



Job Ref: 9163
28 February 2020

Chief Executive Officer
Shire of Serpentine-Jarrahdale
6 Paterson Street
MUNDIJONG WA 6123

Attention: Sarah Ward – Statutory Enforcement Officer

Dear Ms Ward

**Application for Temporary Works Approval
Lot 102 (No. 766) King Road, Oldbury**

Rowe Group acts on behalf of Kingroad Holding, the landowner of Lot 102 (No. 766) King Road, Oldbury (the 'subject land'). Please find enclosed Application seeking Temporary Works Approval from the Shire of Serpentine-Jarrahdale for the purposes of site remediation over a portion of the subject land.

The application provides:

- Details on the temporary works to be undertaken for the processing and / or disposal of material stockpiled at the site by a former tenant; and
- Details on how the temporary works will, on completion, return the site to a condition which facilitates its use in a manner consistent with the Shire's earlier approval for the use classes 'Industry – Light' and 'Transport Depot'.

We confirm lodgement of the Application for Temporary Works Development Approval before the required 1 March 2020 deadline set by Council at its 18 November 2019 Ordinary Council Meeting.

Furthermore, we note that additional supporting material will be provided to the Shire the following week after lodgement.

Should you require any further information or clarification in relation to this matter, please contact the undersigned or Ella Compton on 9221 1991.

Yours faithfully,

Rod Dixon
Rowe Group

Level 3
369 Newcastle Street
Northbridge 6003
Western Australia

p: 08 9221 1991
f: 08 9221 1919
info@rowegroup.com.au
rowegroup.com.au



Application for Development Approval

PROPERTY DETAILS OF PROPOSED DEVELOPMENT		
Lot No: 102	House/Street No: 766	Location No:
Diagram or Plan No: 82617	Certificate of Title Vol. No: 1931	Folio: 434
Title encumbrances (e.g easements, restrictive covenants):		Refer Certificate of Title
Street Name: King Road	Suburb: Oldbury	
Nearest Street Intersection: Mundijong Road		

PROPOSED DEVELOPMENT	
Nature of Development: <input type="checkbox"/> Works	
<input type="checkbox"/> Use	
<input checked="" type="checkbox"/> Works and Use	
Is an exemption from development claimed for part of the development? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use	
Description of proposed works and/or land use: Temporary works for the processing and/or disposal of material stockpiled at the subject land without authorisation.	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: - Transport depot - Tree Grinding/Wood chipping & associated soil blending business	
Approximate cost of proposed development (Excluding GST): \$ 200,000	
Estimated time of completion: To be confirmed.	

Office Use Only	
Fees Paid:	Date Received:
Receipt No:	Payment Method:
Application Number:	Acceptance Officers Initials:

Contact Us

Enquiries
Call: (08) 9526 1111
Fax: (08) 9525 5441
Email: info@sjshire.wa.gov.au

In Person
Shire of Serpentine Jarrahdale
6 Paterson Street, Mundijong WA 6123
Open Monday to Friday 8.30am-5pm (closed public holidays)





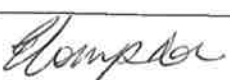
www.sjshire.wa.gov.au



Continued

Application for Development Approval

OWNER DETAILS	
Name: Kingroad Holding	
ABN (if applicable):	
Address: 88 Smiths Road, Templestowe VIC	
Post Code: 3106	
Phone: 0488 332 183	Email: k.ming94@gmail.com
Mobile:	
Contact Person for Correspondence: Ken Ming	
Signature: 	Date: 28.02.2020
Signature: 	Date: 28.02.2020
<p><i>The signature of ALL owner(s) is required on all applications. This planning application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i></p>	

APPLICANT DETAILS (if different from owner)	
Name: Rowe Group	
Address: 3/369 Newcastle Street, Northbridge	
Post Code: 6003	
Phone: 9221 1991	Email: ella.compton@rowegroup.com.au
Mobile:	
Contact Person for Correspondence: Ella Compton	
<p>The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. YES <input type="checkbox"/> NO <input type="checkbox"/></p>	
Signature: 	Date: 28.02.2020.

Note: Decision letter will be sent to applicant.



Continued

Application for Development Approval

PLANNING APPLICATION CHECKLIST

Table 1 lists the mandatory information required for all development applications. Table 2 sets out other information required depending on the development type. Please Note the listed information is guidance only and the Shire reserves the right to request and additional information it deems necessary to make an informed decision in accordance with Clause 63 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

TABLE 1 MANDATORY INFORMATION REQUIREMENTS	Applicant	Office
Completed Application for Development Approval signed by property owner(s) and applicant (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Appropriate Fee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Current Certificate of Title with Diagram and Strata Plan where applicable – These can be obtained from www.landgate.wa.gov.au	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Covering Letter explaining : <ul style="list-style-type: none"> • Full details of the use/development including stormwater management (water tank/soakwells) • Justification for any variations to Scheme/ R-Codes/Policies/Design Guidelines/ Local Development Plans. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Home Business/Home Occupation</u> <ul style="list-style-type: none"> • Details of business • area to be used for the proposed home business/occupation (m²) • Number of Employees • Hours/days of operation • Number of customers per day/week • Number of customers at any given time 		
A Bushfire Attack Level Assessment where the site is located in a bushfire prone area and the development includes the construction of or change of use to: <ul style="list-style-type: none"> • A Single Dwelling or Ancillary Dwelling on a lot greater than 1,100m² • Any other habitable building (including those used for the purposes of working, studying or being entertained); or 	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Existing and Proposed Site Plans to the scale of not less than 1:100 that includes the following: <ol style="list-style-type: none"> The property in context of its surroundings; Lot number(s), area, boundaries, north point; Location of existing buildings/features to be retained; 	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Continued

Application for Development Approval

d) Location of proposed buildings and features including setbacks to boundaries and other buildings; e) Details of roads, access, crossovers, car parking and boundary treatment(s); f) Existing and proposed vegetation, any vegetation to be removed; and g) Site levels and floor levels.		
Full Floor Plan to a scale of not less than 1:100	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Elevation Plans to a scale of not less than 1:100 including: a) Ground levels, wall heights and roof heights; and b) All proposed buildings and signage (when applicable) showing building style, materials, colours and finishes.	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>

TABLE 1
MANDATORY INFORMATION REQUIREMENTS Applicant Office

Additional Information	When Required		
Bushfire Management Plan/Emergency Evacuation Plan	Development proposals resulting in any of the following:- <ul style="list-style-type: none"> • Vulnerable Land Use (with a BAL of 12 – 29) • High Risk Land Use (with a BAL of 12 – 29) • Development within BAL-40 or BAL – Flame Zone 	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Signage Strategy	Where any signage is proposed	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Landscaping/Revegetation Plan	<ul style="list-style-type: none"> • To reduce amenity impacts • Where vegetation has been or is proposed to be removed • Where Landscaping is required by the Scheme or a Local Planning Policy 		
Environmental Management Plan	<ul style="list-style-type: none"> • Specific to the environmental features of the property or development proposal. • Could include themes such as wetland or foreshore management, bushland management, or fauna management. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Statement	Non-residential development generating between 10 – 100 vehicle trips in the developments peak hours	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Assessment	Non-residential development generating greater than 100 vehicle trips in the developments peak hours	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Continued

Application for Development Approval

Traffic Management Plan	Proposals generating significant traffic volumes, or resulting in complex traffic arrangements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater and Drainage Management plans	Commercial and Industrial development	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flora and Fauna Survey	Where there are identified habitats for native fauna or areas identified as significant vegetation e.g Threatened Ecological Community (TEC)	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Nutrient and Irrigation Management Plan	Horticultural/rural pursuits resulting in the application or discharge of nutrients.	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Acoustic Assessment/Noise Management Plan	Development within buffer distances as listed in Guidance for the Assessment of Environmental Factors, Separation Distances between industrial and sensitive land uses (WAPC 2005) Other noise generating developments within close proximity to sensitive receptors (dwellings), including construction phase	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Odour Assessment/Odour Management Plan	Development within buffer distances as listed in Guidance for the Assessment of Environmental Factors, Separation Distances between industrial and sensitive land uses (WAPC 2005) Other odour generating developments within close proximity to sensitive receptors (dwellings)	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Dust Management Plan	Any dust generating development including construction phase	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Equine Management Plan	Where a proposal involves the keeping of horses	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Air Emission Assessment/Air Quality Management Plan	Industrial development having potential air quality impacts	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>
Waste Management Plan	Industrial and Commercial Development	<input checked="" type="checkbox"/> NA	<input type="checkbox"/>



ROWE
GROUP

DEVELOPMENT APPLICATION TEMPORARY WORKS

LOT 102 (NO. 766) KING ROAD
OLDBURY

DOCUMENT CONTROL

Printed 28 February 2020

9163_20Feb03R_ec

VERSION	FILE NAME	PREPARED BY	APPROVED BY	DATE
1	9163_20Feb01R_ec	Ella Compton	Rod Dixon	12 Feb 2020
2	9163_20Feb02R_ec	Ella Compton	Rod Dixon	25 Feb 2020
3	9163_20Feb03R_ec	Ella Compton	Rod Dixon	26 Feb 2020

This report has been authorised by;



Rod Dixon
Manager Land Development



Ella Compton
Planner



Jamie Baxter
Quality Control

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1. INTRODUCTION

Rowe Group acts on behalf of Kingroad Holding Pty Ltd, the owner of Lot 102 (No. 766) King Road, Oldbury ('subject land') within the Shire of Serpentine-Jarrahdale ('Shire').

This report has been prepared to seek the Shire's approval to a temporary works development approval for the purposes of site remediation over a portion ('temporary works area') of the subject land.

The application provides:

- ▲ Details on the temporary works to be undertaken for the processing and / or disposal of material stockpiled at the site by a former tenant; and
- ▲ Details on how the temporary works will, on completion, return the site to a condition which facilitates its use in a manner consistent with the Shire's earlier approval for the use classes of 'Industry-Light' and 'Transport Depot'.

This report includes details on the following matters:

- ▲ Location and description of the subject site;
- ▲ Background to the application including site history;
- ▲ Detailed explanation of the temporary works proposed;
- ▲ Overview of relevant planning, operational and management considerations; and
- ▲ Justification for the application as proposed.

1.1 BACKGROUND

Waste material comprising predominantly building demolition rubble has been unlawfully stockpiled on a portion of the subject land. The material is predominantly building demolition rubble.

Following inspection and ongoing review by officers of the Shire of Serpentine Jarrahdale, Kingroad Holding engaged Enpoint consultants to assess the waste material and collect soil samples. The resulting Environmental report was prepared by Enpoint and provided to the Shire by letter 31 October 2019.

The Enpoint assessment found that the waste material comprises mainly timber, brick, concrete and plastics. The report also noted likely further tasks to manage removal of the material and retesting of the site thereafter.

The Shire considered the Enpoint report at its 18 November 2019 Ordinary Council Meeting. At that meeting the Council resolved to require submission of a *"temporary works development approval by 1 March 2020, for the purposes of site remediation"*.

This Development Application therefore seeks approval for the removal and/or recycling of the material so as to restore the 'temporary works area' of the site to a state which can support the previously approved land uses of 'Transport Depot' and 'Industry-Light' on the property.



2. DESCRIPTION OF SITE

2.1 LOCATION

The subject land is located on the western side of King Road, in the locality of Oldbury. King Road is a sealed road providing connection to Mundijong Road to the south and north to Thomas Road. This part of Oldbury is characterised by a range of light industry land uses as well as traditional rural industry operations.

Refer **Figure 1 – Regional Location** and **Figure 2 – Local Location**.

2.2 CADASTRAL INFORMATION

The subject land comprises one lot, being:

- ▲ Lot 102 on Certificate of Title 82617 Volume 1931 Folio 434.

The subject land has a total land area of 24.618 hectares, with a frontage of 244.4 metres to King Road.

Refer **Figure 3 – Site Plan** and **Attachment 1 – Certificates of Title**.

2.3 LAND USE

We are advised by the landowner that the subject land is currently use for:

- ▲ A transport depot (including temporary storage); and
- ▲ A Tree Grinding / Wood Chipping and associated Soil Blending Business.

The land has been developed in association with these uses and the Shire's 2015 Planning Approval for:

- ▲ A central access; and
- ▲ Peripheral tree planting and earth bund screening.

A portion of the land has been unlawfully used to stockpile building rubble material. The landowner engaged Enpoint consultants to assess this material and collect soil samples. The Enpoint report found that the material comprises mainly timber, brick, concrete and plastics.

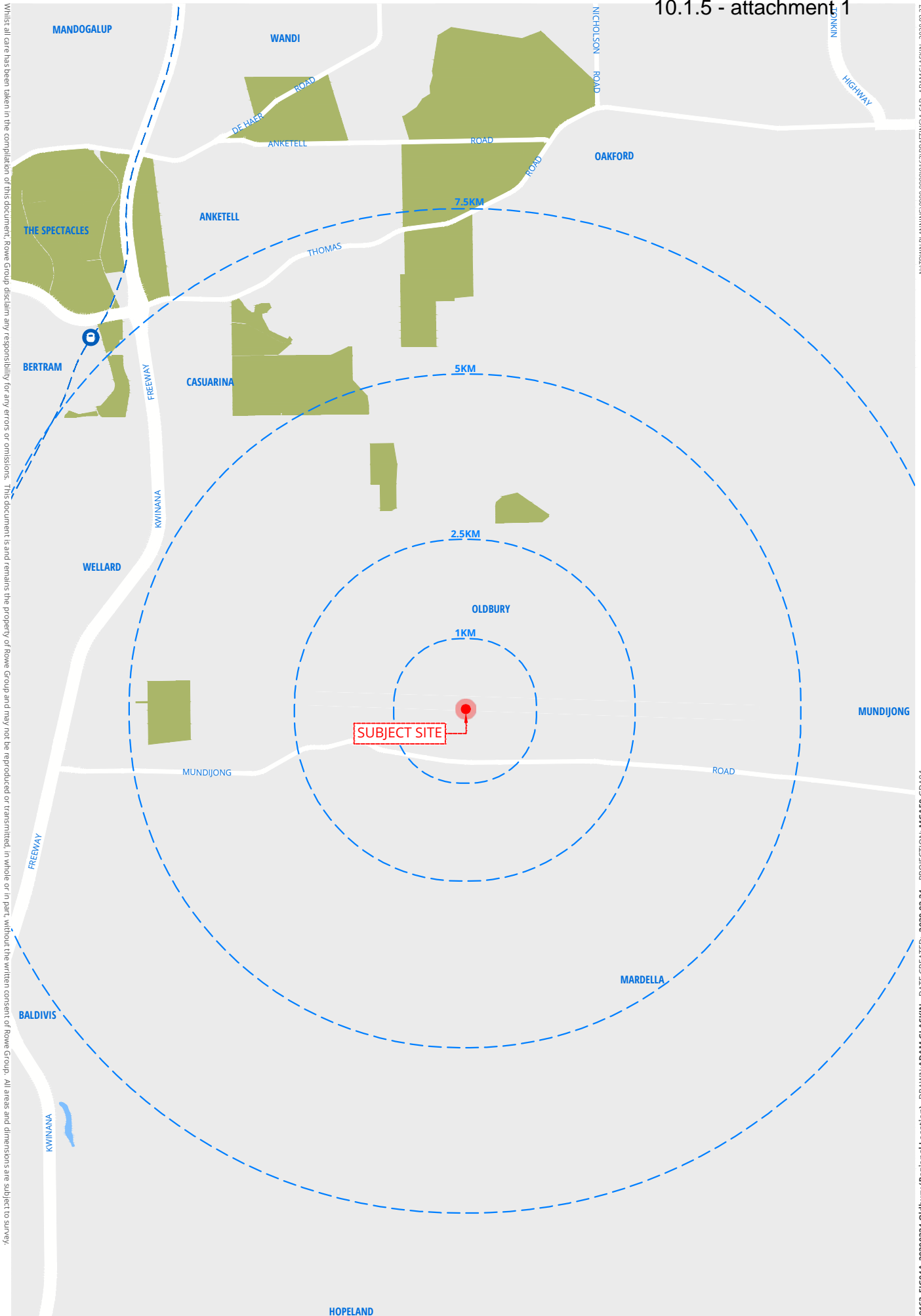
Refer **Attachment 2 – Enpoint Report – 706 King Road, Oldbruy**

Refer **Attachment 3 – Site Photos**

The Enpoint report concluded that approximately 50,000m³ (including approximately 106m³ soil) had been placed on site. While the report highlighted a number of elements were detected including asbestos and other contaminants of potential concern (COPCs), the 4 detected COPCs do not have the potential to pose a risk to human health under a commercial / industrial land use scenario.

