

SUMMARY OF SUBMISSIONS
Lot 813, 244 King Road, Oldbury – Retrospective Light Industry – PA19/445

Submitter	No	Submitter Comments	Applicant Comment
A153100	1	<p>The information sent by the Shire of Serpentine Jarrahdale contains confusing details as your letter and the Development Application reference is Lot 800 (228) King Road Oldbury but the Development Site plan and attached information Refers to lot 813 (244) King Road Oldbury.</p> <p>The location of our property and Lot 800 King Road /Lot 813 are both located in a Rural Zone under the Shire of Serpentine Jarrahdale Planning Scheme.</p> <p>The attached submission states that the business operation on the site is light Industry. Is this correct. In my opinion it is certainly not light industry when it prepares/ assembles machinery for mining and extractive industries. Can you advise what is the correct classification of this business.</p> <p>This property was originally submitted to Council for its current use over 5 years ago. The Council Planning officers recommended to Council it be not approved. It was approved for a 5 year term by Council. Part of the submission at the time was there was not industrial land available in the Shire. There is available industrial land and Council should not allow these industrial uses on rural land where other land owners have abided by the correct rural uses under Council's planning scheme. In my case I bought my property 20 years ago because I wanted a rural use and lifestyle</p> <p>I wish to refer to the Applicants Submission under the heading Planning Rationale:</p> <ul style="list-style-type: none"> • Council only recommended this land use for a 5 year term As stated above it is my understanding that this was done against the advice of the Council Planning Officers and was an interim measure as the Applicant had developed this particular property without being granted approvals. It is unfair to burden the adjoining rural use properties with an Industrial use 	

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		<ul style="list-style-type: none"> • The use to which this property is being put of a higher category than light Industry and accordingly should be located in a properly zoned area. • Council has obligation to demonstrate fairness and equality to the rights of all land owners/ ratepayers. This is a Rural Zone and the basic rights of those people who observe Council zoning and regulations should be protected • The submission states that 888 Crushing chose this site because it is nearby their current and existing clients. That is totally irrelevant to a planning issue as the location of their business is a commercial issue for 888 crushing. Every business has to make appropriate business decisions and comply with Council regulations. Council are being asked to give them commercial/ business assistance. • The development does cause issues with the surrounding amenity. I and other people train and educate horses on my property. The training track on my property is very close to the rear boundary of the Applicants property. The movement of vehicles and plant and equipment on occasions has caused horses to react and shy. It can and has created a hazard by allowing industrial us in a Rural Zone. • The development does NOT meet the strategic objectives of the land. It is wrong to say that. It is not an Industrial area. • The Applicant makes claims that it does not impact on the neighbouring amenity of the area. I am an adjoining owner and I have stated that it impacts on me. They have never consulted me. They simply cannot make that representation as it is not true. <p>The other issues I wish to raise are :</p> <ol style="list-style-type: none"> 1. This area is within the framework of the Perth and Peel @ 3.5 million - Department of Planning. It is one of the locations nominated for Planning 	

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		<p>Investigation for Urban use . That investigation is currently being undertaken by the Department of Planning, Lands and Heritage. I am strongly of the view that Council should not allow this industrial use to be approved in an area that is being assessed by the government for an Urban use.</p> <p>2. Safety; I attend my property at least 10 times per week. I have on a number of occasions had to stop my vehicle on King Road to allow the large semi trailer trucks that enter and exit the site to manoeuvre into the property. On a number of occasions the trucks swing completely over the wrong side of the road to enable them to enter/ exit.</p> <p>3. This location will at some time in the future will be important to the Shire of Serpentine Jarrahdale for a use of Urban or something similar to Urban. IT IS NOT IN ANY PLANNING SCHEME OR FUTURE PLANNING AT EITHER THE SHIRE OR THE DEPARTMENT OF PLANNING FOR INDUSTRIAL USE.</p> <p>We respectfully request the Shire NOT approve this development application.</p>	