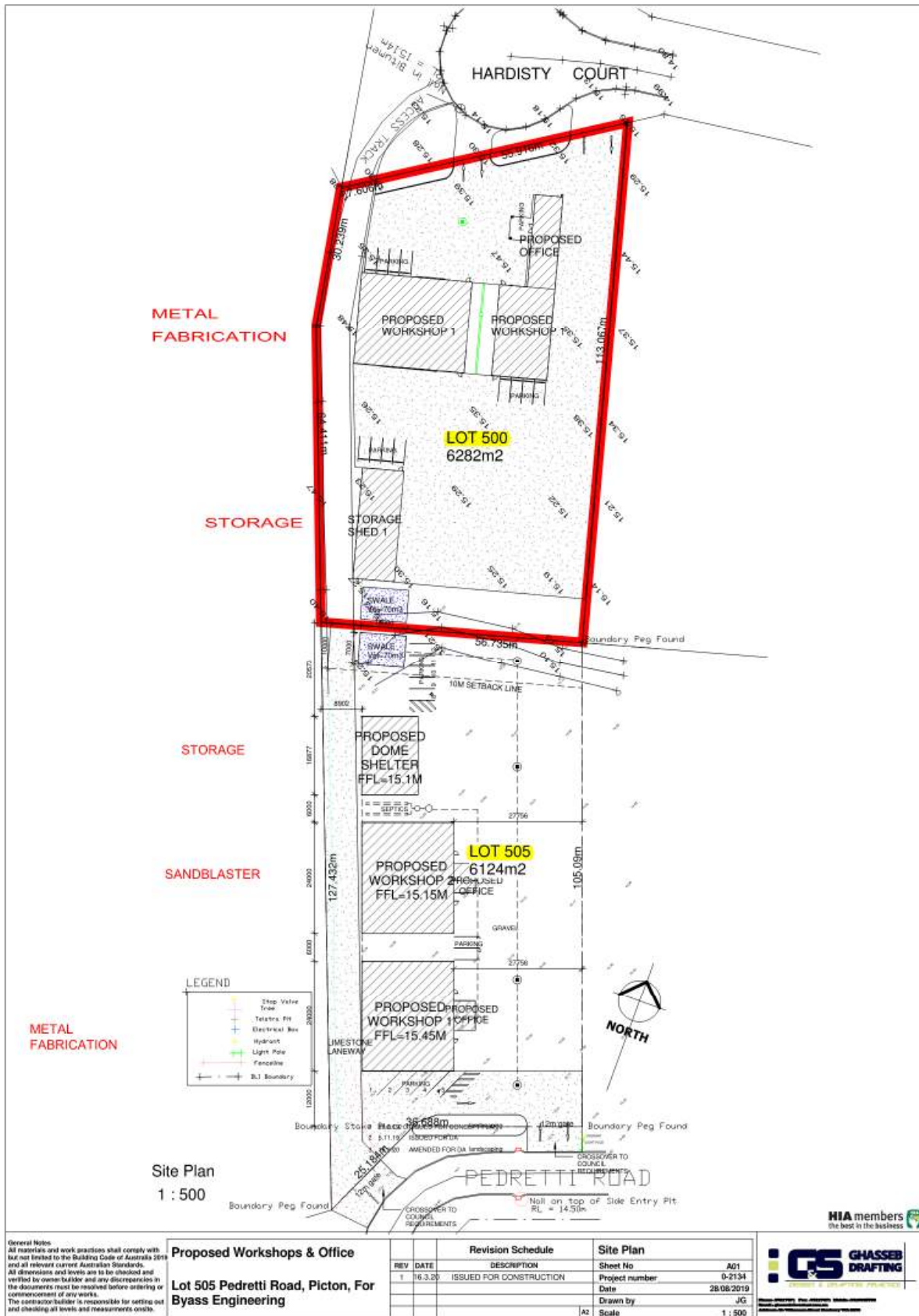
FIGURE A1 – SITE OVERVIEW 1 (North top of page)



FIGURE A2 – SITE OVERVIEW 2 (North top of page)



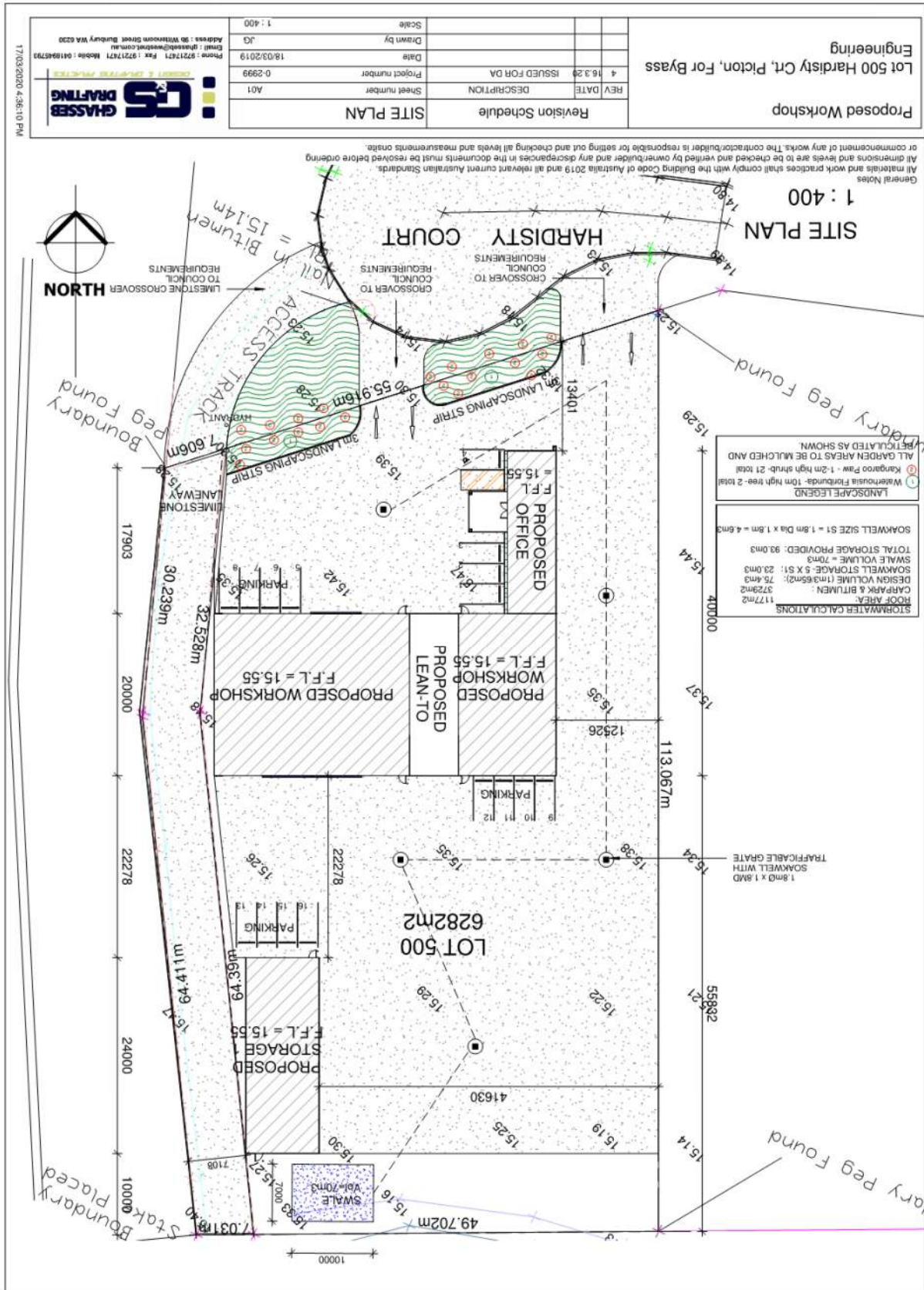
ANNEX B500 – SITE PLANS LOT 500 HARDISTY COURT





(Appendix ORD: 12.2E)

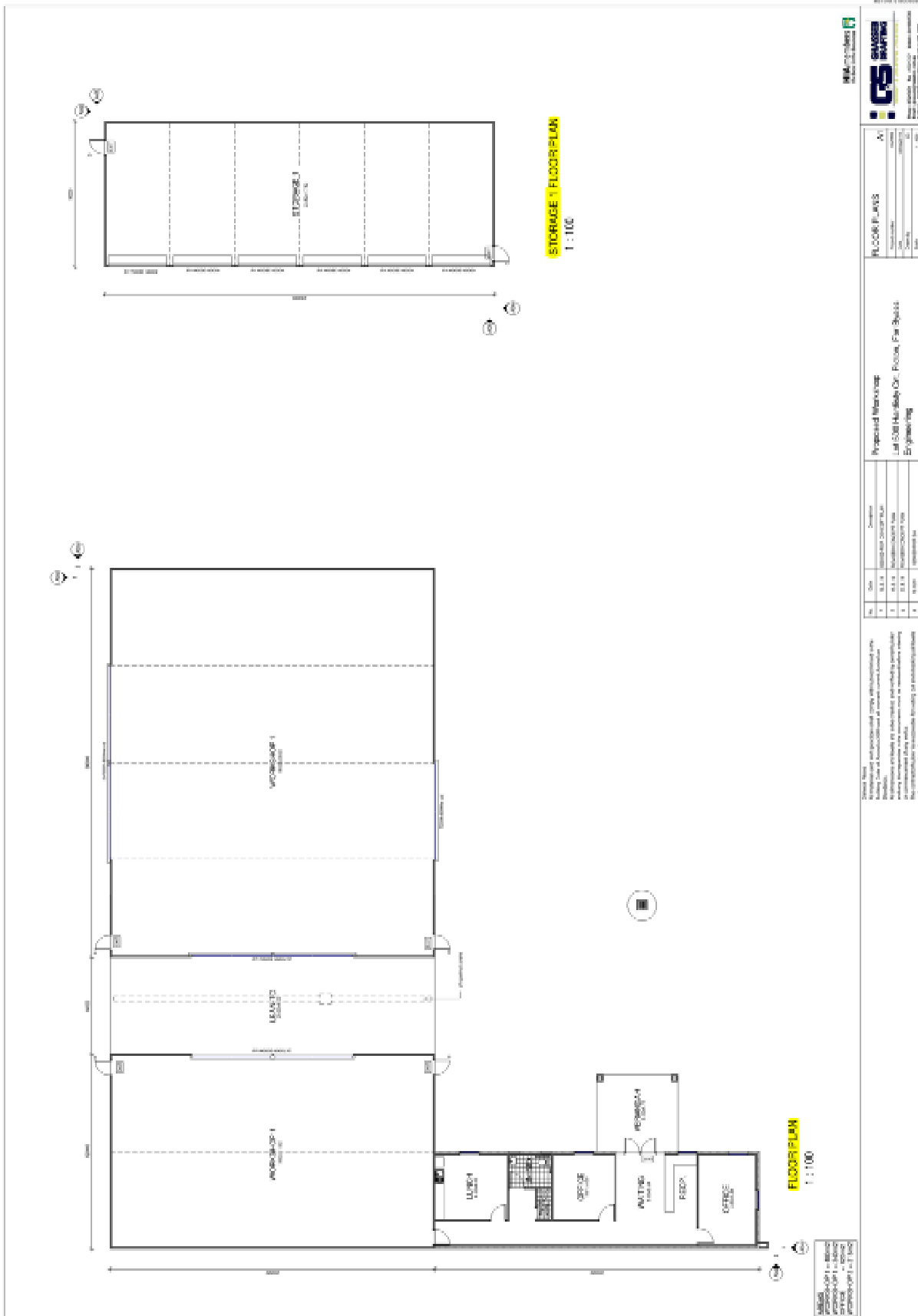
ENVIRONMENTAL ASSESSMENT 1512123 Revision 1.1
PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229





(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 15/12/23 Revision 1.1
PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229



FLOOR PLANS	
No.	A1
Revision	
Date	
Scale	
Author	
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Proposed Worktype:
Lot 500/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000


No.	Date	Description
1	15/12/23	Issue for RFP
2	16/12/23	Revised RFP
3	17/12/23	Final RFP
4	18/12/23	Final RFP

Drawn Name: [Name]
 Drawing Title: [Title]
 Drawing Scale: 1:100
 Drawing Date: 15/12/23
 Drawing No: [Number]
 Drawing Rev: [Revision]
 Drawing Status: [Status]




(Appendix ORD: 12.2E)

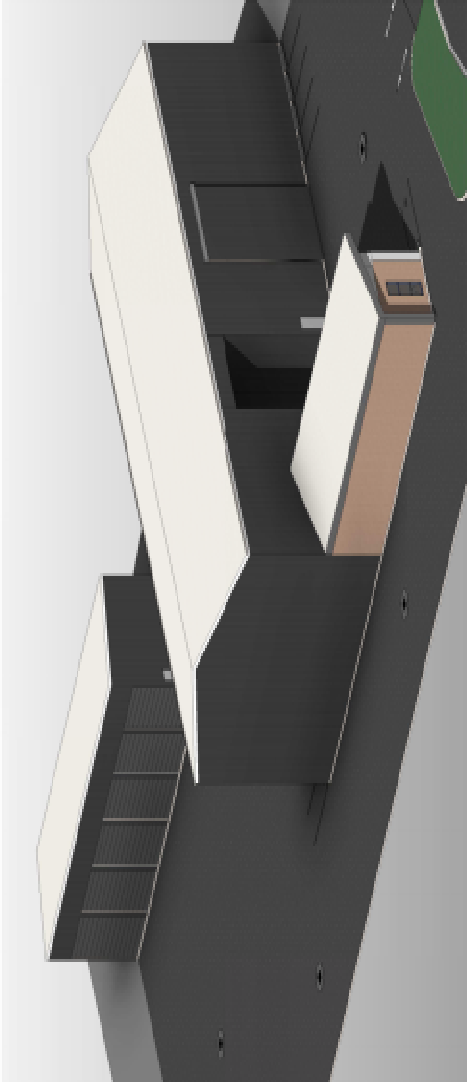
ENVIRONMENTAL ASSESSMENT 1512123 Revision 1
PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229





3D View 1



3D View 2



3D View 3

REV	DATE	Revision Schedule	3D VIEW3	NO
1	15.12.15	ISSUE FOR PERMIT	Sheet Number	A3
2	15.12.15	ISSUE FOR CONCEPT PLAN	Project number	02800
3	15.12.15	ISSUE FOR CONCEPT PLAN	Date	16/03/2016
4	15.12.15	ISSUE FOR PERMIT	Drawn by	JG
			Scale	

Proposed Workshop
Lot 500 Hardisty Ct, Picton, For Bypass Engineering

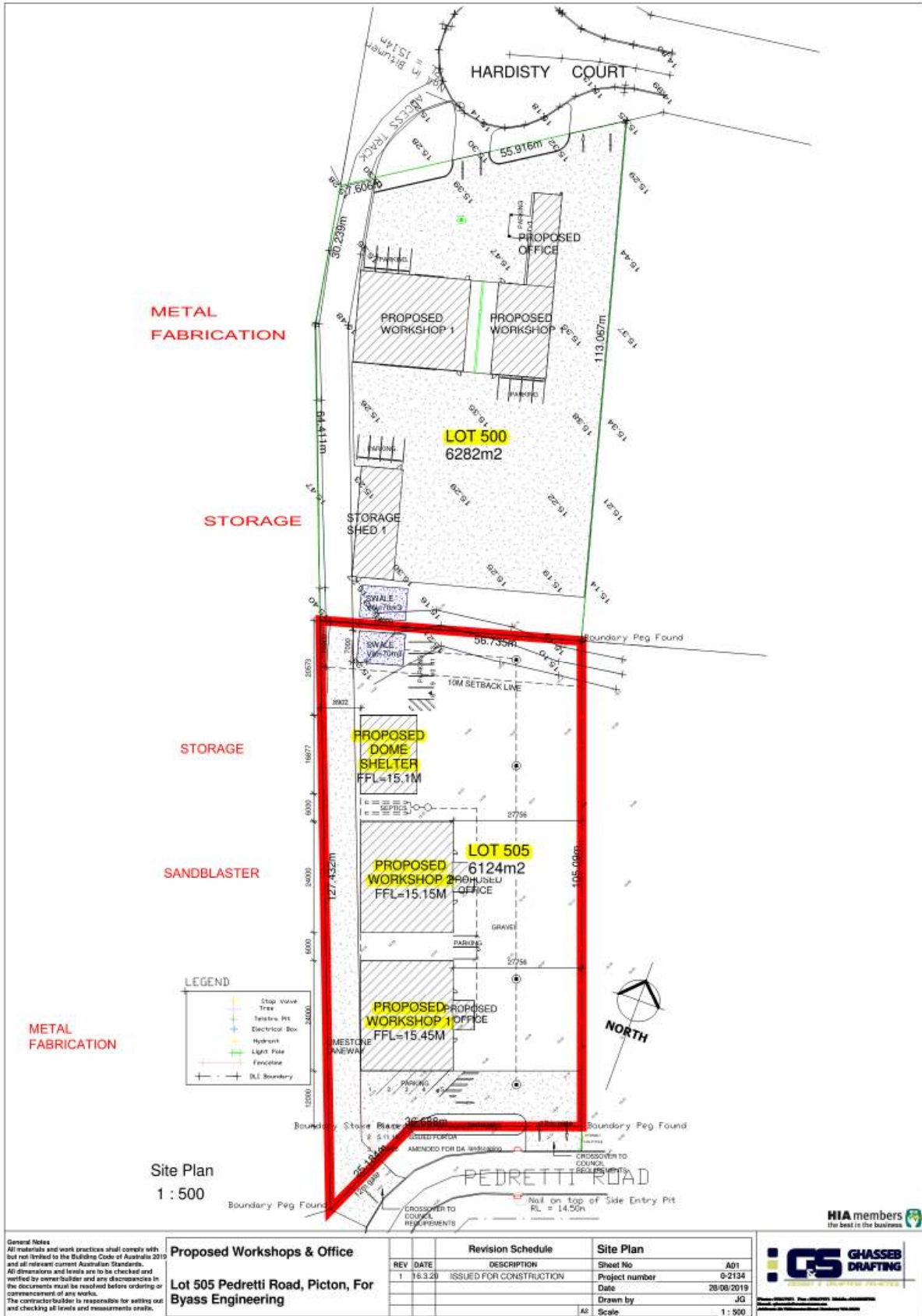
Consent Notes:
All materials and work processes shall comply with but not limited to the Building Code of Australia 2011, 2012 and all relevant consent conditions.
All structures and items to be checked and verified by a chartered engineer and any alterations to the assessment must be approved by the relevant authority.
The construction of the works shall be in accordance with all applicable codes of practice to be used and including all permits and measurement controls.



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 1512123 Revision 1.1
PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229

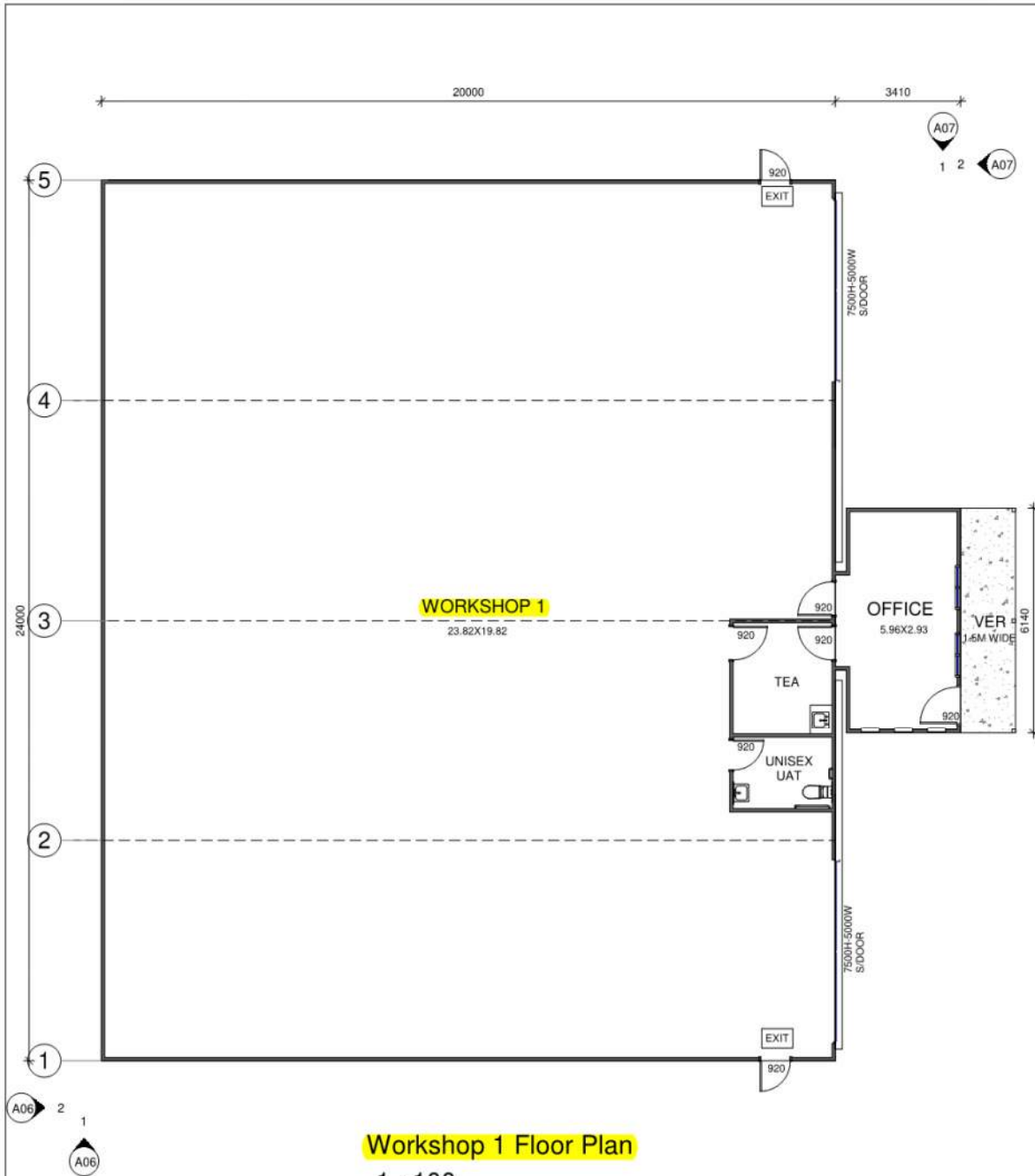
ANNEX B505 – SITE PLANS LOT 505 PEDRETTI ROAD





(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 15/12/23 Revision 1.1
PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229



Workshop 1 Floor Plan
1 : 100

AREAS
WORKSHOP 1 = 480m ²
OFFICE = 19.8m ²
TOTAL = 499.8m ²

General Notes
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

Proposed Shed & Office
Lot 505 Pedretti Road, Picton, For
Byass Engineering

Revision Schedule		Workshop 1 Floor Plan	
REV	DATE	DESCRIPTION	SHEET NUMBER
1	28.8.19	ISSUED FOR CONCEPT PLAN	0-2134
2	5.11.19	ISSUED FOR DA	Date 28/08/2019
3	16.3.20	AMENDED FOR DA	Drawn by JG
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GHASSEB DRAFTING
DESIGN & DRAFTING PRACTICES

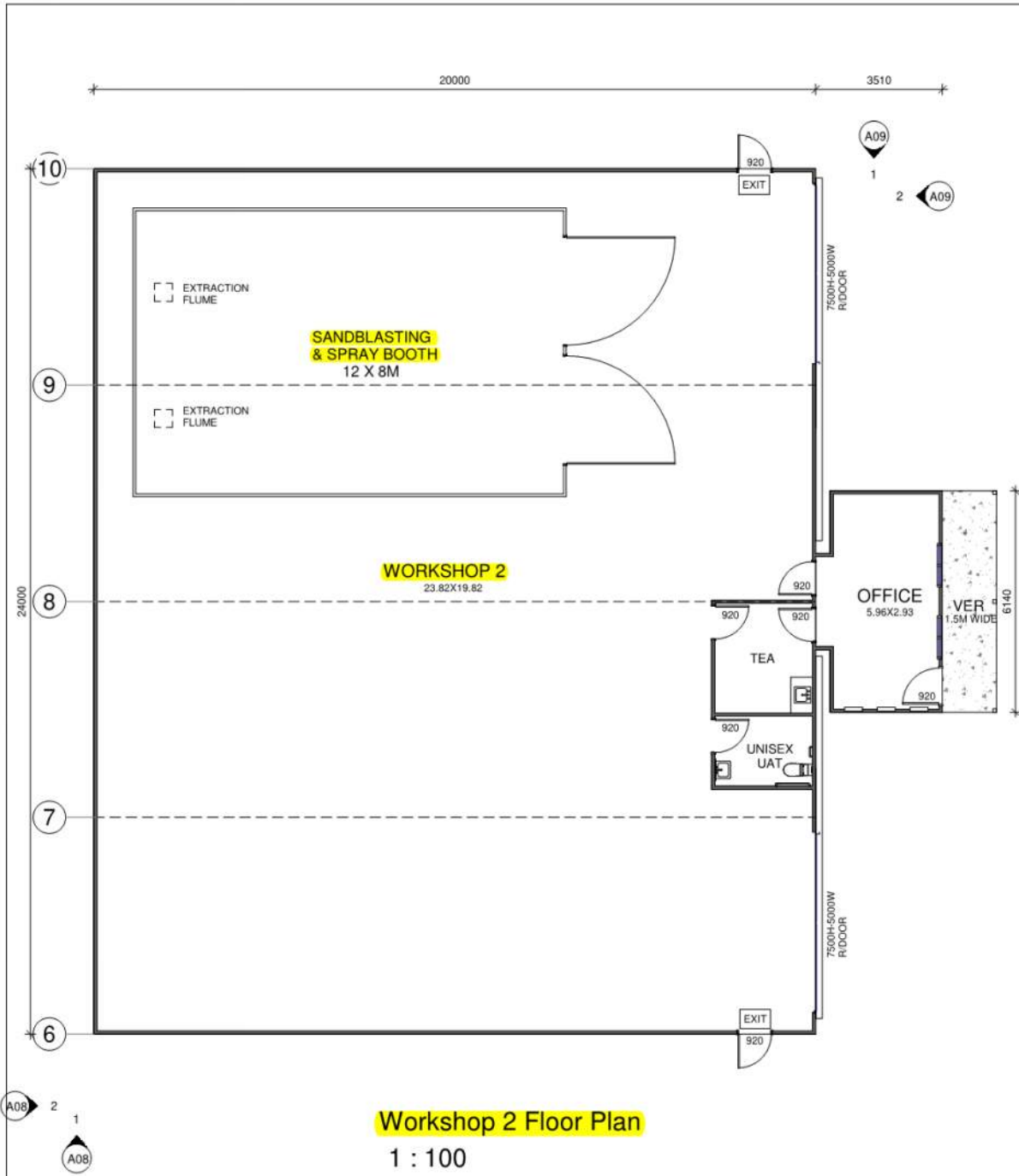
Phone : 92217471 Fax : 92217471 Mobile : 041894579
Email : ghasseb@westnet.com.au
Address : 9b Wittenoom Street Bunbury WA 6230

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(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 15/12/23 Revision 1.1
 PROPOSED SHEDS/WORKSHOPS & OFFICES
 LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229

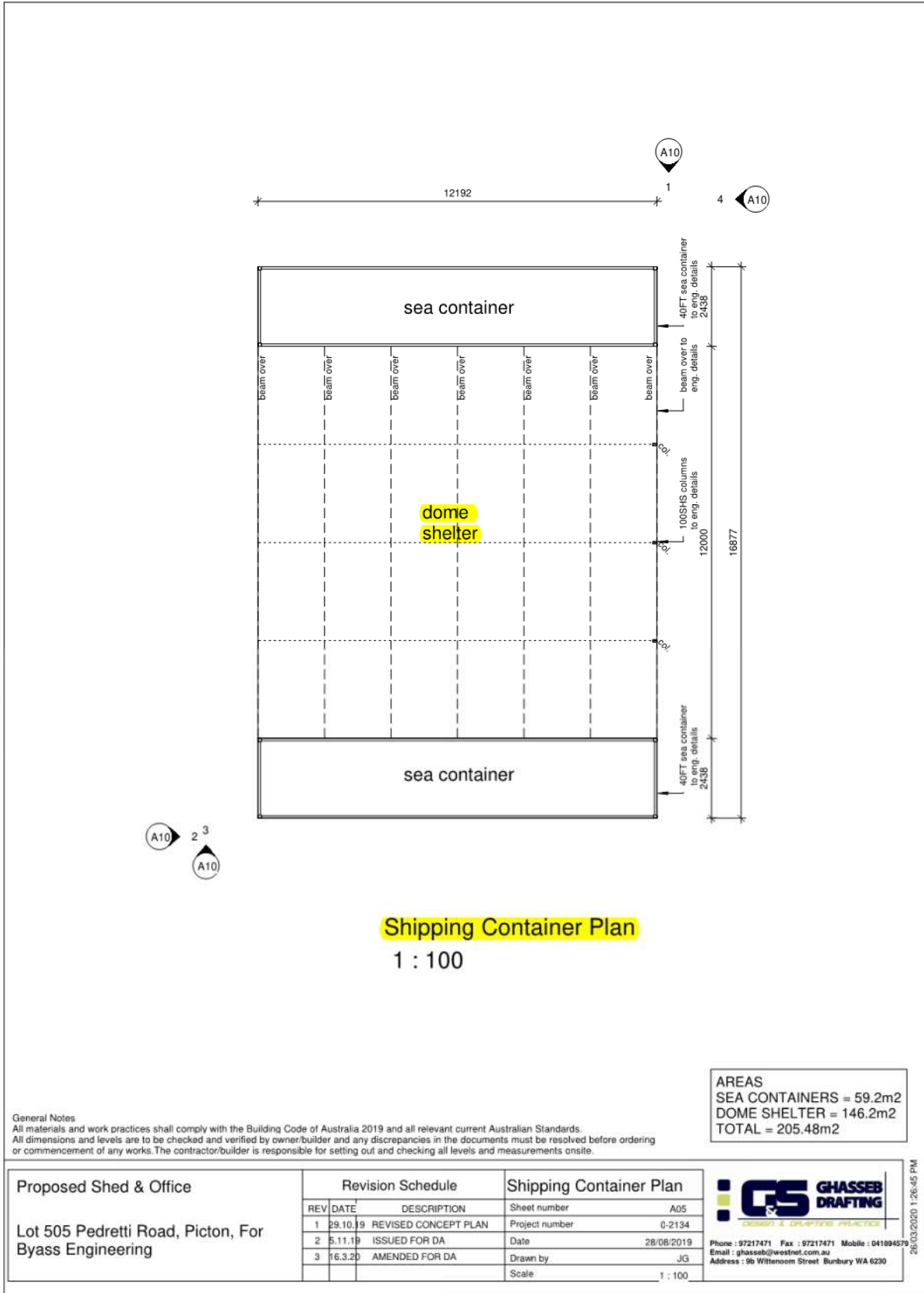


General Notes
 All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.
 All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

AREAS
 WORKSHOP 2 = 480m²
 OFFICE = 19.8m²
 TOTAL = 499.8m²

Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule		Workshop 2 Floor Plan	
	REV	DATE	DESCRIPTION	Sheet number
	1	28.8.19	ISSUED FOR CONCEPT PLAN	A04
	2	5.11.19	ISSUED FOR DA	Project number 0-2134
	3	16.3.20	AMENDED FOR DA	Date 28/08/2019
				Drawn by JG
				Scale 1 : 100

GHASSEB DRAFTING
 DESIGN & DRAFTING PRACTICE
 Phone : 97217471 Fax : 97217471 Mobile : 041894579
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(Appendix ORD: 12.2E)

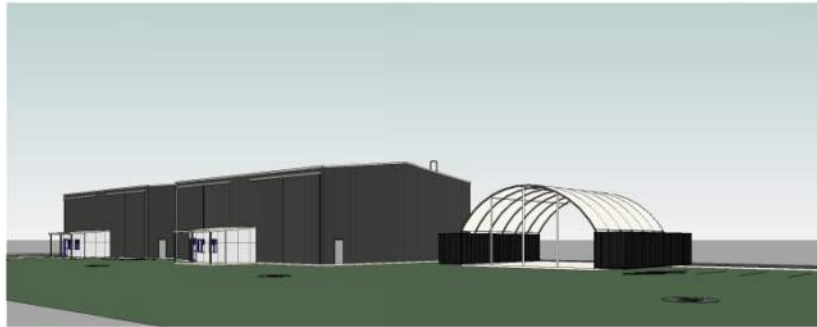
ENVIRONMENTAL ASSESSMENT 1512123 Revision 1.1
PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229



3D View 1



3D View 2



3D View 3

General Notes
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

Proposed Shed & Office Lot 505 Pedretti Road, Picton, For Byass Engineering	Revision Schedule		3D Views	
	REV	DATE	DESCRIPTION	Sheet number
	1	28.8.19	ISSUED FOR CONCEPT PLAN	A11
	2	5.11.19	ISSUED FOR DA	Project number 0-2134
	3	16.3.20	AMENDED FOR DA	Date 28/08/2019
				Drawn by JG
				Scale



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Address : 9b Wittenoom Street Bunbury WA 6230

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ANNEX C - ASSIGNED NOISE LEVELS

- C1. The assigned noise level, as determined by Reference A, comprises a Base Noise Level and an Influencing Factor adjustment to take into consideration noise from nearby features such as major roads, industrial and commercial premises. The assigned noise level comprises three criteria being the LAmax, LA1 and LA10.
- C2. LAmax and LA1 represent respectively the single maximum noise event and the 1 percentile highest A weighted sound pressure levels over a representative measurement period.