The temporary works proposed under this application are for the removal and/or processing of the above material to return the site to an acceptable state for approved use.





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9163_FIG04A_20200224 Oldbury (Regional Location) - DRAWN: ADAM GLASKIN - DATE CREATED: 2020.02.24 - PROJECTION: MGA50 GDA94 - N:\TOWN PLANNING\9100-9999\9163\DRAWING\GA-CAD - ADAM GLASKIN - 2020.02.27

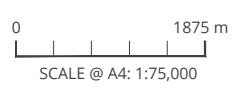
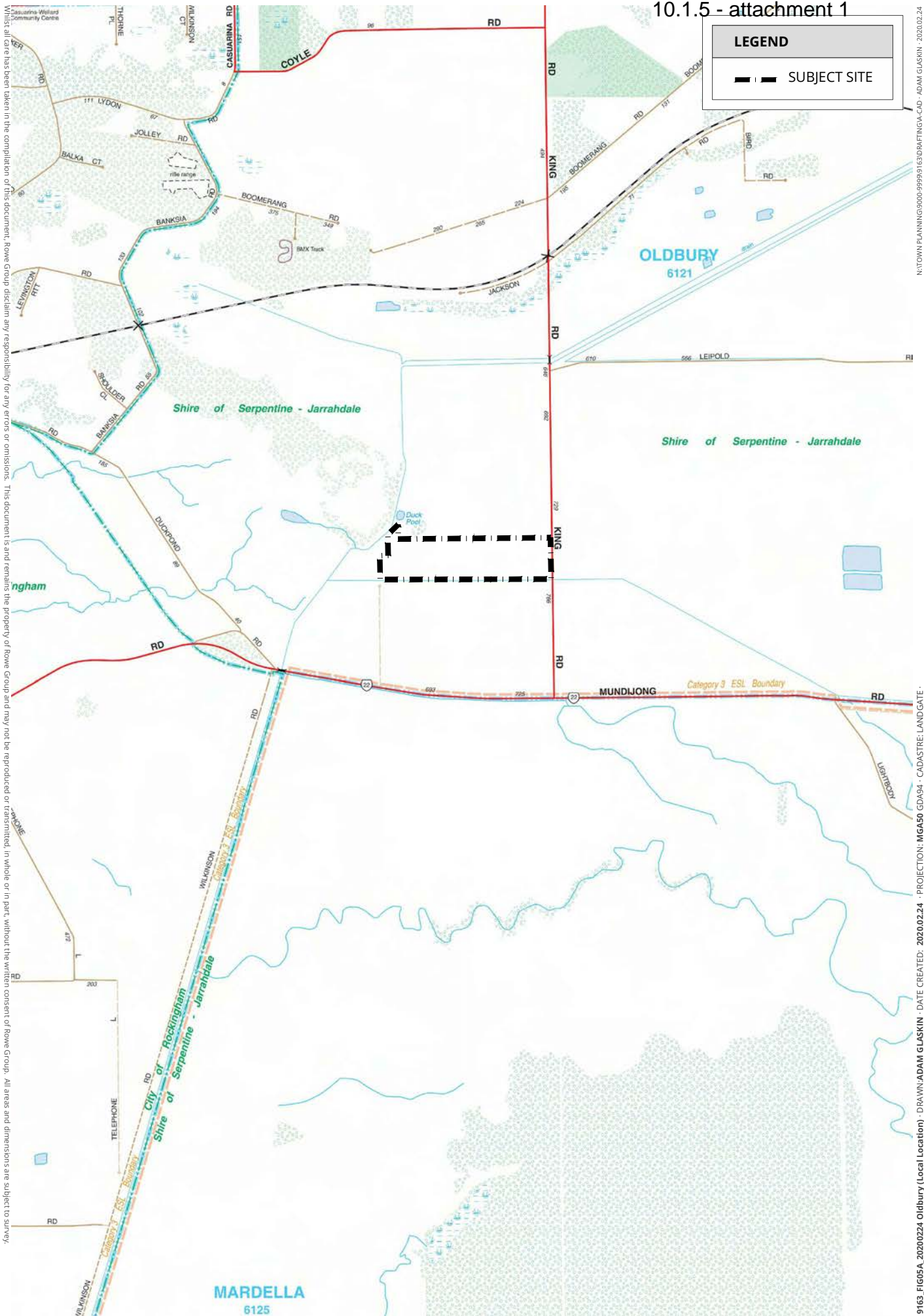


FIGURE 1
 Ordinary Council Meeting - 14 December 2020
 REGIONAL LOCATION



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 9163_FIG05A_20200224 Oldbury (Local Location) - DRAWN:ADAM GLASKIN - DATE CREATED: 2020.02.24 - PROJECTION: MGA50 GDA94 - CADASTRE:LANDGATE

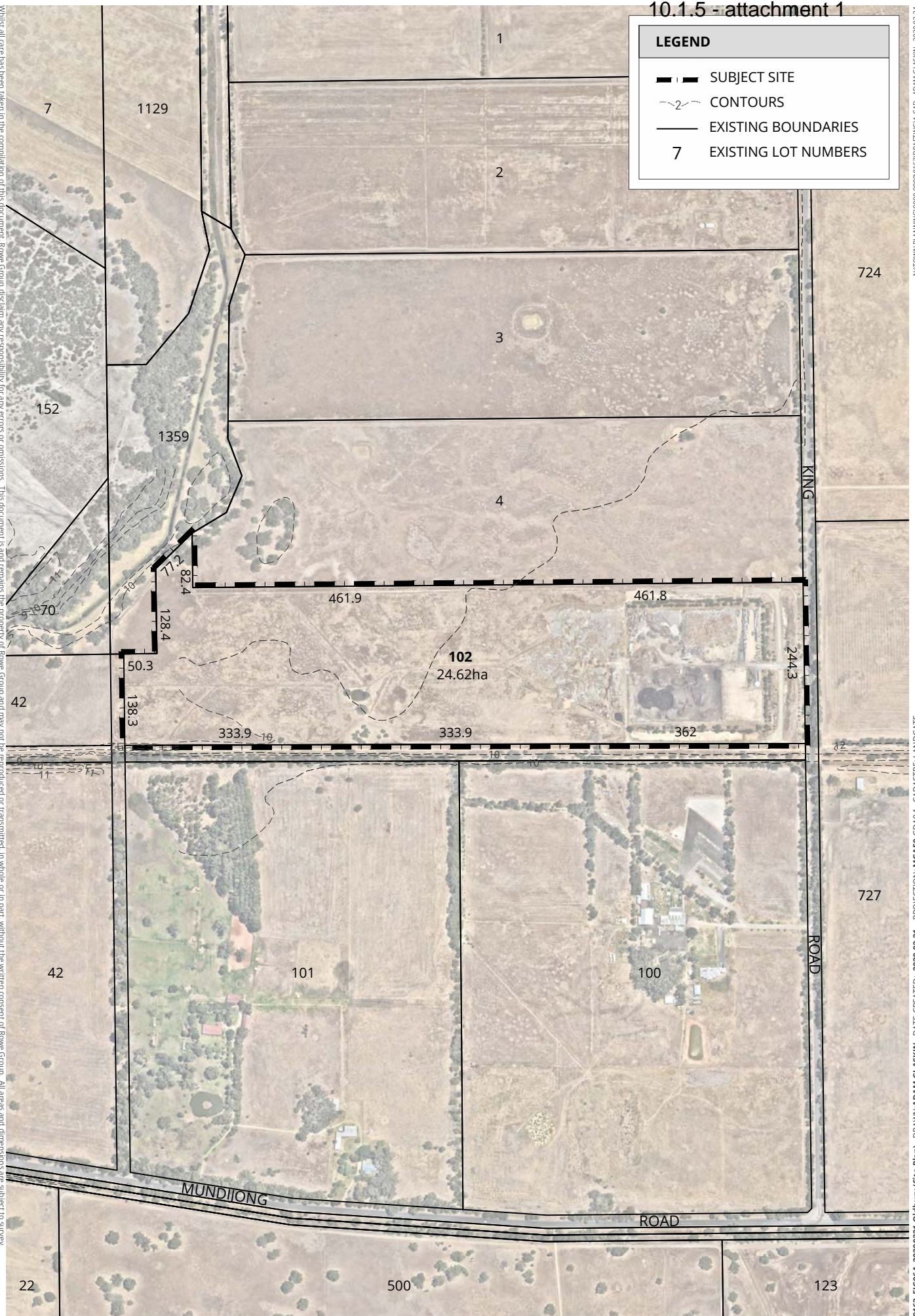


0 750 m
SCALE @ A4: 1:30,000



FIGURE 2
Ordinary Council Meeting - 14 December 2020
LOCAL LOCATION

10.1.5 - attachment 1



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9163_FIG06A_20200221 Oidbury (Site Plan) · DRAWN: ADAM GLASKIN · DATE CREATED: 2020.02.21 · PROJECTION: MGA50 GDA94 · CADASTRE: LANDGATE ·



Ordinary Council Meeting - 14 December 2020 **FIGURE 3**
 SITE PLAN

3. TOWN PLANNING CONSIDERATIONS

3.1 METROPOLITAN REGION SCHEME

The subject land is zoned "Rural" under the Metropolitan Region Scheme ('MRS'). Surrounding land within the Oldbury locality is similarly zoned "Rural". While the locality has several areas identified as "Bush Forever" in the MRS, these are remote from the subject land.

Refer **Figure 4 – MRS Zoning Plan**

3.2 SHIRE OF SERPENTINE JARRAHDALÉ TOWN PLANNING SCHEME NO.2

The subject land is zoned "Rural" under the Shire of Serpentine-Jarrahdale Town Planning Scheme No.2 (TPS2). The intent of the "Rural" zone, as stated in TPS2, reads:

"the purpose and intent of the Rural Zone is to allocate land to accommodate the full range of rural pursuits and associated activities conducted in the Scheme Area"

Refer **Figure 5 – TPS2 Zoning Plan**

3.2.1 LAND USE PERMISSIBILITY

The Rural zoning of the land in TPS2 provides for a range of land uses to be undertaken. The Shire has previously approved the land uses "Industry – Light" and "Transport Depot" on the subject land.

Notwithstanding the need for temporary works to be undertaken on a portion of Lot 102, the landowner intends that the approved land uses continue on site in accordance with earlier approvals. These uses are defined under TPS2 as:

Industry – Light: "Means an industry:

- a) *In which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, vibration, smell, fumes, smoke, vapour, stream, soot, ash, dust, water or other waste products; and*
- b) *The establishment of which will not or the conduct of which does not impose an undue load on any existing or projected service for the support or provision of water, gas, electricity, sewerage facilities, or any like services."*

Transport Depot: "Means land or buildings designed or used for one or more of the following purposes:

- a) *The parking and garaging of more than one commercial vehicle used or intended for use for the carriage of goods (including livestock) or persons.*
- b) *The transfer of goods (including livestock) or passengers from one vehicle to another vehicle.*
- c) *The maintenance, repair or refuelling of vehicles referred to in (a) or (b) above.*



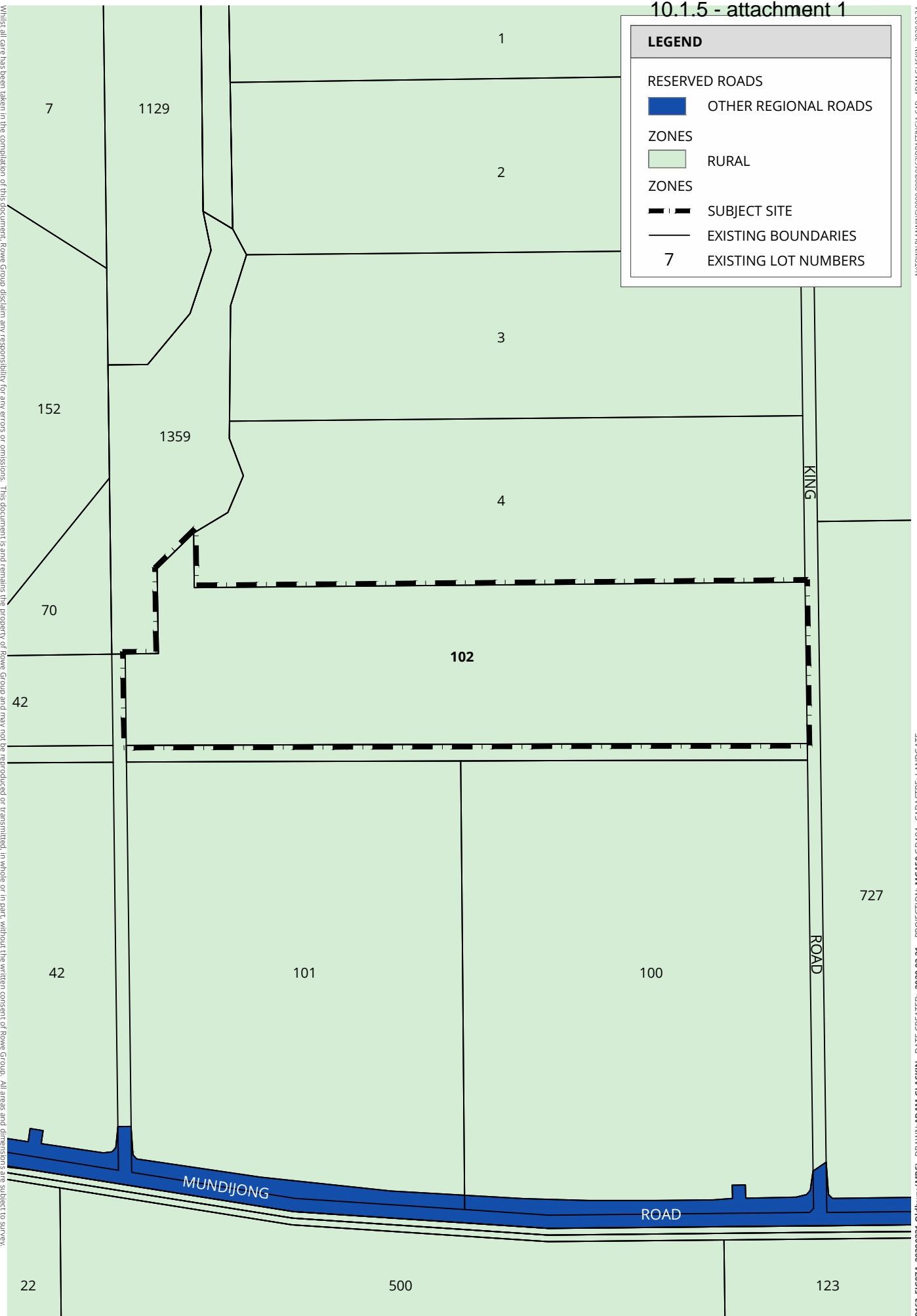
The above uses (a) to (c) inclusive, singularly or collectively may, with Council's planning consent, include as an incidental use overnight accommodation of patrons of the facilities.

Table 1 – Zoning Table of TPS2 lists Industry - Light and Transport Depot as discretionary (“SA”) use classes in the Rural zone, meaning that the Council may, at its discretion, permit the use after notice of the application has been given in accordance with Clause 64 of the Deemed Provisions. The Shire has previously granted consent to these two land uses.

This application seeks approval to undertake works which will see the removal of stockpiled building rubble waste on a portion of the land, and in turn establish additional hardstand area for use in accordance with the land’s earlier land use approvals. The modification to or re-approval of these land use determinations is not proposed at this time.

