

**Summary of Submissions**  
**Scheme Amendment No. 180 – L60 Robertson Road, Cardup**

Submitter	No	Comment	Applicant and Officer Response
Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850	1.	<p><u>Bush Forever</u>            Part of Lot 60 is within Bush forever area 361 and adjacent to Bush Forever area 350. As stated in the Department of Planning (DoP) submission the vegetation complex within these areas is poorly represented (3% remaining) and there are mapped Threatened Ecological Communities. The EPA supports the advice and recommendations of the DoP regarding potential impacts on the Bush Forever areas, including drainage and fencing requirements.</p> <p><u>Dust and Noise</u>            The EPA notes that the concrete casting operations will be located in 2 sheds approximately 400 and 500 metres from the nearest off-site residence. The Shire of Serpentine Jarrahdale estimates the expansion of the concrete casting business will increase capacity from 30,000 to 80,000 tonnes per year. The recommended separation distance between sensitive land uses and a concrete casting works producing between 5,000 and 150,000 tons per year is 500 to 1000 metres.</p> <p>The EPA advises that works approval and licensing will be required from the Department of Environment and Conservation.</p>	<p>The Scheme Amendment (SA), which seeks to introduce an additional land use on Lot 60, Robertson Road, does not mean that a development which encroaches on a Bush Forever site is being sought for approval via a Development Application. Rather, any development on this site as a result of this SA will not encroach on such a site, and indeed, measures will be put in place which mitigates negative impacts on the site upon approval of any development. Such measures can include drainage and fencing.</p> <p>The minimum distance between the proposed location of the concrete casting shed and any residential dwelling is approximately 465m. This is only marginally below the suggested 500m separation zone. Hence, such a discrepancy can be mitigated by limiting the scale of the operation and ensuring acceptable air quality standards via any development application and/or works approval licence.</p> <p><b>Officer comment: agreed</b></p>
Department of Planning – Policy Development	2.	<p>Bush Forever identifies regionally significant bushland for protection. Assessment of any proposal that may affect a Bush Forever area should recognise and show due consideration of the high conservation values of the site.</p> <p>In view of the information provided, Policy Development is concerned that the portions of Lot 60 and Lot 21 that include Bush Forever Area 361- Norman Road Bushland, Whitby/Cardup (BFA 361) have not been excluded and, therefore, could result in clearing or development that could potentially have direct or indirect impacts on BFA 361. On this basis, Policy Development requests that an additional sentence be included in the amendment to stipulate that the permissible land uses are restricted to the portions of Lot 60 and Lot 21 not located within BFA 361.</p>	

**Summary of Submissions**  
**Scheme Amendment No. 180 – L60 Robertson Road, Cardup**

Submitter	No	Comment	Applicant and Officer Response
	2.1	<p>It is understood that the proposed local planning scheme amendment seeks to delete the existing text from Appendix 2 - Special Use Zones and replace it with the following text:</p> <p style="padding-left: 40px;">"5. Lot 2 of Serpentine AA Lot 20 and Lot 60 of Serpentine AA Lot 21 Norman Road, Cardup - Concrete casting business; Manufacture and distribution of timber and related products.</p> <p style="padding-left: 40px;">1. The concrete casting business is limited to Lot 60. In considering any development application, Council may require conditions addressing management of water quality and quantity, potential noise, dust, traffic and revegetation."</p> <p>The stated purpose of the proposal is to enable the current development application for expansion of the current land use of manufacturing of timber and Permacast (concrete) products to be considered prior to finalisation of planning for the Cardup Business Park. These land uses are not permissible under the current zoning of the land.</p>	<p>Submission noted, however a point of clarification is required. The current zoning of the land does allow the existing timber and related products industry to operate as it has done for many years. The modification to the existing Special Use Zoning is simply to allow the concrete casting business which has also been operating on the land for many years to continue operating.</p> <p><b>Officer comment: agreed and discussed in report.</b></p>
	2.2	<p>The two vegetation complexes within BFA 361 are classified as Forrestfield and Guildford, of which both are identified as under-represented on the Swan Coastal Plain Portion of the Perth Metropolitan Region, with 5% and 3% proposed for protection respectively. Bush Forever area 361 is also likely to contain Threatened Ecological Communities (TEC). State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region (SPP 2.8) seeks to avoid unacceptable losses, which includes a presumption against clearing bushland, or other degrading activities, for vegetation complexes with less than 10% remaining on the Swan Coastal Plain Portion of the Perth Metropolitan Region and for areas with TEC's.</p> <p>Under SPP 2.8, BFA 361 is identified as "Rural Lands" implementation category which complements the current "Rural" zoning under the Metropolitan Region Scheme. Metropolitan Region</p>	<p>The amendment to the Special Use Zoning simply seeks to allow one additional land use within the existing Special Use Zone. This minor modification should not be used as an opportunity by a State Government Agency to sterilise portions of the subject land from any further development. Such negotiations to sterilise private property from development and land use ought to be subject of separate procedures associated with the Bush Forever Initiative. Further there are development controls available under the Town Planning Scheme to ensure that Bush Forever issues are managed as per of any Development Application procedure and appropriate conditions can be placed on Planning Approvals to also protect and manage appropriate Bush Forever areas. Finally, it is</p>