The measurement criteria LA10 represents the 10 percentile highest A weighted sound pressure level over a representative measurement period of not less than 15 minutes and not more than 4 hours.

- C3. ND Engineering's assessment is based primarily on the LAmax and LA10 criteria as obtaining a LA1 measurement that is 'legally' watertight is virtually impossible or not achievable when gathering noise data. As a consequence, the assessments are based on the LAmax and LA10 criteria.
- C4. The base assigned noise levels are shown in the following table.

Table C4 – ASSIGNED ‘BASE’ NOISE LEVELS					
Noise sensitive premises at locations a building directly associated with a noise sensitive use.	Time of day	Time of day	Assigned Noise Levels dB(A)		
			LA10	LA1	LAmax
. . . within 15 m of . .	Day	0700-1900 hrs Monday to Saturday	45+IF	55+IF	65+IF
		0900-1900 hrs Sunday, Public holidays	40+IF	50+IF	
	Evening	1900-2200 hrs all days			55+IF
	Night	2200-0700 hrs Monday to Saturday	35+IF	45+IF	
		2200-0900 hrs Sunday, Public holidays			
. . . greater than 15 m from . .	All hours	All hours	60	75	80



C5. The following table shows the Influencing Factor calculation for the adjustments to the base noise levels for the nearest residences to the site.

Table C5 – INFLUENCING FACTOR ASSESSMENT for 158 Harris Road Picton East. See Figures C1 and C2.					
INFLUENCING FACTOR CRITERIA			ASSESSMENT		
Item	Criteria	Value	Criteria	Value	Totals
Major Road within the					0 (Transport Factor ≤ 6)
- 100 m radius inner circle	veh/day > 15000	6 dB	-	0	
- 450 m radius outer circle	veh / day > 15000	2 dB	-		
Minor Road within the					
- 100 m radius inner circle	15k > veh/day > 6k	2 dB	-	0	
Type A 'Industrial and Utility premises' within the					3 (≤ 30)
- 100 m radius inner circle	1/10 x Area%	≤ 10	0 %	0	
- 450 m radius outer circle	1/10 x Area%	≤ 10	32.5%	3	
Type B 'Commercial premises' within the					
- 100 m radius inner circle	1/20 x Area%	≤ 5	0 %	0	
- 450 m radius outer circle	1/20 x Area%	≤ 5	0 %	0	
INFLUENCING FACTOR = 3 dB(A)					

C6. The assigned noise levels at receiving noise sensitive premises, residential in the vicinity of the noise source, as allowed under Reference A are shown in the following table.

Table C7 – ASSIGNED NOISE LEVELS for 158 Harris Road Picton East.					
Noise sensitive premises at locations a building directly associated with a noise sensitive use.	Time of day	Time of day	Assigned Noise Levels dB(A)		
			LA10	LA1	LAmx
. . within 15 m of . .	Day	0700-1900 hrs Monday to Saturday	48	58	68
		0900-1900 hrs Sunday, Public holidays	43	53	
	Evening	1900-2200 hrs all days			58
	Night	2200-0700 hrs Monday to Saturday	38	48	
2200-0900 hrs Sunday, Public holidays					
. . greater than 15 m from . .	All hours	All hours	60	75	80



FIGURE C1 – 100 M RADIUS INNER CIRCLE Centred on 158 HARRIS ROAD PICTON EAST WA 6229



FIGURE C2 – 450 m RADIUS OUTER CIRCLE Centred on 158 HARRIS ROAD PICTON EAST WA 6229



ANNEX D505.1 – NOISE MEASUREMENTS SAND BLASTING EQUIPMENT

- D1.1 This annex contains the noise measurements of various items of sand blasting equipment. Measurements were taken with a B&K 2270 Type 1 Sound Level Meter with calibration by a Cirrus hand held calibrator. Calibration certificates by NVMS can be supplied on request. Measurement sample were typically of 60 second duration conducted at about 1.0m from the sound source or opening to the shed, for vehicles at about 3.0 m, and at about 1.2m above floor level.
- D1.2 The [SoundPlan V8](#) noise modelling is based on the LA10 data as the sand blasting equipment noise can be of a long duration up to a couple of hours at a time.

Measurement Description		Measurements	Comments
Number	Location	LA10 dB(A)	
127	Screw compressor	82.8	
128	Blast filler	86.6	



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 1512123 Revision 1.1

PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229



			
129	Internal shed	92.0	
130	Internal shed doors	97.1 @ 1m	
131	Ventilation fan	94.4	
132	Ventilation fan	95.1	



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 1512123 Revision 1.1
PROPOSED SHEDS/WORKSHOPS & OFFICES

LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229

133	Roller door	82.4 @ 6m Used for noise modelling	
134	Side of workshop	71.9	



ANNEX D505.2 – NOISE MODELLING SAND BLASTING LOT 505 PEDRETTI ROAD

LIST OF FIGURES

- Figure D505.2 - 1 – WORKSHOP 2 SAND BLASTING BOTH EAST DOORS OPEN
DAY - Monday to Saturday 7am to 7pm.
[LA10 INcluding Tonality](#)
- Figure D505.2 - 2 – WORKSHOP 2 SAND BLASTING BOTH EAST DOORS OPEN
DAY - Sunday & Public Holidays 9am to 7pm.
[LA10 INcluding Tonality](#)
- Figure D505.2 - 3 – WORKSHOP 2 SAND BLASTING BOTH EAST DOORS OPEN
EVENINGS – All days 7pm to 10pm.
[LA10 INcluding Tonality](#)
- Figure D505.2 - 4 – WORKSHOP 2 SAND BLASTING BOTH EAST DOORS OPEN
NIGHT – Monday to Saturday 10pm to 7am
Sunday & Public Holidays 10pm to 9am.
[LA10 INcluding Tonality](#)

GENERAL NOTES

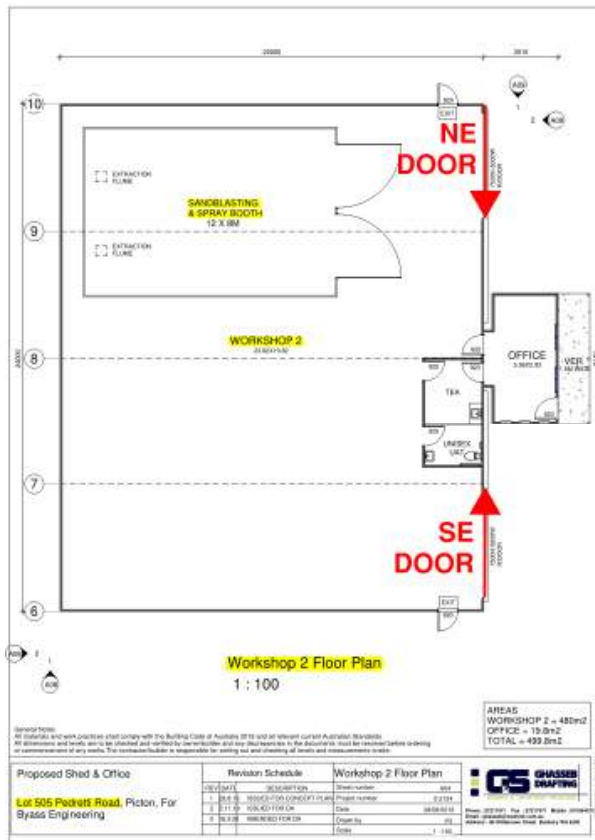
0. North is top of page.
1. Noise modelling, using SoundPlan V8 software, shows tonality.
2. Residential receiver 1400mm high.
3. SoundPlan V8 software using CONCAWE conditions
 - Daytime conditions utilised being temperature 20°C, humidity 50%RH, wind speed 4 m/s blowing from source to noise receivers, Pasquil Stability 'E'.
 - Night-time conditions utilised being temperature 15°C, humidity 50%RH, wind speed 3 m/s blowing from source to noise receivers, Pasquil Stability 'F'.
4. Location of sand blasting Shed/Workshop 2 is shown on the following page.
5. Eastern sliding doors referenced as NE and SE.



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 15/12/23 Revision 1.1

PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229



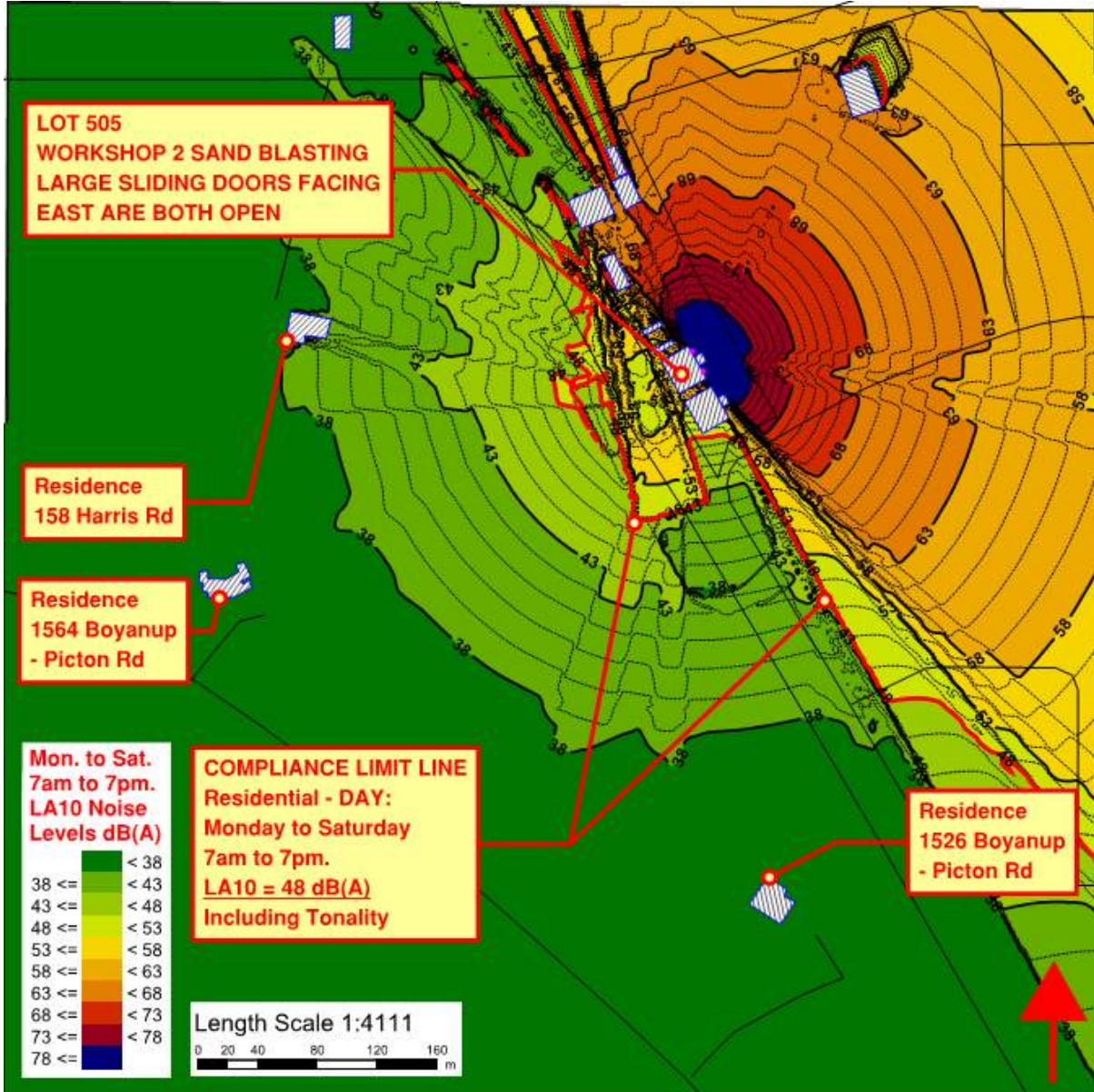


Figure D505.2 - 1 – **WORKSHOP 2 SAND BLASTING BOTH EAST DOORS OPEN**
DAY - Monday to Saturday 7am to 7pm.
LA10 48 dB(A) Including Tonality

Notes:

1. NDE's opinion is that compliance IS achieved with both East facing sliding doors open during the DAY time.

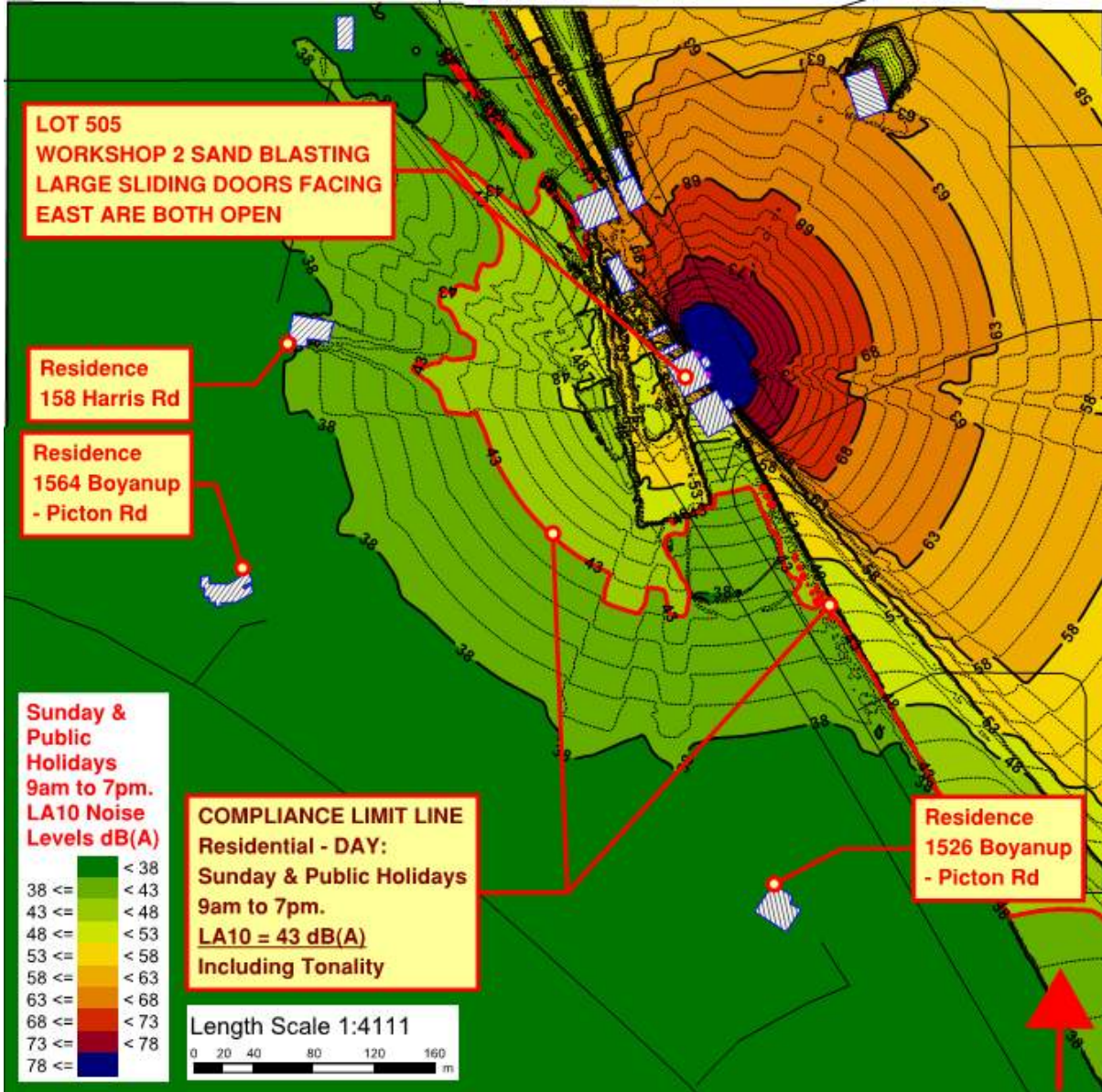


Figure D505.2 - 2 – **WORKSHOP 2 SAND BLASTING BOTH EAST DOORS OPEN**
DAY - Sunday & Public Holidays 9am to 7pm.
LA10 43 dB(A) Including Tonality

Notes:

1. NDE's opinion is that compliance IS achieved with both East facing sliding doors during the DAY time.

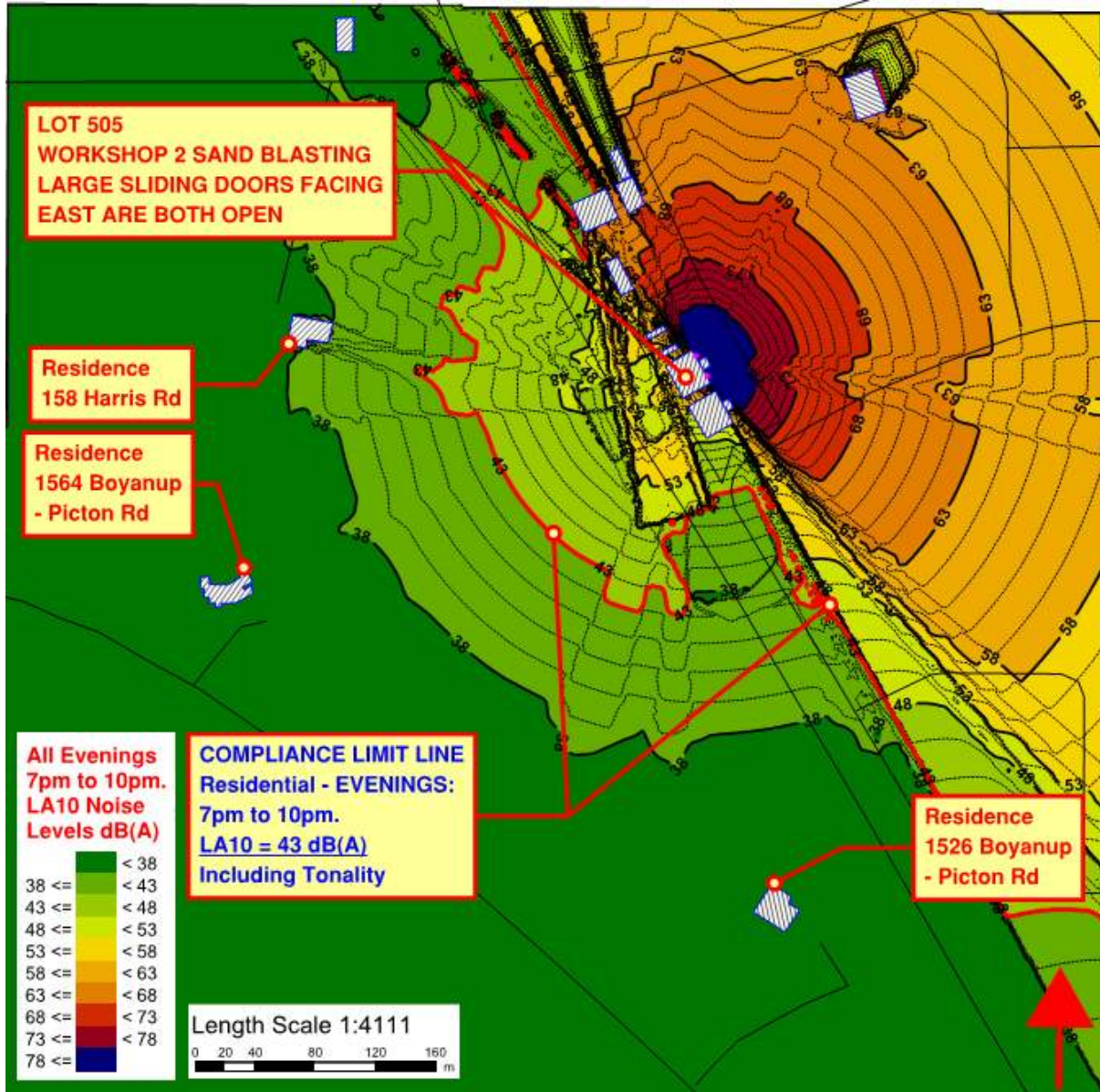


Figure D505.2 - 3 – **WORKSHOP 2 SAND BLASTING BOTH EAST DOORS OPEN**
EVENINGS – All days 7pm to 10pm.
LA10 43 dB(A) Including Tonality

Notes:

1. NDE's opinion is that compliance IS achieved with both East facing sliding doors during the EVENINGS.

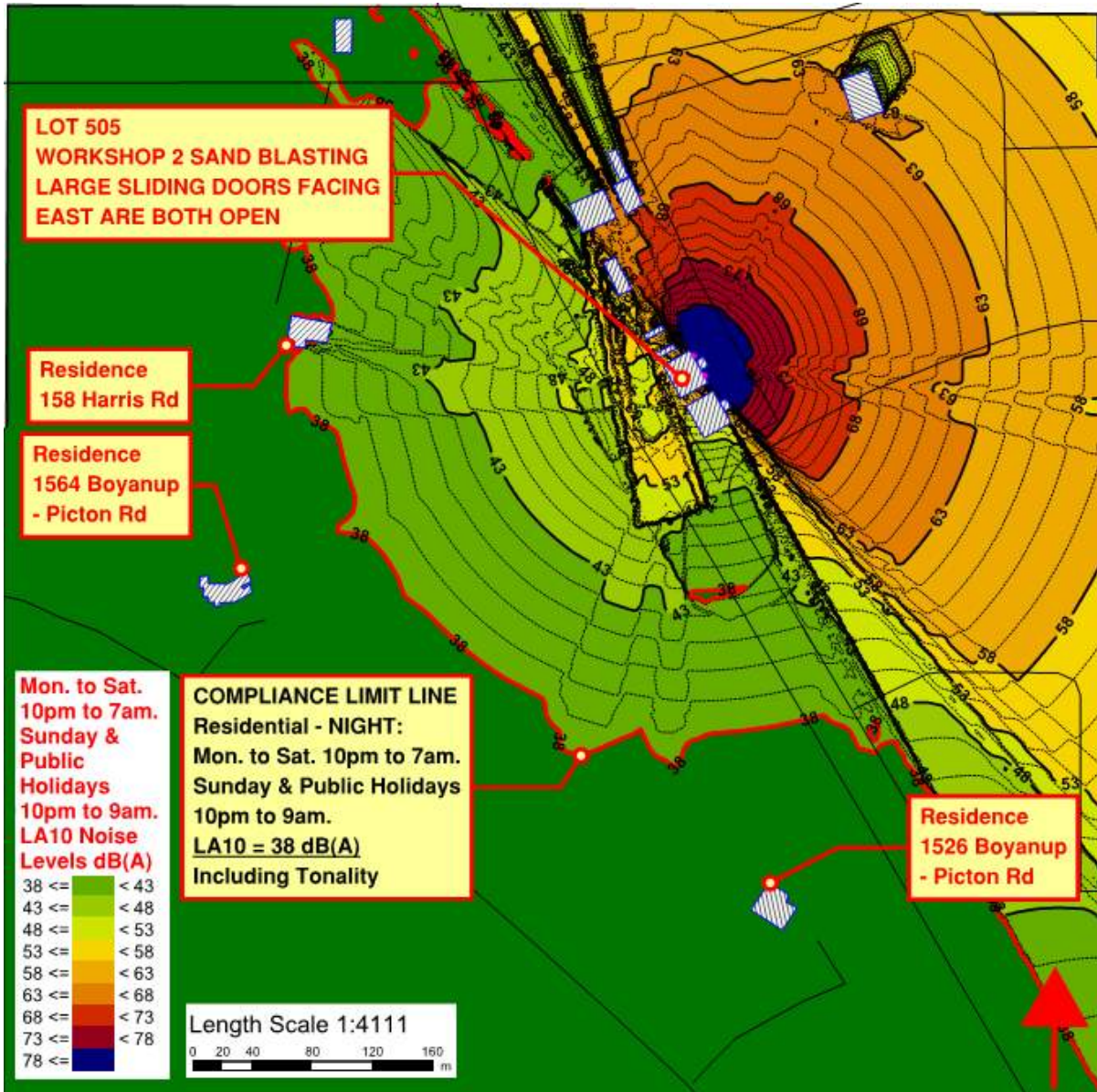


Figure D505.2 - 4 – WORKSHOP 2 SAND BLASTING BOTH EAST DOORS OPEN
NIGHT – Monday to Saturday 10pm to 7am
Sunday & Public Holidays 10pm to 9am.
LA10 38 dB(A) Including Tonality



Notes:

1. NDE's opinion is that compliance is NOT achieved with both East facing sliding doors during the NINGHT time.



ANNEX E – NOISE MEASUREMENTS FABRICATION EQUIPMENT

- E1.1 This annex contains the noise measurements of various items of fabrication equipment grouped in 10 dB(A) brackets. Measurements were taken with a B&K 2270 Type 1 Sound Level Meter with calibration by a Cirrus hand held calibrator. Calibration certificates by NVMS can be supplied on request. Measurement sample were typically of 60 second duration conducted at about 1.0m from the sound source, for vehicles at about 3.0 m, and at about 1.2m above floor level.
- E1.2 The SoundPlan V8 noise modelling is based on the L_{Amax} data as most equipment noise is of short and infrequent operation with all requiring attendance by personnel.





Measurement Description		Measurements	Comments
Number	Location	L _{Amax} dB(A)	
118	Air arc gouger	103.2	
115	Cold cut saw	103.0	
120	9" grinder	100.2	



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 15/21/23 Revision 1.1

PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229






121	5" grinder	95.5	
117	Guillotine	91.0	
114	Shear	89.3	
126	LPG forklift XJ FG25	87.3	



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 15/12/23 Revision 1.1

PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229

113	Punch	86.3	
116	Band saw large	83.0	
112	Press	82.6	
122	LPG fork lift	82.1	
119	Air compressor	81.6	



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 15/21/23 Revision 1.1

PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229

123	Crane	81.4	
125	Elec forklift Crown	80.0	
111	Band saw small	78.1	
124	Elec forklift United CAT18	75.3	



ANNEX E500 – NOISE MODELLING FABRICATION LOT 500 HARDISTY COURT

LIST OF FIGURES

- FIGURE E500.1a – FABRICATION SHED/WORKSHOP 1 LOT 500
ALL SLIDING DOORS OPEN.
DAY - Monday to Saturday 7am to 7pm.
Sunday & Public Holidays 9am to 7pm.
L_{Amax} 68 dB(A) Including Impulsiveness.
- FIGURE E500.1b – FABRICATION SHED/WORKSHOP 1 LOT 500
ALL SLIDING DOORS OPEN.
EVENINGS / NIGHT:
- All days 7pm to 10pm
- Monday to Saturday 10pm to 7am
- Sunday & Public Holidays 10pm to 9am.
L_{Amax} = 58 dB(A) Including Impulsiveness.
- FIGURE E500.2a – FABRICATION SHED/WORKSHOP 1 LOT 500
NORTH & SOUTH SLIDING DOORS CLOSED WITH ALL OTHER SLIDING DOORS OPEN.
DAY - Monday to Saturday 7am to 7pm
Sunday & Public Holidays 9am to 7pm.
L_{Amax} 68 dB(A) Including Impulsiveness.
- FIGURE E500.2b – FABRICATION SHED/WORKSHOP 1 LOT 500
NORTH & SOUTH SLIDING DOORS CLOSED WITH ALL OTHER SLIDING DOORS OPEN.
EVENINGS / NIGHT:
- All days 7pm to 10pm
- Monday to Saturday 10pm to 7am
- Sunday & Public Holidays 10pm to 9am.
L_{Amax} 58 dB(A) Including Impulsiveness.

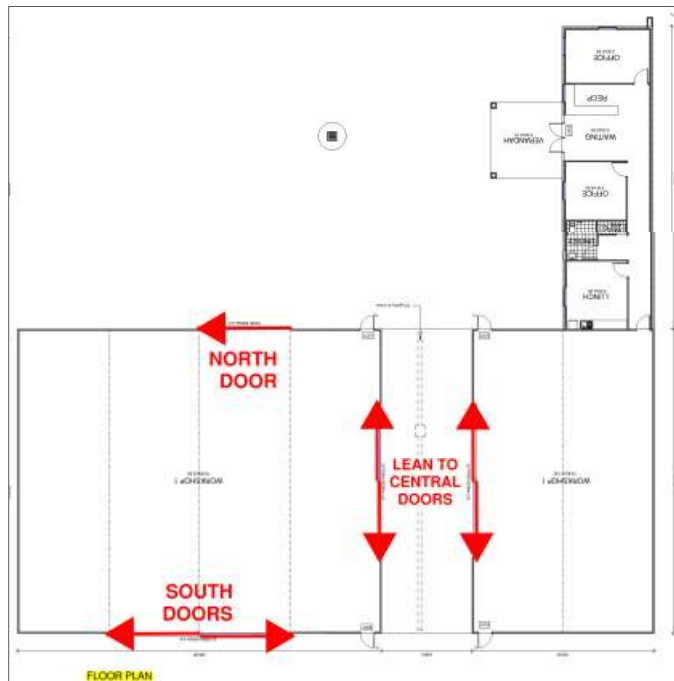
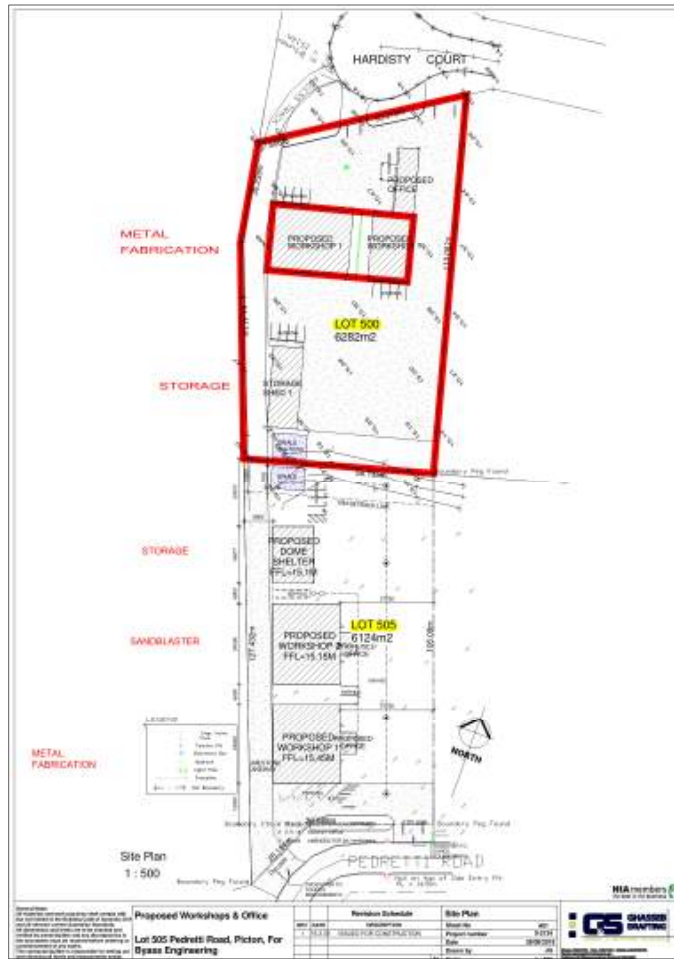
GENERAL NOTES

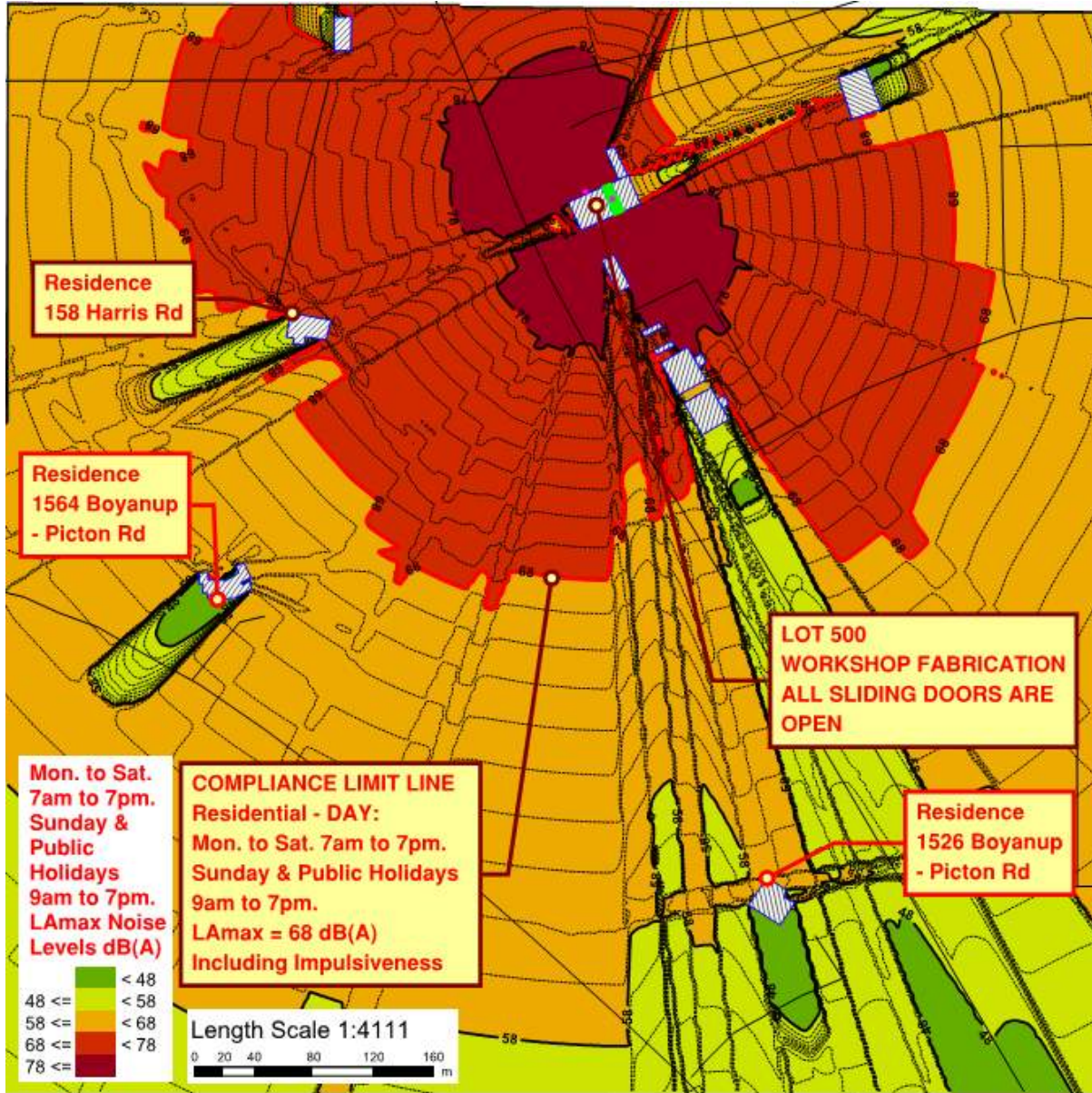
0. North is top of page.
1. Noise modelling, using SoundPlan V8 software, shows impulsiveness.
2. Residential receiver 1400mm high.
3. SoundPlan V8 software using CONCAWE conditions.
 - Daytime conditions utilised being temperature 20°C, humidity 50%RH, wind speed 4 m/s blowing from source to noise receivers, Pasquil Stability 'E'.
 - Night-time conditions utilised being temperature 15°C, humidity 50%RH, wind speed 3 m/s blowing from source to noise receivers, Pasquil Stability 'F'.
4. Location of Fabrication Shed/Workshop 1 on Lot 500 is shown on the following page.