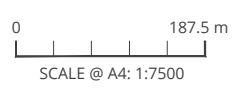


10.1.5 - attachment 1

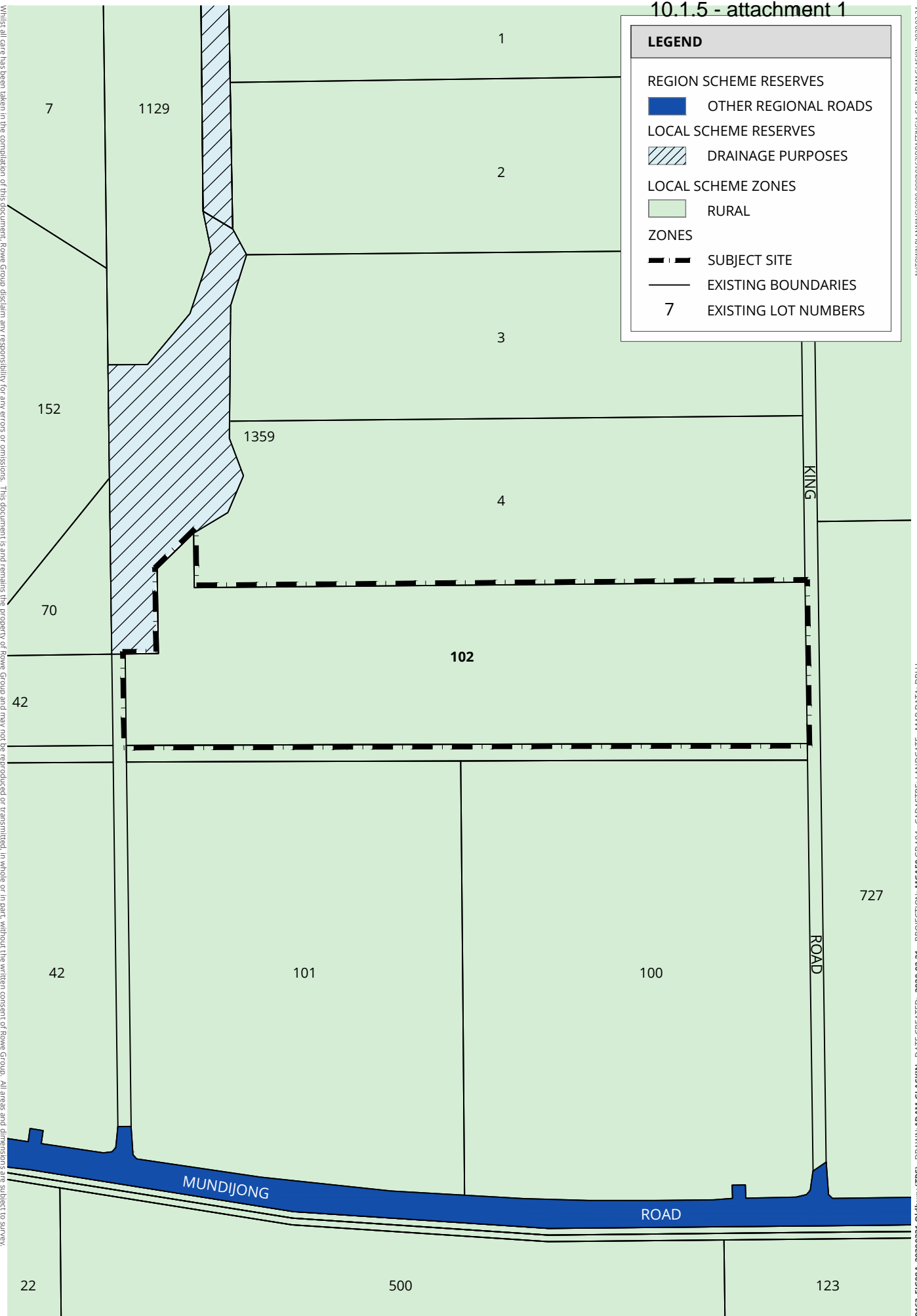


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9163_FIG07A_20200221 Oribury (MRS) · DRAWN: ADAM GLASKIN · DATE CREATED: 2020.02.21 · PROJECTION: MGA50 GDA94 · CADASTRE: LANDGATE · N/TOWN PLANNING/9100-99989163/DRAFTING/A-CAD · ADAM GLASKIN · 2020.02.24



10.1.5 - attachment 1



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9163_FIG08A_20200221 Oribury (TPS) · DRAWN: ADAM GLASKIN · DATE CREATED: 2020.02.21 · PROJECTION: MGA50 GDA94 · CADASTRE: LANDGATE · MAP DATA: DPLH · N/TOWN PLANNING/9100-99989163/DRAFTING/A-CAD · ADAM GLASKIN · 2020.02.24



4. DESCRIPTION OF PROPOSAL

The application seeks development approval for temporary works at the subject site for the processing and / or disposal of material stockpiled on a portion of the subject land without authorisation. The application is submitted having regard to the past approvals granted by the Shire, both in regard to land use and the scale and location of activity approved within the site.

4.1 RELATIONSHIP TO PAST APPROVALS

The Shire granted Development Approval on the subject land on 10 March 2015 for a Tree Grinding Facility under the use classes of 'Industry - Light' and 'Transport Depot'. A second application for a machinery shed, toilet block and verandah was approved on 30 October 2015.

Refer **Attachment 4 - Development Approval Tree Grinding Facility** and **Attachment 5 - Development Approval Machinery Shed, Toilet Block and Verandah**.

The tree grinding site layout included:

- ▲ A central access to/from King Road supporting internal circulation within the site;
- ▲ Earth mounds with tree planting for screening located approximately:
 - 50-60m inside the site and parallel to King Road; and
 - 20-30m inside the site and parallel to the northern and southern lot boundaries;
- ▲ Allocated use areas within the site for transport yard, finished firewood, log storage, greenwaste and parking;
- ▲ Perimeter access and water tank for firefighting purposes.

The works required for the development approval were substantially commenced and included the construction of earth mounds on site parallel to King Road and for the first 200m west of King Road parallel to the northern and southern boundaries. The central access, perimeter access and water tank were also installed.

The site has then been used for a transport depot and associated storage purposes within the screened area. The site has also been used for a tree grinding / wood chipping and associated soil blending business.

4.2 TEMPORARY WORKS (INTERIM USE)

Application is made for temporary works to be undertaken on a portion of the subject land to sort and process stockpiled building material deposited on the land without authorisation.

The complete removal of all material has been explored by the landowner as an option, however this would be extremely costly, and beyond the resources of the landowner to fund. As a more cost-effective and practical solution the request for approval to temporary works includes sorting and processing of material on-site.



Given the cost and nature of the works, the landowner is obtaining proposals for the works to be undertaken. Final appointment of the contractor will be made upon approval to the temporary works. The temporary works may be best summarised as:

- ▲ Sorting and Screening
- ▲ Sample Testing
- ▲ Recycling and Reuse

4.2.1 SORTING AND SCREENING

The temporary work will initially involve the inspection and screening of all building rubble material stockpiled onsite. This will comprise

- ▲ The sorting of material to separate and remove any wood or plastics;
- ▲ The screening of fines and removal of any asbestos and other contaminants of potential concern; and
- ▲ The crushing of bricks and concrete for recycled use as hardstand material on site.

4.2.2 SAMPLE TESTING

Soil and screen samples will be tested to confirm the potential for retention of material on-site or the potential for impact to the underlying soil and groundwater at the site from leaching and infiltration from the material. The testing results will then inform the reuse on site or removal and disposal of material at a licenced facility.

4.2.3 RECYCLING AND REUSE

Following separation of all brick and concrete material, and subject to the receipt of any sample testing results, all brick and concrete rubble will be crushed on site for placement as hardstand. This will occur progressively, as sorting occurs, to ultimate provide hardstand over the temporary works portion of the subject land.

This will return the temporary works area of the site to a 'site ready state' for use as Industry – Light or Transport Depot use in accordance with the previously granted approval for the land.

Refer **Attachment 6 – Development Plans: Temporary Works and Ongoing Use**

4.2.4 MOVEMENT & ACCESS

Approximately three to four vehicles will enter and exit the site each day, relating to onsite staff working for the temporary works contractor. Truck movements to and from the site are expected to be limited and variable ('as needs basis') depending on:

- ▲ The amount of separated material requiring removal from site (such as timber or plastics);
- ▲ The amount of separated material comprising asbestos or other contaminants of potential concern that require removal and disposal at a licenced facility; and
- ▲ The majority of brick and concrete that can be processed on site for hardstand use.

An initial proposal from one contractor estimates that 2-3 truck movements per week are likely.



The low traffic movements, and the classification of King Road as part of the Restricted Access Vehicle (RAV) Network will accommodate the required transportation of material off-site.

Access and vehicle (including truck) movements are currently being reviewed by Donald Veal Consultants (DVC) who have been engaged to consider traffic and transport matters. DVC's traffic advice is to be provided in support under separate cover to this report.

Refer **Attachment 7 - Consultant Engagements**

4.2.5 AMENITY, VISUAL IMPACT & SCREENING

The processing operation required on site will be undertaken internally within the property and is already screened from King Road.

It is acknowledged that, prior to ongoing use of the proposed hardstand area to be created by the temporary works, conditions relating to the earlier planning approval (and any additional requirements) must be complied with. These conditions will include the need for extension of the earth mounds and screen planting to restrict visibility of the additional hardstand area to restrict visibility of the additional hardstand area.



4.3 ENVIRONMENTAL ADVICE

The landowner has engaged 360 Environmental to assist in the preparation of this application and provide guidance on the approvals, testing and site management requirements appropriate to the temporary works.

Environmental consulting advice is currently being prepared by 360 Environmental and will be provided under separate cover.

The work undertaken by 360 Environmental will include, among other matters:

- ▲ Review of proposed works methodology;
- ▲ Site inspection by a contaminated site practitioner and occupational hygienist;
- ▲ Development of a remediation management plan that defines the:
 - Environmental constraints / processes pertaining to the methodology for the onsite segregation, removal and crushing of brick material for onsite reuse.
 - Methodology for removal and validation of top 100mm of soil below the stockpiles which may include ACM.
 - Post-remediation soil validation programme (including emu bob for ACM and soil sampling for contaminants of concern).
 - Development of a post-remediation groundwater investigation programme.
- ▲ Development of a dust, noise and visual impact management plan for the temporary (remediation) works.

Refer **Attachment 7 – Consultant Engagements**



5. CONCLUSION

This report has been prepared to outline proposed temporary works to be undertaken on a portion of Lot 102 King Road, Oldbury.

The temporary works are necessary to facilitate the clean up of a portion of the site that has been the subject of unauthorised stockpiling of building rubble waste.

The application recognises the less than ideal circumstances that have arisen at Lot 102 King Road and seeks to ensure both the clean up and return of the site to a state which allows ongoing use of the land in accordance with established planning approvals.





ATTACHMENT 1

CERTIFICATE OF TITLE



WESTERN



AUSTRALIA

REGISTER NUMBER 102/D82617	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 24/6/2015

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1931 FOLIO 434

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 102 ON DIAGRAM 82617

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KINGROAD HOLDING PTY LTD OF 766 KING ROAD OLDBURY

(T N031898) REGISTERED 17/6/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *N149139 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 15/10/2015.
2. *O146108 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 8/5/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1931-434 (102/D82617)
PREVIOUS TITLE: 1898-131
PROPERTY STREET ADDRESS: 766 KING RD, OLDBURY.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF SERPENTINE-JARRAHDALE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N149139



ATTACHMENT 2

ENPOINT REPORT: 766 KING ROAD, OLDBURY



ROWE
GROUP

t. 08 9336 4709
 f. 08 9336 4709
 8/19 Essex Street
 PO Box 1043
 Fremantle WA 6959
 enpoint.com.au



Our Ref: W19039_01

31 October 2019

Sarah Ward
 Statutory Enforcement Officer
 Shire of Serpentine Jarrahdale
 6 Paterson Street
 MUNDIJONG WA 6123

Dear Sarah,

RE: 766 KING ROAD, OLDBURY – KINGROAD HOLDING PTY LTD

Enpoint has been engaged by Kingroad Holding Pty Ltd (Kingroad) to conduct an inspection and collect soil samples of the waste material deposited at the site located at 766 King Road, Oldbury (the Site).

BACKGROUND

Waste material of unknown origin(s) has been unlawfully deposited at the Site. It is understood that the Shire of Serpentine Jarrahdale require that the waste material be removed from the Site and that an Environmental Site Assessment (ESA) be conducted to assess how the waste material can be removed safely and whether the waste material has the potential to impact on soil and groundwater at the Site.

Given that the waste is to be removed from the Site and a full assessment of the underlying soil cannot be completed until the waste is removed, Enpoint have been engaged to inspect the waste material and conduct an interim characterisation of the soil matrix within the waste material.

OBJECTIVES

The objectives of the waste inspection and soil characterisation are to provide advice to the Shire of Serpentine Jarrahdale on the safe removal of this waste and the potential for the waste to impact soil and groundwater at the Site.

SCOPE OF WORK

The following scope of work was completed to meet the above objectives:

- A Site visit was conducted on the 7th October 2019 to inspect the waste and collect soil samples.
- Collection of five (5) soil samples from the soil matrix within the waste material.
- Submission of soil samples to a NATA accredited laboratory for analysis of nominated contaminants of potential concern (CoPCs) based on the suite of analytes outlined in the WA landfill waste classification guidelines¹.
- Preparation of this letter documenting the findings of the above.

¹ Landfill Waste Classification and Waste Definitions 1996 (as amended 2018), Department of Water and Environmental Regulation, April 2018 (DWER, 2018).

WASTE INSPECTION

The following was noted during the assessment of the waste material:

- The waste material comprises mainly timber, brick, concrete and plastics.
- The majority of the upper portion of the waste stockpile is covered in vegetation.
- Waste is stockpiled on a hardstand approximately 5,500m² up to approximately 10 metres high along the northern boundary of the Site.
- Waste volume is estimated to be approximately 50,000 bulked cubic metres.
- The Site is occupied by an operating business to the south of the stockpile.

Fragments of asbestos sheeting were noted throughout the stockpile and in surface soils in the southeast corner of the stockpile. Photographs of the waste material and the asbestos containing material are included in Attachment 1.

SOIL SAMPLING

Rationale for number of Samples

It was assumed that the volume of waste present at the Site is approximately 50,000m³ comprising of an approximate 10% soil matrix. The DWER (2018) guideline indicates that, for a volume of soil of 5,000m³, twenty (20) soil samples are required to characterise the soil for disposal. However, Enpoint understands that Kingroad have sought a quote from Capital Recycling to remove the waste material at the Site for transport, sorting and recycling at their licensed facility located at 119 McLaughlan Road, Postans WA (DWER Environmental Protection (EP) Act License L8962/2016/1).

Discussions with a representative of Capital Recycling (Ray Gullotto) indicate that they plan to transport the waste from the Site to their Postans facility for sorting, where the woods and plastics will be removed, fines screened, and bricks and concrete will be crushed. The woods and crushed bricks and concrete will be recycled, plastics disposed off-site and the fines will undergo further testing for asbestos and other CoPCs prior to any reuse.

Therefore, the five (5) soil samples collected from the Site are not required to adequately characterise the soil for disposal given the intention to sort and recycle the waste and also given that additional testing will occur from the screened fines in accordance with Capital Recycling's EP Act License requirements. The results of the soil samples will therefore be used to provide a preliminary indication of the potential to impact the underlying soil and groundwater at the Site from leaching and infiltration / runoff from the waste material into the underlying and surrounding soils.

Analytical Suite

Given that the origin of the waste is not known, the full suite of CoPCs as listed in the DWER (2018) guideline was adopted. It is considered that this suite of CoPCs is sufficient to assess the presence of CoPCs in the waste given that it appears that the waste is predominantly derived from construction and demolition activities. The analytical suite comprises the following CoPCs:

- Total recoverable hydrocarbons (TRH)
- Speciated total petroleum hydrocarbons (TPH)
- Benzene, toluene, ethylbenzene and xylene compounds (BTEX)
- Metals (Al, As, Ba, Be, B, Cd, Co, CrVI, Cu, Hg, Mn, Mo, Ni, Pb, Se, Ag, V, Zn)
- Cyanide
- Fluoride
- Phenols (total)

- Polychlorinated byphenyls (PCBs)
- Organochlorine pesticides (OCP)
- Phenolic compounds
- Polynuclear aromatic hydrocarbons (PAHs)
- Phenoxyacetic acid herbicides (2,4-D)

Sampling Methodology

Soil sampling was conducted by filling laboratory supplied sample jars directly by hand wearing a clean pair of disposable nitrile gloves at each sample location. Samples were collected from the soil matrix of the waste material at five (5) separate sample locations around the perimeter of the base of the waste stockpile. Sampling was conducted to the extent practicable to exclude other bits of waste, woods and plastics.