**Summary of Submissions**  
**Scheme Amendment No. 180 – L60 Robertson Road, Cardup**

Submitter	No	Comment	Applicant and Officer Response
		<p>Scheme Amendment No. 1215/41 – Cardup Industrial Park (Amd 1215/41) to rezone "Rural" land to "Industrial" zone includes portions of Lots 60 and 21 but precludes portions of covered by BFA 361. By excluding BFA 361, Amd 1215/41 does not impact on bushland protection or alter the environmental outcome and is therefore generally consistent with the provisions of SPP 2.8. Amd 1215/41 is currently being finalised. In view of the proposed local scheme amendment being worded such that it does not clearly preclude Bush Forever portions of the subject lots, the proposed amendment may be inconsistent with Amd 1215/41. Council may wish to consider this matter further prior to finalising the amendment.</p>	<p>noteworthy that on this particular site part of the Bush Forever area have been granted permission to be cleared of vegetation and used for other purposes. This further highlights that it is not appropriate to use the Scheme Amendment procedure to overlay a blanket sterilisation over parts of the land that have previously been included in the Bush Forever Initiative.</p> <p>On the basis of the above reasons, the landowners strongly oppose any modification to the Scheme Amendment and zoning that would include sterilisation over the Bush Forever portion of the land.</p> <p><b>Officer comment: noted and discussed in report.</b></p>
<p>Western Power            Locked Bag 2520            PERTH WA 6000</p>	<p>3.</p>	<p>There are no objections, however, there are overhead powerlines and/or underground cables, adjacent to or traversing across the proposed area of works. Therefore, the following should be considered, prior to any proposed works commencing.</p> <p><u>Working in proximity to Western Power Distribution Lines</u></p> <p>All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below:</p> <p><a href="http://www.westernpower.com.au/safety/Electrical_Safety_at_Work.html">http://www.westernpower.com.au/safety/Electrical_Safety_at_Work.html</a></p> <p><a href="http://www.westernpower.com.au/safety/DialBeforeYouDig.html">http://www.westernpower.com.au/safety/DialBeforeYouDig.html</a></p> <p>or <a href="http://www.1100.com.au">www.1100.com.au</a></p> <p><a href="http://www.commerce.wa.gov.au/WorkSafe">http://www.commerce.wa.gov.au/WorkSafe</a></p> <p><b>Please note:</b></p> <p><b>Western Power must be contacted on 13 10 87, if your proposed</b></p>	<p>The Western Power Guidelines in relation to working in proximity to distribution lines are noted and will be complied with throughout the development approval and construction process.</p> <p><b>Officer Comment: Noted</b></p>

**Summary of Submissions**  
**Scheme Amendment No. 180 – L60 Robertson Road, Cardup**

Submitter	No	Comment	Applicant and Officer Response
		<p><b>works involve:</b></p> <p>A) Any changes to existing ground levels around poles and structures.</p> <p>B) Working under overhead powerlines and/or over underground cables.</p> <p>Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.</p>	
<p>Telstra Operations            Locked Bag 2525            PERTH WA 6001</p>	<p>4.</p>	<p>Any network extension that may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. Or the Telstra Smart Community website: <a href="http://www.telstra.com.au/smart-community/developers/">http://www.telstra.com.au/smart-community/developers/</a>.</p> <p>More information regarding NBN Co. Can be found on their website <a href="http://www.nbnco.com.au/">http://www.nbnco.com.au/</a>. I add this information about NBN Co. As it is not known when services will be available from NBN Co. Telstra may provide services if NBN Co. cannot.</p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p>	<p>The Telstra requirements in relation to the construction of NBN Co. are noted and such a request for their services will be attended to if required.</p> <p><b>Officer comment: Noted</b></p>
<p>Department of            Indigenous Affairs            Ground Floor            151 Royal Street            EAST PERTH WA            6004</p>	<p>5.</p>	<p>I have reviewed the information you provided and advise, based on that information, that there are no registered Aboriginal heritage sites within the proposed area. It is possible that there is Aboriginal heritage within the land subject to the proposed amendment. Approximately 3 km to the northeast are a number of registered archaeological sites containing assemblages of stone artefacts.</p> <p>All Aboriginal heritage sites whether known to the Department of Indigenous Affairs (DIA) or not, are protected under the Aboriginal Heritage Act, 1972 (AHA). Where rezoning of land is occurring for the purposes of development, we would like to reinforce that under the AHA it is the responsibility of the developer to inform themselves of the heritage values in the areas in question and assess the risks</p>	<p>If the proposed development is likely to impact on any nearby aboriginal heritage site measures can be enforced that mitigate the effects of any development. This will ensure the protection of all Aboriginal heritage sites within proximity to the proposed development.</p> <p>The obligations under the Aboriginal Heritage Act, 1972 are noted and it should also be noted that the responsibilities to enforce these obligations lie with the developer and/or owner of Lot 60, Robertson Road.</p> <p><b>Officer Comment: Noted</b></p>