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 1512123 Revision 1.1
PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229





**FIGURE E500.1a – FABRICATION SHED/WORKSHOP 1 LOT 500
ALL SLIDING DOORS OPEN.
DAY - Monday to Saturday 7am to 7pm.
Sunday & Public Holidays 9am to 7pm.
LAmax 68 dB(A) Including Impulsiveness.**

Notes:

1. NDE's opinion is that compliance is NOT achieved for Lot 500 Hardisty Court Workshop 1 Fabrication during the DAY time when fabrication equipment is used with North & South sliding doors OPEN and Lean-to sliding doors OPEN. (See Figure E500-1a).

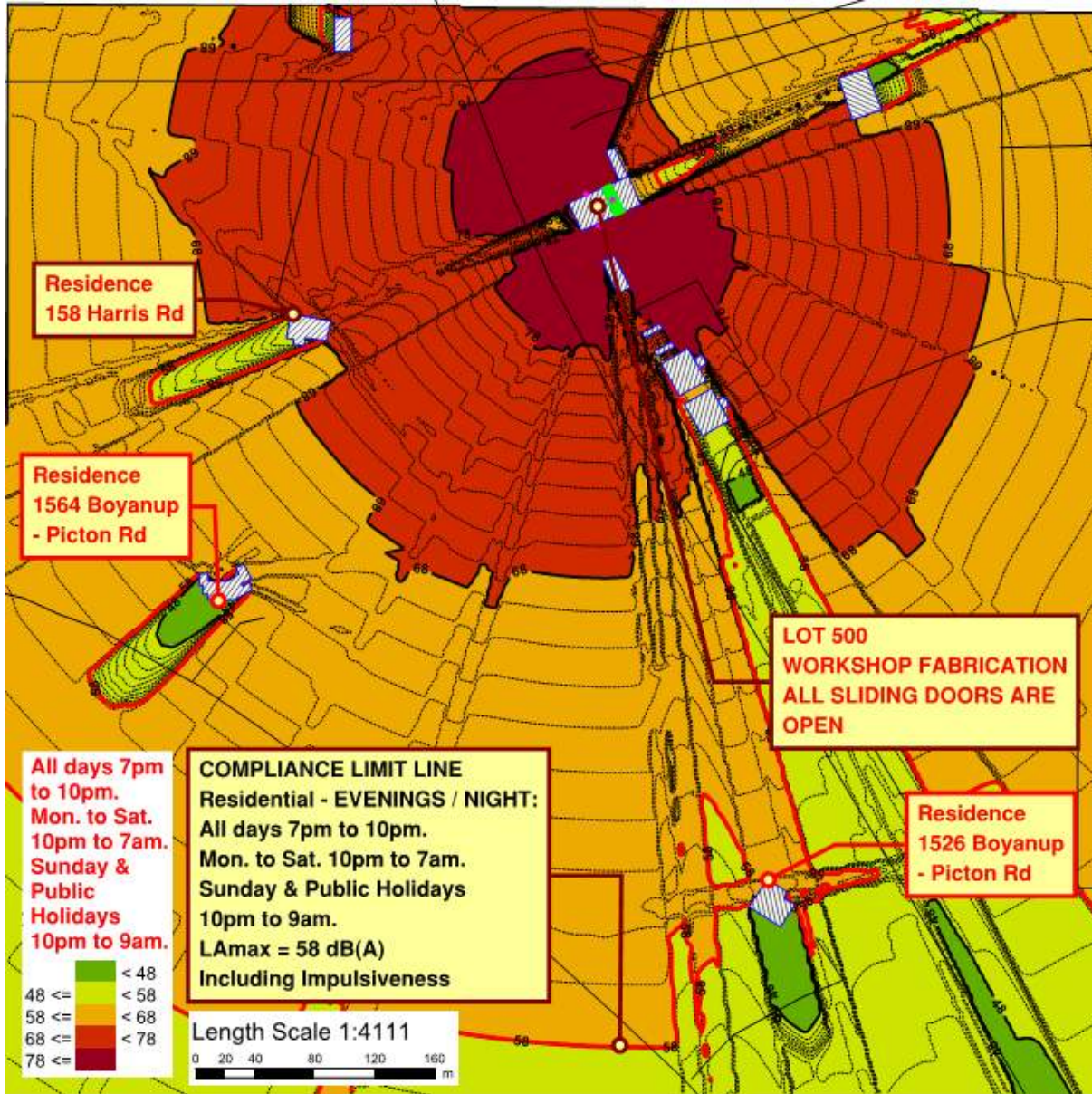


FIGURE E500.1b – FABRICATION SHED/WORKSHOP 1 LOT 500 ALL SLIDING DOORS OPEN. EVENINGS / NIGHT:
 - All days 7pm to 10pm
 - Monday to Saturday 10pm to 7am
 - Sunday & Public Holidays 10pm to 9am.
L_{Amax} = 58 dB(A) Including Impulsiveness.

Notes:

1. NDE's opinion is that compliance is NOT achieved for Lot 500 Hardisty Court Workshop 1 Fabrication for the EVENINGS & NIGHT times when fabrication equipment is used with North & South sliding doors OPEN and Lean-to sliding doors OPEN. (See Figure E500-1b).

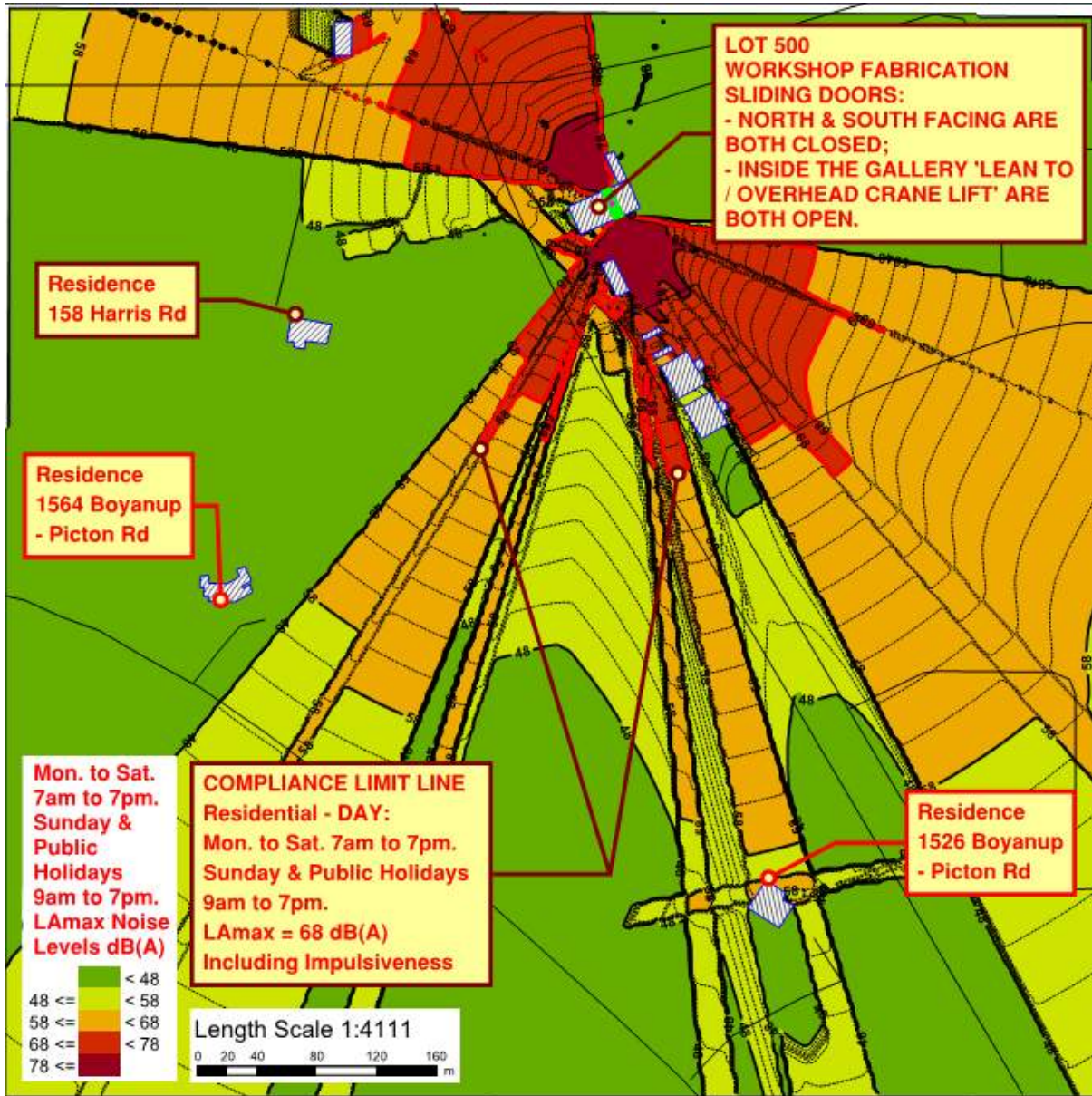


FIGURE E500.2a – FABRICATION SHED/WORKSHOP 1 LOT 500 NORTH & SOUTH SLIDING DOORS CLOSED WITH ALL OTHER SLIDING DOORS OPEN. DAY - Monday to Saturday 7am to 7pm Sunday & Public Holidays 9am to 7pm. LAmax 68 dB(A) Including Impulsiveness.

Notes:

1. NDE's opinion is that compliance IS achieved for Lot 500 Hardisty Court Workshop 1 Fabrication during the DAY time when fabrication equipment is used with North & South sliding doors CLOSED and Lean-to sliding doors OPEN. (See Figure E500-2a).

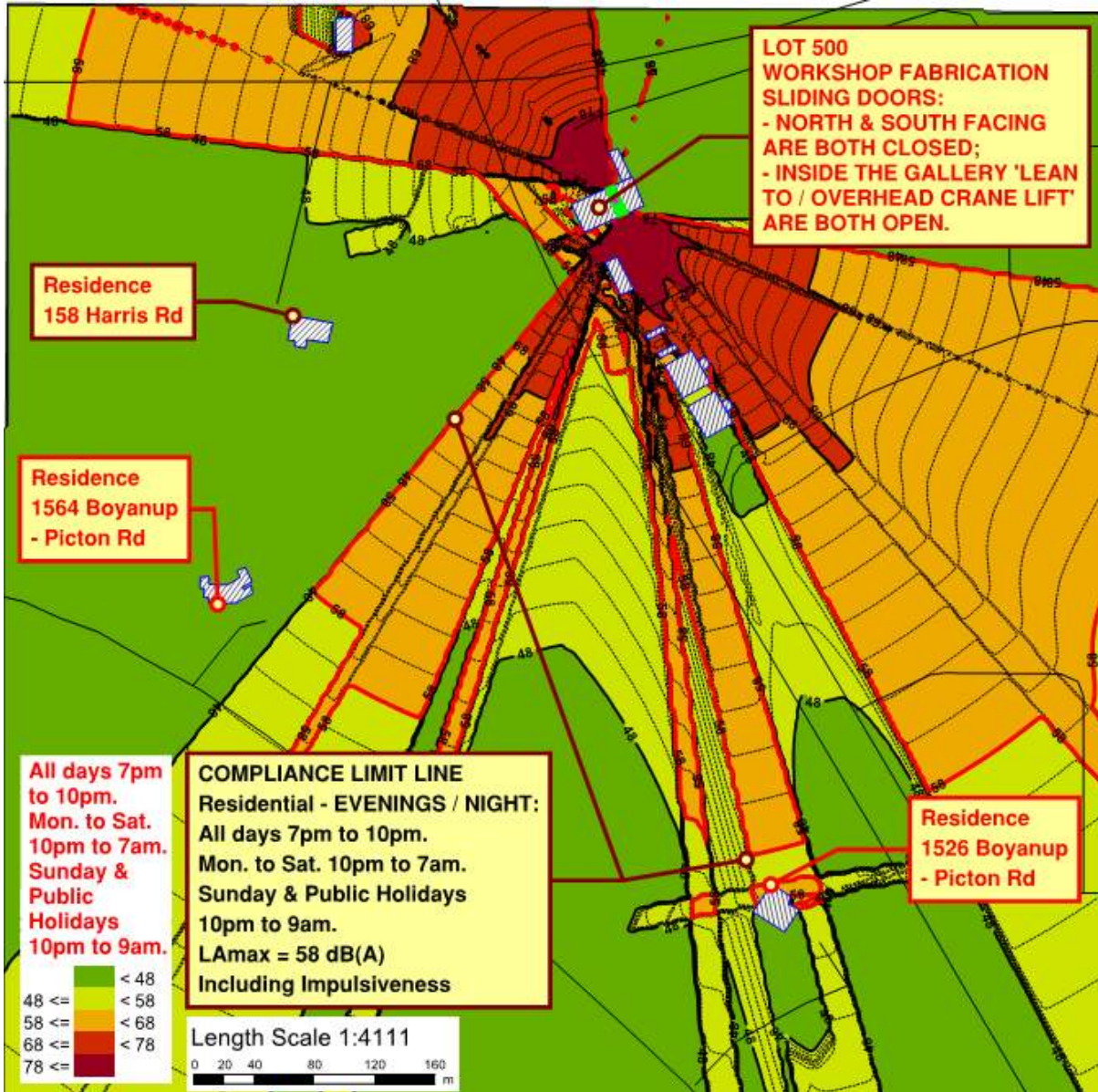


FIGURE E500.2b – FABRICATION SHED/WORKSHOP 1 LOT 500 NORTH & SOUTH SLIDING DOORS CLOSED WITH ALL OTHER SLIDING DOORS OPEN. EVENINGS / NIGHT:
- All days 7pm to 10pm
- Monday to Saturday 10pm to 7am
- Sunday & Public Holidays 10pm to 9am.
L_{Amax} 58 dB(A) Including Impulsiveness.

Notes:

1. NDE's opinion is that compliance IS achieved for Lot 500 Hardisty Court Workshop 1 Fabrication during the EVENINGS & NIGHT time when fabrication equipment is used with North & South sliding doors CLOSED and Lean-to sliding doors OPEN. (See Figure E500-2b).



ANNEX E505 – NOISE MODELLING FABRICATION LOT 505 PEDRETTI ROAD

LIST OF FIGURES

- FIGURE E505.1 – FABRICATION SHED/WORKSHOP 1 LOT 505
EAST DOORS ALL OPEN L_{Amax}
DAY - Monday to Saturday 7am to 7pm
Sunday & Public Holidays 9am to 7pm.
L_{Amax} 68 dB(A) Including Impulsiveness.
- FIGURE E505.1 – FABRICATION SHED/WORKSHOP 1 LOT 505
EAST DOORS ALL OPEN L_{Amax}
EVENINGS / NIGHT:
- All days 7pm to 10pm
- Monday to Saturday 10pm to 7am
- Sunday & Public Holidays 10pm to 9am.
L_{Amax} 58 dB(A) Including Impulsiveness.

GENERAL NOTES

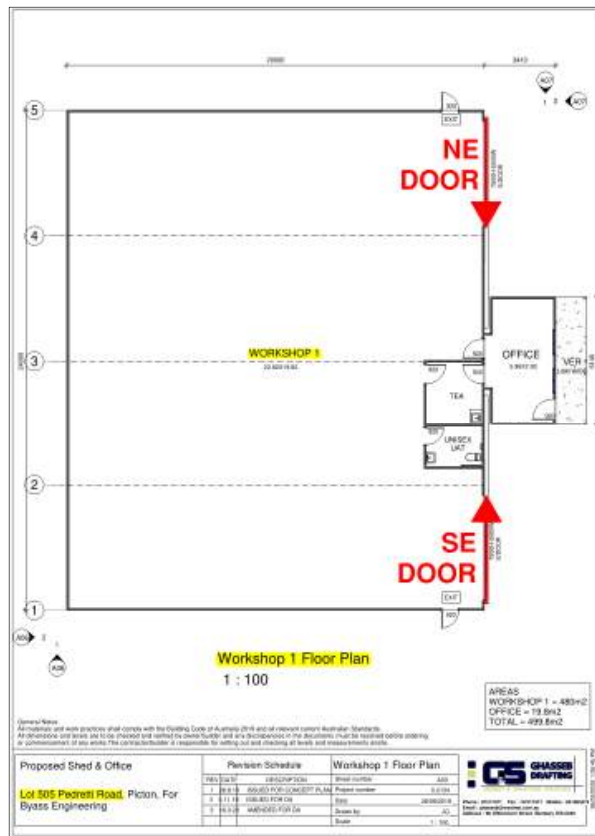
0. North is top of page.
1. Noise modelling, using SoundPlan V8 software, shows impulsiveness.
2. Residential receiver 1400mm high.
3. SoundPlan V8 software using CONCAWE conditions.
 - Daytime conditions utilised being temperature 20°C, humidity 50%RH, wind speed 4 m/s blowing from source to noise receivers, Pasquil Stability 'E'.
 - Night-time conditions utilised being temperature 15°C, humidity 50%RH, wind speed 3 m/s blowing from source to noise receivers, Pasquil Stability 'F'.
4. Location of Fabrication Shed/Workshop 1 on Lot 505 is shown on the following page.
5. Eastern sliding doors referenced as NE and SE.



(Appendix ORD: 12.2E)

ENVIRONMENTAL ASSESSMENT 15/12/23 Revision 1.1

PROPOSED SHEDS/WORKSHOPS & OFFICES
LOT 500, 21 HARDISTY COURT & LOT 505, 17 PEDRETTI ROAD PICTON EAST WA 6229



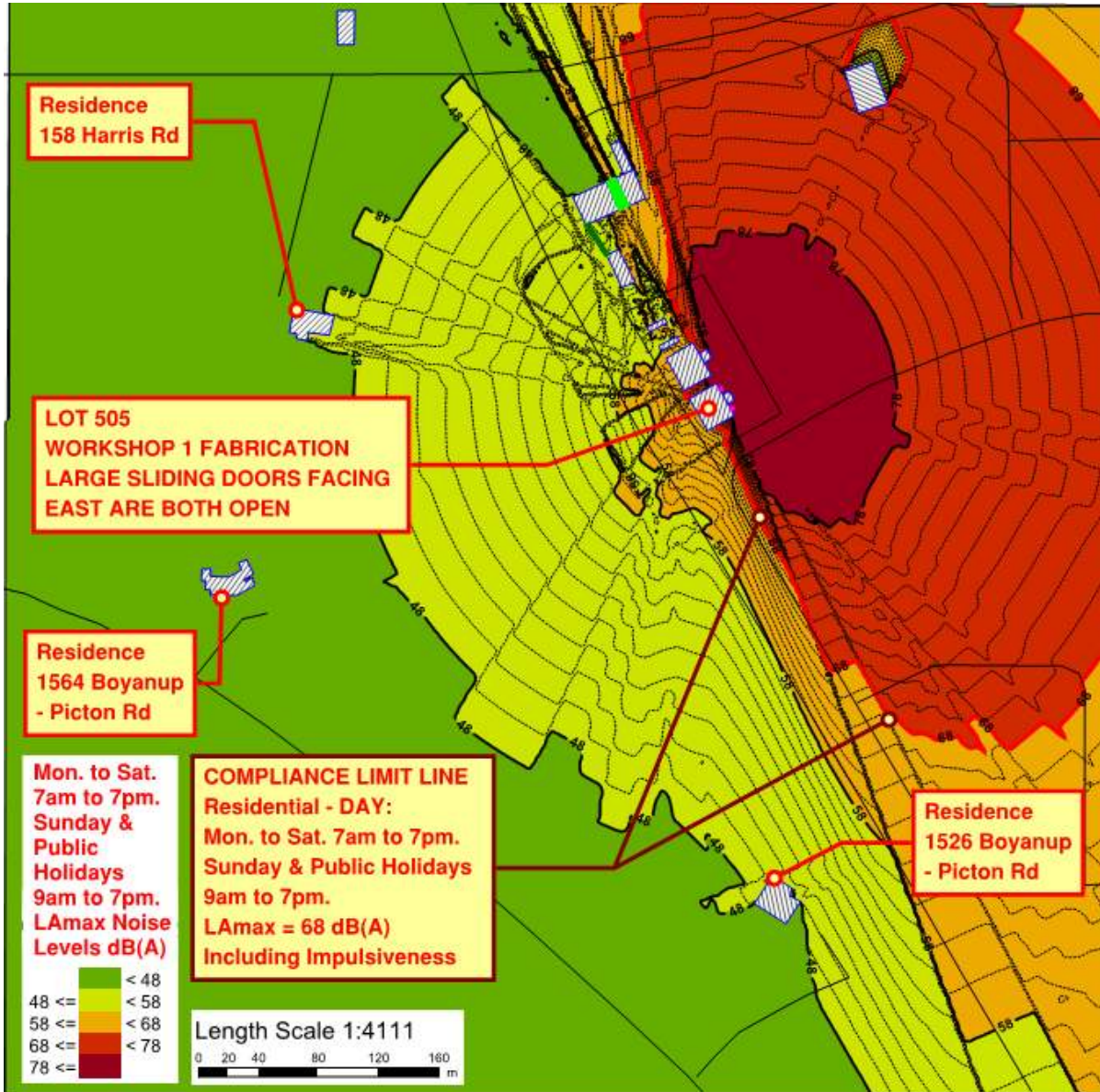
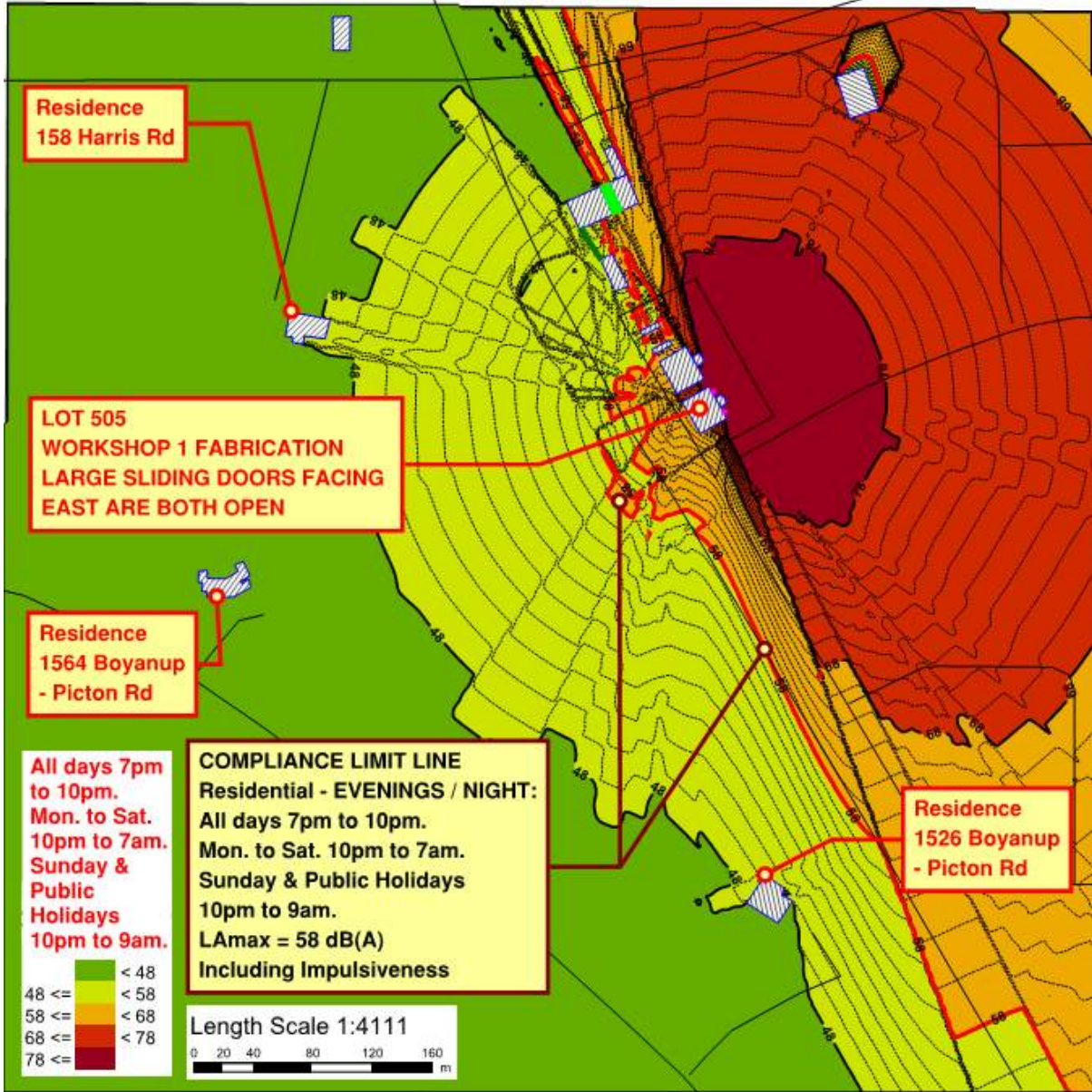


FIGURE E505.1 – FABRICATION SHED/WORKSHOP 1 LOT 505 EAST DOORS ALL OPEN L_{Amax} DAY - Monday to Saturday 7am to 7pm Sunday & Public Holidays 9am to 7pm. L_{Amax} 68 dB(A) Including Impulsiveness.

Notes:

1. NDE's opinion is that compliance IS achieved with both East facing sliding doors open at all times.



**FIGURE E505.2 – FABRICATION SHED/WORKSHOP 1 LOT 505
EAST DOORS ALL OPEN L_{Amax}
EVENINGS / NIGHT:
- All days 7pm to 10pm
- Monday to Saturday 10pm to 7am
- Sunday & Public Holidays 10pm to 9am.
L_{Amax} 58 dB(A) Including Impulsiveness.**

Notes:

1. NDE's opinion is that compliance IS achieved with both East facing sliding doors open at all times.



ROWE
GROUP
DESIGN

LOCAL STRUCTURE PLAN

PRECINCT 2A – PICTON INDUSTRIAL PARK
SOUTHERN PRECINCT

EXECUTIVE SUMMARY

Rowe Group act for the owners of Lots 103 and 110 Harris Road and Lot 603 Columbas Drive, Picton East and have been engaged to prepare a Local Structure Plan over the land.

The land is located south of South West Highway and southeast of the Picton Railway marshalling yards. It is within the planned expansion of the Picton Industrial Area, within the Shire of Dardanup.

The need for this Local Structure Plan (LSP) is outlined in the *Picton Industrial Park Southern Precinct District Structure Plan* (Western Australia Planning Commission (WAPC), 2017). The area is commonly referred to as the 'Picton South DSP' area. The Picton South DSP identifies four precincts within which local structure planning should be undertaken in order to guide future subdivision and development.

The land the subject of this local structure plan comprises the eastern part of the Picton South DSP Precinct 2. For clarity this LSP area is referred to as Precinct 2A. As the land is removed from the balance of the DSP Precinct 2 area by an existing rail loop alignment and adjoining DSP identified public open space, it is logical that the remainder of Precinct 2 be the subject of a separate 'Precinct 2B' LSP. Access, servicing and development timing for 2A and 2B will occur independent of each other while respecting the intentions of the overarching Picton South DSP.

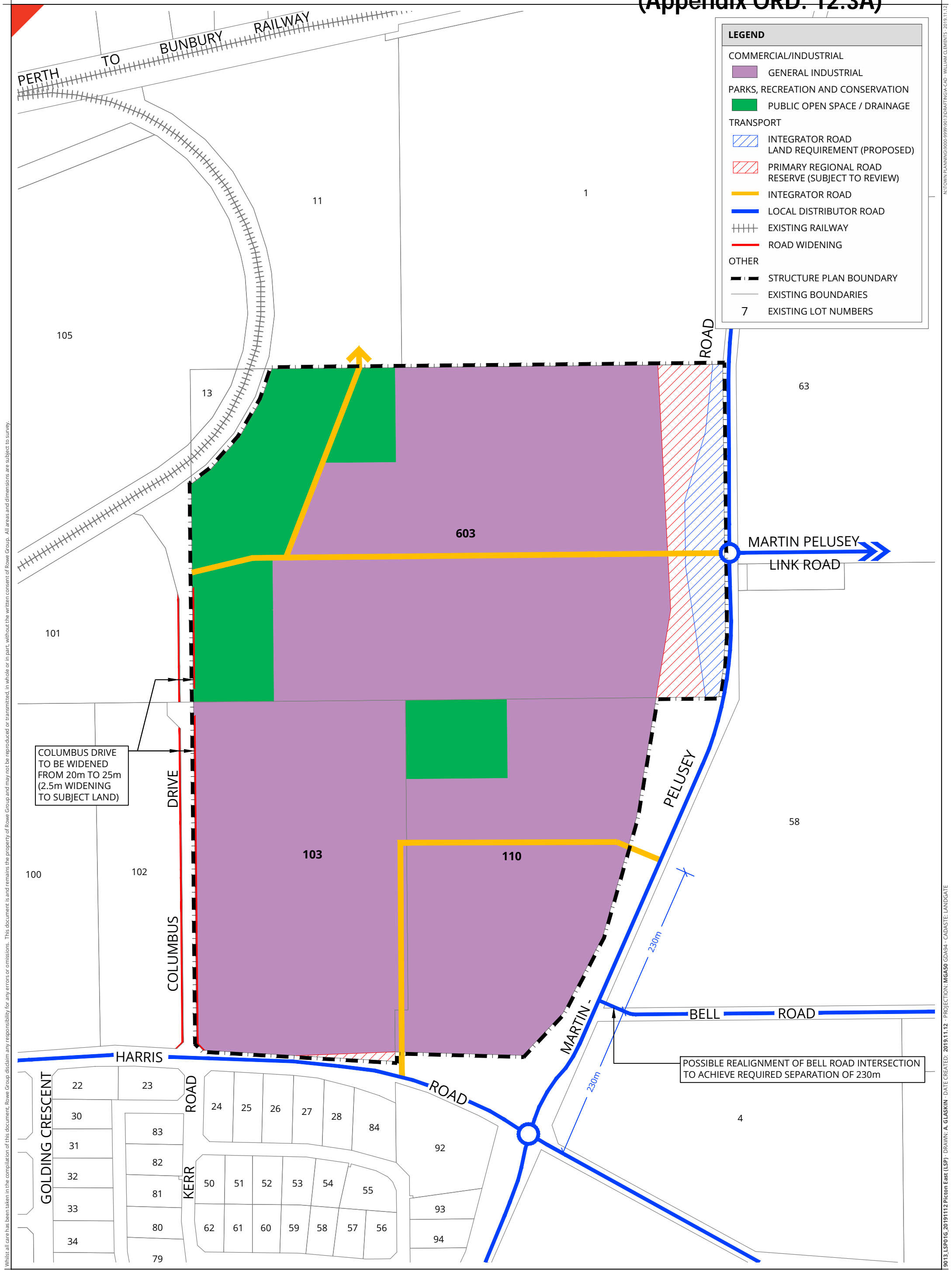
The LSP area is zoned 'Industrial Deferred' in the Greater Bunbury Region Scheme (GBRS) and 'General Farming' in the Shire of Dardanup Town Planning Scheme No.3 (TPS3). A request for the 'Lifting of Industrial Deferred' under the GBRS to 'Industrial' zone, together with concurrent rezoning under TPS3 to 'Development' zone have been prepared and accompany this LSP as a separately prepared document.

Preparation of this LSP was delayed for some time by planning for the Bunbury Outer Ring Road (BORR). The LSP lies immediately west of Martin-Pelusey Road and the former BORR alignment. Given final resolution of the BORR route by Main Roads Western Australian (MRWA) and its reflection in documentation released by the WAPC, this LSP can now be progressed.