RESULTS

The analytical results for the five (5) soil samples collected from the waste material are provided as Attachment 2. The results indicate the following:

- The following CoPCs were not detected in any of the samples:
 - BTEX
 - Cyanide
 - PCBs
 - Phenolic compounds
 - PAHs
- The following CoPCs were detected in one or more of the samples:
 - Metals, with the exception of Be, B, Co, Ag, Se, Hg, CrVI
 - Fluoride
 - Phenols (total)
 - OCP (chlordane and dieldrin only)
 - TPH / TRH
 - 2,4-D
- Of the CoPCs detected, none were above the following assessment levels² (where available):
 - Health investigation levels for commercial/industrial land use (HIL-D), applicable to metals, phenols, OCPs and 2,4-D.
 - Health screening levels for commercial/industrial land use (HSL-D), applicable to TRH.
 - Ecological screening levels (ESLs) for commercial/industrial land use, applicable to TRH.

It could not be determined if the metals detected in the waste material have potential to pose risk to ecological receptors given that background soil sampling was not conducted as part of this assessment. Understanding of background soil quality and other soil properties is required to derive ecological investigation levels for metals in soil.

² Adopted from the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended)* (NEPC, 2013) for commercial/industrial land use given that this is the current and likely ongoing use of the Site.

CONCLUSIONS AND RECOMMENDATIONS

The following conclusions can be made from the waste inspection and soil sampling conducted at the Site:

- The waste material comprises mainly timber, brick, concrete and plastics.
- Waste volume is estimated to be approximately 50,000m³ with an approximate 10% soil matrix.
- ACM has been identified within the waste stockpile and within surface soils southeast of the stockpile.
- The Site is occupied by an operating business to the south of the stockpile.
- Soil sample results have reported detections of the following CoPCs in one or more of the samples:
 - Various metals
 - Fluoride
 - Phenols (total)
 - OCPs
 - TRH/TPH
 - 2,4-D
- The detected CoPCs do not have the potential to pose a risk to human health under a commercial/industrial land use scenario.

The following is recommended based on the outcomes of the waste inspection and soil sampling conducted at the Site:

- Prior to removal of the waste, a more detailed assessment of the waste should be conducted by an experienced occupational hygienist to determine the extent and type of asbestos containing materials as this will affect the license required to undertake the removal works and therefore additional controls required to be implemented.
- During removal of waste material from the Site, the following measures are recommended to ensure asbestos fibres and dust are not made airborne:
 - Wetting the waste material prior to loading into trucks for transport off-site;
 - Continual wetting of the waste material while loading into trucks;
 - On the basis of the findings of the detailed assessment of the waste, conducting air monitoring for asbestos fibres while waste material is being loaded to ensure that fibres are not being released as a result of the loading and removal of the waste material, in accordance with the following:
 - National Occupational Health and Safety Commission, *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres, 2nd Edition* (NOHSC:3003(2005))
 - The strategy for control monitoring, selection of sampling conditions and interpretation of results should be determined by an experienced occupational hygienist and should take into account the following:
 - Location of asbestos disturbance
 - Sensitive receptors (i.e. local business / stakeholders)
 - Wind direction
 - Asbestos material and friability

- Removal of the top 100mm of surface soils from the area of the stockpile following removal of the waste material to remove any ACM present in the surface soils.
- Conducting an ESA following removal of the waste material from the Site to determine if this material has caused impacts to soil and/or groundwater at the Site that has the potential to pose a risk to human health and/or any ecological receptors under any ongoing / proposed land use(s). The ESA shall be conducted by suitably qualified environmental consultants and include the following:
 - An asbestos investigation in accordance with the Department of Health *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (May 2009).
 - Soil and groundwater investigations in accordance with the following guidelines, which outline the requirements for sampling design, number and location of samples, sampling depths, etc.:
 - Department of Environment Regulation, *Assessment and Management of Contaminated Sites* (DER, 2014)
 - Schedule B2 of the *National Environment Protection (Assessment of Site Contamination) Measure 1999, (as amended 16 May 2013)*, (NEPM, 2013)
 - Analysis of soil and groundwater samples collected at the Site for the full suite of CoPCs listed in Table 6 of DWER, 2018.
 - Comparison of the soil and groundwater analytical results to relevant assessment levels outlined in Schedule B1 of NEPM (2013) based on the current and/or proposed land use at the time of the assessment and the receptors relevant to the Site.

Should you have any questions regarding this letter, please don't hesitate to contact the undersigned on (08) 9336 4709.

Yours sincerely,



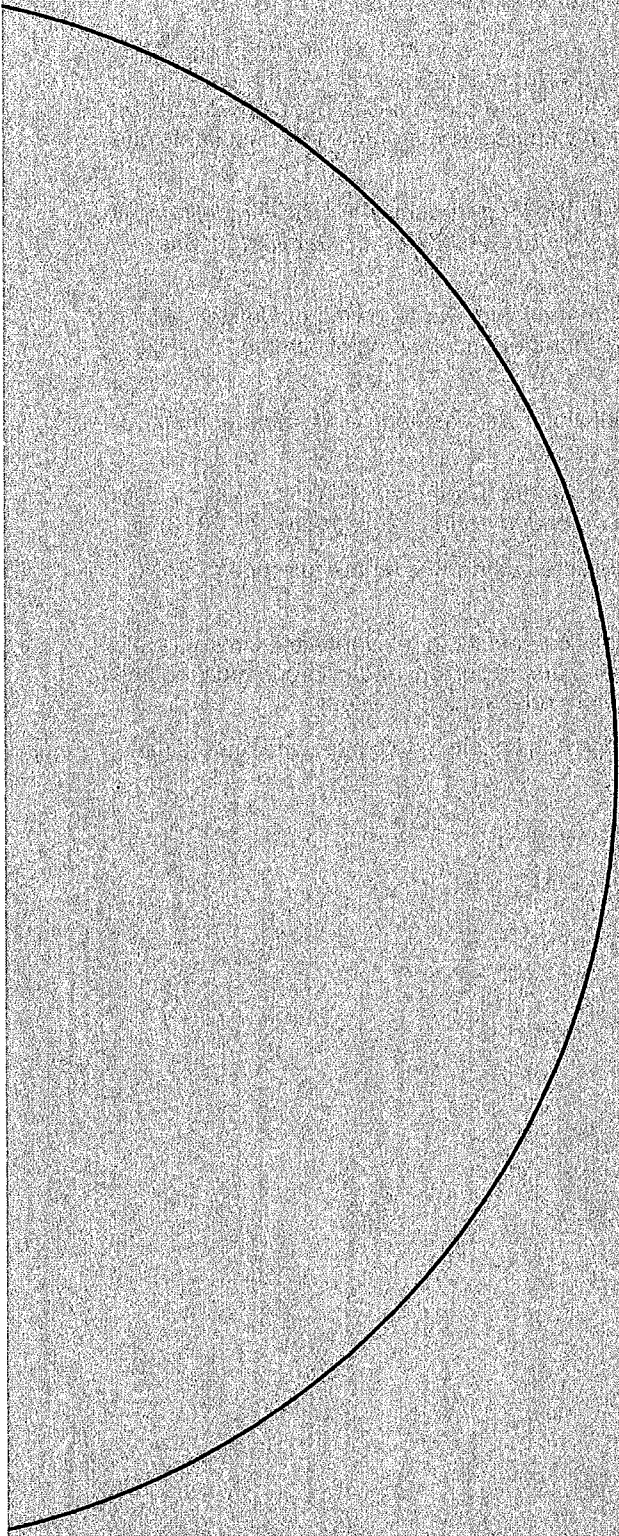
Jeff Shivak
PRINCIPAL ENVIRONMENTAL SCIENTIST



Attachments:



- Attachment 1 – Photographs of Waste Material
- Attachment 2 – Laboratory Report



ATTACHMENT 1

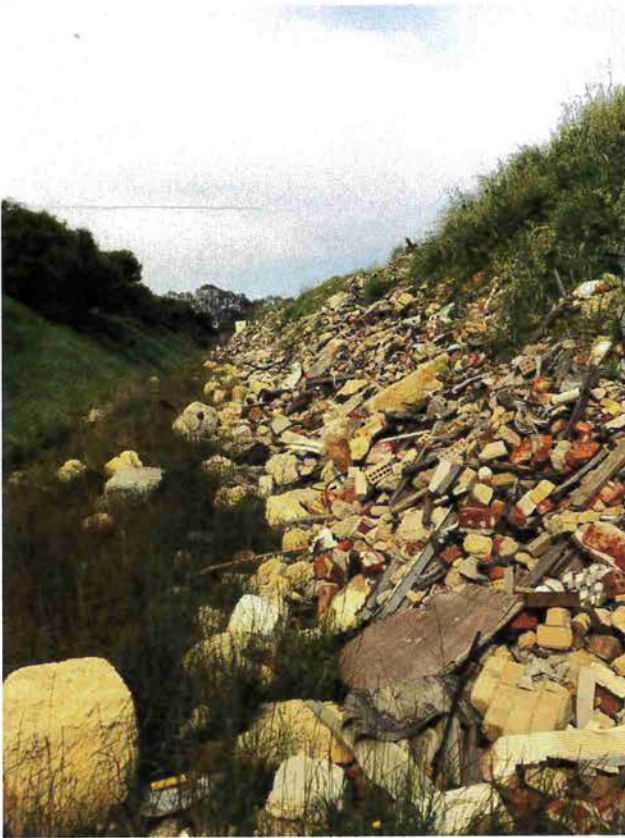

Photographs of Waste Material

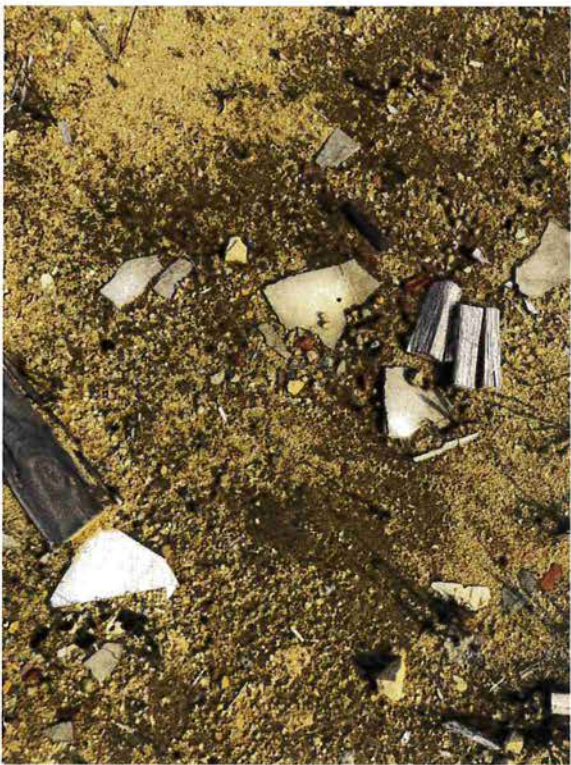


<p>Photo Number: 1</p>	
<p>Description: Indicative waste material with vegetation cover at the top.</p>	
<p>Photo Number: 2</p>	
<p>Description: Indicative waste material.</p>	

<p>Photo Number: 3</p>	
<p>Description: Indicative waste material.</p>	
<p>Photo Number: 4</p>	
<p>Description: Mattress</p>	

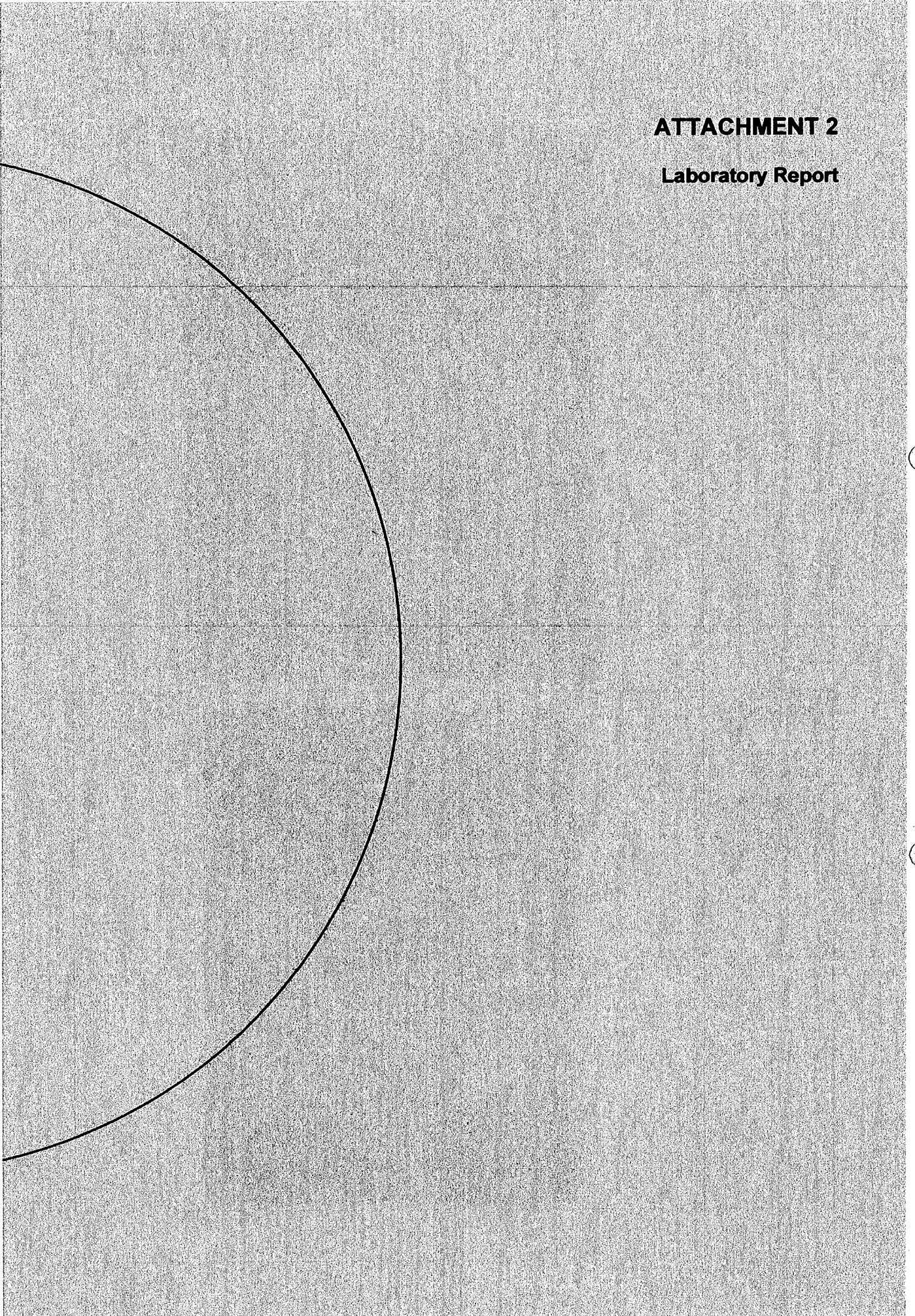
<p>Photo Number: 5</p>	
<p>Description: Vegetation cover atop waste stockpile.</p>	
<p>Photo Number: 6</p>	
<p>Description: Indicative waste material.</p>	

<p>Photo Number: 7</p>	
<p>Description: Waste stockpiled along the northern Site boundary.</p>	
<p>Photo Number: 8</p>	
<p>Description: Potential ACM fragment.</p>	

<p>Photo Number: 9</p>	
<p>Photo Number: 10</p>	

ATTACHMENT 2

Laboratory Report





Environmental

CERTIFICATE OF ANALYSIS

Work Order : **EP1910222**
 Client : **ENPOINT**
 Contact : **JEFF SHIVAK**
 Address : **SUITE 8, FIRST FLOOR 19 ESSEX STREET
 FREMANTLE WESTERN AUSTRALIA 6160**
 Telephone : **+61 08 9336 4709**
 Project : **W19039**
 Order number :
 C-O-C number :
 Sampler : **JEFF SHIVAK**
 Site : **766 King Road, Oldbury**
 Quote number : **EN/222**
 No. of samples received : **5**
 No. of samples analysed : **5**

Page : **1 of 8**
 Laboratory : **Environmental Division Perth**
 Contact : **ShukHui Li**
 Address : **26 Rigali Way Wangara WA Australia 6065**
 Telephone : **08 9406 1302**
 Date Samples Received : **08-Oct-2019 13:20**
 Date Analysis Commenced : **10-Oct-2019**
 Issue Date : **16-Oct-2019 17:33**



Accreditation No. 825
 Accredited for compliance with
 ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories

<i>Position</i>	<i>Accreditation Category</i>
Ankit Joshi	Sydney Inorganics, Smithfield, NSW
Canhuang Ke	Perth Inorganics, Wangara, WA
Chris Lemaire	Perth Inorganics, Wangara, WA
Dilani Fernando	Melbourne Inorganics, Springvale, VIC
Franco Lentini	Sydney Organics, Smithfield, NSW
Vanessa Nguyen	Perth Organics, Wangara, WA
Inorganic Chemist	
Inorganics Supervisor	
Laboratory Manager (Perth)	
Senior Inorganic Chemist	
LCMS Coordinator	
Organic Chemist	



Page : 2 of 8
 Work Order : EP1910222
 Client : ENPOINT
 Project : W19039

General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.