**Summary of Submissions**  
**Scheme Amendment No. 180 – L60 Robertson Road, Cardup**

Submitter	No	Comment	Applicant and Officer Response
		<p>of potential impacts to Aboriginal heritage sites. Please find below a link to our Due Diligence Guidelines for assistance that help in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values.</p> <p><a href="http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA_Due_Diligence_Guidelines.pdf">http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA_Due_Diligence_Guidelines.pdf</a></p> <p>Should cultural material or a new site be discovered there is an obligation under section 15 of the Aboriginal Heritage Act 1972 to report the information to the Registrar of Aboriginal sites.</p> <p>If you have any questions regarding this matter, please contact Senior Heritage Officer Aidan Ash on 08 6551 8040.</p>	
Department of Mines and Petroleum Mineral House 100 Plain Street EAST PERTH WA 6004	6.	The Geological Survey of Western Australia has assessed the proposal on behalf of the Department of Mines and Petroleum with respect to access to minerals and petroleum resources, geothermal energy and basic raw materials and has no comment to make in this regard.	Noted.  <b>Officer Comment: Noted</b>
State Heritage Office PO Box 7479 Cloisters Square PO WA 6850	7.	The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal.	Noted.  <b>Officer Comment: Noted</b>
Department of Health PO Box 8172 Perth Business Centre WA 6949	8.	<p>The DOH notes the dust management measures proposed by the applicant which includes the sealing of the first 250 meters of driveway, seeded grass cover on cleared land near Robertson Road frontage, 10 meter vegetative buffer along boarder of Robertson Road, and a 1.5 meter high permeable dust resistant fence in the early stages of the revegetation program.</p> <p>Considering the dust management plan and the standard conditions that should be imposed by the Shire of Serpentine-Jarrahdale to ensure the proposed measures are planned, implemented and</p>	Noted.  <b>Officer Comment: Noted</b>

**Summary of Submissions**  
**Scheme Amendment No. 180 – L60 Robertson Road, Cardup**

Submitter	No	Comment	Applicant and Officer Response
		monitored, the DOH does not consider that public health will be adversely impacted due to dust.	
Main Roads PO Box 6202 EAST PERTH WA 6892	9.	Main Roads has no objection to the proposed change.	Noted.  <b>Officer Comment: Noted</b>
Water Corporation PO Box 100 LEEDERVILLE WA 6902	10.	The Water Corporation has no objections or comments to make on the proposed amendments to the scheme text.	Noted.  <b>Officer Comment: Noted</b>
FESA PO Box 1174 PERTH WA 6844	11.	Please be advised that the Fire and Emergency Services Authority of Western Australia (FESA) refers you to the Fire and Emergency Services Authority of Western Australia (FESA) and the Western Australian Planning Commission (WAPC) <i>Planning for Bush Fire Protection Guidelines Edition 2 - May 2010 (These Guidelines replace DC 3.7 Fire Planning and Planning for Bush Fire Protection, which were released by the WAPC and FESA in December 2001) and clause 6 of State Planning Policy 3.4 Natural Hazards and Disasters (SPP 3.4)</i>	The Planning for Bushfire Protection Guidelines and State Planning Policy 3.4 can be followed and implemented as part of any development control in the planning application and approval process for future development on the subject land.  <b>Officer Comment: Noted</b>
H Kennedy 24 Karbro Drive CARDUP WA 6122	12.	I have no objection if the dust and noise levels stay as they are now.	Noted.  <b>Officer Comment: Noted</b>
C Colli PO Box 2175 MALAGA WA	13.	We have no issues with this proposal.	Noted.  <b>Officer Comment: Noted</b>