The key elements guiding formulation of the LSP are:

- Integrated land use and access;
- Connected road structure linking to the wider local road network and Bunbury Outer Ring Road (BORR) and Bunbury Port;
- Identified areas of vegetation recognised;
- Integrated design and delivery with a detailed Local Water Management Strategy (LWMS);
- Facilitation of industrial land use and development for a wide variety of general industrial land uses and supporting uses.

The Structure Plan is summarised in the following table:



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N:\TOWN PLANNING\9013\9013\ORD\FINAL\CAD - WILLIAM CLEMENTS - 2019.11.12
9013_LSP-01-G_20191112 Picton East (LSP) - DRAWN: A. GLASKIN - DATE CREATED: 2019.11.12 - PROJECTION: MGA50 GDA94 - CADASTE: LANDGATE

LOCAL STRUCTURE PLAN
 LOTS 103, 110 AND 603
 PICTON EAST



0 125 m
 SCALE @ A3: 1:5000
 9013-LSP-01-G



(Appendix ORD: 12.3B)

Liam Yates

From: John Andrioff <John.Andrioff@dplh.wa.gov.au>
Sent: Thursday, 30 January 2020 3:39 PM
To: Submissions Planning
Subject: PROPOSED LOCAL STRUCTURE PLAN: PRECINCT 2A PICTON INDUSTRIAL PARK
SOUTHERN PRECINCT - LOTS 103 AND 110 HARRIS RD, AND LOT 603 (96) MARTIN
— PELUSEY ROAD, PICTON EAST - REQUEST FOR COMMENT
Attachments: A10837584.pdf

To: **Suzanne Occhipinti**

Your Ref: **STP-R0699313 (Assessment No's A3450 & A9748)**

I respond to the Shire of Dardanup correspondence dated 23rd January 2020 regarding the abovementioned subject item. Please refer to the attachment above for ease of reference.

The Department of Planning, Lands and Heritage (DPLH) Land Use Planning does not have any objections to the proposal, being STP-R0699313.

We would envisage that other State Government agencies would have been referred to for their comments.

Regards

John Andrioff | Project Officer - 00025316 | Land Management South
140 William Street, Perth WA 6000
6552 4471
www.dplh.wa.gov.au

The department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

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Department of
Primary Industries and
Regional Development

Your reference: STP - R0700046
Our reference: LUP 769
Enquiries: Leon van Wyk

Mrs Cecilia Muller
Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA, 6232
submissions@dardanup.wa.gov.au

5 February 2020

Dear Mrs Muller

Proposed Local Structure Plan: Precinct 2A Picton Industrial Park Southern Precinct - Lots 103 and 110 Harris Road and Lot 603 (96) Martin - Pelusey Road, Picton East

Thank you for the opportunity to comment on the proposed Local Structure Plan for Precinct 2A of Picton Industrial Park Southern Precinct at Lots 103 and 110 Harris Road and Lot 603 (96) Martin - Pelusey Road, Picton East.

The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed Local Structure Plan for Precinct 2A Picton Industrial Park Southern Precinct at the abovementioned lots as this area has previously been identified for Industrial use in the *Greater Bunbury Region Scheme (GBRS)*.

If you have any queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or leon.vanwyk@dpiird.wa.gov.au.

Yours sincerely

Dr Melanie Strawbridge
**Director Agriculture Resource Management Assessment
Sustainability and Biosecurity**

3 Baron-Hay Court, South Perth 6151
Locked Bag 4 Bentley Delivery Centre 6983
Telephone +61 (0)8 9368 3333 enquiries@dpiird.wa.gov.au
dpiird.wa.gov.au
ABN: 18 951 343 745

Liam Yates

From: Zia, Sabreen <Sabreen.Zia@pta.wa.gov.au>
Sent: Friday, 28 February 2020 10:44 AM
To: Submissions Planning
Subject: Proposed Local Structure Plan - Precinct 2A Picton Industrial Park Southern Precinct- Lots 103 and 110 Harris Rd, and Lot 603 (96) Martin-Pelusey Road, Picton East- Request for comment

Dear Shire of Dardanup,

Apologies for the late submission.

The PTA have no comments to provide on the above mentioned structure plan.

Kind regards,

Sabreen Zia

Graduate- Urban Planning | Infrastructure Planning and Land Services

Public Transport Authority of Western Australia

Public Transport Centre, West Parade, Perth, 6000

PO Box 8125, Perth Business Centre, WA, 6849

Tel: (08) 9326 3674 Email: sabreen.zia@pta.wa.gov.au | Web: www.pta.wa.gov.au



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(Appendix ORD: 12.3B)

Liam Yates

From: BATTY, Steven <Steven.BATTY@dmirs.wa.gov.au>
Sent: Monday, 17 February 2020 2:38 PM
To: Submissions Planning
Subject: LOT 103 110 HARRIS ROAD - LOT 603 - 96 MARTIN PELUSEY ROAD PICTON EAST -
PRECINCT 2A PICTON INDUSTRIAL PARK SOUTHERN PRECINCT - SHIRE OF
DARDANUP - COMMENT ON PROPOSED STRUCTURE PLAN

Attachments: 000061.Steven.BATTY.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Your Ref: STP-R0700046 - A3450 - A9748
Our Ref: A0157/202001

Attention : Cecilia Muller

Dear Mr Schönfeldt

**LOT 103 110 HARRIS ROAD - LOT 603 - 96 MARTIN PELUSEY ROAD PICTON EAST - PRECINCT 2A PICTON
INDUSTRIAL PARK SOUTHERN PRECINCT - SHIRE OF DARDANUP - COMMENT ON PROPOSED STRUCTURE PLAN**

Please find attached our letter of comment.

Yours sincerely

Steven Batty | Senior Geologist
Geological Survey and Resource Strategy Division

Department of Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004
Tel: +61 8 9222 3104
steven.batty@dmirs.wa.gov.au | www.dmirs.wa.gov.au



Government of **Western Australia**
Department of **Mines, Industry Regulation and Safety**

*We're working for
Western Australia.*

We acknowledge Aboriginal and Torres Strait Islander people as the Traditional Custodians of this land on which we deliver our services. We pay our respects to elders and leaders past, present and emerging.

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Government of **Western Australia**
Department of **Mines, Industry Regulation and Safety**

Your ref STP-R0700046 - A3450 - A9748
Our ref A0157/202001
Enquiries Steven Batty
9222 3104
Steven.BATTY@dmirs.wa.gov.au

Mr André Schönfeldt
Chief Executive Officer
Shire of Dardanup
Sent by Email : submissions@dardanup.wa.gov.au
Eaton WA 6232

Attention: Cecilia Muller

Dear Mr Schönfeldt

**LOT 103 110 HARRIS ROAD - LOT 603 - 96 MARTIN PELUSEY ROAD PICTON EAST -
PRECINCT 2A PICTON INDUSTRIAL PARK SOUTHERN PRECINCT - SHIRE OF
DARDANUP - COMMENT ON PROPOSED STRUCTURE PLAN**

Thank you for your letter dated 23 January 2020 inviting comment on the above proposed structure Plan - Precinct 2A Picton Industrial Park Southern Precinct.

The Department of Mines, Industry Regulation and Safety has assessed this proposal with respect to mineral and petroleum resources, geothermal energy, and basic raw materials and makes the following comment(s).

- The area is covered by Petroleum Exploration Permit (EP) 496 held by Bunbury Energy Pty Ltd. The percentage of the EP affected is minor and unlikely to affect exploration.
- The eastern margin of the proposed Structure Plan is shown in the DMIRS Tengraph system as FNA 10611 - File Notation Area - Bunbury to Albany Gas Pipeline Investigation Corridor to Determine Final 50 m Alignment (Martin Pelusey Road Alternative). The FNA is currently a 200 m wide zone with the final 50 m pipeline corridor yet to be determined.
- It is noted that a proposed Primary Road in the strategic plan follows a similar route to the proposed Gas Pipeline along the eastern boundary of the Picton Industrial Park Southern Precinct.

If you have any further questions please contact Steven Batty (Senior Geologist).

Yours sincerely

Warren Ormsby

Warren Ormsby
Manager Land Use Planning
Minerals and Petroleum Resources Directorate
17 February 2020

000061.Steven.BATTY
Release Classification: - Addressee Use Only

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(Appendix ORD: 12.3B)

From: Andrich, Vic <Victor.Andrich@health.wa.gov.au>
Sent: Friday, 10 July 2020 8:44 AM
To: Suzanne Occhipinti
Subject: RE: Request comments - modification to proposed Structure Plan - Picton Industrial Park Stage 2a

Hi Suzanne
Apology for the delay in responding.

Providing the proposal can demonstrate 1.5m clearance from winter ground water for on-site effluent disposal via the site and soil evaluation (in accordance with AS1547) and Government Sewerage Policy, DOH has no further comment at this stage.

Regards
Vic

From: Suzanne Occhipinti <Suzanne.Occhipinti@dardanup.wa.gov.au>
Sent: Wednesday, 8 July 2020 10:22 AM
To: Andrich, Vic <Victor.Andrich@health.wa.gov.au>
Subject: FW: Request comments - modification to proposed Structure Plan - Picton Industrial Park Stage 2a
Importance: High

Hello Vic,

As I need to finalise the report today so that Council can make a recommendation to the Commission, would you please provide a response to the updated documents I sent you last week. I have also attached notes made by Rowe Group (referring to our meeting with them last week also), which may assist, particularly as it responds to DOH concerns.

Regards

Suzanne Occhipinti

Senior Planning Officer

Shire of Dardanup | | PO Box 7016 | Eaton WA 6232
p: 08 9724 0359 | e: Suzanne.Occhipinti@dardanup.wa.gov.au



From: Customer Service, EHD <EHD.CustomerService@health.wa.gov.au>
Sent: Thursday, 2 July 2020 8:26 AM
To: Suzanne Occhipinti <Suzanne.Occhipinti@dardanup.wa.gov.au>
Cc: Customer Service, EHD <EHD.CustomerService@health.wa.gov.au>
Subject: RE: Request comments - modification to proposed Structure Plan - Picton Industrial Park Stage 2a



Government of **Western Australia**
Department of **Health**

Your Ref: STP-R0700041 A3450 A9748
Our Ref: F-AA-14495/2 D-AA-20/10370
Enquiries: Vic Andrich (08) 9222 2000



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

Via email to: submissions@dardanup.wa.gov.au

Attention: Mrs Cecilia Muller, Principal Planning Officer

Dear Mr Schönfeldt

PROPOSED LOCAL STRUCTURE PLAN – PRECINCT 2A – PICTON INDUSTRIAL PARK SOUTHERN PRECINCT – LOTS 103 AND 110 HARRIS ROAD AND LOT 603 (#96) MARTIN – PELUSEY ROAD, PICTON EAST

Thank you for your letter of 23 January 2020 requesting comments from the Department of Health (DOH) on the above proposal. The DOH provides the following comment:

Water Supply and Wastewater Disposal

Any development is required to connect to scheme water and be in accordance with the *Government Sewerage Policy (2019)*.

It is noted that the proposed site is subject to a high water table and inundation and has excessive underlining areas of heavy soils. The proposal is contrary to Provision 5.1.1 (7) of the *Government Sewerage Policy (2019)* as the proposed lot sizes are less than one hectare with the highest groundwater level is not achieving a minimum required separation distance of 0.5 metres below the natural ground level. As proposed, the development requires connection to reticulated sewerage.

Given the above information, the DOH is not prepared to support the proposal until site suitability for on-site wastewater disposal is demonstrated via a site-specific site and soil evaluation report undertaken in accordance with Australia New Zealand Standard 1547 and submitted for consideration.

For more details please refer to the enclosed fact sheet '*Guidance on Site-and-soil evaluation for Onsite Sewage Management*'. The fact sheet also provides information on the stages in the planning process and scale of development and determines the timing and the level of detail of investigation and reporting.

Environmental Health Directorate | Public and Aboriginal Health Division
All correspondence to: PO Box 8172, PERTH BUSINESS CENTRE WA 6849
Level 3, A Block, 189 Royal Street, EAST PERTH WA 6004
Telephone (08) 9222 2000 Email: ehinfo@health.wa.gov.au
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- 2 -

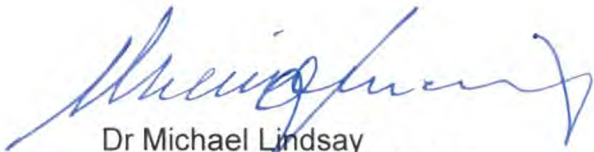
Public Health ImpactsIndustrial Estates and Precincts

Enclosed is a scoping tool '*Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations*' that highlights public health issues that should be addressed and incorporated into the proposed industrial estate and precinct.

The Structure Plan is to acknowledge and incorporate appropriate separation distances in accordance with the Environment Protection Authority Environmental Assessment Guideline 3 '*Guidance for the Assessment of Environmental Factors No. 3 – Separation Distances between Industrial and Sensitive Land Uses*' particularly in relation to the border along Harris Road and is available for download from: http://epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf

Should you have any queries or require further information please contact Vic Andrich on (08) 9222 2000 or at ehinfo@health.wa.gov.au

Yours sincerely



Dr Michael Lindsay
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

17 February 2020

Att.



Government of Western Australia
Department of Health

Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations

Land-use planning decisions have a direct impact on public health both in terms of promoting healthy living and in terms of preventing both acute and chronic diseases.

This information sheet is for State and Local Governments responsible for both land-use planning for industrial estates and assessing development proposals. This information sheet may also help government officials and public health professionals provide guidance to planners and others about the potential health implications of their decisions. Property developers of residential and industrial estates and precincts or industrial facilities may also find this information useful for preparing proposals.

Land-use planning directed towards sustainable economic growth through industrial development incorporates strategies which ensure sensitive land-users are not disadvantaged or placed at risk from industrial activity. Land-use plans that consider the health and wellbeing of local communities help preserve or even improve the health of the community affected by the proposed plans. Health and amenity issues that affect residential areas also affect business, visitors and workers in an industrial estate. Although traditionally not an area for public health, the aesthetics and amenity of an industrial estate can impact on how the area is perceived and in turn influence the health and wellbeing of people in the estate and adjacent neighbourhoods.

Industrial areas are important for economic growth and therefore the potential for incremental intrusion of non-industrial activities on these areas also needs to be considered to ensure the core function of an industrial area remains for industrial use. Industrial developments are most often compromised when separation distances to sensitive receptors¹ have not been considered during the planning stage of either a residential estate or an industrial estate. Buffers based on separation distance can be implemented by State Government long after developers have purchased land for Industrial or residential estates. The potential for this to occur is greatest wherever residential land lies adjacent to heavy industry or land that is zoned and reserved for mixed industrial development and it is clear that separation distances have not been considered during planning or are inadequate.

This guidance is about promoting healthy public policy and is based on the understanding that health is not just the product of health care activities but is influenced by a wide range of activities that include land-use planning and industry regulation. Understanding how these activities influence health provides an opportunity for planning authorities to adopt strategies that help to prevent and reduce certain ill health for as long as possible and thereby help to reduce or avoid related health costs.

¹ Sensitive receptors are any residential area and include but are not limited to schools, hospitals, elderly housing, day care facilities and individual residences.

Factors that influence public health to be considered by assessors and proponents include (but not limited to).

- Air quality
- Noise
- Hazard management
- Climate change
- Light
- Water quality
- Radiation safety
- Traffic

Features of Industrial Neighbourhoods that affect the health and safety of employees, visitors and neighbouring communities:

- Disaster preparedness and emergency management
- community consultation
- Built Environment and workforce well being

Air quality

Local air quality can be affected by air pollutants emitted from industrial facilities in an industrial estate or precinct during both the construction stage and during normal operations.

Air pollutants may include odorous chemicals, gases, fumes and particulate matter (dust). Such pollutants, when not managed correctly, have been associated with health problems ranging from short lived reversible respiratory health effects to long term chronic cardiorespiratory health effects in exposed individuals. Air pollution has also been implicated in non-cardiorespiratory effects such as autoimmune disorders and low birth weight.

People who live near or adjacent to industrial estates do not expect industrial emissions to impact their health. They also expect a high standard of amenity. Two proven ways that impacts can be minimised is by providing a buffer between industry and sensitive land-uses and by ensuring industrial activities are regulated to minimise the impacts of noise, odour, dust and traffic.

A primary responsibility of State and local government planning authorities and is to preserve good air quality over residential areas both for purposes of health and amenity. To this end the planning authorities seek to ensure that air emissions from industrial facilities do not cause the air pollutants over residential areas to exceed health based air-quality standards/guidelines. The National Environmental Protection Measure (air NEPM) for ambient air quality prescribes ambient air quality standards for six key pollutants (PM₁₀, O₃, CO, NO₂, SO₂ and lead). Standards/guidelines for other pollutants are available from the Department of Water and Environmental Regulation (DWER) or DOH. Standards/guidelines apply to residential areas and it is incumbent upon a proponent to determine that air pollutants emitted by their facility comply with the appropriate standard/guideline. To help ensure air quality standards/guidelines can be met in residential areas the DWER regulates emissions for industrial facilities they licence and for facilities assessed by the Environmental Protection Authority (EPA) as requiring emission regulation.

The air-quality standards/guidelines apply to all sensitive receptors therefore industrial estates and residential areas should be strategically located to one another with due regard to factors that influence emission dispersal and dilution. Factors such as dominant wind direction and separation distance can reduce potential risks to communities. DOH also considers amenity important for health and wellbeing. Intermittent odour and dust emissions in particular degrade amenity and the potential for these to occur should be considered in the planning and approvals process. While the PM₁₀ air NEPM protects against the adverse health effects from dust, separate guidelines exist for dust levels that preserve amenity.

Air borne emissions are a feature of most industrial precincts whether from a fugitive source like a stockpile or from a point source like a stack. , Regardless of the source, a key question of the decision-making authority will be how the proposal or plan minimises amenity and health effects associated with air emissions? The following information from the proponent can assist answer this question

- A list of the potential contaminants of concern (their health effects and the recommended guideline for each contaminant may be required for high risk developments).
- Monitoring or modelling data of the contaminants of concern if available.
- A statement of intent to develop and implement an air quality monitoring and management plan or a statement justifying why such a plan is not required
- Evidence of adaptive, mitigation and management practices sufficiently flexible to respond proactively to conditions likely to generate unexpected emissions, and
- Evidence of strategies to engage with the community or to deal with community concerns if and when they arise.

This is not a complete list and if necessary a proponent may seek the advice of a suitably qualified and experienced environmental consultant to prepare a concise but detailed air-quality risk assessment or air-quality management plan. Where there is a potential risk for large scale industrial air borne emissions to impact air quality, a 'health risk assessment' may quantify those risks and enable appropriate management actions to be developed. The DWER and DOH may also provide proposal assessing authorities and proponents with advice.

Noise

Noise pollution is a potential problem when residential estates encroach on industrial areas. Potential noise impacts to residents can occur from sources such as industrial equipment, trucks and machinery (e.g. pumps or refrigeration plants).

Noise above the health guideline can lead to significant health and nuisance concerns from residents and workers. To minimise health and nuisance impacts associated with noise, a proponent should develop a noise management plan and have it approved by the authorising authority. Such a plan should be proactive and consider both the impact on and from future neighbours as the case may be.

The DWER regulates noise from licensed facilities while local government regulates noise from non-licensed facilities and residential areas.

Traffic

Increased traffic movements of trucks and machinery offsite through residential areas and local towns can cause concerns. It is important that where there is an increase in transit traffic appropriate planning and discussion with potentially affected communities is undertaken. A traffic management plan may be needed to manage traffic impacts on surrounding areas.

Light

Light pollution, characterised as excessive or obtrusive artificial light, may affect nearby communities.

Light pollution can be divided into two main types:

- 1) Annoying light that intrudes on an otherwise natural or low-light setting and
- 2) Excessive light that leads to discomfort and adverse health effects. Its sources include advertising lights, commercial properties, offices, factories, streetlights, other buildings and illuminated sporting venues.

It is important to consider any light obtrusive activities surrounding the proposed development to ensure they do not impact on neighbouring properties.

Water quality

Wastewater disposal

In most instances, industrial developments require reticulated sewerage to be delivered by a licensed supplier in accordance with the *Government Sewage Policy 2019*.
http://www.public.health.wa.gov.au/3/1430/2/subdivisions_and_town_planning_approvals.pm

However, in some locations reticulated sewerage systems, particularly in regional and remote areas, is not provided or planned. Moreover, existing sewerage systems may not have the capacity to accommodate increases in connection rates without significant investment. Therefore, it should be noted that it can take several years from planning stage discussions before an upgrade is operational.

Where a reticulated sewerage system is not available, health and environmental concerns may arise if a site does not install and maintain an appropriate onsite wastewater system to service the workforce and the development.

In situations where on-site wastewater systems are proposed, such as septic tanks or aerobic treatment units, it is essential to conduct a **Site and Soil Evaluation** report as per AS 1547 (2000) at the lot and subdivision level. In all cases, lot sizes will need to be able to accommodate the wastewater generated on-site within their boundaries.

To ensure the Department of Health is satisfied that there will be appropriate provision of wastewater disposal systems, a proponent is required to provide written evidence/details on the predicted occupant size, trade waste type/quantities and whether the development will be:

- Connected to a reticulated sewerage system. If so:
 - Detail what is the capacity of the local reticulated mains to handle the increase in generated wastewater volumes, and/or
 - Details of future proposals to upgrade the reticulated sewerage system or the wastewater treatment plant, or
- Connected to an onsite wastewater system. If so:
 - Provide a **Site and Soil Evaluation Report** as per AS 1547 (2000) at the lot and development level;
 - Provide groundwater levels and soil type;
 - Type of onsite wastewater system proposed e.g. septic tanks, aerobic treatment unit, etc.;
 - The location of the onsite wastewater disposal system in proximity to office/ traffic and parking/ accommodation and other facilities
 - Whether sufficient area is available to accommodate onsite wastewater treatment systems and the effluent disposal area required. Developers should note that some proposals have been constrained due to insufficient area for on-site effluent disposal.

Drinking water

A safe and potable supply of drinking water is essential for all. Detailed consideration needs to be given to how many people will need access to drinking water and how drinking water will be supplied during construction activities and ongoing operational phases. In situations where connection to a drinking water supply through a licensed provider (scheme water) is not available, consideration must be given to alternative drinking water systems. DOH approval is required for such systems.

To provide an alternative drinking water system, written evidence/details are to be provided on:

- Drinking water volumes required;
- How drinking water will be provided to the development;
- The commitment to comply with the *Australian Drinking Water Guidelines 2011* (2011 ADWG), as published by the National Health & Medical Research Council;
- The establishment of a Drinking Water Quality Plan including a drinking water quality monitoring program for chemical and microbiological analysis), and
- Routine evaluation of the 12 elements of the Drinking Water Quality Plan.

Where rainwater is proposed as the main source of potable water, consideration must be given to WA's decreasing rainfall patterns. In addition, depending on the proximity of the estate to agricultural and other industrial sites, there is the potential for roofs to act as a funnel and capture dust, chemicals and spray drift residues that may concentrate in the rainwater tank. Rainwater monitoring and other mitigation strategies will be required to ensure public health is not compromised.

Non-drinking water (recycled water or alternative water supplies)

The Department of Health supports non-drinking water schemes as a sustainable and beneficial option to manage water resources. However, serious health implications may result if non-drinking water systems (in particular recycled water) are not appropriately installed and managed.

Written evidence/details should be provided to the Department of Health on:

- The proposal/concept for a recycled water scheme, prior to implementation.
- The volumes of non-drinking water produced/required
- The treatment of the non-drinking water to a level that is fit for purpose
- The commitment to implementation of the relevant Australian Guidelines for Water Recycling (AGWR):
 - AGWR - Phase 1 (2006);
 - AGWR - Phase 2: Stormwater Harvesting and Reuse (2009), and
 - AGWR - Phase 3: Managed Aquifer Recharge (2009).
- The establishment of a Recycled/Alternate Water Quality Plan including the water quality monitoring program
- Routine evaluation of the 12 elements of the Recycled/Alternate Water Quality Plan.

DOH cannot support mandatory recycled water re-use for a development. Rigid sustainability targets may not recognise that some areas are just not suitable for garden or grey-water re-use, due to potential issues such as the height of the groundwater table, proximity to wetlands, small lots sizes for instance.

Hazard Management

Vector borne diseases (mosquito management)

Mosquito populations and the types of mosquito-borne diseases vary across WA. Existing habitats such as wetlands can support extensive mosquito populations and can cause serious nuisances to humans who may reside within these areas, as well as increase the chance of people contracting debilitating or potentially life threatening mosquito-borne diseases.

New industrial estates may be proposed in areas that are not suitable for humans to live. Re-contouring the land and installing infrastructure can create new habitats for mosquitoes to breed.

To minimise the risk of mosquito-borne disease and breeding sites, a proponent needs to provide written evidence of the following:

- Existing breeding locations within close proximity to the proposed development, and the extent of known mosquito-borne disease risk and nuisance levels from biting insects.
- Commitment to develop and implement a mosquito management plan that provides strategies for managing mosquito breeding sites during construction and ongoing operational phases of the development and for minimising the exposure of future occupants to adult mosquitoes.
- Commitment to locate, design and maintain any proposed man-made water bodies (e.g. constructed wetlands, vegetated swales and other stormwater infiltration infrastructure) in accordance with the Chironomid midge and mosquito risk assessment guide for constructed water bodies (Midge Research Group, 2007).

Nuisance insects (including stable fly)

Consideration needs to be given to other nuisance insects such as stable fly that may cause health concerns to future workers and occupants.

Stable fly can be a significant public health concern and is generally a problem surrounding rural activities such as agriculture, irrigated horticulture, animal industries, dairies and piggeries.

Consequently, incoming industrial occupants may be exposed to nuisance fly breeding and infestation that can be associated with surrounding activities.

Stable flies are an aggressive, biting, blood sucking fly that attacks livestock, domestic pets and humans in search of a blood meal. The primary host animals are cattle and horses which are normally 'accessible' to stable flies in a rural environment. The repeated biting attacks can cause considerable suffering and distress to animals and in some cases, cause death. Whilst this is not strictly a public health issue it can be a significant nuisance to residents and cause suffering and annoyance to livestock and domestic pets.

Stable fly breeding has been known to be a problem in the Shires of Harvey, Gingin, Murray, Serpentine/Jarrahdale, and in areas that have mixed agriculture and horticultural activities.

One of the main sources of breeding has been the use of poultry manure for vegetable production on the Swan Coastal Plain. It is also known that stable flies also breed prolifically in rotting vegetable material, other manures, animal bedding and feed (if left exposed to the elements).

To minimise health risks associated with nuisance insects it is recommended that the proponent undertakes land-use surveys within a 5-10 kilometre radius of the proposed estate to ascertain activities that may pose a risk from nuisance fly breeding, particularly if there are known stable fly problems in the area.

If any such activities are identified then effective management plans should be developed in consultation with the landowners on which the activities occur.

Pest management

All developments are likely to attract pests such as mosquitoes, cockroaches, rats and feral animals, which need to be controlled to prevent health concerns for the surrounding community.

Written evidence should be provided on the intention to develop and implement a pest management plan that appropriately controls pests and minimises any use of pesticides in the control of insect pests, weeds and feral animals where appropriate..

Pesticide use

There are general requirements for pests (weeds, weed pathogens, vermin, vectors, feral animals etc.) control on industrial estates and open areas in residential estates. Appropriate training and licenses are required in accordance with the *Health (Pesticides) Regulations 2011* to apply pesticides (insecticides and herbicides)

Written evidence should be provided on the intention to control pests by employing the use of contractors who are appropriately trained and hold a current Pest Management Technician Licence and be employed by a Registered Pest Management Business.

If a proponent wishes their own employees to apply pesticide(s) as part of their Pest Management Program, then the employees should be provided with sufficient knowledge, skills, training and the personal protective equipment to safely apply the pesticide(s). The pesticides available to non-licensed individuals may differ in formulation and strength which should be considered when developing a pest management plan.

Contaminated sites

Industrial estates may be proposed on land that is potentially contaminated from previous or existing land uses. Contamination may be of ground and surface waters and soil, and result from the release of hazardous substances associated with industrial and commercial activities, poor asbestos removal practices or dumping, or the distribution of acid sulphate soils.

If a site is suspected of or known to be contaminated it will need to be reported to the Department of Water and Environmental Regulation (DWER) in accordance with the *Contaminated Sites Act 2003*.

DWER will assess and classify the site if necessary, which may trigger a formal process of site investigation and/or clean-up. The aim of this work is to ensure that any contamination does not present an unacceptable risk to the environment or to people.

Acid sulfate soils

Acid sulfate soils (ASS) are naturally occurring soils and sediments containing iron sulfides, most commonly pyrite.

When ASS is exposed to air the iron sulfides in the soil react with oxygen and water to produce a variety of iron compounds and sulfuric acid. Initially a chemical reaction, the process is accelerated by soil bacteria. The resulting acid can release other substances, including heavy metals, from the soil into the surrounding environment.

The production of hydrogen sulphide gas from ASS is also a concern for public health.

Further queries on contaminated sites and ASS should be directed to the DWER Contaminated Sites Branch. DWER will request DOH advice on human health issues and public risk related to contaminated sites and ASS as required.

Radiation safety

Power lines, electromagnetic fields and health

The magnetic field from a power line can vary widely because the current in the wires depends on the amount of power consumed. On the other hand, the electric field from a power line varies very little because the voltage essentially remains constant.

Electric and magnetic fields are also different in the way they interact with our bodies. Electric fields have very little penetration, while magnetic fields can penetrate to our inner organs.

The strongest electromagnetic fields (EMFs) are found around those major transmission lines that carry the highest voltages and currents. EMFs are also present around suburban distribution systems that, although at much lower voltages, still carry large currents.

Each power line runs along a corridor of land called an easement. The width of the easement is determined by a number of factors, including the electrical load on the line. The widest easements,

naturally, are given to the lines with the highest loads e.g. an easement width of 60 metres is typical for 330kV lines.

Public access to an easement is permitted, but building and long-term occupation are not. At the edge of an easement, the EMFs are appreciably lower than they are in the centre. The World Health Organisation limits are not exceeded anywhere within easements; the EMFs outside easements are consequently well below these limits.

On this basis, there is no reason to discourage either Industrial development that borders power line easements, or short term recreational activity within easements.

The Radiation Safety Act and Regulations specify maximum exposure limits for non-ionising emissions from radiofrequency radiation, ultraviolet radiation and electromagnetic fields from power lines and electronic equipment. Where a potential hazard in this area may arise, the Radiation Health Unit can provide advice on determining compliance to the relevant standards or guidelines.

Climate change – health considerations

It is now known that our changing climate presents a significant and emerging threat to public health. While efforts to mitigate the effects of climate change are occurring on a global level some individual and communities will also need to adapt to changing environmental conditions to stay healthy. Emerging public health impacts of climate change include heat waves and other extreme weather events and a reduced water supply. Some relatively simple strategies that developers can employ to mitigate public health impact of climate change include.

Heat waves

- Reducing the effect of heat stress through industrial and residential design plans which retain natural vegetation and trees that help to cool industrial and urban environments.
- Considering building material with low albedo effects and
- Employing passive solar designs for buildings.

Extreme weather related health effects

- Developments should not be located in flood plains and should be designed to withstand extreme weather conditions.
- In bushfire prone areas, industrial and residential developments should comply with local planning authority requirements. Such requirements may prevent development in fire prone areas or may require developers to abide by particular building codes and occupants to develop fire protection plans.

Water consumption

- Consideration should be given to the supply and use of water, particularly in regional areas, and adopting approved methods to reduce water demand and reuse grey or waste water.

Features of Industrial Estates

Healthy built environments and Work force wellbeing

The Department of Health supports strategies that create an industrial estate that supports physical activity and healthy eating for workers and visitors.

Key principles in designing the built environment can contribute to the health and wellbeing of the industrial estate. There are a number of key principles that can be adopted or adapted to suit the level of industry; heavy industry may have different requirements compared with light industry.

- Mixed land-use integrated with transport.
- Accessible, convenient and safe active transport (walking, cycling and public transport).

- Well connected streets, pathways and walking/cycling routes.
- An attractive and welcoming industrial form.
- Safe and accessible places for all users.
- Parks and open space with a mix of formal and informal physical activity uses and gardens.
- Supporting infrastructure that encourages physical activity e.g. lighting, bike lockers and shade.
- Easy access to healthy food

Workforce wellbeing is the prerogative of the individual facilities and businesses within an industrial estate however planners and developers have an opportunity to promote health and wellbeing through land-use planning. When these design principles are integrated and applied correctly a range of health, social, economic and environmental benefits will follow. It can improve the wellbeing of the workforce and attract future investment.

The modern workforce is relatively more health conscious and selective in what they consume. Varied and nutritious food options for the workforce and visitors to an industrial estates to be encouraged. A proponent should consider:

- How food will be supplied and transported safely to the site.
- If the industrial estate/development is to incorporate a food business (lunch bar, etc.) then such businesses will need to comply with the *Food Act 2008*, associated standards, regulations and guidelines.

Disaster preparedness and emergency management

Industrial estates vary in size and complexity and it is a key requirement that an emergency plan is tailored to each facility within the estate. A less hazardous facility may require simple plan compared with a more hazardous facility.

Industrial activities/accidents can result in fires, blasts and other explosions that can cause emissions to air, water and soil to the surrounding areas. Industrial estates in close proximity to residential areas may require a different level of emergency medical response and disaster recovery compared with industrial estates that are located in isolated or remote areas.