LOR = Limit of reporting

^ = This result is computed from individual analyte detections at or above the level of reporting

∅ = ALS is not NATA accredited for these tests.

~ = Indicates an estimated value.

- EK040T conducted by ALS Melbourne, NATA accreditation no. 825, site no 13778
- EP035SF and EP202 conducted by ALS Sydney, NATA accreditation no. 825, site no 10911.
- EP202: Particular samples required dilution due to matrix interferences. LOR values have been adjusted accordingly.
- This guideline comparison report only provides evaluation data where chemical parameters specifically listed within the DEC Waste Classification and Waste Definitions 1996 (as amended 2009) guideline are analysed by ALS using P19/1 package.
- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+) & Benzo(k)fluoranthene (0.1), Benzo(e)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP068: LOR has been raised for Dieldrin EP1910222-001, 002 due to suspected matrix effects and interferences.
- EG048G (Hexavalent Chromium): Poor Hexavalent Chromium spike recoveries possibly due to sample matrix effects. Confirmed by re-extraction and re-analysis.
- EK028SF, EK026SF: Poor matrix spike recovery for cyanide in soil due to possible sample matrix interference.
- EG020T: Poor precision was obtained for lead on sample EP1910222-001 due to possible sample heterogeneity and matrix interference. Results have been confirmed by re-extraction and re-analysis.
- EG005T (Total Metals): EP1910160-48 shows poor spike recovery for molybdenum due to possible sample matrix interference. Confirmed by re-extraction and re-analysis.
- For the 'Summary of Thresholds Reached or Exceeded' to accurately function, all samples must be analysed and included in the 'Analytical Results' section of the following report. Please verify that all required sample IDs are listed and analysed.
- This Automated Guideline Comparison report assesses potential chemical 'contaminants' versus guideline criteria. Other parameters may impact classification and 95% upper control limits may also be applied - refer to EPA Regulations.
- This guideline comparison report only provides evaluation of total concentration data against upper limit thresholds for Class I-IV.
- Red shading is applied where the result is equal to or greater than the guideline upper limit. Red shading is not applied to the Summary of Thresholds Reached or Exceeded.



Page : 3 of 8
 Work Order : EP1910222
 Client : ENPOINT
 Project : W19039

Analytical Results

Compound	Client sample ID		Client sampling date / time		SS-01	SS-02	SS-03	SS-04	SS-05
	CAS Number	LOR	Unit	Unit					
EA002: pH 1.5 (Soils)									
pH Value	----	0.1	pH Unit		8.2	8.3	8.3	8.1	8.9
EA055: Moisture Content (Dried @ 105-110°C)									
Moisture Content	----	1.0	%		15.0	6.8	7.3	14.2	11.8
EG005(ED093)T: Total Metals by ICP-AES									
Aluminium	7429-90-5	50	mg/kg		2400	2140	2790	2210	1900
Arsenic	7440-38-2	5	mg/kg		8	<5	<5	7	6
Barium	7440-39-3	10	mg/kg		30	20	40	20	10
Beryllium	7440-41-7	1	mg/kg		<1	<1	<1	<1	<1
Boron	7440-42-8	50	mg/kg		<50	<50	<50	<50	<50
Cobalt	7440-48-4	2	mg/kg		<2	<2	<2	<2	<2
Copper	7440-50-8	5	mg/kg		22	8	15	13	10
Manganese	7439-96-5	5	mg/kg		42	26	37	51	12
Molybdenum	7439-98-7	2	mg/kg		2	<2	<2	<2	<2
Nickel	7440-02-0	2	mg/kg		6	<2	3	2	<2
Silver	7440-22-4	2	mg/kg		<2	<2	<2	<2	<2
Vanadium	7440-62-2	5	mg/kg		7	6	9	7	7
Zinc	7440-66-6	5	mg/kg		212	54	101	58	29
EG020T: Total Metals by ICP-MS									
Cadmium	7440-43-9	0.1	mg/kg		0.2	<0.1	0.3	0.1	<0.1
Lead	7439-92-1	0.1	mg/kg		48.6	9.4	31.6	12.9	14.5
Selenium	7782-49-2	1	mg/kg		<1	<1	<1	<1	<1
EG035T: Total Recoverable Mercury by FIMS									
Mercury	7439-97-6	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
EG048: Hexavalent Chromium (Alkaline Digest)									
Hexavalent Chromium	18540-29-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
EK026SF: Total CN by Segmented Flow Analyser									
Total Cyanide	57-12-5	1	mg/kg		<1	<1	<1	<1	<1
EK028SF: Weak Acid Dissociable CN by Segmented Flow Analyser									
Weak Acid Dissociable Cyanide	----	1	mg/kg		<1	<1	<1	<1	<1
EK040T: Fluoride Total									
Fluoride	16984-48-8	40	mg/kg		<40	110	40	70	50
EP035G: Total Phenol by Discrete Analyser									
Phenols (Total)	----	1	mg/kg		<1	<1	<1	<1	2



Page : 4 of 8
 Work Order : EP1910222
 Client : ENPOINT
 Project : W19039

Analytical Results

Compound	CAS Number	LOR	Client sampling date / time		SS-01	SS-02	SS-03	SS-04	SS-05				
			Unit	Result						Unit	Result	Unit	Result
Sub-Matrix: SOIL													
(Matrix: SOIL)													
EP066: Polychlorinated Biphenyls (PCB)													
Total Polychlorinated biphenyls	----	0.1	mg/kg	07-Oct-2019 15:00	EP1910222-001	07-Oct-2019 15:15	EP1910222-002	07-Oct-2019 15:30	EP1910222-003	07-Oct-2019 16:05	EP1910222-004	07-Oct-2019 16:45	EP1910222-005
				Result	Result	Result	Result	Result	Result	Result	Result	Result	
				<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	
EP068A: Organochlorine Pesticides (OC)													
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
^ Total Chlordane (sum)	----	0.05	mg/kg	<0.05	0.10	0.07	0.07	0.07	0.07	0.06	0.06	0.06	
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	0.10	0.07	0.07	0.07	0.07	0.06	0.06	0.06	
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Dieldrin	60-57-1	0.05	mg/kg	<0.10	0.30	0.18	0.18	0.18	0.18	0.06	0.06	0.06	
4,4'-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
^ Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
4,4'-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	
^ Total OCP	----	5.00	mg/kg	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	<5.00	
EP070: Total Petroleum Hydrocarbons - Speciation													
Aliphatic C16-C35	----	100	mg/kg	<100	120	<100	160	<100	160	<100	160	<100	
Aliphatic > C35	----	100	mg/kg	<100	<100	<100	<100	<100	<100	<100	<100	<100	
Aromatic C16-C35	----	90	mg/kg	<90	<90	<90	<90	<90	<90	<90	<90	<90	
Aromatic > C35	----	100	mg/kg	<100	<100	<100	<100	<100	<100	<100	<100	<100	
EP074A: Monocyclic Aromatic Hydrocarbons													
Styrene	100-42-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
EP075(SIM)A: Phenolic Compounds													



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Analytical Results

Compound	Sub-Matrix: SOIL (Matrix: SOIL)	Client sample ID		SS-01	SS-02	SS-03	SS-04	SS-05
		CAS Number	LOR					
EP075(SIM)A: Phenolic Compounds - Continued								
Phenol	108-95-2	0.5		07-Oct-2019 15:00 EP1910222-001	07-Oct-2019 15:15 EP1910222-002	07-Oct-2019 15:30 EP1910222-003	07-Oct-2019 16:05 EP1910222-004	07-Oct-2019 16:45 EP1910222-005
2-Chlorophenol	95-57-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2-Methylphenol	95-48-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
3- & 4-Methylphenol	1319-77-3	1	mg/kg	<1	<1	<1	<1	<1
2-Nitrophenol	88-75-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,4-Dimethylphenol	105-67-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,4-Dichlorophenol	120-83-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,6-Dichlorophenol	87-65-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
4-Chloro-3-methylphenol	59-50-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,4,6-Trichlorophenol	88-06-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
2,4,5-Trichlorophenol	95-95-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Pentachlorophenol	87-86-5	2	mg/kg	<2	<2	<2	<2	<2
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1,2,3-cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Dibenz(a,h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g,h,i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of polycyclic aromatic hydrocarbons								
^ Benzo(a)pyrene TEQ (zero)								
^ Benzo(a)pyrene TEQ (half LOR)								
^ Benzo(a)pyrene TEQ (LOR)								
EP080/071: Total Petroleum Hydrocarbons								
		0.5	mg/kg	1.2	1.2	1.2	1.2	1.2



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Analytical Results

Compound	CAS Number	LOR	Client sampling date / time		Client sample ID		SS-05
			Result	Unit	Result	Unit	
EP080/071: Total Petroleum Hydrocarbons - Continued							
C6 - C9 Fraction	----	10	<10	mg/kg	<10	mg/kg	<10
C10 - C14 Fraction	----	50	<50	mg/kg	<50	mg/kg	<50
C15 - C28 Fraction	----	100	<100	mg/kg	110	mg/kg	<100
C29 - C36 Fraction	----	100	<100	mg/kg	120	mg/kg	<100
^ C10 - C36 Fraction (sum)	----	50	<50	mg/kg	230	mg/kg	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions							
C6 - C10 Fraction	C6_C10	10	<10	mg/kg	<10	mg/kg	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	<10	mg/kg	<10	mg/kg	<10
>C10 - C16 Fraction	----	50	<50	mg/kg	<50	mg/kg	<50
>C16 - C34 Fraction	----	100	120	mg/kg	200	mg/kg	<100
>C34 - C40 Fraction	----	100	<100	mg/kg	100	mg/kg	<100
^ >C10 - C40 Fraction (sum)	----	50	120	mg/kg	300	mg/kg	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	<50	mg/kg	<50	mg/kg	<50
EP080: BTEXN							
Benzene	71-43-2	0.2	<0.2	mg/kg	<0.2	mg/kg	<0.2
Toluene	108-88-3	0.5	<0.5	mg/kg	<0.5	mg/kg	<0.5
Ethylbenzene	100-41-4	0.5	<0.5	mg/kg	<0.5	mg/kg	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	<0.5	mg/kg	<0.5	mg/kg	<0.5
ortho-Xylene	95-47-6	0.5	<0.5	mg/kg	<0.5	mg/kg	<0.5
^ Total Xylenes	----	0.5	<0.5	mg/kg	<0.5	mg/kg	<0.5
^ Sum of BTEX	----	0.2	<0.2	mg/kg	<0.2	mg/kg	<0.2
Naphthalene	91-20-3	1	<1	mg/kg	<1	mg/kg	<1
EP202A: Phenoxyacetic Acid Herbicides by LCMS							
2,4-D	94-75-7	0.02	<0.04	mg/kg	<0.04	mg/kg	<0.04
EP066S: PCB Surrogate							
Decachlorobiphenyl	2051-24-3	0.1	113	%	103	%	113
EP068S: Organochlorine Pesticide Surrogate							
Dibromo-DDE	21655-73-2	0.05	97.5	%	88.8	%	92.8
EP068T: Organophosphorus Pesticide Surrogate							
DEF	78-48-8	0.05	125	%	116	%	107
EP070: Total Petroleum Hydrocarbons - Speciation							
2-Bromonaphthalene	580-13-2	1	86.1	%	91.8	%	81.4



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Analytical Results

Compound	CAS Number	LOR	Client sampling date / time	Unit	Client sample ID				
					SS-01	SS-02	SS-03	SS-04	SS-05
EP070: Total Petroleum Hydrocarbons - Speciation - Continued									
2-Fluorobiphenyl	321-60-8	1		%	117	121	106	102	110
EP074S: VOC Surrogates									
1,2-Dichloroethane-D4	17060-07-0	0.5		%	86.0	83.6	75.0	84.0	78.5
Toluene-D8	2037-26-5	0.5		%	94.6	93.0	85.5	93.6	86.4
4-Bromofluorobenzene	460-00-4	0.5		%	96.5	93.6	83.0	91.0	85.8
EP075(SIM)T: Phenolic Compound Surrogates									
Phenol-d6	13127-88-3	0.5		%	70.0	64.4	73.6	66.9	67.9
2-Chlorophenol-D4	93951-73-6	0.5		%	80.0	75.0	80.6	77.4	77.7
2,4,6-Tribromophenol	118-79-6	0.5		%	76.0	73.7	78.0	74.8	75.1
EP075(SIM)T: PAH Surrogates									
2-Fluorobiphenyl	321-60-8	0.5		%	91.1	89.5	94.0	92.5	90.4
Anthracene-d10	1719-06-8	0.5		%	78.4	76.6	81.7	80.4	83.8
4-Terphenyl-d14	1718-51-0	0.5		%	99.6	98.9	102	100	98.2
EP080S: TPH(V)/BTEX Surrogates									
1,2-Dichloroethane-D4	17060-07-0	0.2		%	90.1	87.2	78.1	87.8	82.0
Toluene-D8	2037-26-5	0.2		%	92.0	89.8	82.7	90.5	84.1
4-Bromofluorobenzene	460-00-4	0.2		%	98.8	94.7	86.2	95.9	89.5
EP202S: Phenoxylacetic Acid Herbicide Surrogate									
2,4-Dichlorophenyl Acetic Acid	19719-28-9	0.02		%	64.7	70.5	72.8	74.2	60.1



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Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	43	142
EP068S: Organochlorine Pesticide Surrogate			
Dibromo-DDE	21655-73-2	53	152
EP068T: Organophosphorus Pesticide Surrogate			
DEF	78-48-8	28	152
EP070: Total Petroleum Hydrocarbons - Speciation			
2-Bromonaphthalene	580-13-2	70	130
2-Fluorobiphenyl	321-60-8	70	130
EP074S: VOC Surrogates			
1,2-Dichloroethane-D4	17060-07-0	66	127
Toluene-D8	2037-26-5	66	126
4-Bromofluorobenzene	460-00-4	60	115
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	57	119
2-Chlorophenol-D4	93951-73-6	52	130
2,4,6-Tribromophenol	118-79-6	40	132
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	53	139
Anthracene-d10	1719-06-8	68	124
4-Terphenyl-d14	1718-51-0	66	132
EP080S: TPH(V)/BTEX Surrogates			
1,2-Dichloroethane-D4	17060-07-0	63	132
Toluene-D8	2037-26-5	66	125
4-Bromofluorobenzene	460-00-4	60	124
EP202S: Phenoxycetic Acid Herbicide Surrogate			
2,4-Dichlorophenyl Acetic Acid	19719-28-9	45	139



ATTACHMENT 3

SITE PHOTOS





Site Photo 1: Entry into Lot 102 off King Road



Site Photo 2: Access to the subject site off King Road showing existing screening vegetation



Site Photo 3: View south along eastern lot boundary (frontage to King Road)



Site Photo 4: View north along eastern lot boundary (frontage to King Road)



Site Photo 5: Vegetation for screening looking west along the southern lot boundary



Site Photo 6: Existing screening along King Road



Site Photo 7: View west along southern lot boundary



Site Photo 8: View west along northern lot boundary



ATTACHMENT 4

DEVELOPMENT APPROVAL TREE GRINDING FACILITY



ROWE
GROUP

All enquiries to Planning Services on 9526 1131
Our ref: P00561/01 P4059 RT:wj
Electronic Ref: OC15/4439



Shire of
Serpentine
Jarrahdale

Sustainable. Connected. Thriving!

10 March 2015

D & T Barker
161 Versteeg Grove
MARTIN WA 6110

Via email: admin@watreeworks.com.au

Dear Sir/Madam

Re: Development Application – Lot 102 (#766) King Road, Oldbury – Tree Grinding Facility

I refer to your application for development approval in respect of the above property. The Shire is pleased to advise that the application has been carefully considered and the Shire has been able to support the proposal, with an approval decision notice attached for your information and future reference.