Emergency medical response and emergency disaster recovery plans address not only internal emergencies (worksite accidents, etc.) but also external threats such as bush fire, cyclones, floods, etc. Access/egress to the industrial site or estate may be compromised during an emergency and /or disaster.

Safe Work Australia has developed a *Guide for Major Hazard Facilities: Emergency Plans*.

This guide is available for download from the Safe Work Australia website:

<http://www.safeworkaustralia.gov.au/sites/SWA/about/Publications/Documents/667/Emergency%20Plans.doc>

Community Consultation

DOH regards community consultation as an important component of activities undertaken during the planning stages for new development. Community consultation provides important opportunities to develop two-way relationships between industry and communities affected by planning decisions. DOH has developed a guide to assist proponents engage with communities.

Public Health consultation: a guide for developers.

http://www.public.health.wa.gov.au/2/1397/2/community_consultation.pm

Further information

The Public Health Division (Environmental Health Directorate) of the Department of Health of Western Australia has a range of health resources and experts who can provide advice on improving the health outcomes of Industrial estates, precincts and developments. For further information visit: www.health.wa.gov.au



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Government of **Western Australia**
Department of **Health**

Guidance on Site-and-soil evaluation for Onsite Sewage Management

Site-and-soil evaluation (SSE) requirements for the design and management of onsite sewage systems in areas that are not connected to reticulated sewerage have now been incorporated into the *Government Sewerage Policy 2018 (GSP)*. The GSP uses the SSE approach of the *Australian Standard AS/NZS1547:2012 On-site Domestic Wastewater Management (AS/NZS 1547)*.

This document explains SSE requirements to ensure that unsewered development only proceeds on land that has an acceptable capacity for sustainable onsite sewage management, and where constraints have been identified and addressed.

What is a Site-and-soil evaluation (SSE)?

An SSE is a written report that examines the various aspects of a site in relation to sewage collection, treatment and onsite disposal to ensure adequate management over time.

The assessment is to be in accordance with *AS/NZS 1547 On-site domestic wastewater management* reviewing all relevant constraints and the risks to public health and the environment potentially posed by an onsite sewage system. Whilst AS/NZS 1547 only applies to domestic wastewater management, the guidance for SSE is also relevant to non-residential development.

The overall objectives of the SSE process are to:

- assess the capacity of the site to sustainably manage sewage within lot boundaries;
- identify public and environmental health risks of onsite sewage management especially the effect on groundwater and surface water on the site;
- identify the most appropriate on-site system in consideration of site conditions and the nature of the proposed development; and
- identify and implement a management program to minimise these risks if required.

Why is an SSE required?

An SSE ensures that the property is large enough to accommodate an appropriately-sized treatment system, land application (irrigation, disposal or reuse) system for the size and location of the development and infrastructure that the property owner wishes to build. Where there is insufficient land to sustainably manage the proposed volume of wastewater, the size of the proposed development will need to be reduced.

better health • better care • better value

When is an SSE required?

The GSP requires site and soil evaluations in support of planning and development applications in unsewered areas, including local planning scheme amendments, subdivision, and commercial and industrial developments and subdivisions and multi-unit residential developments.

An SSE may also be required to determine whether an existing development can sustainably contain all treated wastewater as part of an application to install an onsite sewage system in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

The SSE should be undertaken as early as possible in the planning phase of the development or subdivision.

The table below shows the stages in the planning process and scale of development and determines the timing and the level of detail of investigation and reporting.

Stages in Planning Process	Scale of Proposal	Level of Assessment Required	Purpose
Sub-regional/district plans and local planning strategies	<ul style="list-style-type: none"> catchment-wide (multiple local government areas) one local government area part of an local government area 	<ul style="list-style-type: none"> broad SSE to determine areas which are most favourable for new developments desktop analysis based on soil landscape maps, GIS (geographic information systems), reports, studies and local knowledge representative testing of different soil landscape types (if necessary) 	<ul style="list-style-type: none"> review practicability of sewerred versus unsewerred option for wastewater management determine broad suitability for onsite sewage management eliminate areas not suitable for onsite sewage management or where technological solutions are cost prohibitive or ecologically unsustainable evaluating environmental and public health risks identify local government resourcing requirements to monitor on-site sewage management
Rezoning and local structure plan	<ul style="list-style-type: none"> one local government area part of an local government area specific site 	<ul style="list-style-type: none"> detailed SSE for site-specific rezoning 	<ul style="list-style-type: none"> determine minimum lot sizes identify appropriate treatment technologies and onsite sewage management system (e.g. disposal, reuse) establish performance standards/criteria determine management and monitoring options
Subdivision	<ul style="list-style-type: none"> specific site 	<ul style="list-style-type: none"> detailed SSE if not done at the earlier planning stage 	<ul style="list-style-type: none"> determine capacity of proposed lots to contain sewage on-site without compromising environmental and public health outcomes select and size treatment/onsite sewage management system, including land application area identify management and monitoring

			<ul style="list-style-type: none"> options define adequate onsite sewage management locations
Development	<ul style="list-style-type: none"> individual lot 	<ul style="list-style-type: none"> site specific SSE if not done at the earlier planning stage 	<ul style="list-style-type: none"> determine capacity of site to contain proposed development and sewage on-site, without compromising environmental and public health outcomes design precise treatment/onsite sewage management system implement management and monitoring options
SSE – Site and Soil Evaluation			

Who should undertake an SSE?

Individual landowners or developers are responsible for engaging a suitably qualified and experienced professional to undertake an SSE for unsewered developments and subdivisions.

What are the competencies of SSE assessors?

The assessor should either possess an appropriate tertiary-level qualification or specific knowledge and practical experience of soil science, in particular soil hydrological and soil chemical processes.

An SSE professional should possess technical expertise and experience with the broader, interdisciplinary fields of onsite sewage management, including skills in the interpretation of site, soil and climate conditions, undertaking water and nutrient balances, selection and design of appropriate wastewater treatment systems, disposal and reuse options, and other relevant skills.

What are the stages of an SSE?

After clarifying the property owner’s objectives, an SSE has the following stages:

- a desk top study,
- an onsite and surrounding area field check and,
- land capability testing and evaluation.

What risks are to be considered in an SSE?

Australian Standard AS/NZS 1547 takes a risk management based approach in the assessment, design, installation, operation and monitoring of onsite sewage management systems. This includes the identification, assessment, reduction and monitoring of risks to public health, the environment and local amenity. The extent of the evaluation should be proportionate to level risk associated with on-site sewage disposal. It is expected that in areas where health and environmental risks are minimal, the extent of the SSE can be scaled down. Risks need to be well managed to avoid:

- contamination of drinking water supplies,

- contamination of groundwater or recreational waters,
- exposure to wastewater,
- negative impacts on aquatic and terrestrial ecosystems,
- reduction in the amenity value of land, water and air through odours, bogginess, ponding, scums and algae overgrowth,
- contamination of food sources.

What are the reporting requirements of an SSE?

The desk top study and the field visit must identify features on and adjacent to the property in accordance with AS/NZS 1547. This may include, but is not limited to:

- water and nutrient balance
- topographical features including slope and aspect
- underlying geology, soil types, rocky outcrops, presence of restrictive soil horizons and bedrock and shallow soils
- potentially poorly drained areas, drainage lines, seepage, watercourses and flood frequency
- legal and planning information including boundaries and existing and proposed infrastructure, landuses
- location, depth, nature and value of aquifers and bores, depth to shallow perched or seasonally high water table
- potable water supply catchments, dams and waterways
- risks from stormwater flows and flooding
- rainfall and pan evaporation readings
- vegetation type and density
- the degree of previous soil disturbance, contamination, compaction and imported fill
- risk of erosion and land slippage
- distance to surface waters, road cuttings, embankments, retaining walls, fence and buildings
- soil surface conditions – stoniness, dampness, hardness, soil cracks
- salinity
- sodic and dispersive soils
- soil permeability (constant head) test in accordance with AS/NZS 1547
- sensitive environments inside and around the lot boundaries

As an SSE must be carried out in accordance with the AS/NZS 1547 please refer to the Standard for full details.

The scale and nature of the reporting requirements will be proportionate to the level of risk associated with the scale and nature of future development and the physical and environmental conditions of the site.

Are there any other relevant documents?

This factsheet supplements a number of documents for onsite sewage management in the WA, including the following:

- Department of Health – *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*
- Government of Western Australia - *Government Sewerage Policy*
- Standards Australia - AS/NZS1547:2012 *On-site Domestic Wastewater Management*

More Information:

Environmental Health Directorate
Department of Health
PO Box 8172
PERTH BUSINESS CENTRE WA 6849

Telephone: 08 9388 4999
Facsimile: 08 9388 4910

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health.wa.gov.au

Liam Yates

From: Kevin Purcher <Kevin.Purcher@watercorporation.com.au>
Sent: Tuesday, 11 February 2020 12:01 PM
To: Suzanne Occhipinti
Cc: Submissions Planning
Subject: Picton Industrial Park Southern Precinct – Lots 103 and 110 Harris Rd and Lot 603(96) Martin – Pelusey Rd Picton East – STP-R0700041
Attachments: SP365365 - Land Planning Response - Picton Industrial Park Southern Precinct 2A - STP-R0700041.pdf

Attn. Suzanne Occhipinti

Attached are the Water Corporation comments for the above proposals.

If you have any queries please don't hesitate to contact me.

Regards

Kevin Purcher
Snr Plnr - Land Planning
Development Services

E Kevin.Purcher@watercorporation.com.au
T (08) 9420 2385



watercorporation.com.au



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Your Ref: STP-R0700041
Our Ref: 57112799 - SP365365
Enquiries: Kevin Purcher
Direct Tel: 9420 2385

11 February 2020

Chief Executive Officer
Shire of Dardanup
1 Council Dr
EATON WA 6232

Attention of: Cecilia Muller

**Re: Proposed Local Structure Plan - Picton Industrial Park Southern Precinct –
Lots 103 and 110 Harris Rd and Lot 603(96) Martin – Pelusey Rd Picton East –
Request for Comments**

Thank you for your letter dated 23 January 2020. We offer the following comments in regard to this proposal.

Water

As stated in the Engineering Servicing Report the water reticulation is currently licensed and operated by Aqwest.

Wastewater

Current planning (as per plan included in the Engineering Servicing Report) indicates that the subject area falls within two catchments. The northern portion of the subject area will be serviced by a future pump station planned to be located near the subject sites northern boundary. The southern portion of the subject area falls within a catchment with a future pump station planned to be located on land to the south of the subject site. These pump stations are not scheduled on Water Corporation's 5-year Capital Investment Program.

If reticulated wastewater is required for the development of this area the headworks infrastructure, that would include the wastewater pump stations, may be required to be constructed as part of the subdivision process of this or other proposed developments in the surrounding area. Who would be funding these pump stations would need to be considered when it is determined that they are required.

Consideration must be made to the location of a proposed pump stations. A pump station will require appropriate land to be provided for the works and the odour buffer that will surround the works. The route for the future pressure mains should be in the form of a road reserve.

Drainage

The subject area falls within the Collie River Drainage District a rural drainage system. Developments within this catchment are required to contain the flows from a one in one hundred year storm event on site. Discharge to Water Corporation drains

must be compensated to pre-development levels. No adverse discharge or runoff from the subject land would be allowed into our drainage system.

Rural drains are not designed to give flood protection at all times and some inundation of land can be expected. Water Corporation maintains its existing drains to ensure they are capable of clearing water from adjacent rural properties within three days of a storm event, where contours and internal drainage make this physically possible.

The LWMS generally meets drainage planning requirements but it should be noted that the existing Water Corporation sub drains through the subject area need to be taken over by the Shire of Dardanup.

The Water Corporation would like the following paragraph inserted into Section 10.1 of the LWMS to clarify this matter.

The East Picton Sub C, Sub D and Sub E Drains traversing through the LWMS area need to be transferred from the Water Corporation to the Shire of Dardanup. As subdivision of these lots is expected to be staged over a number of years, suitable arrangements must be made between the Water Corporation and the Shire Of Dardanup before development commences to manage an efficient transfer of these sub drains.

General Comments

The developer is expected to provide all sewerage reticulation if required. A contribution for Sewerage headworks may also be required. In addition the developer may be required to fund protection of all works.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid.

Please provide the above comments to the land owner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.



Kevin Purcher
Senior Planner
Development Services

(Appendix ORD: 12.3B)

13th February 2020

Our Reference: PA031984 – RF9109~2

Your Reference: STP-R0700046

To: Shire of Dardanup

From: Department of Water and Environmental Regulation

Attention: Suzanne Occhipinti

RE: Proposed Structure Plan - Picton Industrial Park

Dear Suzanne,

Thank you for providing the Proposed Structure Plan - Picton Industrial Park for the Department of Water and Environmental Regulation (Department) to consider.

The Department has identified that the Proposed Structure Plan - Picton Industrial Park has a strong potential to impact on environment and water resource values and management. The Department therefore objects to the proposal in its current form. Key issues and recommendations are provided below, and these matters must be addressed to the satisfaction of the Department:

- **Issue:** Risks associated with uncertain staging
Recommendation: More detail and justification is required to avoid the risk of cumulative impacts at subsequent planning stages
- **Issue:** Waste water management
Recommendation: The minimum lot size should be 1ha and a site and soil evaluation is to be prepared
- **Issue:** The LWMS does not meet the requirements of the Department
Recommendation: The LWMS must be finalised to the satisfaction of the Department, Shire of Dardanup and Department of Health
- **Issue:** Native Vegetation
Recommendation: Revegetation to ensure the habitat values of the conservation area are improved and retained over time should be required

More detail pertaining to the above issues are provided in the table provided below:

Item No.	Reference	Reviewer comment/advice
1	Sect 5.6.7	<p>Issue: Risks associated with uncertain staging</p> <p>Recommendation: More detail and justification is required to avoid the risk of cumulative impacts at subsequent planning stages</p> <p>Discussion: It is stated that “staging of development is expected to generally occur from Martin-Pelusey Road west”, however the LWMS states that “land ownership within the LSP area is somewhat fragmented and consequently it is difficult to determine when each landholding will be developed.”</p>

(Appendix ORD: 12.3B)

		<p>It is therefore important that the level of investigation, detail and sub-division works are appropriate to manage the risks regardless of the location and/or size of sub-division stages. This is also required to ensure that any developer contributions and/or compensation can be appropriately identified for specific infrastructure and/or land uses (e.g. drainage basins and POS).</p> <p>Elements that are deemed too require more information include but are not limited to:</p> <ul style="list-style-type: none"> • The complete surface and groundwater drainage system (i.e. controlled groundwater levels across the site and the discharge pathway for basin 3). • Final lot levels and a commitment that these will be filled as part of sub-division works (currently it is proposed that future owners fill lots). • Proving up with more detail the wastewater management, see issue 2 below.
2	Sect 4.2.1	<p>Issue: Government Sewerage Policy</p> <p>Recommendation: The minimum lot size should be 1ha and a site and soil evaluation is to be prepared</p> <p>Discussion: Provision 5.1.1 (7) of the <i>Government Sewerage Policy 2019</i> states that “planning proposals are required to connect to or provide for reticulated sewerage” “where land is being rezoned for the creation of lots less than one hectare and the highest groundwater level is less than 0.5m below the natural ground level”. For this site:</p> <ul style="list-style-type: none"> • Large portions are constrained with groundwater being close to surface; areas of seasonal inundation; and being underlain by a thin Bassendean sand over Guildford formation, with clayey sand being observed after 1m depth. • The structure plan proposing lot sizes from 0.65 ha to 4.6 ha, with 17 lots been smaller than 1ha. <p>It is recognised that the land is zoned industrial deferred in the GBRS, and as such is already effectively zoned for the proposed use and as such Provision 5.1.1 (7) of the <i>Government Sewerage Policy 2019</i> may not be applied.</p> <p>However, while the supporting documentation has identified the area as being within a sewerage sensitive area and the vertical separation to groundwater and systems requirements have been identified. There is no reference made to the minimum required lot size criteria of 1ha, which also aligns with Section 4.1 (5) of the <i>Picton Industrial Park Southern Precinct District Structure Plan</i>.</p>

(Appendix ORD: 12.3B)

		<p>Furthermore, it is stated in both the Environmental Assessment and Management Strategy and LWMS that lot owners will be informed of the requirement for a site and soil evaluation report.</p> <p>Given the above information, the Department is not prepared to support the local structure plan until:</p> <ul style="list-style-type: none"> • the minimum lot size of 1ha has been proven, and • a site specific Site and Soil Evaluation report is prepared.
3	Sect 4.4 & App 5	<p>Issue: The LWMS does not meet the requirements of the Department or Shire</p> <p>Recommendation: The LWMS must be finalised to the satisfaction of the Department, Shire of Dardanup and Department of Health</p> <p>Discussion: The Department assessed the LWMS, and prior to submitting comments to the proponent consulted with Luke Botica and James Reilly, who were in agreement with the issues raised. The area is prone to seasonal inundation and there are risks in not more clearly identifying stormwater and groundwater proposals and controls. This is especially relevant due to the fragmented land ownership, difficulty in defining and enforcing a staging plan, subsequent stages resulting in multiple UWMPs.</p> <p>Comments were sent to the proponent on the 23/01/20, and they responded on 06/02/20. Their proposed actions to a number of comments are viewed as inadequate by the Department, especially in view of Issue 1 and 2. As such discussion is required between the Shire of Dardanup and the Department of Health before these comments are responded too (see the attached).</p>
4	Sect 4.2.1	<p>Issue: Native vegetation</p> <p>Recommendation: Revegetation to ensure the habitat values of the conservation area are improved and retained over time should be required</p> <p>Discussion: The subject area contains remnant vegetation mapped as Guildford Vegetation Complex which only has 5.1% of its pre-clearing extent remaining. Whilst the vegetation is considered to be in a degraded condition, it provides habitat for threatened species of black cockatoo and Western Ringtail Possum. The area of vegetation identified for conservation is considered the better quality habitat and its retention for conservation is supported. Revegetation to ensure the habitat values of the</p>

(Appendix ORD: 12.3B)

		conservation area are improved and retained over time should be required. Planning should also aim to retain vegetation and mature trees in other areas of public open space and within development areas.
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In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Yours sincerely,

Krish Seewraj

Planning Advice Program Manager
South West Region

Department of Water and Environmental Regulation

35-39 McCombe Road, BUNBURY, WA 6230

PO Box 261, BUNBURY, WA 6231

T: (08) 9726 4137 | F: (08) 9726 4100 | Ext: 1137

E: krish.seewraj@dwer.wa.gov.au | www.dwer.wa.gov.au

Twitter: [@DWER_WA](https://twitter.com/DWER_WA)

Liam Yates

From: [REDACTED]
Sent: Monday, 17 February 2020 1:51 PM
To: Submissions Planning
Subject: PROPOSED LOCAL STRUCTURE PLAN; PRECINCT 2A PICTON INDUSTRIAL PARK
SOUTHERN PRECINCT - LOTS

Chief Executive Officer

Shire of Dardanup

Dear Sir/Madam,

I refer to the above Structure Plan as the Director of Greatline SMSF Property Pty Ltd
(Lot 102 Columbas Drive).

1. That potential buyers be notified that sandblasting operates in the vicinity.
2. That offices have double glazing windows and doors. Also sound proofing equivalent to double glazing to be used for offices due to the possible noise from sandblasting.
3. A caveat to the above be put on the proposed subdivision blocks.

Note: Sandblasting has been operating close to twenty years on the above site.

Regards,

Luke Radunovich

Director

Greatline SMSF Property Pty Ltd

P.S. Could you acknowledge that you have received the above email. Thank you.

Liam Yates

From: Records
Sent: Thursday, 20 February 2020 11:09 AM
To: Planning Mailbox
Subject: FW: Lot 110 Harris Rd
Attachments: Lot 110 Harris Rd Submission.pdf

Claire Lee

Information Document Services Officer

Shire of Dardanup | | PO Box 7016 | Eaton WA 6232
p: 08 9724 0343 | e: claire.lee@dardanup.wa.gov.au



From: Domenic Biagioni
Sent: Thursday, 20 February 2020 11:00 AM
To: Suzanne Occhipinti
Cc: Cecilia Muller ; Records
Subject: Lot 110 Harris Rd

Good Morning Suzanne,

Attached is confirmation that Westim Pty Ltd support the advertised Structure Plan for the Picton Industrial Park Precinct 2A.

Kind Regards,

Domenic Biagioni
DIRECTOR



WESTIM PTY LTD ABN 64 009 371 742 T/AS

WA TIMBER SALES

[Redacted text block containing several lines of blacked-out information]

Westim Property Trust

ABN 16 532 105 653

██████████

████████████████████

████████████████████

19 February 2020

Chief Executive Officer
Shire of Dardanup
1 Council Drive
EATON WA 6232

Attention: Suzanne Occhipinti

Dear Suzanne

**Submission – Proposed Structure Plan – Picton Industrial Park Southern
Precinct 2A**

Lots 103 and 110 Harris Road & Lot 605 Martin-Pelusey Road, Picton East

We write as the owner of Lot 110 Harris Road, Picton East which is located within the Precinct 2A Structure Plan area.

As an affected landowner we hereby confirm our support for the Structure Plan as advertised by the Shire of Dardanup, subject to the following points of clarification being accommodated in the plan's finalisation:

- Land within Structure Plan area shown green on the 'Structure Plan Map' is identified for "Public Open Space/Drainage". We understand that only the north western most corner of Lot 603 is required as public open space (for vegetation retention). The remaining three areas within Lot 603 and our Lot 110 are for drainage purposes only to reflect the recommendations of the associated Local Water Management Strategy.

Westim Property Trust

ABN 16 532 105 653

██████████

██████████

██████████

We request that the distinction be made as two separate categories on the final Structure Plan Map ('Public Open Space', and separately 'Drainage') to avoid any confusion or implied obligation for public open space provision.

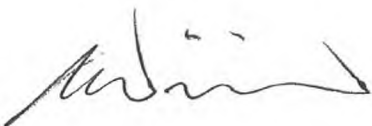
- In addition to the above point, we note that the current town planning framework requires the Shire of Dardanup and WA Planning Commission to only have 'due regard' to the Structure Plan, and not be literally bound by the Structure Plan Map in assessing any applications for subdivision and development.

With this in mind we request that the Structure Plan include a text note acknowledging that the identified 'Drainage' areas are 'indicative only' and there is a recognised need for flexibility to allow final detailed design of drainage: which will likely result in the identified areas being varied. This ultimately may facilitate a better water management outcome, which could include multiple drainage locations if required within Lot 110 for example.

We respectfully request that the Shire, in finalising its review of the Structure, ensure flexibility is retained to

Should you require any further information or clarification in relation to this matter, please contact.....

Yours faithfully,



Vern Williamson

DIRECTOR

Liam Yates

From: Snellin, Fiona [REDACTED]
Sent: Tuesday, 3 March 2020 11:00 AM
To: Submissions Planning
Subject: LM20065_Proposed LSP Precinct 2A Picton Industrial Park Southern Precinct_Shire of Dardanup

For the attention of Cecelia Muller

Good morning Cecelia

RE: PROPOSED LOCAL STRUCTURE PLAN: PRECINCT 2A PICTON INDUSTRIAL PARK SOQUTHERN PRECINCT – LOTS 103 AND 110 HARRIS ROAD AND LOT 603 (96) MARTIN- PELUSEY ROAD, PICTON EAST – REQUEST FOR COMMENT_SHIRE OF DARDANUP
Our Ref: LM20065
Your Ref: Doc No: STP-R0700041
Assessment No's. A3450 & A9748

Thank you for sending the request for comment to ATCO Gas Australia Pty Ltd (ATCO) on the proposed Local Structure Plan for the described Lots.

Our system shows that the HP gas main is within a registered Easement to the east of the Martin-Pelusey Road and crosses the Bell Road road reserve approximately 80 metres from the existing T intersection.

ATCO recognises that the submission period for comment TO THE Shire of Dardanup (the Shire) has now closed however I thought I would still confirm for you ATCO has no objection to the proposed Local Structure Plan.

I am uncertain as to why the correspondence that was dated 23 January was not entered into our system as being received on the 19th February 2020. The preferred postal address for the ATCO Jandakot Office is PO Box 3006 SUCCESS WA 6964 or directly via email if this is acceptable to the Shire to Eservices@atco.com

Thank you Cecelia and should you have any further queries relating to the Easement, you can elect to email EServices@atco.com

Kind regards

Fiona Snellin
Land Management Coordinator
Gas, Australia

E. [REDACTED]
[REDACTED]
[REDACTED]
P. [REDACTED]
W. atcogas.com.au



Integrity Caring Agility Collaboration



12th March 2020



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

ATTN: Mrs Cecelia Muller
Principal Planning Officer

RE: Proposed Structure Plan *PRECINCT 2A PICTON INDUSTRIAL PARK
LOTS 103 + 110 + LOT 603.*

Thank you for your correspondence dated 23/2/20 for which I must apologise for my late comments due to health and hospitalisation.

CONCERNS: We have been informed that our property, lot 105 Columbas Drive , is not included in the existing structure plan. If this is so there cannot be an effective structure plan. We have owned lot 105 Columbas Drive for some 21 years and have spent thousands of dollars rezoning and creating a structure plan, our planner was Stan Lawrence Brown. Approximately 7-8 years ago our structure plan and rezoning was approved. Our town planner informed us that a formal subdivision application could now be applied for and advised us to keep in touch with Tim Richings, Govt. Town Planner. In the meantime town planners FK Thompson were engaged by local land owners to prepare a structure plan. We were contacted and invited to join them. We informed them what we had already achieved, in fact we provided Thompson with documents to assist them.

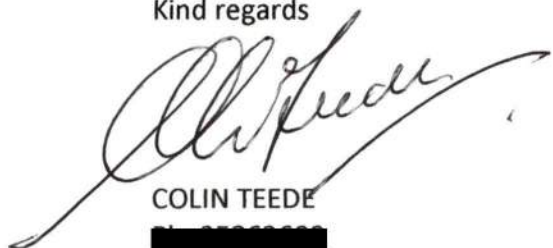
Some 6-7 years later Tim Richings rang me and informed me that Thompson's structure plan was finally approved and it was now okay to lodge a subdivisional application. We then proceeded with preparation of an application only to be informed that lot 105 Columbas Drive was not included in the structure plan. I immediately contacted Tim Richings and Frank Scibilia, Govt Town Planners, for an explanation. They were very embarrassed and blamed Metro TPS for changing rules, (letters in writing). A new structure plan will cause further expenditure of thousands of dollars to provide the same results again.

The existing structure plan referred to 105 Columbas Drive and recommended the owners write to Govt WAGR as they may require to purchase lot 105, if not now but in the future. We have corresponded with the WAGR dept, but they have not had the courtesy to reply. This whole matter is a political mess.

However, the purpose of my correspondence is in relating to the structure plan proposed by the Rowe Group. The plan indicates lot 603 proposes to access onto Columbas Drive. Are you and Rowe Group aware that this section of Columbas Drive is private land, not public. It is part of lot 105, which was removed from the previous approved structure plan.

Thank you for your attention, your comments would be appreciated.

Kind regards

A handwritten signature in black ink, appearing to read 'Colin TeeDe', written in a cursive style.

COLIN TEEDE

Two horizontal black bars redacting contact information, likely a phone number and an email address.

Your ref: A3450 & A9748
Our ref: PRS 44989 2018/001603
Enquiries: Tracy Teede
Phone: 08 9725 4300
Email: swlanduseplanning@dbca.wa.gov.au

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

ATTENTION: Suzanne Occhipinti

**PROPOSED LOCAL STRUCTURE PLAN:
PRECINCT 2A PICTON INDUSTRIAL PARK SOUTHERN PRECINCT –
LOTS 103 & 110 HARRIS ROAD, LOT 603 MARTIN-PELUSEY ROAD PICTON EAST**

I refer to your letter dated 23 January 2020 seeking the Department of Biodiversity, Conservation and Attractions (DBCA) Parks and Wildlife Service comments in relation to a draft local structure plan for the above properties.

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

Advice to Shire

Vegetation

Lots 603 and 103's native vegetation has been mapped as being within the Federal government listed Threatened Ecological Community (TEC) namely the "*Banksia woodlands of the Swan Coastal Plain*".

These lots also contain areas of the Guildford and Southern River native vegetation complexes which are considered to be poorly reserved with approximately 5.09% and 26.87% respectively of the pre-1750 extent remaining. This is below the nationally recommended 30% threshold for the retention of remnant vegetation. A map depicting the poorly retained vegetation corridor within Picton East is attached.

Ecological corridors

The application document noted that there no mapped ecological linkages.

The Environmental Protection Authority (EPA) provided advice to the Minister for the Environment on areas of conservation significance within the Preston Industrial Park. (EPA Bulletin 1282). The proposal area contains native vegetation identified within the EPA Bulletin 1282's Investigation Area 6.

Investigation Area 6 was considered by the EPA to be a regionally significant natural area forming part of the McLarty/Kemerton/Twin Rivers/Preston River/Gwindinup (north-south ecological linkage). A map of this area is shown on the attached Figure 5, which should be retained and protected.

(Appendix ORD: 12.3B)

Fauna

The *Terrestrial Fauna Survey* (Greg Harewood, December 2009) (Fauna survey) found the site contains suitable habitat for threatened western ringtail possums (WRP) and black cockatoos. The Fauna survey also located numerous WRP dreys within the vegetation. WRP and the three species of black cockatoos are listed as threatened species under Western Australia's *Biodiversity Conservation Act 2016* (BC Act) and the Commonwealth of Australia's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). WRP are listed as critically endangered under both the BC Act and the EPBC Act.

General comments

It is noted that portions of Lot 603 and 110 are proposed to be retained as Public Open Space (POS). The structure plan should be designed to protect as much of the poorly reserved Southern River and Guildford vegetation complexes as possible given it is within a regionally significant natural area and forms part of the north-south ecological linkage. DBCA considers that additional bushland areas within Lots 603 and 103 could also be retained within POS.

DBCA supports the structure plan intention of revegetating POS areas to enhance fauna habitat values and ecological linkage functions, particularly for WRP and black cockatoos.

DBCA also supports the structure plan recognition of possible future subdivision management plan requirements to minimize clearing of fauna habitat, and manage and protect threatened fauna where clearing is unavoidable.

Thank you for the opportunity to comment on this proposal. Please contact Tracy Teede at the Parks and Wildlife South West Region office on 9725 4300 if you have any queries regarding this advice.



Bob Hagan
Regional Manager
Parks and Wildlife Service

2 April 2020

Att.

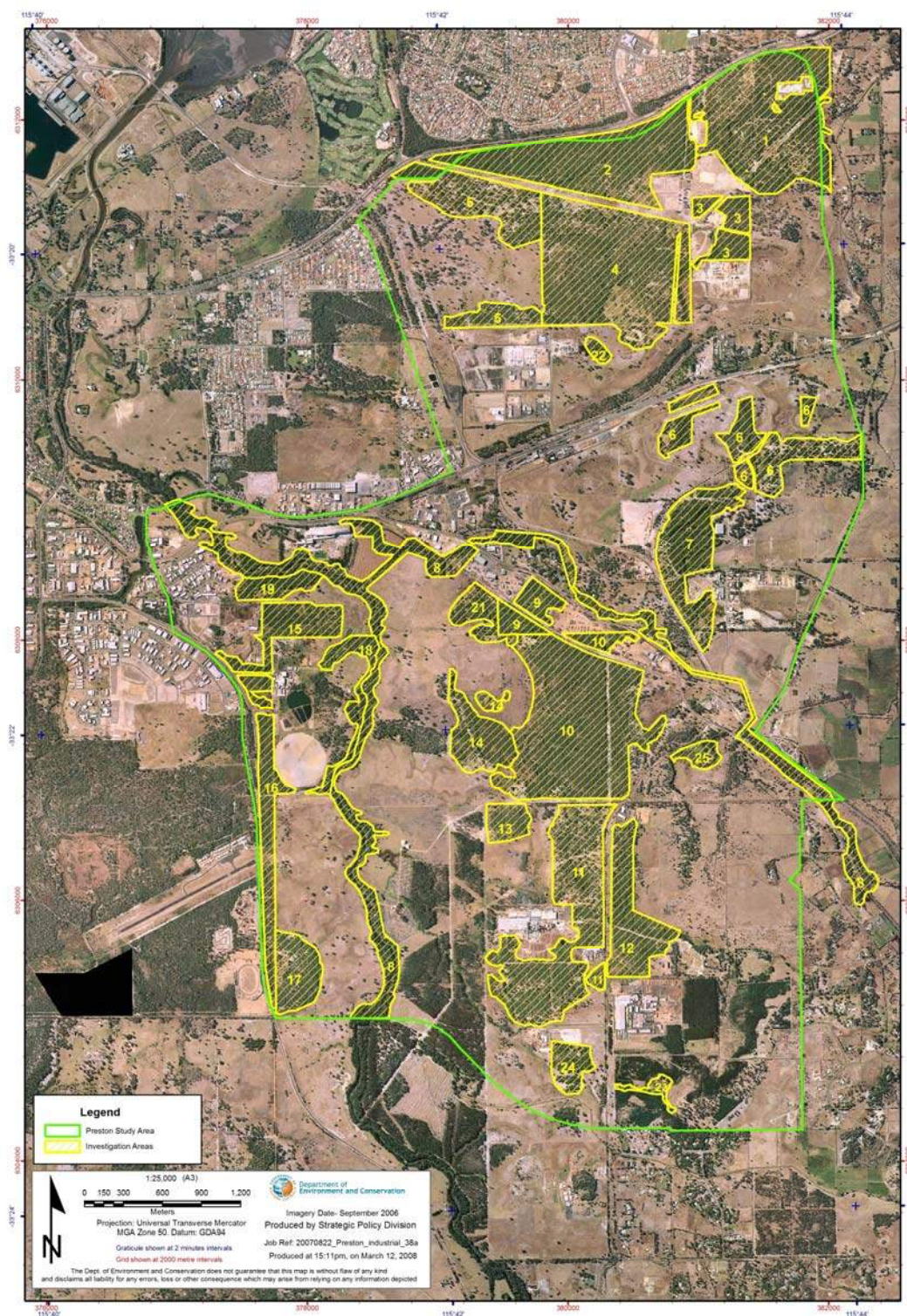
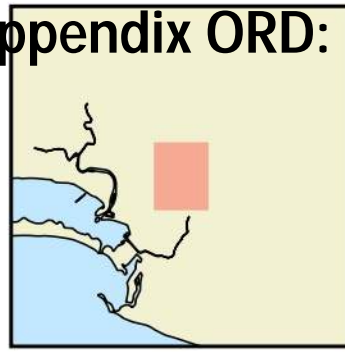


Figure 5. Investigation Areas

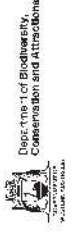
Legend

- Threatened and Priority Fauna (GDB)
 - ▲ Threatened - Critically Endangered
 - ▲ Threatened - Endangered
 - ▲ Conservation Dependent
 - ▲ Priority Fauna
- South West Cadastre (Land Parcels)
 - Cadastre SCDB - State (GDB)
 - Freehold
- SCP_2018_SWRegionClip_remnants_attributed
 - Guildford Complex
 - Southern River Complex
 - Swan Complex
 - South West Major Hydrography
 - South West Minor Hydrography
 - South West Drainage Lines
- Canal
- Watercourse
- TGDB Roads - All
 - Highway, Freeway
 - Main road sealed
 - Minor road sealed
 - Minor road unsealed
 - Track
 - South West Sealed Roads

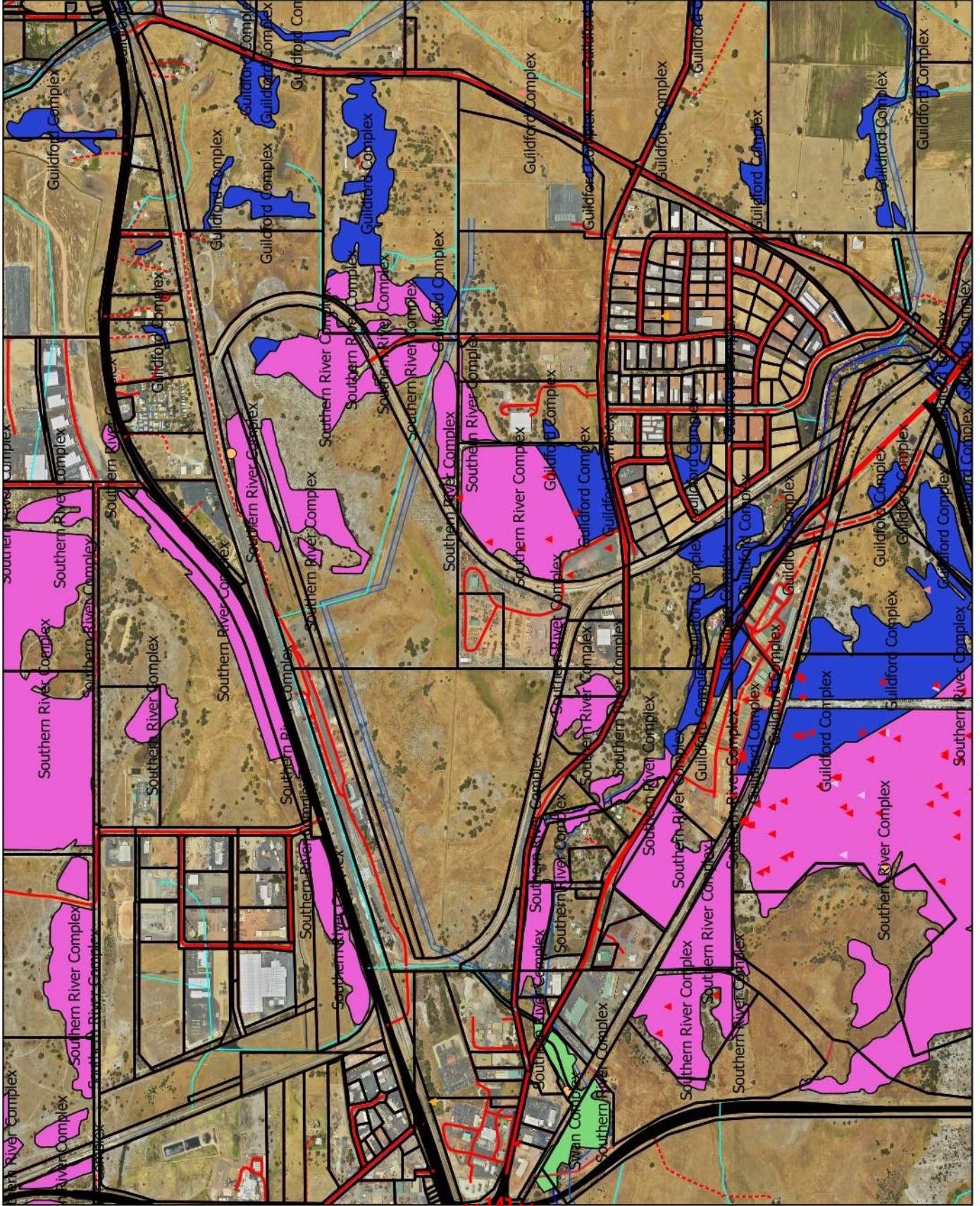
Geographic Projection (A4)
Datum: GD494
1:12,500
0 100 200 300 m



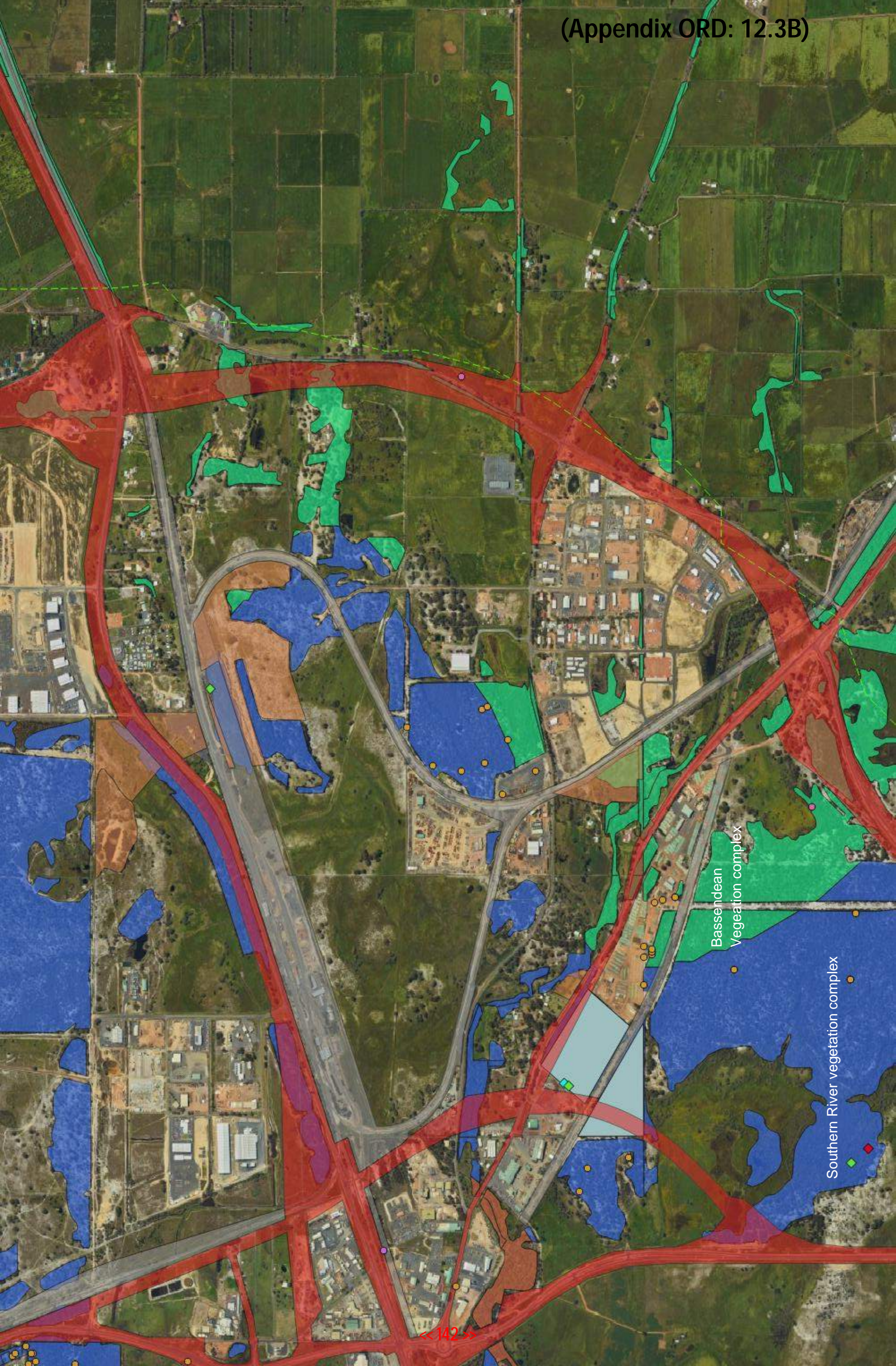
Produced by TT,
Department of Biodiversity,
Conservation and Attractions



Job Ref: 44989
Produced at 01:42 PM on April 09, 2020



The Department of Biodiversity, Conservation and Attractions does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. Roads and tracks on land managed by DECAs may contain unmarked hazards and their surface conditions are variable. Exercise caution and drive to conditions on all roads.



Bassendean
Vegetation complex

Southern River vegetation complex



Our Ref: D13359
Your Ref: STP-R0700046

Suzanne Occhipinti
Shire of Dardanup
submissions@dardanup.wa.gov.au

Dear Ms Occhipinti

RE: PRECINCT 2A PICTON INDUSTRIAL PARK SOUTHERN PRECINCT - LOTS 103 AND 110 HARRIS RD, AND LOT 603 (96) MARTIN – PELUSEY ROAD, PICTON EAST - LOCAL STRUCTURE PLAN

I refer to your email dated 23 January 2020 regarding the submission of a Bushfire Management Plan (BMP) (Version A), prepared by Emerge and dated 13 November 2019, for the above Local Structure Plan. The BMP was included as technical appendix 4 in the report titled 'Local Structure Plan Precinct 2a – Picton Industrial Park Southern Precinct' dated 17 January 2020 prepared by Rowe Group Design.

It should be noted that this advice relates only to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure that the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.

Assessment

1. Policy Measure 6.3 a) (ii) Preparation of a BAL Contour Map

Issue	Assessment	Action
BMP administration	Footnote 1 of the BMP (refer to page 29) is not supported by DFES and should be removed from the BMP to ensure accuracy. The definition 'development site' cannot be applied at this level of planning, as it relates to development applications associated with 78B (1) (a) or (b) of the Planning and Development (Local Planning Schemes) Regulations 2015.	Modification required.

(Appendix ORD: 12.3B)

Vegetation Exclusions	Drainage areas – insufficient information The BMP has excluded vegetation associated with drainage areas (as depicted in the Concept Plan on page 31 of the Structure Plan report and Plot 19 within Figure 4 of the BMP) as being maintained as low threat vegetation as per AS3959. No evidence is provided to justify the vegetation exclusion. The BMP assumes the Shire of Dardanup (Shire) will maintain these areas as low threat vegetation (refer to 3.1.1.1 of the BMP). However, it is unclear if responsibility for management of these areas has been accepted by the Shire. Should these areas be left unmanaged or subject to any revegetation, the identified BAL ratings impacting adjacent lots may be inaccurate. Further refinement of this exclusion will be required at subsequent planning stages (subdivision & development).	Decision maker to be satisfied with vegetation exclusion of POS areas.
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Recommendation – compliant application

At the structure planning stage, consideration should be given to the intensification of land use and how this relates to identified bushfire hazards. DFES is satisfied that the bushfire hazard level assessment has adequately identified the bushfire risk and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.

Notwithstanding the above, modifications as indicated in the above table(s) to the BMP are required prior to subsequent planning stages to ensure compliance with the bushfire protection criteria. As these modifications are minor in nature and will not affect the LSP, these modifications should be undertaken to support subsequent stages of the planning process (subdivision & development applications).

If you require further information, please contact me on telephone number 6551 4032.

Yours sincerely



Craig Scott
LAND USE PLANNING OFFICER

3 March 2020

(Appendix ORD: 12.3B)

From: NAUDE Daniel (On Leave) <Daniel.Naude@mainroads.wa.gov.au>
Sent: Friday, 24 April 2020 2:15 AM
To: Suzanne Occhipinti
Cc: DAVIES Paul (Con)
Subject: Reply - Draft Local Structure Plan - Picton Industrial Park Precinct 2A

Dear Suzanne

I refer to your referral regarding the above and apologise for the delay in response.

Please be advised that Main Roads is not supportive of the draft structure plan without further investigations be undertaken, as detailed below.

It is considered that the draft structure plan is premature and it is recommended that further strategic planning investigation be undertaken for the primary, regional and distributor type movement network in the locality, specifically in regards to –

- investigating the potential retention of the existing Primary Regional Road reservation (original BORR corridor) under the GBRS as a whole/in part, and the extent of any redundancy – this aspect has not been addressed through the consideration of the recent ‘Wanju’ and ‘Waterloo’ district level structure planning process, given the timeframes involved;
- subsequent to the above, reviewing/rationalising the alignment(s) of the remaining regional and distributor type movement networks identified under the respective endorsed district-level structure plans, particularly in relation to the Regional Distributor/‘Integrator A’ road abutting the structure plan area to the east and broader connectivity to Primary Distributor and District Distributor Roads; and
- determining an approach to proportional developer contributions, including staging/timing for delivery of major road infrastructure items associated with the planned ‘Integrator A’ road, abutting the structure plan area to the east as identified under the related district level structure plans, and/or future guiding principles for developer contributions;

In regards to the existing Primary Regional Road reservation (original BORR corridor) under the GBRS, Main Roads intends to investigate, from a network planning perspective, the benefit of retaining a north–south Primary Distributor road link between Forrest Highway / South Western Highway / Boyanup Picton Road to cater for anticipated long term traffic demands from Forrest Highway to Boyanup Picton Road. The timing of this study has not yet been determined.

Main Roads has also reviewed network requirements for the planned interchange at the BORR / South Western Highway location and have included additional ramps to enable full connection to BORR, i.e. for traffic going in either direction on SWH, which may impact implementation and delivery of the far eastern Integrator A road along the new BORR alignment servicing the planned Wanju / Waterloo developments. It is noted that the Waterloo district structure plan is not proposing any direct connections to South Western Highway – only the two overpasses over the rail and South Western Highway along the far eastern and western edges of the Wanju and Waterloo developments.

The WAPC’s district-level strategic planning for the localities to the east identifies planning investigations to be undertaken by the local authority for significant road infrastructure (roads and bridge over rail and road) of which the delivery (timing) and mechanism (funding) for delivery is yet to be commenced. It is anticipated that the draft structure plan will also attract proportional

(Appendix ORD: 12.3B)

developer contributions towards the infrastructure which will underpin the planned primary local movement network.

Notwithstanding the above, the following comments are made in respect to the draft structure plan.

The area in question is subject to provisions of the WAPC endorsed 'Preston Industrial Park Southern Precinct District Structure Plan' ('PSDSP'). The PSDSP depicts a singular access to Martin Pelusey Road via an east-west road alignment from Columbus Road along the common boundaries of Lot 603 and Lot 110. This approach seems appropriate given the regional distributor road function of Martin Pelusey Road. It appears that the particular road alignment depicted on the PIPDSP has served to facilitate staging of subdivision and/or to coordinate internal road access between the respective lots in this sub-precinct and to Martin Pelusey Road.

The WAPC endorsed the Waterloo Industrial Park District Structure Plan (WDSP). The 'integrator road' network under the WDSP, more specifically in relation to the east-west connection to Martin Pelusey Road does not integrate/align with the planned PSDSP movement network. Due to the severance impacts of the proposed BORR on local roads, Main Roads has proposed, in consultation with the Shire, to realign and construct a number of affected local roads in the WDSP area. This includes provision for a new and centralised east-west District Distributor A/Integrator A road and roundabout intersection configuration on Martin Pelusey Road, which could provide the basis for consideration of a road access link (not a private access/driveway) from the draft structure plan area to the proposed roundabout, subject to WAPC endorsement. Land areas associated with the roundabout on Martin Pelusey Road, as shown in blue on Figure A.11, is proposed to be acquired by Main Roads to construct the roundabout.

The draft structure plan proposes an additional east-west road link further to the south to Martin Pelusey Road, which is not recommended to be supported, given the regional distributor road function of Martin Pelusey Road. The proposed road does not appear to be warranted based on estimated traffic demands/volumes (950 vehicles per day as per Figure A.12), and will result in a total of 4 road intersections on Martin Pelusey Road within a distance of less than 950 metres which is not considered appropriate. The number of access points onto Martin Pelusey should be minimised, given its function, to promote network efficiency and reduce the potential for traffic conflicts to occur.

The draft structure plan also proposes an additional access road link in the south to Harris Road. Whilst the proximity of the road to the Martin Pelusey Road intersection does not appear to raise operational issues with the intersection, the proposed road is in close proximity to a filling station on Lot 84. Filling stations typically generate significant traffic and the existing filling station will become busier once the balance of the existing LIA is developed. The proximity of the proposed road to the filling station access has the potential to create significant potential for traffic conflict to occur in this location and it is recommended that the Shire determine whether this additional road access is warranted, based on traffic demands/volumes and safety grounds.

The traffic study recommends that both 'left' and 'right turn' treatments be provided for all new access roads onto Harris Road and it is also recommended that the Shire determine if the existing road geometry on Harris Road at the proposed intersection can accommodate the new turn treatments within the available road reserve width.

The traffic study further recommends that the Harris Road / Kerr Road intersection to the south be modified to a LILO treatment to avoid a requirement for signals or a roundabout. This recommendation is not supported in the absence of a proper traffic analysis for the intersection and

(Appendix ORD: 12.3B)

the Harris Road / Golding Crescent intersection. The traffic study does not appear to include any information and detailed analysis regarding traffic turning volumes on Harris Road to and from the existing LIA, or any analysis regarding future growth in traffic and associated intersection requirements. The study also does not indicate what upgrades may be required at Golding Crescent as a result of this change to the network and how this will be staged and funded.

Traffic distribution diagrams should clearly show through traffic and turning volumes for all roads, including roads to the south of Harris Road, and project growth from these roads to facilitate proper traffic analysis, including levels of service at the intersections. In this regard, it appears that approximately 20ha of land in the existing LIA to the south is undeveloped or significantly underdeveloped. Utilising a trip generation of 107 trips per hectare, a further approximate 2100 vehicle trips could be generated by the vacant/underdeveloped lots in addition to the assumed 800 to 1000 vehicles per day which is generated by the LIA at present.

The existing LIA also appears to have a clear, legible road network and the proposed Kerr Road intersection modification may significantly detract from this aspect.

It is considered that a roundabout or traffic signals would be appropriate at the Columbus Drive / Harris Road / Kerr Road intersection to cater for future traffic demands on Harris Road. The traffic analysis suggests that total future traffic volumes on Harris Road will exceed 20 000 vehicles per day, which is generally seen as the threshold level for duplication of a road. Harris Road appears to have been constructed to a basic rural standard with basic drainage infrastructure and no street lighting. It would be considered appropriate for Harris Road to be upgraded to an 'urban standard' given its future district distributor road function.

It is recommended that an approach to developer contributions for Harris Road be established by the draft structure plan. It is also recommended that further investigations into the continued long-term use of the at-grade rail crossing on Harris Road be undertaken to establish whether a 'grade separated' crossing may be required to accommodate the planned growth in traffic or interim upgrades which may be required (and funding arrangements) to develop the broader industrial locality. Comment should be obtained from PTA regarding the Harris Road / rail crossing and any particular upgrading requirements.

It is recommended that the draft structure plan be deferred at this stage to resolve the above matters.

Please contact me should you wish to clarify or discuss the above.

Regards,

Daniel Naude
ROAD CORRIDOR PLANNING MANAGER
Metropolitan and Southern Regions / South West
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w: www.mainroads.wa.gov.au



*We're working for
Western Australia.*



SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
1. Department of Planning, Lands and Heritage (DPLH)		
2. Department of Planning, Lands and Heritage (DPLH) 31/01/2020	No objection	Noted
3. Department of Primary Industries and Regional Development (DPIRD) 06/02/2020	No objection	Noted
4. Public Transport Authority of WA (PTA) 28/02/2020	No objection	Noted
5. Department of Mines, Industry Regulation and Safety (DMIRS) 18/02/2020	<p>The area is covered by Petroleum Exploration Permit (EP) 496 held by Bunbury Energy Pty Ltd. The percentage of the EP affected is minor and unlikely to affect exploration.</p> <p>The eastern margin of the proposed Structure Plan is shown in the DMIRS Tengraph system as FNA 10611 - File Notation Area - Bunbury to Albany Gas Pipeline Investigation Corridor to Determine Final 50 m Alignment (Martin Pelusey Road Alternative). The FNA is currently a 200m wide zone with the final 50m pipeline corridor yet to be determined.</p> <p>It is noted that a proposed Primary Road in the strategic plan follows a similar route to the proposed Gas Pipeline along the eastern boundary of the Picton Industrial Park Southern Precinct.</p>	Noted
6. Department of Health (DOH) 10/07/2020	<p>Providing the proposal can demonstrate 1.5m clearance from winter ground water for on-site effluent disposal via the site and soil evaluation (in accordance with AS1547) and Government Sewerage Policy, DOH has no further comment at this stage.</p>	<p>Noted</p> <p>DOH's comment refers to the modified LSP v3 and LWMS vF.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
7. Department of Health (DOH) 24/02/2020	<p>Objection - Any development is required to connect to scheme water and be in accordance with the <i>Government Sewerage Policy (2019)</i>.</p> <p>It is noted that the proposed site is subject to a high water table and inundation and has excessive underlining areas of heavy soils.</p> <p>The proposal is contrary to Provision 5.1.1 (7) of the <i>Government Sewerage Policy (2019)</i> as the proposed lot sizes are less than one hectare with the highest groundwater level not achieving a minimum required separation distance of 0.5 metres below the natural ground level. As proposed, the development requires connection to reticulated sewerage.</p> <p>Given the above information, the DoH is not prepared to support the proposal until site suitability for on-site wastewater disposal is demonstrated via a site-specific site and soil evaluation report undertaken in accordance with Australia New Zealand Standard 1547 and submitted for consideration.</p> <p>For more details please refer to the fact sheet '<i>Guidance on Site-and-Soil evaluation for Onsite Sewage Management</i>'.</p> <p>Public Health Impacts - Industrial Estates and Precincts</p> <p>Enclosed is a scoping tool '<i>Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations</i>', that highlights public health issues that should be addressed and incorporated into the proposed industrial estate and precinct.</p> <p>The Structure Plan is to acknowledge and incorporate appropriate separation distances in accordance with the Environment Protection Authority</p>	<p>DOH's comment refers to the original LSP v2 and LSWMS.</p> <p>Officers are recommending that an amended Local Structure Plan (LSP) is prepared which demonstrates compliance with the <i>Government Sewerage Policy (2019)</i> if connection to reticulated sewer is not going to be required.</p> <p>This will need to be addressed in the Local Water Management Strategy (LWMS). DWER has advised that the LWMS submitted does not meet the DWER's requirements, and officers are recommending modifications.</p> <p>Officers are recommending that an amended LSP is prepared which demonstrates compliance with the <i>Government Sewerage Policy (2019)</i> if connection to reticulated sewer is not going to be required. This would mean that minimum 1Ha lots would need to be shown.</p> <p>Officers are recommending that an amended LSP is prepared that includes this a 'prior to subdivision' Note.</p> <p>Noted</p>
		<p>Officers are recommending that an amended LSP is prepared to demonstrate this.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>Environmental Assessment Guideline 3 'Guidance for the Assessment of Environmental Factors No. 3 — Separation Distances between Industrial and Sensitive Land Uses', particularly in relation to the border along Harris Road and is available for download from: http://epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf</p>	<p>Officers note that there are existing dwellings in the industrial estate south of Harris Rd which may need to be considered, regardless that they are located within an existing industrial precinct.</p> <p>The nearest dwelling to the subject land is diagonally opposite, on the south western corner of the Columbus Dve/Harris Rd intersection.</p>
<p>8. Water Corporation 11/02/2020</p>	<p>Water As stated in the Engineering Servicing Report the water reticulation is currently licensed and operated by Aqwest.</p> <p>Wastewater Current planning (as per plan included in the Engineering Servicing Report) indicates that the subject area falls within two catchments. The northern portion of the subject area will be serviced by a future pump station planned to be located near the subject sites northern boundary. The southern portion of the subject area falls within a catchment with a future pump station planned to be located on land to the south of the subject site. These pump stations are not scheduled on Water Corporation's 5-year Capital Investment Program.</p> <p>If reticulated wastewater is required for the development of this area the headworks infrastructure, that would include the wastewater pump stations, may be required to be constructed as part of the subdivision process of this or other proposed developments in the surrounding area. Who would be funding these pump stations would need to be considered when it is determined that they are required.</p> <p>Consideration must be made to the location of a proposed pump stations. A pump station will require appropriate land to be provided for the works and the odour buffer that will surround the works. The route for the future pressure mains should be in the form of a road reserve.</p> <p>Drainage The subject area falls within the Collie River Drainage District a rural drainage system. Developments within this catchment are required to contain the flows</p>	<p>Noted</p>
		<p>Noted. No sewer pump station or infrastructure is available or planned for this location within the next 5 years, and any requirement for such infrastructure would need to be at the developer's expense.</p>
		<p>Noted, as discussed above.</p>
		<p>Noted. The applicant is not proposing the provision of any reticulated sewer infrastructure or connection.</p>
		<p>Noted.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>from a one in one hundred year storm event on site. Discharge to Water Corporation drains must be compensated to pre-development levels. No adverse discharge or runoff from the subject land would be allowed into our drainage system.</p> <p>Rural drains are not designed to give flood protection at all times and some inundation of land can be expected. Water Corporation maintains its existing drains to ensure they are capable of clearing water from adjacent rural properties within three days of a storm event, where contours and internal drainage make this physically possible.</p> <p>The LWMS generally meets drainage planning requirements but it should be noted that the existing Water Corporation sub drains through the subject area need to be taken over by the Shire of Dardanup. The Water Corporation would like the following paragraph inserted into Section 10.1 of the LWMS to clarify this matter.</p> <p><i>The East Picton Sub C, Sub D and Sub E Drains traversing through the LWMS area need to be transferred from the Water Corporation to the Shire of Dardanup. As subdivision of these lots is expected to be staged over a number of years, suitable arrangements must be made between the Water Corporation and the Shire Of Dardanup before development commences to manage an efficient transfer of these sub drains.</i></p> <p>General Comments</p> <p>The developer is expected to provide all sewerage reticulation if required. A contribution for Sewerage headworks may also be required. In addition the developer may be required to fund protection of all works.</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid.</p>	<p>It is noted that the land is subject to inundation. The LWMS will need to be further modified to meet the drainage and water quality protection measures required by DWER.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
9. Department of Water and Environmental Regulation (DWER)	<p>(With regard to amended LSP V.3 and LWMS V.F)</p> <p>The Department has reviewed:</p>	<p>Noted</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<ul style="list-style-type: none"> The modified Local Structure Plan for Precinct 2a – Picton Industrial Park, Southern Precinct (version 3 dated 25/05/20 and received 30/06/20). The proposed response to the department and Shire’s comment on the LWMS for Lots 103, 110 and 603, Picton East (version F dated May 2020 and received 26/05/20). <p>The department has no comments regarding the modified Local Structure Plan, noting that the revised plan now accurately identifies areas for drainage.</p> <p>The proposed changes to the LWMS are generally acceptable however the following two points need consideration (see the attached comment tracking spreadsheet):</p> <ul style="list-style-type: none"> Comment No.2: It is stated the indicative concept plan (i.e. Local Structure Plan) “is likely to change at subdivision”, text has therefore been provided to replace the third paragraph in Section 9.2 to make the potential requirement at subsequent subdivision stages explicitly clear. Comment No.7: While no edits are required based on the department and shire’s comments, evidence that the changes meet the requirements of the DoH is to be provided before the LWMS can be finalised. 	<p>Officers suggest a modification to section 9.2 of the LWMS version F, to replace the third paragraph of that section with the following text:</p> <p><i>If any changes to the catchment details are proposed and/or the designs are not consistent with the assumptions made in this LWMS, including layout of the 20 m access road reserves and/or drainage basin sizes and/or locations (as shown on the concept plan in Appendix A), the surface runoff modelling for the entire structure plan area will need to be reviewed during the subdivision design process and detailed within the supporting UWMPS.</i></p> <p>The updated LSP v.3 and LWMS v.F were referred to DOH, however no response was received. Officers are recommending that an modified LWMS is prepared and approved the Shire, DWER and DOH.</p>
10. Department of Water and Environmental Regulation (DWER)	The Department has identified that the Proposed Structure Plan - Picton Industrial Park has a strong potential to impact on environment and water resource values and management.	Noted. This is discussed in the officer’s report.

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
13/02/2020	<p>Objection - The Department therefore objects to the proposal in its current form. Key issues and recommendations are provided below, and these matters must be addressed to the satisfaction of the Department:</p> <ul style="list-style-type: none"> • Issue: Risks associated with uncertain staging. Recommendation: More detail and justification is required to avoid the risk of cumulative impacts at subsequent planning stages • Issue: Waste water management. Recommendation: The minimum lot size should be 1ha and a site and soil evaluation is to be prepared • Issue: The LWMS does not meet the requirements of the Department. Recommendation: The LWMS must be finalised to the satisfaction of the Department, Shire of Dardanup and Department of Health • Issue: Native Vegetation. Recommendation: Revegetation to ensure the habitat values of the conservation area are improved and retained over time should be required. <p>More detail pertaining to the above issues are provided in the table provided below:</p> <p>Issue: Risks associated with uncertain staging</p> <p>Recommendation: More detail and justification is required to avoid the risk of cumulative impacts at subsequent planning stages</p> <p>Discussion: It is stated that “staging of development is expected to generally occur from Martin-Pelusey Road west”, however the LWMS states that “land ownership within the LSP area is somewhat fragmented and consequently it is difficult to determine when each landholding will be developed.”</p> <p>It is therefore important that the level of investigation, detail and sub-division works are appropriate to manage the risks regardless of the location and/or size of sub-division stages. This is also required to ensure that any developer contributions and/or compensation can be appropriately identified for specific infrastructure and/or land uses (e.g. drainage basins and POS).</p>	<p>Noted, as discussed above.</p>
		<p>Noted, as discussed above.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>Elements that are deemed too require more information include but are not limited to:</p> <ul style="list-style-type: none"> • The complete surface and groundwater drainage system (i.e. controlled groundwater levels across the site and the discharge pathway for basin 3). • Final lot levels and a commitment that these will be filled as part of sub-division works (currently it is proposed that future owners fill lots). • Proving up with more detail the wastewater management, see issue 2 below. 	
	<p>Issue: Government Sewerage Policy</p> <p>Recommendation: The minimum lot size should be 1ha and a site and soil evaluation is to be prepared</p> <p>Discussion: Provision 5.1.1 (7) of the Government Sewerage Policy 2019 states that “planning proposals are required to connect to or provide for reticulated sewerage” “where land is being rezoned for the creation of lots less than one hectare and the highest groundwater level is less than 0.5m below the natural ground level”. For this site:</p> <ul style="list-style-type: none"> • Large portions are constrained with groundwater being close to surface; areas of seasonal inundation; and being underlain by a thin Bassendean sand over Guildford formation, with clayey sand being observed after 1m depth. • The structure plan proposing lot sizes from 0.65 ha to 4.6 ha, with 17 lots been smaller than 1ha. <p>It is recognised that the land is zoned industrial deferred in the GBRS, and as such is already effectively zoned for the proposed use and as such Provision 5.1.1 (7) of the Government Sewerage Policy 2019 may not be applied.</p>	<p>Noted, as discussed above.</p> <p>Officers are recommending that an amended LSP is prepared which demonstrates compliance with the <i>Government Sewerage Policy (2019)</i> if connection to reticulated sewer is not going to be required.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>However, while the supporting documentation has identified the area as being within a sewerage sensitive area and the vertical separation to groundwater and systems requirements have been identified. There is no reference made to the minimum required lot size criteria of 1ha, which also aligns with Section 4.1 (5) of the Picton Industrial Park Southern Precinct District Structure Plan.</p> <p>Furthermore, it is stated in both the Environmental Assessment and Management Strategy and LWMS that lot owners will be informed of the requirement for a site and soil evaluation report.</p> <p>Given the above information, the Department is not prepared to support the local structure plan until:</p> <ul style="list-style-type: none"> • the minimum lot size of 1ha has been proven, and • a site specific Site and Soil Evaluation report is prepared. 	
11.	<p>Issue: The LWMS does not meet the requirements of the Department or Shire</p> <p>Recommendation: The LWMS must be finalised to the satisfaction of the Department, Shire of Dardanup and Department of Health</p> <p>Discussion: The Department assessed the LWMS, and prior to submitting comments to the proponent consulted with Luke Botica and James Reilly, who were in agreement with the issues raised.</p> <p>The area is prone to seasonal inundation and there are risks in not more clearly identifying stormwater and groundwater proposals and controls.</p> <p>This is especially relevant due to the fragmented land ownership, difficulty in defining and enforcing a staging plan, subsequent stages resulting in multiple UWMPs.</p> <p>Comments were sent to the proponent on the 23/01/20, and they responded on 06/02/20. Their proposed actions to a number of comments are viewed as inadequate by the Department, especially in view of Issue 1 and 2.</p>	Noted. This is discussed in the officer's report.