Should you wish to proceed with the development, it is important that you review the various conditions that have been imposed. The conditions have been imposed due to the various regulatory requirements that exist in Western Australia and ultimately to ensure that the expectations of the community will be achieved into the future. While every effort has been made to ensure that the requirements are clear, please do not hesitate contact the relevant officers of the Shire should you require any additional information or wish to clarify the requirements of the conditions.

Should you be aggrieved by any of the conditions, you may have the right under the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Applications for review must be submitted to the Tribunal within 28 days of the date on the decision notice. Further information can be obtained by calling the Tribunal on (08) 9219 3111 or by visiting their website at www.sat.justice.wa.gov.au

The Shire is endeavouring to provide a high level of customer service and is always keen to receive feedback on how we can improve our services. Should you have any feedback that you would like to provide to the Shire, please do not hesitate to send us an email to planning@sjshire.wa.gov.au.

Thank you again for lodging a development application with the Shire and we look forward to working with you again in the future.

Yours faithfully

Louise Hughes
Manager Statutory Planning

6 Paterson Street
Mundijong 6123
Western Australia



Shire of
Serpentine
Jarrahdale

Telephone: 9526 1111
Facsimile: 9525 5441
Web: www.sjshire.wa.gov.au
Email: info@sjshire.wa.gov.au

**FORM 2
PLANNING APPROVAL
TOWN PLANNING SCHEME NO. 2**

PROPERTY FILE:	P00561/01	DOCUMENT NO:	OC15/4439
APPLICANT:	D & T Barker 161 Versteeg Grove MARTIN WA 6110		
OWNER:	G Mirco 58 Leaside Way SPEARWOOD WA 6163		
PROPERTY:	Lot 102 King Road, Oldbury		
DEVELOPMENT:	Tree Grinding Facility		
USE CLASS:	Light Industry & Transport Depot		
APPROVAL DATE:	23 February 2015		
AUTHORITY:	OCM019.02.15		

Application for approval to commence development as per application form dated 21 October 2014 and accompanying plans is **APPROVED** under the above authority subject to the following conditions:

CONDITIONS

1. This approval shall be in accordance with the amended site plan received by the Shire on the 14 January 2015.
2. A Dust Management Plan must be prepared in accordance with the Department of Environment and Conservation's DRAFT - A guideline for the development and implementation of a dust management program to the satisfaction of the Shire, prior to development commencing. All works must be carried out in accordance with the approved Dust Management Plan, for the duration of development to the satisfaction of the Shire.
3. The development must be designed and all works must be carried out in accordance with the Environmental Noise Assessment prepared by Daniel Lloyd and dated 16 October 2014, for the duration of development to the satisfaction of the Shire.
4. All stormwater must be contained and disposed of on-site at all times, to the satisfaction of the Shire and certified by a Hydraulic Engineer, with all permanent and temporary stormwater drainage basins being designed to control the breeding of mosquitoes, prior to development commencing.

5. A Landscaping Plan must be prepared and approved to include the following detail, to the satisfaction of the Shire, prior to development commencing:-
- (i) The location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) any lawns to be established;
 - (iii) any natural landscape areas to be retained;
 - (iv) those areas to be reticulated or irrigated; and
 - (v) verge treatments.

The landscaping must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the Shire.

6. The screen bunds and vegetation buffer must be vegetated such that the development minimises visual impact from adjoining properties and King Road, to the satisfaction of the Shire, prior to the commencement of development and must be retained and maintained in good condition at all times.

7. The car park must:-

- (i) be designed in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking unless otherwise specified by this approval, prior to occupation of the development; and
- (ii) be constructed, sealed, kerbed, drained and marked to the satisfaction of the Shire prior to the development being occupied and maintained thereafter.

The car park must comply with the above requirements for the duration of the development.

8. A Waste Management Plan must be prepared and approved, to and include the following detail to the satisfaction of the Shire, prior to occupying the development:-
- (i) the location of bin storage areas and bin collection areas;
 - (ii) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - (iii) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - (iv) frequency of bin collections.

All works must be carried out in accordance with the Waste Management Plan, for the duration of development.

9. Floodlighting must not be illuminated after 10:00pm or before 7:00am. Light source must be hooded with no direct illumination visible outside the property, in accordance with the requirements of Australian Standard AS 4282—1997, Control of the obtrusive effects of outdoor lighting, at all times, for the duration of the development.
10. Stockpiled material must not exceed a height of four (4) metres at any time.
11. The development must only operate between the hours of 7.00am and 5.00pm from Monday to Friday and not at all on Saturday, Sundays and Public Holidays. Grinding machinery is not permitted to be used after 2.00pm on Fridays and not at all on Saturdays.

12. A Fire Management Plan being prepared for approval by the Shire and thereafter implemented at all times, including the provision of a 92,000 litre water supply tank.

The Advice Notes attached form part of this approval.

APPEAL RIGHTS

The applicant may have the right under the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal (SAT). Applications for review must be submitted to the SAT within 28 days of the date on the decision notice. Further information can be obtained by calling SAT on (08) 9219 3111 or by visiting their website at www.sat.justice.wa.gov.au



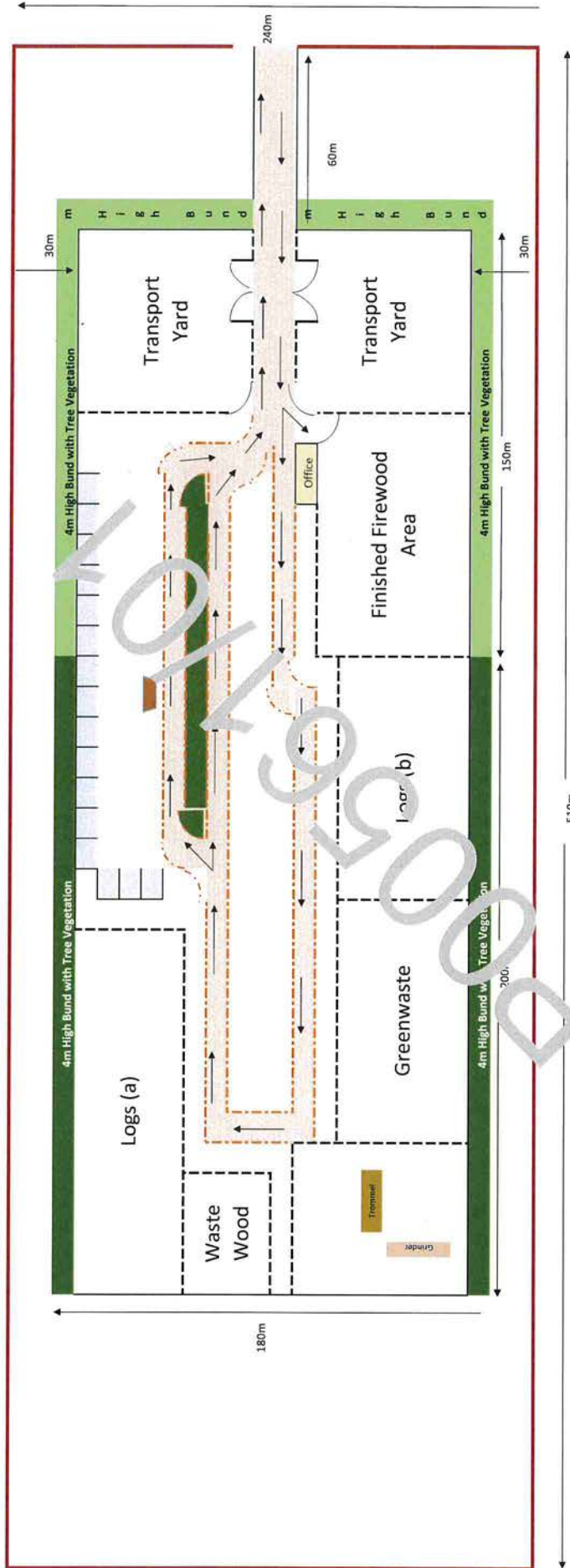
Louise Hughes
Manager Statutory Planning

WA Treeworks Pty Ltd

ABN: 88 104 441 441
 847 Canning Mills Rd
 Martin WA 6110

Amended Proposed Site Layout

766 King Road, Oldbury, WA



- Legend**
- Redback Horizontal Grinder
 - Trommel Screen
 - Loading Ramp
 - Finished Product Bays
 - Internal Road & Direction of Traffic
 - Site Office
 - 4m High Earthen Bund (with tree vegetation)
 - 2m High Earthen Bund (with tree vegetation)

SHIRE OF SERPENTINE-JARRAHDALÉ
PLANNING APPROVAL
Koralee Jaynes.
 Date 23/02/2015 Signed (Authorised Officer)



ATTACHMENT 5

DEVELOPMENT APPROVAL MACHINERY SHED, TOILET
BLOCK AND VERANDAH



ROWE
GROUP



Shire of
Serpentine
Jarrahdale

Sustainable. Connected. Thriving!

All enquiries to Planning Services on 9526 1131
Our ref: P00561/02: P4575: MB:bo
Electronic Ref: OC15/11793

30 October 2015

John D. Clarke
2 Crosby Street
FLOREAT WA 6014

Via email: johnclarke@urg.net.au

Dear Sir/Madam

**Re: Development Application – Lot 102 (#766) King Road, Oldbury – Machinery Shed,
Toilet Block and Verandah**

With regard to your above application for development approval, please be advised the application has been assessed and approved subject to conditions.

It is important that you review the various conditions that have been imposed, and should you require clarification with regard to any of the conditions, please do not hesitate to contact the Planning unit.

Should you be aggrieved by any of the decision or any conditions imposed, you have the right under the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Applications for review must be submitted to the Tribunal within 28 days of the date on the decision notice. Further information can be obtained by calling the Tribunal on (08) 9219 3111 or by visiting their website at www.sat.justice.wa.gov.au

Yours faithfully

Leonard Long
Statutory Planning Coordinator

6 Paterson Street
Mundijong 6123
Western Australia



Shire of
Serpentine
Jarrahdale

Telephone: 9526 1111
Facsimile: 9525 5441
Web: www.sjshire.wa.gov.au
Email: info@sjshire.wa.gov.au

**FORM 2
PLANNING APPROVAL
TOWN PLANNING SCHEME NO. 2**

PROPERTY FILE:	P00561/02	DOCUMENT NO:	OC15/11793
APPLICANT:	John D. Clarke 2 Crosby Street FLOREAT WA 6014		
OWNER:	King Road Holding Ltd		
PROPERTY:	Lot 102 (#766) King Road Oldbury WA		
DEVELOPMENT:	Machinery Shed / Toilet Block / Verandah		
USE CLASS:	Residential – Single House		
APPROVAL DATE:	30 October 2015		
AUTHORITY:	P019D		

Application for approval to commence development as per application form **dated 12 June 2015** and accompanying plans is **APPROVED** under the above authority subject to the following conditions:

CONDITIONS

1. This approval relates only to the proposed (Machinery Shed, Toilet Block and Verandah), as indicated on the approved plans. It does not relate to any other development on this lot.
2. If the development referred to in (1) above is not substantially commenced within a period of two (2) years from the date of this approval, the approval shall lapse and be of no further effect.
3. The landowner shall ensure all activities related to the construction of the development (such as but not limited to, storage of building materials and contractor vehicles) shall be contained wholly within the lot boundaries.
4. All storm water shall be disposed of within the property. Direct disposal of storm water onto the road, neighbouring properties, watercourses and drainage lines is not permitted.
5. This approval is not applicable to the identified sewage holding tank. A separate application will need to be submitted to determine the suitability of the Effluent Disposal System

6. The development shall not to be located within 1.2 metres of any existing septic tank or 1.8 metres of a leach drain
7. Prior to the use of the shed or such period as approved by the Director Planning all driveway surfaces shall to be constructed of a hardstand material such as concrete, brick paving or bitumen to the satisfaction of the Director Planning.

ADVICE NOTES

1. The landowner is advised this is a Planning Approval only and does not obviate the responsibility of the landowner to comply with all relevant building, health and engineering requirements.



Leonard Long
Statutory Planning Coordinator

PS02 Advice on Planning Applications

Schedule of Materials and Finishes

(to be submitted with all applications for new buildings or additions to existing buildings)

PROPERTY ADDRESS: LOT 102 (A766) KING ROAD, EXBURY WA.

Building		Materials	Colour
② House TOILET BLOCK	Walls	STEEL	WHITE
	Roof	ZINCALUME	SILVER
	Gutters	-	
	Windows	-	
	Other (detail)	SEE SCHEDULE ON PLAN	
① Shed	Walls	Colourbond steel	(SEE SCHEDULE)
	Roof		
	Gutters		
	Windows		-
	Other (detail)		-
Driveway			
Paths/Paving			
Water Tanks			
③ Other (detail) VERANDAH FOR OFFICE		STEEL / ZINCALUME	SILVER.

Notes:

1. Colour – state product name and shade (ie Colourbond "Eucalyptus").
2. In "Other" for sheds and houses detail any additional trims such as verandah posts, fascias etc.)

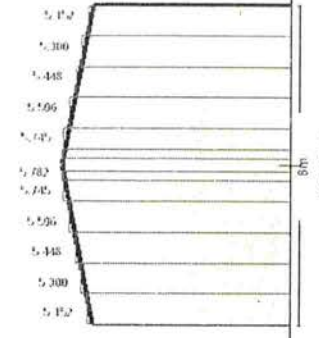
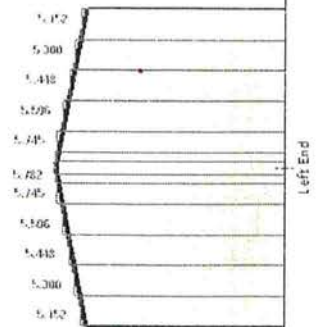
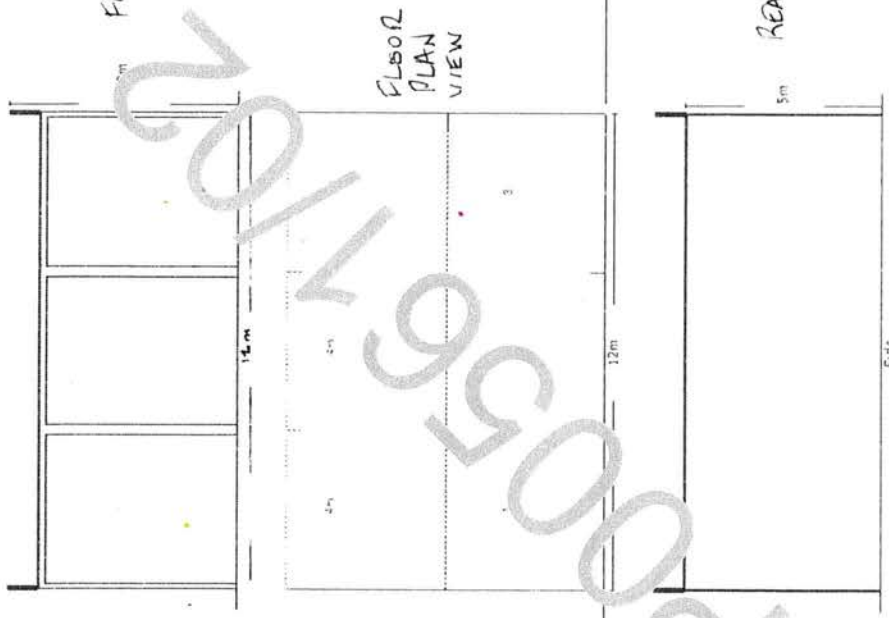


SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL

Date 30/10/2015 Signed (Authorised Officer)

PROPOSED MACHINERY SHED
LOT 102 (766) KING ROAD, OLDBURY

Building For:
John Clarke
Oldbury
Job Number: 37547
Produced by:
Aussie Sheds Group
Phone: 1300 300 022



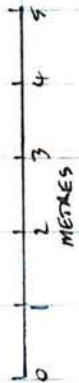
Handwritten notes:
11.11.15
John Clarke

PROPOSED VERANDAH
(FOR NORTH SIDE OF TRANSFORMABLE OFFICE)
LOT 101 (766) KING ROAD, DOLDISBURY

SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL
Date 30/10/2015 Signed (Authorised Officer)