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
12.	<p>As such discussion is required between the Shire of Dardanup and the Department of Health before these comments are responded to (see the attached).</p> <p>Issue: Native vegetation</p> <p>Recommendation: Revegetation to ensure the habitat values of the conservation area are improved and retained over time should be required</p> <p>Discussion: The subject area contains remnant vegetation mapped as Guildford Vegetation Complex which only has 5.1% of its pre-clearing extent remaining.</p> <p>Whilst the vegetation is considered to be in a degraded condition, it provides habitat for threatened species of black cockatoo and Western Ringtail Possum. The area of vegetation identified for conservation is considered the better quality habitat and its retention for conservation is supported.</p> <p>Revegetation to ensure the habitat values of the conservation area are improved and retained over time should be required.</p> <p>Planning should also aim to retain vegetation and mature trees in other areas of public open space and within development areas.</p> <p>Requests conditions: That potential buyers be notified that sandblasting operates in the vicinity.</p>	<p>Officers are supportive of any requirement for revegetation within POS areas. However, given that the District Structure Plan identifies areas on surrounding lots but not on the subject land as having conservation value, it is difficult to justify further protections on the subject land. Nevertheless, however the LSP does identify vegetation worthy of being protected and measures to do so.</p>
13.	<p>Luke Radunovich – Director, Greatline SMSF Property Pty Ltd 18/02/2020</p>	<p>Officers recommend that a modified LSP is prepared which requires the following Note: “The Local Government shall request the Western Australian Planning Commission to impose a condition of subdivision, requiring a Section 70A notification on title advising land owners that they may be impacted by noise levels above the normal assigned level for night time but within the bounds of the noise regulation 17 approved”.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>That offices have double glazing window windows and doors. Also sound proofing equivalent to double glazing to be used for offices due to the possible noise from sandblasting.</p>	<p>This is a development condition which is not appropriate at the structure planning stage.</p> <p>As well as the recommendation above Officers are recommending a note on the LSP requiring that the developer provides a 'Development Guide Plan' for approval prior to subdivision. This is considered to be the more appropriate mechanism for development design restrictions.</p> <p>As discussed above.</p>
	<p>A caveat to the above to be put on proposed subdivision blocks.</p>	<p>Noted</p>
<p>14. Westim Pty Ltd (T/As WA Timber Sales) 20/02/2020</p>	<p>Note: Sandblasting has been operating close to twenty years on the above site.</p> <p>As an affected landowner we hereby confirm our support for the Structure Plan as advertised by the Shire of Dardanup, subject to the following points of clarification being accommodated in the plan's finalisation:</p> <ul style="list-style-type: none"> - Land within Structure Plan are shown green on the 'Structure Plan Map' is identified for 'Public Open Space/Drainage'. We understand that only the north western most corner of Lot 603 is required as public open space (for vegetation retention). - The remaining three areas within Lot 603 and Lot 110 are for drainage purposes only to reflect the recommendations of the associated Local Water Management Strategy. - We request that the distinction be made as two separate categories on the final Structure Plan Map ('Public Open Space' and separately 'Drainage') to avoid any confusion or implied obligation for public open space provision. - In addition to the above point, we note that the current town planning framework requires the Shire of Dardanup and WA Planning Commission to only have 'due regard' to the Structure Plan, and not be literally bound by the Structure Plan Map in assessing any applications for subdivision and development. 	<p>Westim Pty Ltd is the owner of one of the three lots in the LSP, being lot 110 Harris Rd. the lot is at the intersection of Harris Rd and Martin-Pelusey Rd.</p> <p>Noted</p> <p>Requests that the LSP differentiates between Public Open Space (POS) and drainage areas.</p> <p>Officers note that this has been addressed on the version 3 LSP, and are recommending a modified LSP.</p> <p>Noted</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>- With this in mind we request that the Structure Plan include a text note acknowledging that the identified 'Drainage' areas are 'indicative only and there is a recognised need for flexibility to allow final detailed design of drainage: which will likely result in the identified areas being varied. This ultimately may facilitate a better water management outcome, which could include multiple drainage locations if required within Lot 110 for example.</p>	<p>Officers do not consider this note necessary as the LWMS is yet to be supported by the relevant agencies, and therefore the LSP will likely need to be modified prior to approval.</p>
15. ATCO Gas Australia Pty Ltd 03/03/2020	No objections	Noted
16. Colin Teede – Resident – 16/03/2020	<p>CONCERNS: We have been informed that our property, lot 105 Columbas Drive, is not included in the existing structure plan. If this is so there cannot be an effective structure plan.</p> <p>We have owned lot 105 Columbas Drive for some 21 years and have spent thousands of dollars rezoning and creating a structure plan, our planner was Stan Lawrence Brown. Approximately 7-8 years ago our structure plan and rezoning was approved. Our town planner informed us that a formal subdivision application could now be applied for and advised us to keep in touch with Tim Richings, Govt. Town Planner.</p> <p>In the meantime town planners FK Thompson were engaged by local land owners to prepare a structure plan. We were contacted and invited to join them. We informed them what we had already achieved, in fact we provided Thompson with documents to assist them.</p>	<p>Noted.</p> <p>The LSP covers Lots 103 and 110 Harris Rd and Lot 603 Columbus Drive which lie to the south east of the submitter's land.</p> <p>Noted.</p> <p>Shire records show that the Shire sent correspondence to the WAPC for the endorsement of Amendment 174 and a related Structure Plan over Lot 105 Columbas, Picton East.</p> <p>Subsequently, WAPC advised that the Scheme Amendment was approved but the related structure plan would not be approved until the district structure plan the DPLH was preparing was approved.</p> <p>Shire officers forwarded the WAPC advice to Mr Lawrence-Brown on the day it was received by the Shire.</p>
	Some 6-7 years later Tim Richings rang me and informed me that Thompson's structure plan was finally approved and it was now okay to lodge a subdivisional	Noted, however this is not relevant to this proposal and the Shire cannot require the

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>application. We then proceeded with preparation of an application only to be informed that lot 105 Columbas Drive was not included in the structure plan.</p> <p>I immediately contacted Tim Richings and Frank Scibilia, Govt Town Planners, for an explanation. They were very embarrassed and blamed Metro TPS for changing rules, (letters in writing). A new structure plan will cause further expenditure of thousands of dollars to provide the same results again.</p> <p>The existing structure plan referred to 105 Columbas Drive and recommended the owners write to Govt WAGR as they may require to purchase lot 105, if not now but in the future. We have corresponded with the WAGR Dept., but they have not had the courtesy to reply. This whole matter is a political mess.</p> <p>However, the purpose of my correspondence is in relating to the structure plan proposed by the Rowe Group. The plan indicates lot 603 proposes to access onto Columbas Drive. Are you and Rowe Group aware that this section of Columbas Drive is private land, not public? It is part of lot 105, which was removed from the previous approved structure plan.</p>	<p>applicant to include Lot 105 in the proposed LSP (PIP2A) area.</p> <p>As noted above.</p> <p>Officers are aware of that the proposed northern integrator road does not link with Columbus Dve.</p> <p>Officer are recommending that if the LSP is supported, it is modified to show a more detailed internal road layout to ensure a links from Columbus Dve to Martin-Pelusey Rd.</p> <p>This is acknowledged in the Environmental Assessment Management Strategy (EAMS)</p>
<p>17. Department of Biodiversity, Conservation and Attractions (DPAW) – 02/04/2020</p>	<p>Parks and Wildlife Service's South West Region provides the following advice.</p> <p><u>Vegetation</u></p> <p>Lots 603 and 103's native vegetation has been mapped as being within the Federal government listed Threatened Ecological Community (TEC) namely the "Banksia woodlands of the Swan Coastal Plain".</p> <p>These lots also contain areas of the Guildford and Southern River native vegetation complexes which are considered to be poorly reserved with approximately 5.09% and 26.87% respectively of the pre-1750 extent remaining. This is below the nationally recommended 30% threshold for the retention of remnant vegetation. A map depicting the poorly retained vegetation corridor within Picton East is attached.</p> <p><u>Ecological corridors</u></p>	<p>Noted</p> <p>This is acknowledged in the Environmental Assessment Management Strategy (EAMS)</p> <p>Noted</p> <p>This is acknowledged in the (EAMS)</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>The application document noted that there no mapped ecological linkages.</p> <p>The Environmental Protection Authority (EPA) provided advice to the Minister for the Environment on areas of conservation significance within the Preston Industrial Park. (EPA Bulletin 1282). The proposal area contains native vegetation identified within the EPA Bulletin 1282's Investigation Area 6.</p> <p>Investigation Area 6 was considered by the EPA to be a regionally significant natural area forming part of the McLarty/Kemerton/Twin Rivers/Preston River/Gwindinup (north-south ecological linkage). A map of this area is shown on the attached Figure 5, which should be retained and protected.</p> <p><u>Fauna</u> The Terrestrial Fauna Survey (Greg Harewood, December 2009) (Fauna survey) found the site contains suitable habitat for threatened western ringtail possums (WRP) and black cockatoos. The Fauna survey also located numerous WRP dreys within the vegetation.</p> <p>WRP and the three species of black cockatoos are listed as threatened species under Western Australia's Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth of Australia's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). WRP are listed as critically endangered under both the BC Act and the EPBC Act.</p> <p><u>General comments</u> It is noted that portions of Lot 603 and 110 are proposed to be retained as Public Open Space (POS). The structure plan should be designed to protect as much of the poorly reserved Southern River and Guildford vegetation complexes as possible given it is within a regionally significant natural area and forms part of the north-south ecological linkage.</p> <p>DBCA considers that additional bushland areas within Lots 603 and 103 could also be retained within POS.</p>	<p>This is acknowledged in the (EAMS)</p> <p>Noted</p> <p>This is acknowledged in the (EAMS)</p> <p>Noted</p> <p>Noted</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>DBCA supports the structure plan intention of revegetating POS areas to enhance fauna habitat values and ecological linkage functions, particularly for WRP and black cockatoos.</p>	Noted
	<p>DBCA also supports the structure plan recognition of possible future subdivision management plan requirements to minimize clearing of fauna habitat, and manage and protect threatened fauna where clearing is unavoidable.</p>	Noted
<p>18. Department of Fire & Emergency Services (DFES) – 03/03/2020</p>	<p><u>BMP Administration</u> Notes that Footnote 1 of the BMP (refer to page 29) is not supported by DFES and should be removed from the BMP to ensure accuracy. The definition ‘development site’ cannot be applied at this level of planning, as it relates to development applications associated with 78B (1) (a) or (b) of the Planning and Development (Local Planning Schemes) Regulations 2015.</p> <p><u>Action:</u> Modification required.</p>	<p>This DFES comment refers to the footnote on the Bushfire Management Plan (BMP). Officers note that this was rectified in the version 3 LSP and are recommending that the LSP be modified to delete the footnote.</p>
	<p><u>Vegetation Exclusions: Drainage areas – insufficient information</u></p> <p>The BMP has excluded vegetation associated with drainage areas (as depicted in the Concept Plan on page 31 of the Structure Plan report and Plot 19 within Figure 4 of the BMP) as being maintained as low threat vegetation as per AS3959.</p> <p>No evidence is provided to justify the vegetation exclusion. The BMP assumes the Shire of Dardanup (Shire) will maintain these areas as low threat vegetation (refer to 3.1.1.1 of the BMP). However, it is unclear if responsibility for management of these areas has been accepted by the Shire.</p> <p>Should these areas be left unmanaged or subject to any revegetation, the identified BAL ratings impacting adjacent lots may be inaccurate. Further refinement of this exclusion will be required at subsequent planning stages (subdivision & development).</p>	<p>Noted, however this can be addressed at subdivision stage depending on management of the drainage areas.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p><u>Action:</u> Decision maker to be satisfied with vegetation exclusion of POS areas</p>	
19. Daniel Naude MainRoads WA 24/04/2020	<p><u>Recommendation – compliant application</u></p> <p>At the structure planning stage, consideration should be given to the intensification of land use and how this relates to identified bushfire hazards. DFES is satisfied that the bushfire hazard level assessment has adequately identified the bushfire risk and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.</p> <p>Notwithstanding the above, modifications as indicated in the above table(s) to the BMP are required prior to subsequent planning stages to ensure compliance with the bushfire protection criteria. As these modifications are minor in nature and will not affect the LSP, these modifications should be undertaken to support subsequent stages of the planning process (subdivision & development applications).</p> <p>Please be advised that Main Roads is not supportive of the draft structure plan without further investigations being undertaken, as detailed below.</p> <p>It is considered that the draft structure plan is premature and it is recommended that further strategic planning investigation be undertaken for the primary, regional and distributor type movement network in the locality, specifically in regards to –</p> <ul style="list-style-type: none"> • investigating the potential retention of the existing Primary Regional Road reservation (original BORR corridor) under the GBRs as a whole/in part, and the extent of any redundancy – this aspect has not been addressed through the consideration of the recent ‘Wanju’ and ‘Waterloo’ district level structure planning process, given the timeframes involved; • subsequent to the above, reviewing/rationalising the alignment(s) of the remaining regional and distributor type movement networks 	Noted
		Noted, however officers consider that this is a matter for MRWA to manage.

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>identified under the respective endorsed district-level structure plans, particularly in relation to the Regional Distributor/'Integrator A' road abutting the structure plan area to the east and broader connectivity to Primary Distributor and District Distributor Roads; and</p> <ul style="list-style-type: none"> determining an approach to proportional developer contributions, including staging/timing for delivery of major road infrastructure items associated with the planned 'Integrator A' road, abutting the structure plan area to the east as identified under the related district level structure plans, and/or future guiding principles for developer contributions; 	
	<p>In regards to the existing Primary Regional Road reservation (original BORR corridor) under the GBR, Main Roads intends to investigate, from a network planning perspective, the benefit of retaining a north-south Primary Distributor road link between Forrest Highway / South Western Highway / Boyanup Picton Road to cater for anticipated long term traffic demands from Forrest Highway to Boyanup Picton Road. The timing of this study has not yet been determined.</p>	As above
	<p>Main Roads has also reviewed network requirements for the planned interchange at the BORR/South Western Highway location and have included additional ramps to enable full connection to BORR, i.e. for traffic going in either direction on SWH, which may impact implementation and delivery of the far eastern Integrator A road along the new BORR alignment servicing the planned Wanju / Waterloo developments.</p> <p>It is noted that the Waterloo district structure plan is not proposing any direct connections to South Western Highway – only the two overpasses over the rail and South Western Highway along the far eastern and western edges of the Wanju and Waterloo developments.</p>	Noted
	<p>The WAPC's district-level strategic planning for the localities to the east identifies planning investigations to be undertaken by the local authority for significant road infrastructure (roads and bridge over rail and road) of which</p>	Noted

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>the delivery (timing) and mechanism (funding) for delivery is yet to be commenced.</p> <p>It is anticipated that the draft structure plan will also attract proportional developer contributions towards the infrastructure which will underpin the planned primary local movement network.</p>	
	<p>Notwithstanding the above, the following comments are made in respect to the draft structure plan.</p>	
	<p>The area in question is subject to provisions of the WAPC endorsed 'Preston Industrial Park Southern Precinct District Structure Plan' ('PSDSP'). The PSDSP depicts a singular access to Martin Pelusey Road via an east-west road alignment from Columbus Road along the common boundaries of Lot 603 and Lot 110. This approach seems appropriate given the regional distributor road function of Martin Pelusey Road. It appears that the particular road alignment depicted on the PIPDSP has served to facilitate staging of subdivision and/or to coordinate internal road access between the respective lots in this sub-precinct and to Martin Pelusey Road.</p> <p>The WAPC endorsed the Waterloo Industrial Park District Structure Plan (WDSP). The 'integrator road' network under the WDSP, more specifically in relation to the east-west connection to Martin Pelusey Road does not integrate/align with the planned PSDSP movement network.</p> <p>Due to the severance impacts of the proposed BORR on local roads, Main Roads has proposed, in consultation with the Shire, to realign and construct a number of affected local roads in the WDSP area. This includes provision for a new and centralised east-west District Distributor A/Integrator A road and roundabout intersection configuration on Martin Pelusey Road, which could provide the basis for consideration of a road access link (not a private access/driveway) from the draft structure plan area to the proposed roundabout, subject to WAPC endorsement. Land areas associated with the roundabout on Martin Pelusey Road, as shown in blue on Figure A.11, is proposed to be acquired by Main Roads to construct the roundabout.</p>	<p>The officer's report has discussed the issues raised in this comment.</p> <p>Noted. The officer's report has discussed the issues raised in this comment.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>The draft structure plan proposes an additional east-west road link further to the south to Martin Pelusey Road, which is not recommended to be supported, given the regional distributor road function of Martin Pelusey Road.</p> <p>The proposed road does not appear to be warranted based on estimated traffic demands/volumes (950 vehicles per day as per Figure A.12), and will result in a total of 4 road intersections on Martin Pelusey Road within a distance of less than 950 metres which is not considered appropriate.</p> <p>The number of access points onto Martin Pelusey should be minimised, given its function, to promote network efficiency and reduce the potential for traffic conflicts to occur.</p>	<p>Noted.</p> <p>The officer's report has discussed the issues raised in this comment.</p>
	<p>The draft structure plan also proposes an additional access road link in the south to Harris Road. Whilst the proximity of the road to the Martin Pelusey Road intersection does not appear to raise operational issues with the intersection, the proposed road is in close proximity to a filling station on Lot 84.</p> <p>Filling stations typically generate significant traffic and the existing filling station will become busier once the balance of the existing LIA is developed. The proximity of the proposed road to the filling station access has the potential to create significant potential for traffic conflict to occur in this location and it is recommended that the Shire determine whether this additional road access is warranted, based on traffic demands/volumes and safety grounds.</p>	<p>Noted.</p> <p>The officer's report has discussed the issues raised in this comment.</p>
	<p>The traffic study recommends that both 'left' and 'right turn' treatments be provided for all new access roads onto Harris Road and it is also recommended that the Shire determine if the existing road geometry on Harris Road at the proposed intersection can accommodate the new turn treatments within the available road reserve width.</p>	<p>Noted.</p> <p>The officer's report has discussed the issues raised in this comment.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>The traffic study further recommends that the Harris Road / Kerr Road intersection to the south be modified to a LLO treatment to avoid a requirement for signals or a roundabout. This recommendation is not supported in the absence of a proper traffic analysis for the intersection and the Harris Road / Golding Crescent intersection.</p> <p>The traffic study does not appear to include any information and detailed analysis regarding traffic turning volumes on Harris Road to and from the existing LIA, or any analysis regarding future growth in traffic and associated intersection requirements. The study also does not indicate what upgrades may be required at Golding Crescent as a result of this change to the network and how this will be staged and funded.</p>	<p>Officers are recommending a modified LSP that is reflective of a Road Safety Audit prepared for the proposed and surrounding road network.</p>
	<p>Traffic distribution diagrams should clearly show through traffic and turning volumes for all roads, including roads to the south of Harris Road, and project growth from these roads to facilitate proper traffic analysis, including levels of service at the intersections.</p> <p>In this regard, it appears that approximately 20ha of land in the existing LIA to the south is undeveloped or significantly underdeveloped. Utilising a trip generation of 107 trips per hectare, a further approximate 2100 vehicle trips could be generated by the vacant/underdeveloped lots in addition to the assumed 800 to 1000 vehicles per day which is generated by the LIA at present</p> <p>The existing LIA also appears to have a clear, legible road network and the proposed Kerr Road</p> <p>Intersection modification may significantly detract from this aspect.</p>	<p>Noted</p>
	<p>It is considered that a roundabout or traffic signals would be appropriate at the Columbus Drive / Harris Road / Kerr Road intersection to cater for future traffic demands on Harris Road. The traffic analysis suggests that total future traffic volumes on Harris Road will exceed 20 000 vehicles per day, which is generally seen as the threshold level for duplication of a road. Harris Road appears to have been constructed to a basic rural standard with basic drainage</p>	<p>The Shire's Engineering Department has not raised this as an issue, but has requested that a Road Safety Audit is prepared for the proposed and surrounding road network to justify the proposed layout.</p> <p>As above.</p>

SUBMITTER	SUBMITTER COMMENT	OFFICER COMMENT
	<p>infrastructure and no street lighting. It would be considered appropriate for Harris Road to be upgraded to an 'urban standard' given its future district distributor road function.</p>	
	<p>It is recommended that an approach to developer contributions for Harris Road be established by the draft structure plan. It is also recommended that further investigations into the continued long-term use of the at-grade rail crossing on Harris Road be undertaken to establish whether a 'grade separated' crossing may be required to accommodate the planned growth in traffic or interim upgrades which may be required (and funding arrangements) to develop the broader industrial locality. Comment should be obtained from PTA regarding the Harris Road / rail crossing and any particular upgrading requirements.</p>	<p>Noted.</p> <p>The officer's report has discussed the issues raised in this comment.</p>
	<p>It is recommended that the draft structure plan be deferred at this stage to resolve the above matters.</p>	<p>As the land is now affected by the Planning Control Area (PCA), the proposal is a matter for WAPC to determine. The Shire is required to provide a recommendation to the WAPC at this time and is not in a position to defer its recommendation.</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

(Appendix ORD: 12.3D)

	Submitter	Submitter Comment	Response to comments
1.	Department of Planning, Lands and Heritage (DPLH) 31/01/2020	No objection	Noted
2.	Department of Primary Industries and Regional Development (DPIRD) 06/02/2020	No objection	Noted
3.	Public Transport Authority of WA (PTA) 28/02/2020	No objection	Noted
4.	Department of Mines, Industry Regulation and Safety (DMIRS) 18/02/2020	<p>a. The area is covered by Petroleum Exploration Permit (EP) 496 held by Bunbury Energy Pty Ltd. The percentage of the EP affected is minor and unlikely to affect exploration.</p> <p>b. The eastern margin of the proposed Structure Plan is shown in the DMIRS Tengraph system as FNA 10611 - File Notation Area - Bunbury to Albany Gas Pipeline Investigation Corridor to Determine Final 50 m Alignment (Martin Pelusey Road Alternative). The FNA is currently a 200 m wide zone with the final 50 m pipeline corridor yet to be determined.</p> <p>c. It is noted that a proposed Primary Road in the strategic plan follows a similar route to the proposed Gas Pipeline along the eastern boundary of the Picton Industrial Park Southern Precinct.</p>	Noted. The Pipeline Investigation Corridor was acknowledged in the Structure Plan. It is an investigation only and does not prevent progress of the Structure Plan as proposed. Future development will be assessed having regard to the final corridor alignment.
5.	Department of Health (DOH) 24/02/2020	<p>a. Objection - Any development is required to connect to scheme water and be in accordance with the <i>Government Sewerage Policy (2019)</i></p> <p>b. It is noted that the proposed site is subject to a high water table and inundation and has excessive underlining areas of heavy soils.</p>	<p>The final role and function of Martin-Pelusey Road will be determined by DPLH and MRWA through the Structure Plan and Traffic Impact Statement accompanying acknowledge this. A GBR5 PCA1 has been declared and defines the extent of land requirements.</p> <p>Noted. See below for response to comments.</p> <p>Agreed. This is already documented within the LWMS</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
	<p>c. The proposal is contrary to Provision 5.1.1 (7) of the <i>Government Sewerage Policy (2019)</i> as the proposed lot sizes are less than one hectare with the highest groundwater level not achieving a minimum required separation distance of 0.5 metres below the natural ground level. As proposed, the development requires connection to reticulated sewerage.</p> <p>d. Given the above information, the DoH is not prepared to support the proposal until site suitability for on-site wastewater disposal is demonstrated via a site-specific site and soil evaluation report undertaken in accordance with Australia New Zealand Standard 1547 and submitted for consideration.</p> <p>For more details please refer to the fact sheet '<i>Guidance on Site-and-Soil evaluation for Onsite Sewerage Management</i>'.</p>	<p>The Concept Plan (which has been prepared for guidance only, demonstrating what <u>may</u> be developed, is not the subject of the approval) but has nevertheless been updated so that lot sizes shown are 1 ha or greater.</p> <p>The Shire and DPLH are reminded that this application is for a Structure Plan only. Specific lot sizes are not proposed by this Structure Plan, these will be determined at subdivision application stage. Comments within the Structure Plan report and LWMS and in relation to the Government Sewerage Policy have been clarified and provisions in Part One updated.</p> <p>A site and soil evaluation (SSE) in accordance with '<i>Guidance on Site-and-Soil evaluation for Onsite Sewerage Management</i>' and AS 1547, appropriate to the structure plan stage of the planning process has been incorporated into the LWMS (within a standalone Wastewater Management chapter), utilising information from investigations that have already been completed across the site. In accordance with the fact sheet, the SSE (as required at structure planning) has:</p> <ul style="list-style-type: none"> • noted the minimum 1 ha lot size • identified appropriate treatment technologies/ management systems • established performance criteria consistent with the policy (e.g. separation distances) • identified information required at subdivision, development approval and implementation. • determined ongoing management and monitoring options. <p>The Structure Plan has also been amended to require an appropriate SSE prior to subdivision and / or development. Part One has been updated to reflect this.</p> <p>This approach both recognises that the proposed Structure Plan is intended to facilitate the future use of the land for industrial development which is expected to occur over time, while ensuring that should a specific land use or subdivision be proposed prior to future reticulated sewer provision, appropriate site assessment will be completed.</p>
	<p>e. The Structure Plan is to acknowledge and incorporate appropriate separation distances in accordance with the Environment Protection</p>	<p>Noted.</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
	<p>Authority Environmental Assessment Guideline 3 'Guidance for the Assessment of Environmental Factors No 3 – Separation Distances between Industrial and Sensitive Land Uses' particularly in relation to the border along Harris Road and is available for download from http://epa.wa.gov.au/sites/default/files/policies_and_guidance/GS3-separation-distances-270605.pdf</p> <p>f. Public Health Impacts - Industrial Estates and Precincts</p> <p>Enclosed is a scoping tool 'Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations', that highlights public health issues that should be addressed and incorporated into the proposed industrial estate and precinct.</p>	<p>Section 2.6 identifies the existing land uses surrounding the site - no land uses exist that are incompatible with the proposed industrial development.</p> <p>It is relevant to note that the areas to the south of Harris Road are associated with existing industrial land uses, therefore are not considered 'sensitive land uses' as defined by the EPA Environmental Assessment Guideline 3 'Guidance for the Assessment of Environmental Factors No 3 – Separation Distances between Industrial and Sensitive Land Uses'. Therefore separation distances as per the EPA guideline are not a relevant consideration with regard to land uses immediately to the south.</p> <p>Furthermore, the site is located within a broader area identified (and zoned) for industrial land uses, including the future Waterloo Industrial area immediately to the east.</p> <p>Therefore, achieving the recommendations outlined within the EPA Environmental Assessment Guideline 3 'Guidance for the Assessment of Environmental Factors No 3 – Separation Distances between Industrial and Sensitive Land Uses' can be satisfied without any changes to the proposed layout.</p> <p>Section 4 of the EAMS has been updated to acknowledge the requirement for future industrial development to satisfy relevant separation distances (where/if applicable).</p> <p>Noted.</p> <p>Acknowledgement that the scoping tool 'Industrial estates, precincts and industrial developments Scoping Tool: Public Health Considerations' has been considered as part of the preparation of the Structure Plan, with specific reference included within the EAMS.</p>
6. Water Corporation 11/02/2020	<p>a. <u>Water</u> As stated in the Engineering Servicing Report the water reticulation is currently licensed and operated by Aqwest.</p>	<p>Noted.</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
	<p>b. <u>Wastewater</u> Current planning (as per plan included in the Engineering Servicing Report) indicates that the subject area falls within two catchments. The northern portion of the subject area will be serviced by a future pump station planned to be located near the subject sites northern boundary. The southern portion of the subject area falls within a catchment with a future pump station planned to be located on land to the south of the subject site. These pump stations are not scheduled on Water Corporation's 5-year Capital Investment Program.</p>	<p>Noted. The Structure Plan acknowledges that reticulated sewer is not available or planned in the short term. High level review confirms it is not viable in either an interim or ultimate scenario at this time. On-site effluent disposal is proposed in the interim, should subdivision and/or development be proposed – and this may only occur in the medium term. As per comments above, the Structure Plan and LWMS have been updated to include detail on the information required to support onsite sewage disposal at each of the relevant planning and development stages.</p>
	<p>c. If reticulated wastewater is required for the development of this area the headworks infrastructure, that would include the wastewater pump stations, may be required to be constructed as part of the subdivision process of this or other proposed developments in the surrounding area. Who would be funding these pump stations would need to be considered when it is determined that they are required.</p>	<p>Noted.</p>
	<p>d. Consideration must be made to the location of a proposed pump stations. A pump station will require appropriate land to be provided for the works and the odour buffer that will surround the works. The route for the future pressure mains should be in the form of a road reserve.</p>	<p>Noted. With regard to the requirement for an odour buffer around a pump station, Water Corporation's guidance document on land use compatibility within buffer areas indicates that industrial land uses are largely compatible (some are discretionary, particularly some light industrial uses) therefore satisfying buffer requirements will not be an issue.</p>
	<p>e. <u>Drainage</u> The subject area falls within the Collie River Drainage District a rural drainage system. Developments within this catchment are required to contain the flows from a one in one hundred year storm event on site. Discharge to Water Corporation drains must be compensated to pre-development levels. No adverse discharge or runoff from the subject land would be allowed into our drainage system.</p>	<p>Noted. This approach is documented in the LWMS and is consistent with this advice</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
f.	<p>Rural drains are not designed to give flood protection at all times and some inundation of land can be expected. Water Corporation maintains its existing drains to ensure they are capable of clearing water from adjacent rural properties within three days of a storm event, where contours and internal drainage make this physically possible.</p>	Noted.
g.	<p>The LWMS generally meets drainage planning requirements but it should be noted that the existing Water Corporation sub drains through the subject area need to be taken over by the Shire of Dardanup. The Water Corporation would like the following paragraph inserted into Section 10.1 of the LWMS to clarify this matter. <i>The East Picton Sub C, Sub D and Sub E Drains traversing through the LWMS area need to be transferred from the Water Corporation to the Shire of Dardanup. As subdivision of these lots is expected to be staged over a number of years, suitable arrangements must be made between the Water Corporation and the Shire Of Dardanup before development commences to manage an efficient transfer of these sub drains.</i></p>	The LWMS has been updated as requested.
h.	<p>General Comments The developer is expected to provide all sewerage reticulation if required. A contribution for Sewerage headworks may also be required. In addition the developer may be required to fund protection of all works.</p>	Noted.
i.	<p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid.</p>	Noted.
7.	<p>a. The Department has identified that the Proposed Structure Plan - Picton Industrial Park has a strong</p>	Noted and this has been considered within the LWMS.

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
<p>Department of Water and Environmental Regulation (DWER) 13/02/2020</p>	<p>potential to impact on environment and water resource values and management.</p> <p>b. Objection - The Department therefore objects to the proposal in its current form. Key issues and recommendations are provided below, and these matters must be addressed to the satisfaction of the Department:</p> <p>Issue: Risks associated with uncertain staging. Recommendation: More detail and justification is required to avoid the risk of cumulative impacts at subsequent planning stages Issue: Waste water management. Recommendation: The minimum lot size should be 1ha and a site and soil evaluation is to be prepared Issue: The LWMS does not meet the requirements of the Department. Recommendation: The LWMS must be finalised to the satisfaction of the Department, Shire of Dardanup and Department of Health Issue: Native Vegetation. Recommendation: Revegetation to ensure the habitat values of the conservation area are improved and retained over time should be required.</p> <p>More detail pertaining to the above issues are provided in the table provided below:</p> <p>c. Issue: Risks associated with uncertain staging Recommendation: More detail and justification is required to avoid the risk of cumulative impacts at subsequent planning stages Discussion: It is stated that “staging of development is expected to generally occur from Martin-Pelusey Road west”, however the LWMS states that “land ownership within the LSP area is somewhat</p>	<p>DWER comments have been considered and addressed. See response to comments further below.</p> <p>The LWMS has been updated to address DWER comments. An outline/discussion of this is provided below. Drainage considerations The LWMS has been updated to include an indicative control points map. This map illustrates the critical control points and minimum inverts across the site, demonstrating feasibility of the ultimate surface and groundwater drainage system. This also provides clarity to developer(s)/lot owner(s) as staging occurs. Future UWMPs will need to provide achievable temporary solutions in consideration of proposed staging (unless the subdivision is</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
	<p>fragmented and consequently it is difficult to determine when each landholding will be developed.”</p> <p>It is therefore important that the level of investigation, detail and sub-division works are appropriate to manage the risks regardless of the location and/or size of sub-division stages. This is also required to ensure that any developer contributions and/or compensation can be appropriately identified for specific infrastructure and/or land uses (e.g. drainage basins and POS).</p> <p>Elements that are deemed too require more information include but are not limited to: The complete surface and groundwater drainage system (i.e. controlled groundwater levels across the site and the discharge pathway for basin 3). Final lot levels and a commitment that these will be filled as part of sub-division works (currently it is proposed that future owners fill lots). Proving up with more detail the wastewater management, see issue 2 below.</p>	<p>developed to the ultimate design in one stage) that meet the design criteria. This is a typical requirement of UWMPs.</p> <p>Resolution of how the hydraulics for basin 3 are achieved will be determined for the UWMP. Detailed design information (available at subdivision) will be utilised to determine the most appropriate design solution for discharges from basin 3 towards the ultimate outlet.</p> <p>Fill considerations Minimum inverts of the drainage system across the site have been illustrated on the indicative control points map, provided in the updated LWMS. The design and implementation roadside swales and basins, is the responsibility of the developer.</p> <p>Discussion regarding minimum lot levels relative to illustrated minimum inverts have been added to the LWMS, as runoff from lots and subsoil drains will need to discharge into roadside swales. Lot owners will be required to discharge into these systems and meet all relevant design criteria. Future UWMPs must also provide achievable temporary solutions that meet the design criteria as staging occurs, unless development of the subdivision occurs as one stage. This is a typical requirement of UWMPs.</p> <p>Additional sand fill may be required within some lots to ensure on-site wastewater disposal meet the required clearances. However, this is dependent on the ultimate land use and detailed design. Clear design criteria regarding clearances have been provided in the LWMS (as part of the response to issue 2, see below).</p> <p>The proposed approach of providing minimum inverts and clear design criteria will minimise the amount of fill that needs to be imported to develop the land and provide clarity for developer(s)/lot owner(s). To address potential interim drainage issues, which have been experienced in other developments, UWMPs must outline achievable temporary solutions in accordance with the proposed staging plan.</p> <p>Wastewater considerations See responses to issue 2 and 3 in regards to wastewater management.</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
	<p>d. Issue: Government Sewerage Policy</p> <p>Recommendation: The minimum lot size should be 1ha and a site and soil evaluation is to be prepared</p> <p>Discussion: Provision 5.1.1 (7) of the Government Sewerage Policy 2019 states that “planning proposals are required to connect to or provide for reticulated sewerage” “where land is being rezoned for the creation of lots less than one hectare and the highest groundwater level is less than 0.5m below the natural ground level”. For this site: Large portions are constrained with groundwater being close to surface; areas of seasonal inundation; and being underlain by a thin Bassendean sand over Guildford formation, with clayey sand being observed after 1m depth. The structure plan proposing lot sizes from 0.65 ha to 4.6 ha, with 17 lots been smaller than 1ha.</p> <p>It is recognised that the land is zoned industrial deferred in the GBRs, and as such is already effectively zoned for the proposed use and as such Provision 5.1.1 (7) of the Government Sewerage Policy 2019 may not be applied.</p> <p>However, while the supporting documentation has identified the area as being within a sewerage sensitive area and the vertical separation to groundwater and systems requirements have been identified. There is no reference made to the minimum required lot size criteria of 1ha, which also aligns with Section 4.1 (5) of the Picton Industrial Park Southern Precinct District Structure Plan.</p>	<p>The Engineering Servicing Report has been updated to include high level discussion in regards to the feasibility of reticulated sewer. This has also been reflected in the LWMS.</p> <p>The Concept Plan has been updated to have minimum 1 ha lot sizes (noting comments further above that the Concept Plan is not being put forward for approval, only the Structure Plan). All technical appendices have been updated to reflect the LSP (unchanged) and updated Concept Plan.</p> <p>An SSE has been incorporated into the LWMS (as a standalone Wastewater Management chapter) utilising information from investigations that have already been completed across the site. In accordance with the DoH fact sheet, the SSE required at structure planning has:</p> <ul style="list-style-type: none"> • noted the minimum 1 ha lot size • identified appropriate treatment technologies/ management systems • established performance criteria consistent with the policy (e.g. separation distances) • identified information required at subdivision, development approval and implementation. • determined ongoing management and monitoring options.

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

	Submitter	Submitter Comment	Response to comments
		<p>Furthermore, it is stated in both the Environmental Assessment and Management Strategy and LWMS that lot owners will be informed of the requirement for a site and soil evaluation report.</p> <p>Given the above information, the Department is not prepared to support the local structure plan until:</p> <ul style="list-style-type: none"> the minimum lot size of 1ha has been proven, and a site specific Site and Soil Evaluation report is prepared. 	
.		<p>e. Issue: The LWMS does not meet the requirements of the Department or Shire</p> <p>Recommendation: The LWMS must be finalised to the satisfaction of the Department, Shire of Dardanup and Department of Health</p> <p>Discussion: The Department assessed the LWMS, and prior to submitting comments to the proponent consulted with Luke Botica and James Reilly, who were in agreement with the issues raised.</p> <p>The area is prone to seasonal inundation and there are risks in not more clearly identifying stormwater and groundwater proposals and controls.</p> <p>This is especially relevant due to the fragmented land ownership, difficulty in defining and enforcing a staging plan, subsequent stages resulting in multiple UWMMPs.</p> <p>Comments were sent to the proponent on the 23/01/20, and they responded on 06/02/20. Their proposed actions to a number of comments are viewed as inadequate by the Department, especially in view of Issue 1 and 2.</p>	<p>The LWMS has been updated as per the email response provided to DWER on 06/02/20 with the exception of comments relating to wastewater. As above, the LWMS has been updated to reflect the new concept plan and to include a standalone Wastewater Management chapter inclusive of an SSE (as per the relevant guidance material).</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

(Appendix ORD: 12.3D)

Submitter	Submitter Comment	Response to comments
	<p>As such discussion is required between the Shire of Dardanup and the Department of Health before these comments are responded to (see the attached).</p>	
	<p>f. Issue: Native vegetation</p> <p>Recommendation: Revegetation to ensure the habitat values of the conservation area are improved and retained over time should be required</p> <p>Discussion: The subject area contains remnant vegetation mapped as Guildford Vegetation Complex which only has 5.1% of its pre-clearing extent remaining.</p> <p>Whilst the vegetation is considered to be in a degraded condition, it provides habitat for threatened species of black cockatoo and Western Ringtail Possum. The area of vegetation identified for conservation is considered the better quality habitat and its retention for conservation is supported.</p> <p>Revegetation to ensure the habitat values of the conservation area are improved and retained over time should be required.</p> <p>Planning should also aim to retain vegetation and mature trees in other areas of public open space and within development areas.</p>	<p>Noted, no change proposed.</p> <p>The EAMS already identifies areas of existing vegetation proposed for retention (see Figure 7) and proposes that this area will be revegetated as part of the subdivision process (see Section 4.2.3).</p> <p>This is to improve the biodiversity values an ecological linkage function of the retained vegetation (which is largely trees over paddock grasses currently).</p> <p>Section 4.2.2 and 4.2.3 of the EAMS also indicates that where possible existing paddock trees will be identified for retention outside of the identified vegetation retention area but will need to be based on responding to site constraints such as drainage requirements, level changes (i.e. the provision or removal of fill) and health/longevity considerations.</p>
8. Luke Radunovich – Director, Greatline SMSF Property Pty Ltd 18/02/2020	<p>a. Requests conditions: That potential buyers be notified that sandblasting operates in the vicinity.</p> <p>b. That offices have double glazing windows and doors. Also sound proofing equivalent to double doors.</p>	<p>Noted.</p> <p>Not supported. The wider Picton area is identified for industrial development. The sand blasting operation and this proposed industrial structure plan are entirely consistent with the broader district structure plans for the area and are compatible uses.</p> <p>Not supported. The LSP is to facilitate general industrial development. See comment a above.</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
9. Westim Pty Ltd (T/As WA Timber Sales) 20/02/2020	<p>glazing to be used for offices due to the possible noise from sandblasting.</p> <p>c. A caveat to the above to be put on proposed subdivision blocks.</p> <p>d. Note: Sandblasting has been operating close to twenty years on the above site.</p> <p>a. As an affected landowner we hereby confirm our support for the Structure Plan as advertised by the Shire of Dardanup, subject to the following points of clarification being accommodated in the plan's finalisation:</p> <p>b. Land within Structure Plan are shown green on the 'Structure Plan Map' is identified for 'Public Open Space/Drainage'. We understand that only the north western most corner of Lot 603 is required as public open space (for vegetation retention).</p> <p>c. The remaining three areas within Lot 603 and Lot 110 are for drainage purposes only to reflect the recommendations of the associated Local Water Management Strategy.</p> <p>d. We request that the distinction be made as two separate categories on the final Structure Plan Map ('Public Open Space' and separately 'Drainage') to avoid any confusion or implied obligation for public open space provision.</p> <p>e. In addition to the above point, we note that the current town planning framework requires the Shire of Dardanup and WA Planning Commission to only have 'due regard' to the Structure Plan, and not be literally bound by the Structure Plan Map in assessing any applications for subdivision and development.</p>	<p>Not supported. The LSP is to facilitate general industrial development. See comment a above.</p> <p>Noted. The proposed LSP does not conflict with this.</p> <p>Noted.</p> <p>Agree. The Plan 1 – Structure Plan Map has been updated to differentiate between Open Space and Drainage.</p> <p>Agree, see b above.</p> <p>Agree See b above</p> <p>Agree. This is consistent with the Clause 27 (1) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, Schedule 2 (Deemed Provisions).</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
	<p>f. With this in mind we request that the Structure Plan include a text note acknowledging that the identified 'Drainage' areas are 'indicative only and there is a recognised need for flexibility to allow final detailed design of drainage: which will likely result in the identified areas being varied. This ultimately may facilitate a better water management outcome, which could include multiple drainage locations if required within Lot 110 for example.</p>	<p>Agree. A note has been included and this is acknowledged in the LSP report Part One and Part Two text.</p>
10.	<p>ATCO Gas Australia Pty Ltd 03/03/2020</p>	<p>Noted.</p>
11.	<p>Department of Fire and Emergency Services 3/03/2020</p> <p>a. The following submission was received from DFES relating to the Bushfire Management Plan (BMP) (Version A), prepared by Emerge and dated 13 November 2019, for the above Local Structure Plan. The BMP was included as technical appendix 4 in the report titled 'Local Structure Plan Precinct 2a – Picton Industrial Park Southern Precinct' dated 17 January 2020 prepared by Rowe Group Design.</p> <p>b. The recommendation from DFES states that "At the structure planning stage, consideration should be given to the intensification of land use and how this relates to identified bushfire hazards. DFES is satisfied that the bushfire hazard level assessment has adequately identified the bushfire risk and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.</p> <p>c. Notwithstanding the above, modifications as indicated in the above table(s) to the BMP are required prior to subsequent planning stages to ensure compliance with the bushfire protection</p>	<p>The BMP has been updated as per DFES request. In particular:</p> <ul style="list-style-type: none"> • The footnote regarding 'development site' has been removed. This has been with the definition for 'developable land', as defined by the DPLH position statement on Element 1 and 2 (and is a definition that is applicable to this stage of planning). • Additional text included regarding management of drainage reserves, and potential for assumptions to be different, depending upon Shire agreement. Any changes to assumptions can be appropriately addressed through subdivision and/or development approval given the development type (industrial) and the size of future lots, which will mean as a worst case in lot setbacks can be easily accommodated.

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

Submitter	Submitter Comment	Response to comments
	<p><i>criteria. As these modifications are minor in nature and will not affect the LSP, these modifications should be undertaken to support subsequent stages of the planning process (subdivision & development applications)."</i></p>	
<p>12 Department of Biodiversity Conservation and Attractions</p>	<p><u>Vegetation</u> Lots 603 and 103's native vegetation has been mapped as being within the Federal government listed Threatened Ecological Community (TEC) namely the "Banksia woodlands of the Swan Coastal Plain".</p> <p>These lots also contain areas of the Guildford and Southern River native vegetation complexes which are considered to be poorly reserved with approximately 5.09% and 26.87% respectively of the pre-1750 extent remaining. This is below the nationally recommended 30% threshold for the retention of remnant vegetation. A map depicting the poorly retained vegetation corridor within Picton East is attached.</p>	<p>Noted. No change proposed.</p> <p>As detailed within the EAMS, the vegetation within the LSP does not contain characteristics representative of the federally listed 'Banksia woodlands of the Swan Coastal Plain' threatened ecological community (TEC) (as per the federal conservation advice). Therefore while broad scale mapping may indicate this community is potentially present, site specific investigations demonstrate it does not meet the diagnostic criteria (and in particular, no Banksia species are present).</p> <p>With regard to the Guildford and Southern River vegetation complexes being present within the site, this is noted in Section 2.3.1.1 of the EAMS. The EPA advice did not identify any vegetation within the site for retention, although portions of both the Guildford and Southern River vegetation complexes are proposed to be retained as part of the structure plan.</p>
	<p><u>Ecological corridors</u> The application document noted that there no mapped ecological linkages. The Environmental Protection Authority (EPA) provided advice to the Minister for the Environment on areas of conservation significance within the Preston Industrial Park. (EPA Bulletin 1282). The proposal area contains native vegetation identified within the EPA Bulletin 1282's Investigation Area 6.</p> <p>Investigation Area 6 was considered by the EPA to be a regionally significant natural area forming part of the McLarty/Kemerton/Twin Rivers/Preston River/Gwindinup (north-south ecological linkage). A</p>	<p>Noted. No change proposed.</p> <p>The EAMS (see Section 3 and Section 4.2) already discusses the EPA advice and notes that while the northern and western portions of the site were identified as part of 'Investigation Area 6', none of the vegetation within the site was recommended for retention by the EPA. Areas recommended for retention by the EPA are located immediately to the north-west and west of the site.</p> <p>The LSP proposes to retain additional areas of vegetation required by the EPA and the <i>Picton Industrial Park Southern Precinct District Structure Plan</i></p>

9013 LSP Schedule of Submissions - applicant comments (update 2020-05-26)

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

(Appendix ORD: 12.3D)

Submitter	Submitter Comment	Response to comments
	<p>map of this area is shown on the attached Figure 5, which should be retained and protected.</p>	
	<p><u>Fauna</u> The Terrestrial Fauna Survey (Greg Harewood, December 2009) (Fauna survey) found the site contains suitable habitat for threatened western ringtail possums (WRP) and black cockatoos. The Fauna survey also located numerous WRP dreys within the vegetation. WRP and the three species of black cockatoos are listed as threatened species under Western Australia's Biodiversity Conservation Act 2016 (BC Act) and the Commonwealth of Australia's Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). WRP are listed as critically endangered under both the BC Act and the EPBC Act.</p>	<p>Noted. No change proposed.</p> <p>The requirement for the proponent to consider their obligations pursuant to the EPBC Act is outlined within the EAMS. This is the responsibility of the proponent and can be addressed prior to physical works within the site progressing.</p>
	<p><u>General comments</u> It is noted that portions of Lot 603 and 110 are proposed to be retained as Public Open Space (POS). The structure plan should be designed to protect as much of the poorly reserved Southern River and Guildford vegetation complexes as possible given it is within a regionally significant natural area and forms part of the north-south ecological linkage. DBCA considers that additional bushland areas within Lots 603 and 103 could also be retained within POS.</p>	<p>Noted. No change proposed.</p> <p>Approximately 3.95 ha of existing vegetation within the north-western portion of Lot 603, as per Figure 7 of the EAMS is proposed to be retained. This area is not proposed to contain any drainage, and therefore it will be possible to maintain existing ground levels and the associated vegetation.</p> <p>This area will be revegetated to improve the currently 'completely degraded' condition of the vegetation in this area.</p> <p>The other areas of public open space are required for drainage purposes and due to the volume of stormwater that needs to be accommodated, alteration to the existing ground levels is likely to be required, meaning additional retention of existing vegetation may not be possible. Individual paddock trees may be identified for retention within these areas, however will need to respond to site constraints such as level changes (i.e. the provision or removal of fill) and health/longevity considerations. This is already discussed in the EAMS.</p>

Schedule of Submissions – Proposed Structure Plan Precinct 2A – Harris Road, Picton South

	Submitter	Submitter Comment	Response to comments
		DBCA supports the structure plan intention of revegetating POS areas to enhance fauna habitat values and ecological linkage functions, particularly for WRP and black cockatoos.	Noted.
		DBCA also supports the structure plan recognition of possible future subdivision management plan requirements to minimize clearing of fauna habitat, and manage and protect threatened fauna where clearing is unavoidable.	Noted.

RISK ASSESSMENT TOOL									
OVERALL RISK EVENT: Picton Industrial Park Southern Precinct - Local Structure Plan Precinct 2A									
RISK THEME PROFILE: 1 - Asset Sustainability Practices 7 - Environment Management									
3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory) Choose an item.									
RISK ASSESSMENT CONTEXT: Project									
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL			RESIDUAL RISK RATING
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING	
HEALTH	Risk to groundwater contamination due to high water table and onsite effluent disposal	Moderate (3)	Possible (3)	Moderate (5 - 11)	Not required	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	There will be a cost to the Shire for upgrading and maintenance of roads unless developer funding contributions are prepared and enforced	Major (4)	Likely (4)	High (12 - 19)	Requirement for development contribution/funding for road works to form part of LSP	Major (4)	Unlikely (2)	Moderate (5 - 11)	Moderate (5 - 11)
SERVICE INTERRUPTION	No risk identified for this event	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	No risk identified for this event	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	No risk identified for this event	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	Risk to groundwater contamination due to high water table and onsite effluent disposal	Moderate (3)	Possible (3)	Moderate (5 - 11)	Not required	Not required.	Not required.	Not required.	Not required.



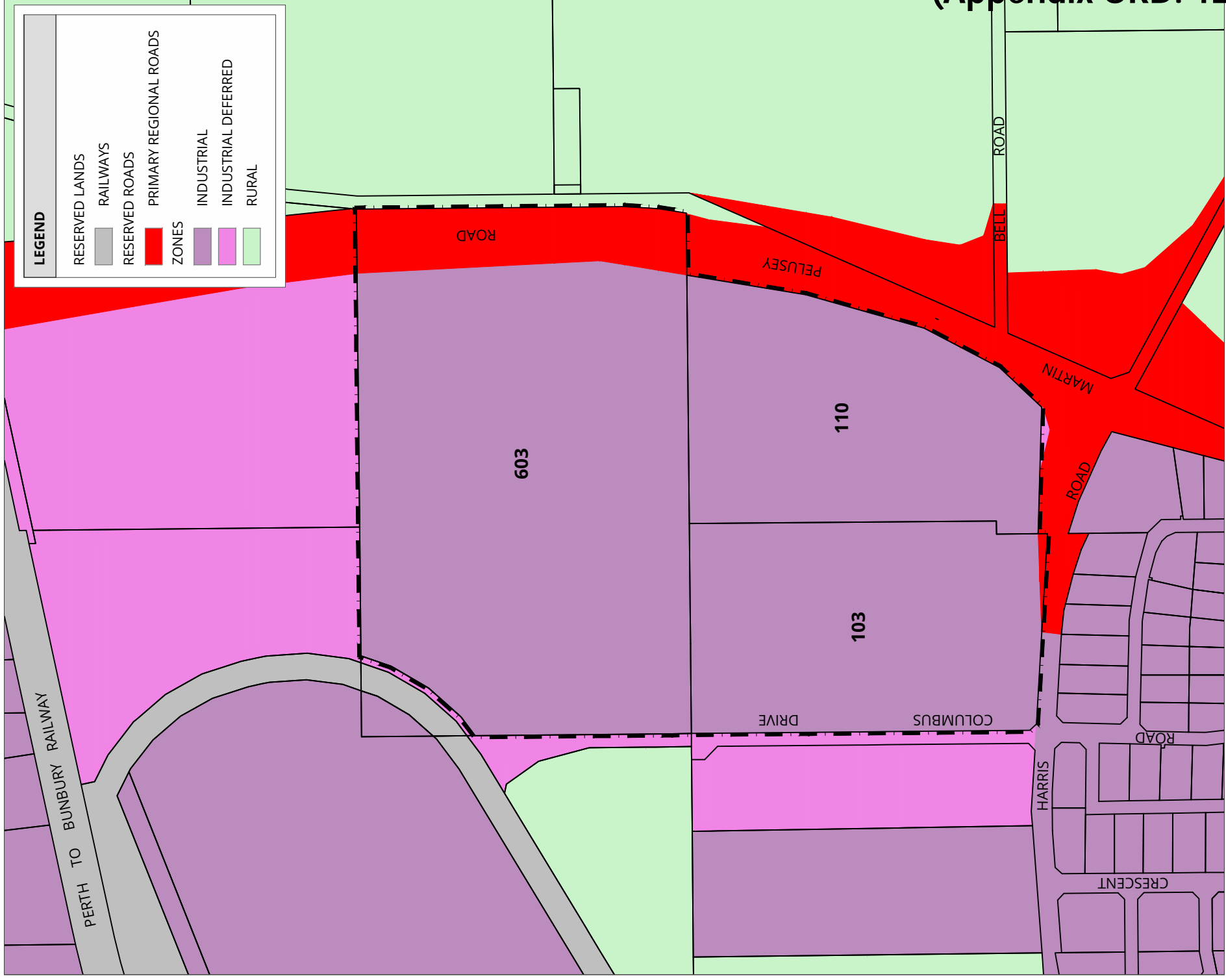
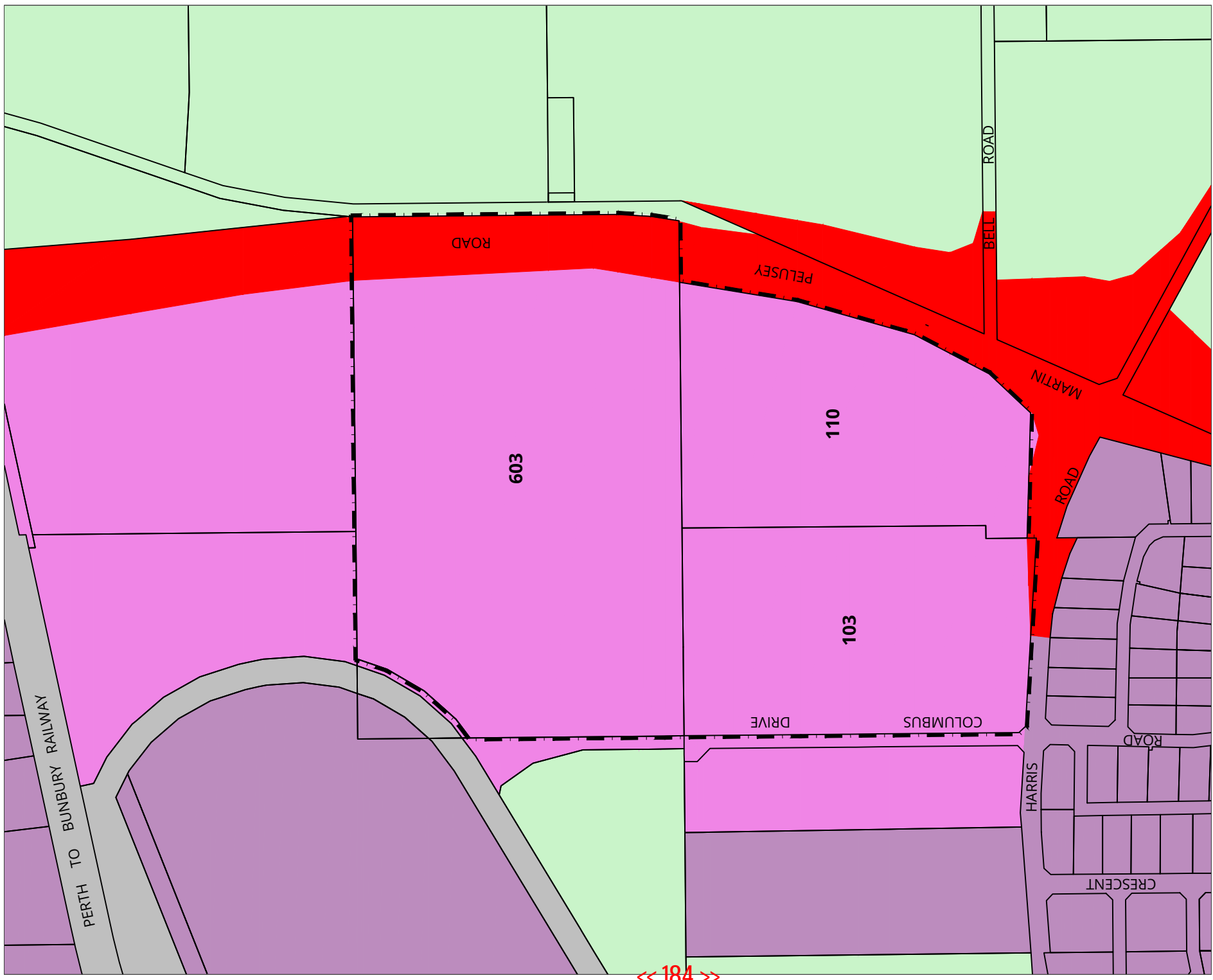
SCALE @ A3: 1:7500
187.5 m
9013-FIG-13-A



GREATER BUNBURY REGION SCHEME - EXISTING AND PROPOSED ZONING
VARIOUS LOTS, HARRIS ROAD
PICTON

LEGEND

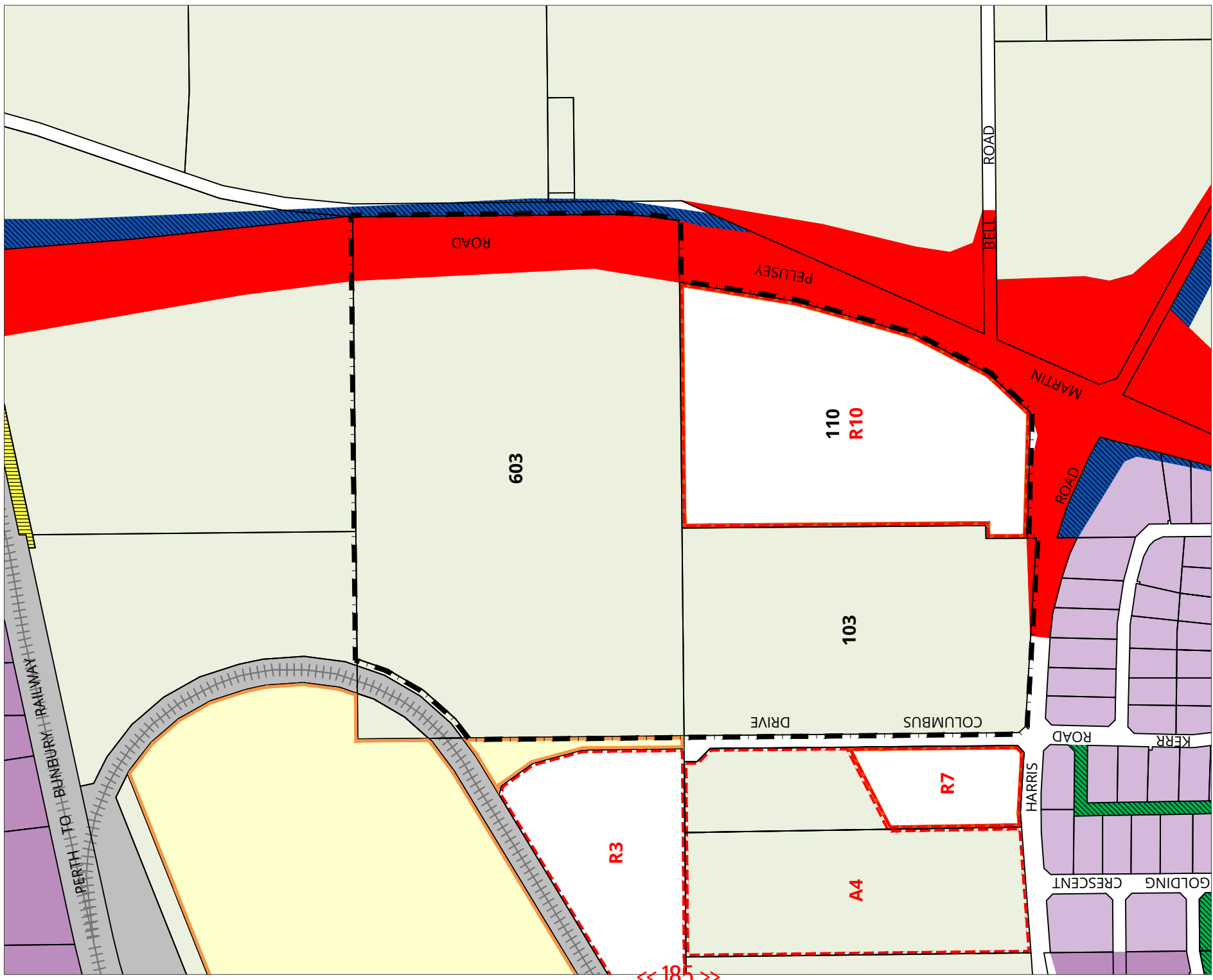
- RESERVED LANDS
- RAILWAYS
- RESERVED ROADS
- PRIMARY REGIONAL ROADS
- ZONES
- INDUSTRIAL
- INDUSTRIAL DEFERRED
- RURAL



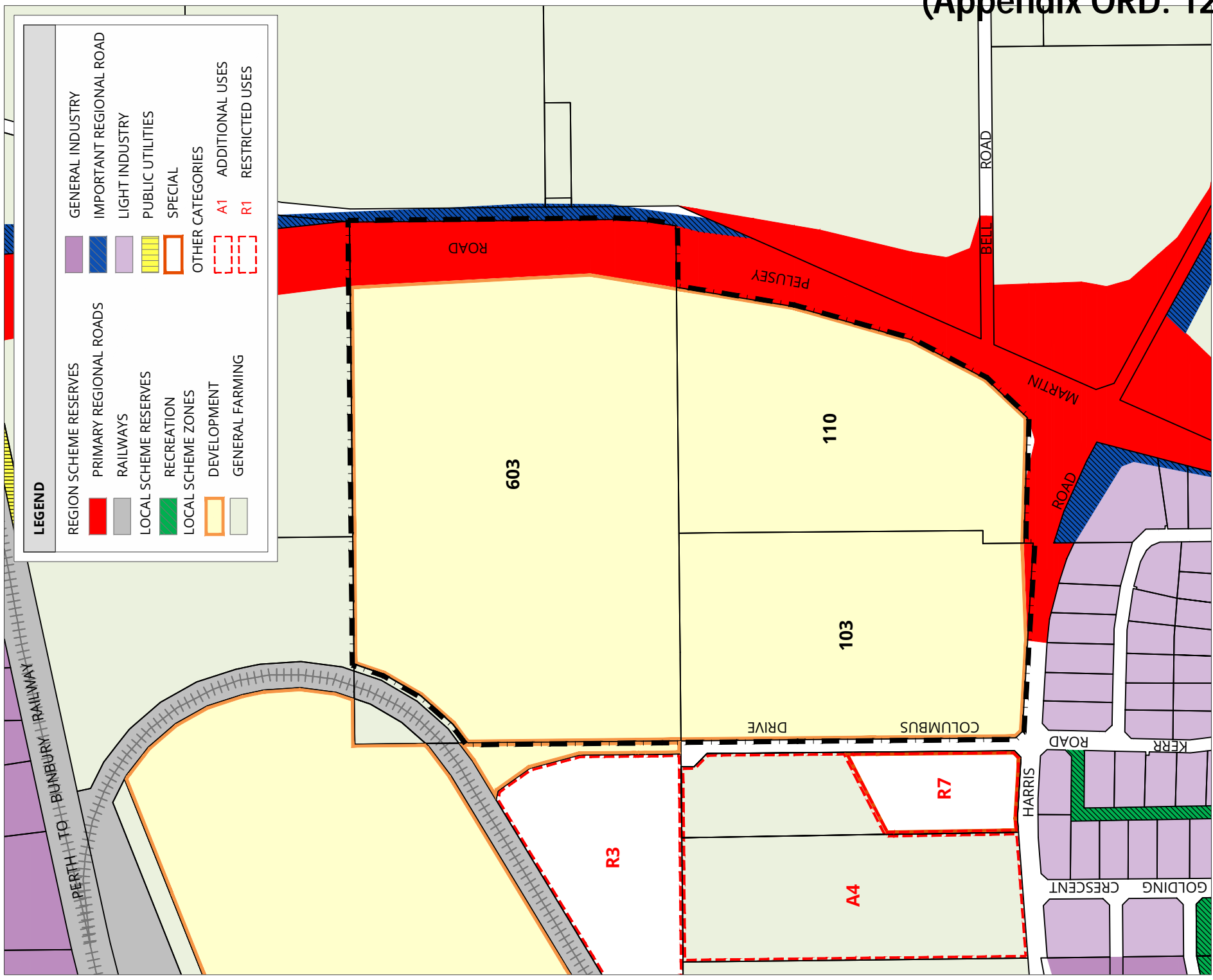
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LEGEND	
	REGION SCHEME RESERVES
	PRIMARY REGIONAL ROADS
	RAILWAYS
	LOCAL SCHEME RESERVES
	RECREATION
	LOCAL SCHEME ZONES
	DEVELOPMENT
	GENERAL FARMING
	GENERAL INDUSTRY
	IMPORTANT REGIONAL ROAD
	LIGHT INDUSTRY
	PUBLIC UTILITIES
	SPECIAL
	OTHER CATEGORIES
	A1 ADDITIONAL USES
	R1 RESTRICTED USES



EXISTING ZONING



PROPOSED ZONING

SHIRE OF DARDANUP TOWN PLANING SCHEME - EXISTING AND PROPOSED ZONING

VARIOUS LOTS, HARRIS ROAD
PICTON

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