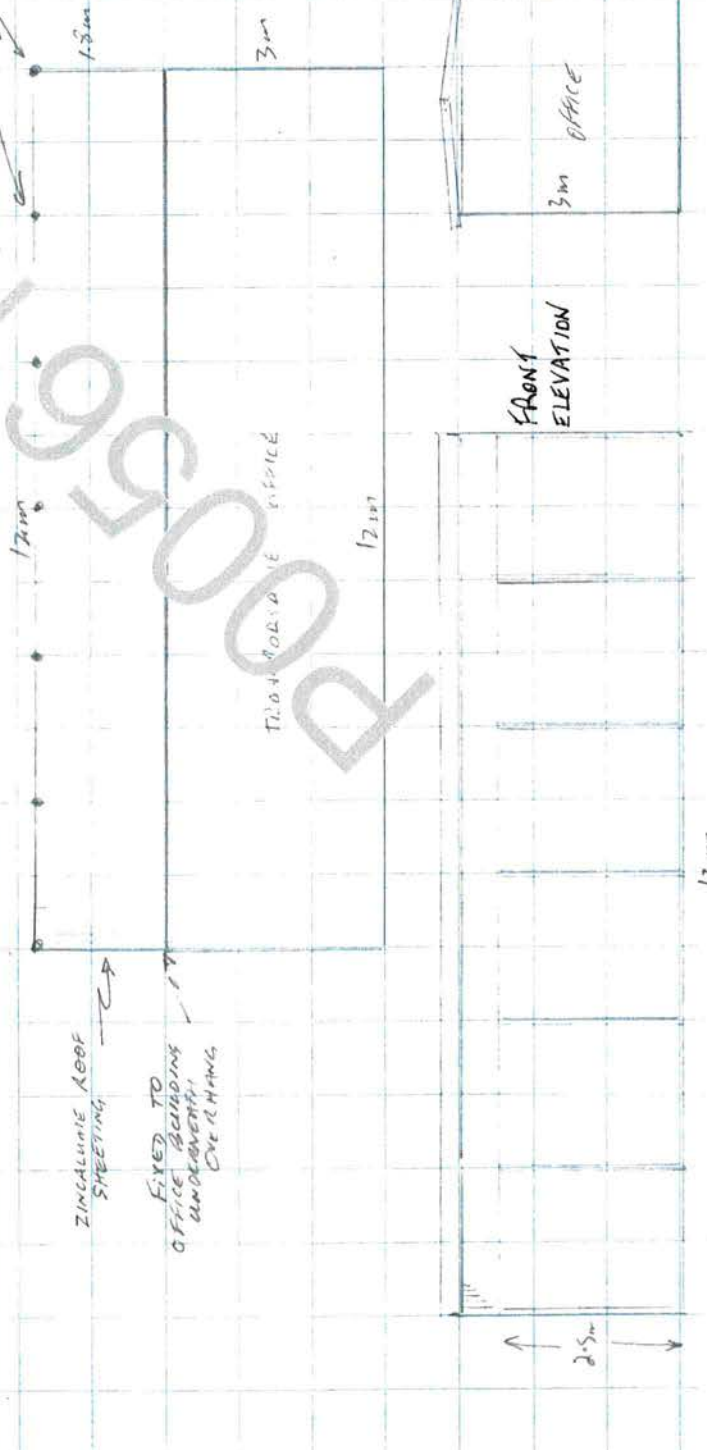
[Signature]

SCALE: 1:100
(1cm = 1m)



90x90 STEELBOX
ROOFING
IN CONCRETE FOOTINGS
@ 2m CENTRES

PLAN VIEW



[Signature]
11.6.15

ELECTRICAL LEGEND ○ OYSTER LIGHT WITH FLURO GLOBE □ FLUORESCENT LIGHT 1x36w DIFFUSED □ FLUORESCENT LIGHT 2x36w DIFFUSED CH PE AUTO SWITCH - FOR EXT. LIGHTS	ISOLATOR SWITCH W/PROOF 6FO - 10 AMP DOUBLE - REF HEIGHT 6FO - 10 AMP SINGLE - REF HEIGHT 6FO - 10 AMP SINGLE - WATER ROOF EXHAUST FAN - WALL MOUNTED	PHONE POINT - DRAW WIRE COMPUTER POINT - DRAW WIRE SMOKE DETECTOR - HARD WIRED	ELECTRICAL NOTES : .. ALL CIRCUITS TO BE DOUBLE POLED. .. LIGHTING - TOILET, LOCKER RM, REST RM, STAFF RM, 6 W/m ²	COLOUR SCHEDULE : ROOF SHEETS - ZINCALUME EXTERNAL PANEL - SUREWIST BARGE FLASHINGS - WOODLAND GREY WINDOWS - WHITE ALUMIN. - MILL VINYL - JERVIS GREEN LOGOS - NO CEILING - BEIGE DOOR FRAME - GALVANISED or WHITE
--	---	--	--	---

PROPOSED TOILET BLOCK (4.8m x 3m)

LOT 102 (766) KING ROAD, OLDBURY

FLOOR PLAN

SHIRE OF SERPENTINE-JARRAHDALE

PLANNING APPROVAL

Date 30/10/2015 Signed (Authorised Officer)

SHORT SPECIFICATION -

- STEEL CHASSIS 310UB32 MAIN CHASSIS BEAMS WITH TAPERED ENDS - REF CHASSIS DWG.
- CHASSIS PAINTED 2 COATS OF RED OXIDE
- GALV. FLOOR JOISTS 75x40x16 AT MAX. 400 CTRS
- 22mm AQUATIC FLOORING - TERMITTE TREATED
- 2.0mm SLIP RESISTANT VINYL FLOOR FINISH WITH 100 HIGH COVING.
- WALLS EXT. 75mm PANEL WITH 0.6mm C/BOND FACINGS.
- WALLS INT 50mm PANEL WITH 0.4mm C/BOND FACINGS.
- ALL WINDOWS AND EXT DOOR FRAMES TO HAVE FIXINGS DOUBLED INT & EXT.
- CC = CONCEALED CHANNEL STFNR FIXED AT BASE & TOP CHANNEL TO PANEL JOIN.
- CORNER FLASHINGS BENT AND FIXED OVER CEILING / ROOF FRAME.
- R3.0 INSULATION BATT'S TO CEILING.
- GALV. STEEL CEILING / ROOF FRAME.
- ZINCALUME SUPERDECK PROFILE ROOF DECKING.
- MOULDED PROFILE FILLER UNDER LOW END OF ROOF DECKING.
- C/BOND ROOF FLASHINGS AND CORNER TRIMS.
- R1.3 ANTICON UNDER ROOF DECKING.
- PRE-FINISHED PLYWOOD CEILINGS WITH ALUMIN. 40x40 CORNICE.
- ALL PLUMBING HOLES SEALED AROUND PIPES.
- PLUMBING WASTE MANIFOLD UNDER FLOOR.
- CEILING HEIGHT 2400

SUPPLIED EQUIPMENT LIST -

D1 - 2040 x 820 COMMERCIAL GRADE STEEL ENTRY DOOR WITH PASSAGE SET PLUS HASP & STAPLE.

D2 - 2040 x 760 PLAIN METAL INTERNAL DOOR WITH LOCK SET TO COATES MASTER KEY SYSTEM AND LIFT OFF HINGES - NO HEAD PANEL OVER DOOR.

W1 - 350 x 755 FIXED OBSCURE GLAZED WINDOW WITH CYCLONIC FILM.

1 - TOILET PAN WITH DUAL FLUSH CISTERN & PAPER HOLDER.

2 - WALL MOUNTED S.S. HAND BASIN 830 AFL WITH MIRROR OVER.

3 - TOILET CURBICLE & DOOR HMR MELAMINE - 1800 HIGH TO TOP OF PARTITIONS.

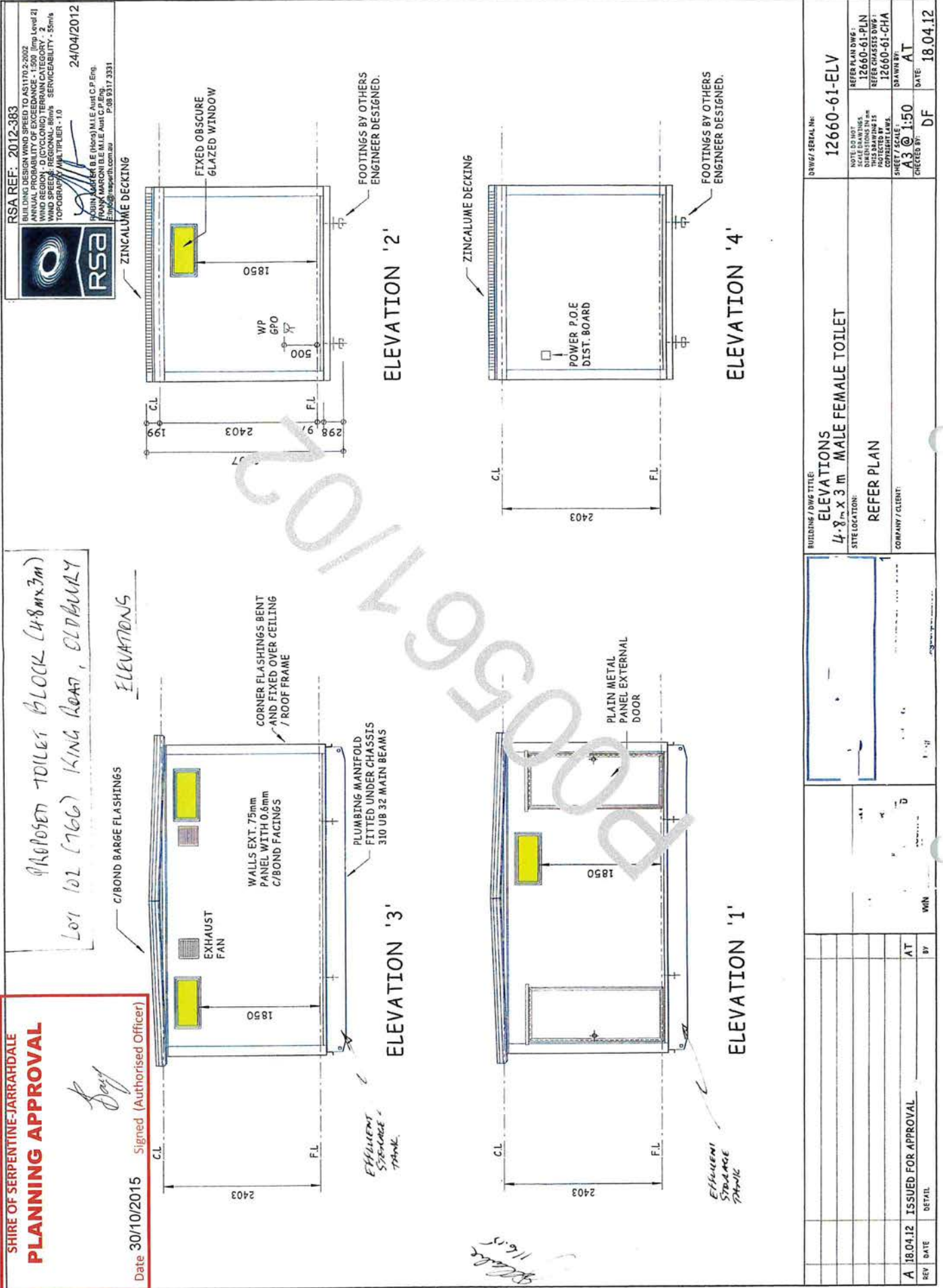
- 150 GAP ABOVE FLOOR LEVEL TO UNDER SIDE.

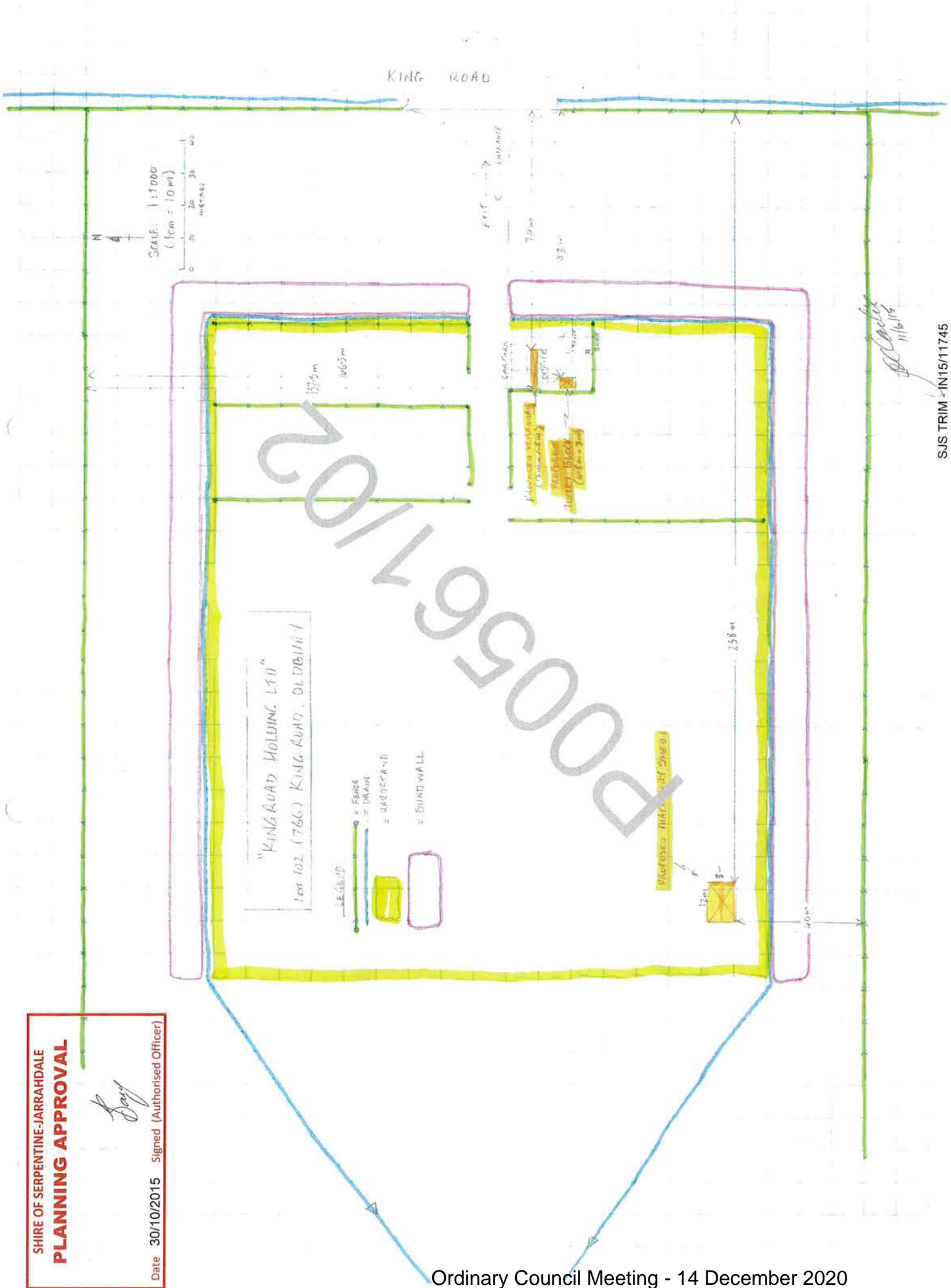
- DOOR 600 w WITH SPRING HINGES & RED / GREEN INDICATOR BOLT.

4 - WALL MTD S.S. URINAL 1500 LONG C/W CISTERN.

5 - 2040 x 860 REMOVABLE PANEL - FIT 'C' CHANNEL TO OPENING.

BUILDING / DWG TITLE	BLDG SUPPORTS CLASS 5 OFFICE OR 6 CRIB RM		
GENERAL PLAN / ELECTRICAL LAYOUT	12660-61-PLN		
4.8 x 3 m MALE / FEMALE TOILET	SERIAL / DWG No: 12660-61-CHA		
EX YARD	REFER CHAS DWG: 12660-61-CHA		
COMPANY / CLIENT	REFER DRAWING IS THIS DRAWING IS CONTROL LAWS: 12660-61-ELV		
ISSUED FOR APPROVAL	DATE	DRAWN BY	DATE
A 3.04.12	30.10.15	DCT	3.04.12
ISSUED FOR APPROVAL	DATE	DCT	DATE





SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL
 Date 30/10/2015 Signed (Authorised Officer)

Day

SJS TRIM-IN15/11745

WA Treeworks Pty Ltd

ABN: 88 104 441 441
 847 Canning Mills Rd
 Martin WA 6110

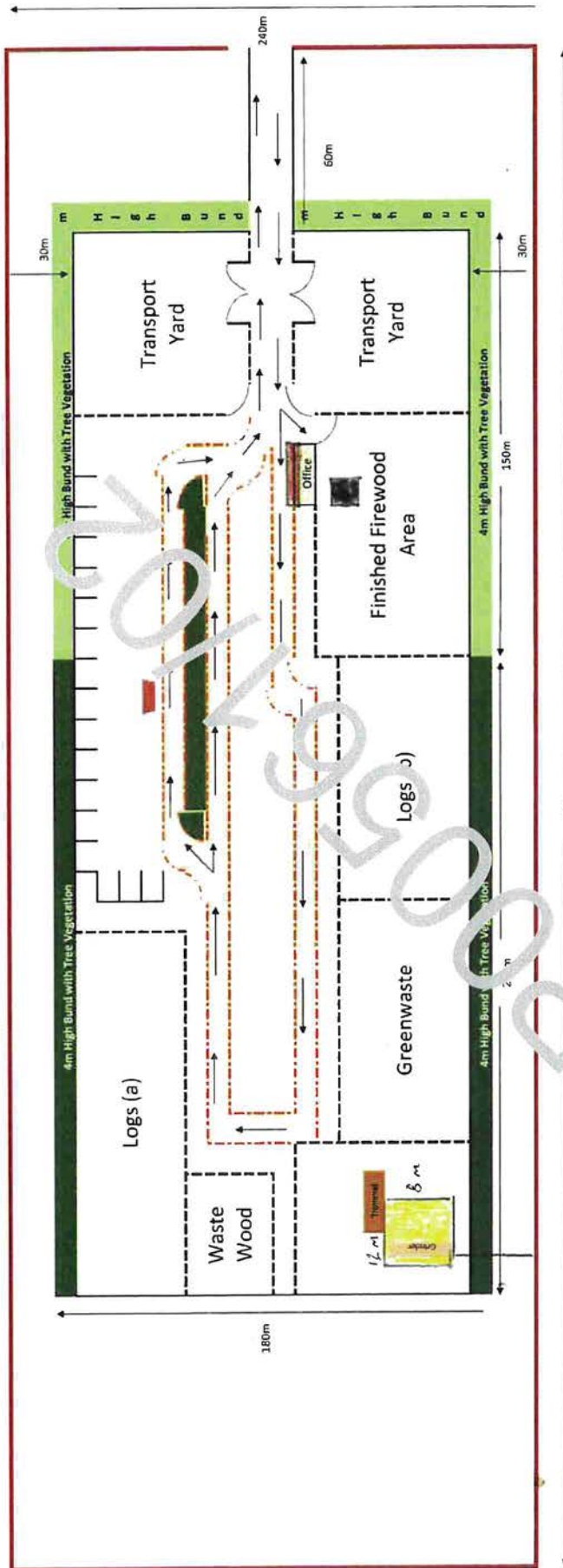
Amended Proposed Site Layout

766 King Road, Oldbury, WA

SHIRE OF SERPENTINE-JARRAHDALÉ
PLANNING APPROVAL



Date 30/10/2015 Signed (Authorised Officer)



Legend

-  Redback Horizontal Grinder
-  Trommel Screen
-  Loading Ramp
-  Finished Product Bays
-  Internal Road & Direction of Traffic
-  Site Office
-  4m High Earthen Bund (with tree vegetation)
-  2m High Earthen Bund (with tree vegetation)

Proposed Machines Shed (12m x 8m)

Proposed Verandah (12m x 1.8m)

Proposed Toilet Block (2.8m x 3m)

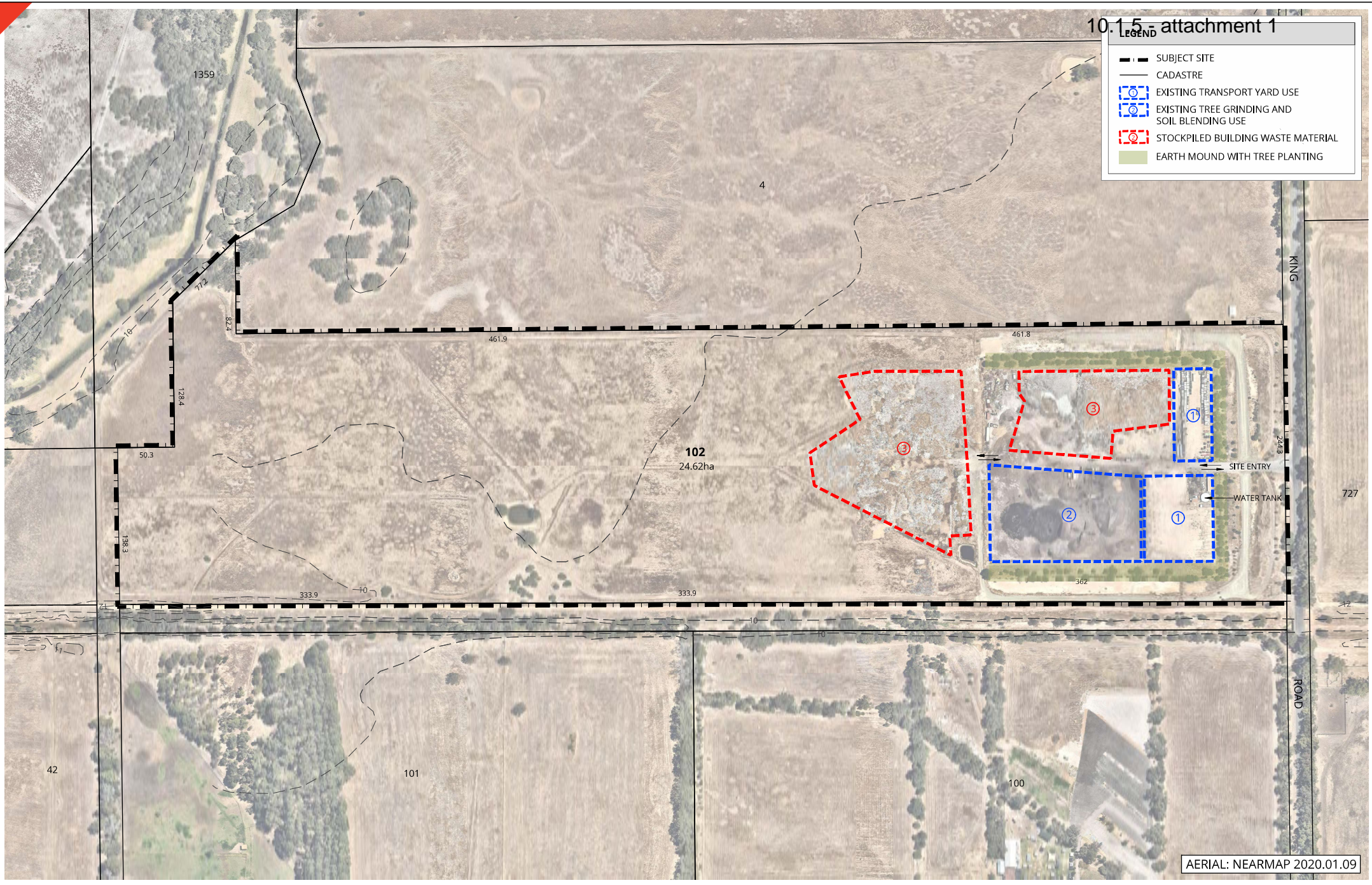


ATTACHMENT 6

DEVELOPMENT PLANS: TEMPORARY WORKS AND
ONGOING USE



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10.1.5 - attachment 1

LEGEND

- SUBJECT SITE
- CADASTRE
- EXISTING TRANSPORT YARD USE
- EXISTING TREE GRINDING AND SOIL BLENDING USE
- STOCKPILED BUILDING WASTE MATERIAL
- EARTH MOUND WITH TREE PLANTING

AERIAL: NEARMAP 2020.01.09

SITE PLAN
LOT 102 (No. 766) KING ROAD
OLDBURY

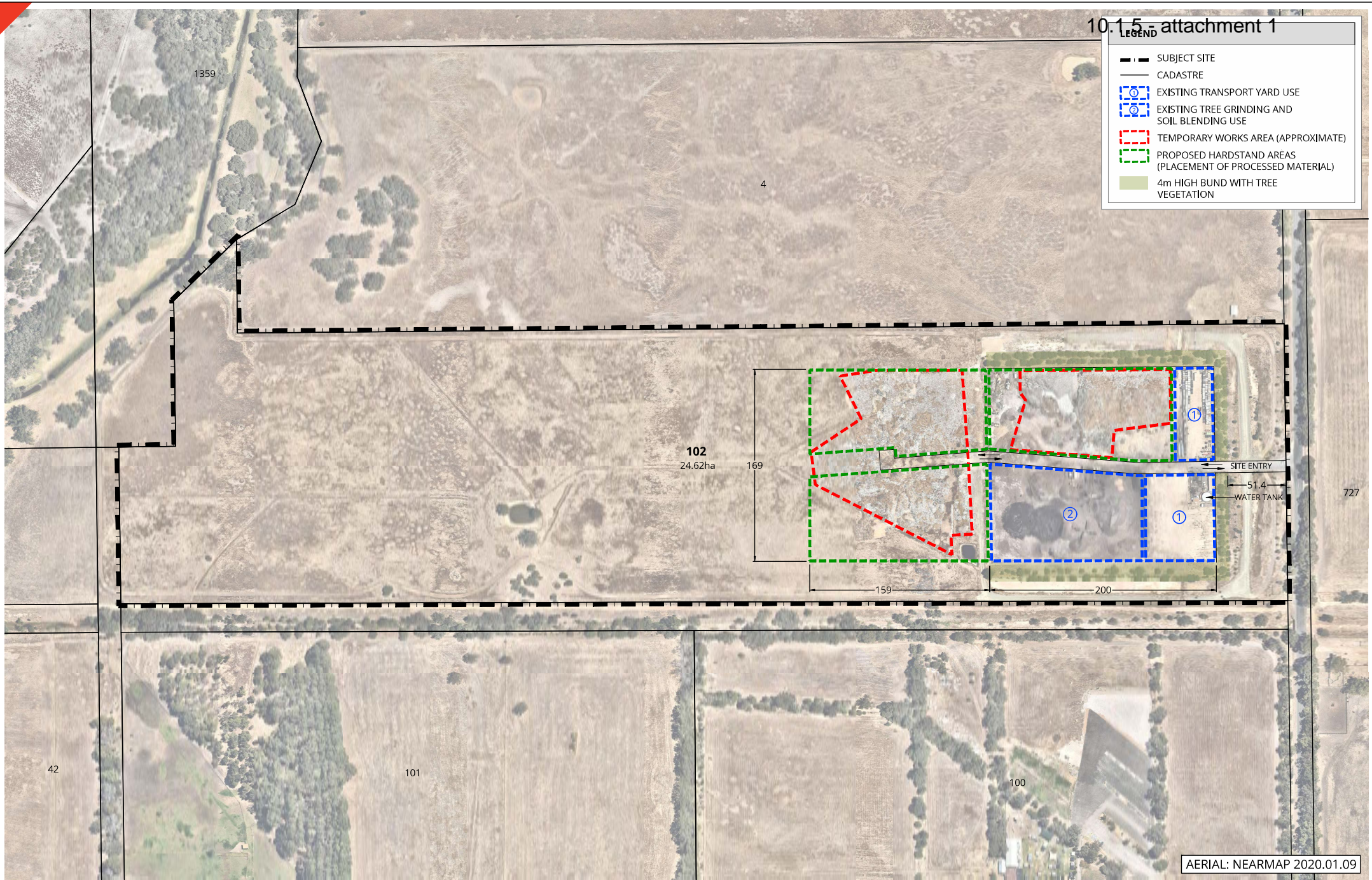
Ordinary Council Meeting - 14 December 2020

Scale: 1:3000
9105-110-10-A

ROWE GROUP

9105_110_10_02020_01_09 (Site Plan) DRAWN: A. GLASIN DATE CREATED: 2020.02.26 PROJECTION: MGA80 GD54 CADASTRE: UNLIGATE AERIAL: NEARMAP 2020.01.09

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10.1.5 - attachment 1

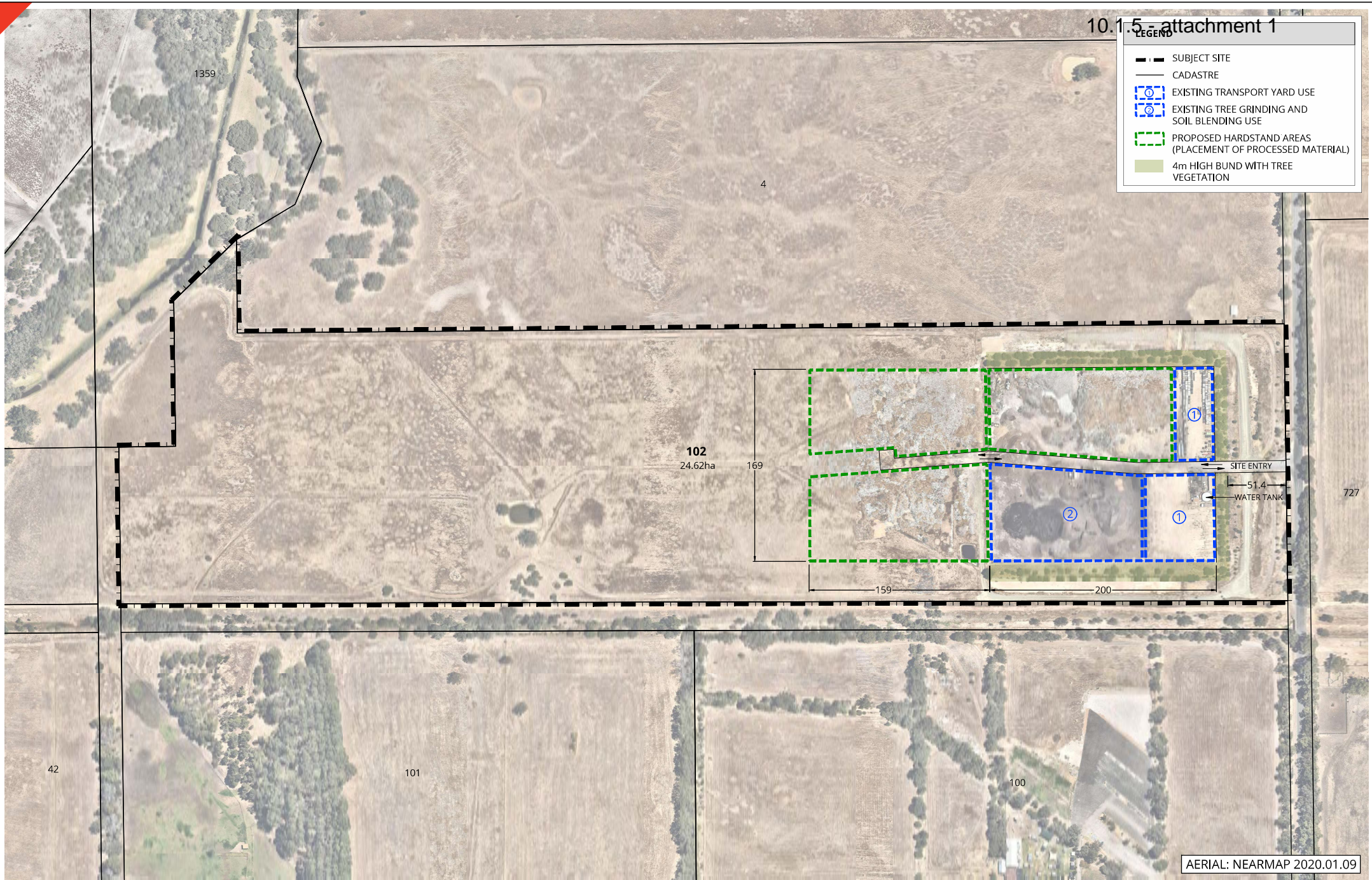
- LEGEND**
- SUBJECT SITE
 - CADASTRE
 - EXISTING TRANSPORT YARD USE
 - EXISTING TREE GRINDING AND SOIL BLENDING USE
 - TEMPORARY WORKS AREA (APPROXIMATE)
 - PROPOSED HARDSTAND AREAS (PLACEMENT OF PROCESSED MATERIAL)
 - 4m HIGH BUND WITH TREE VEGETATION

AERIAL: NEARMAP 2020.01.09

TEMPORARY WORKS (INTERIM USE) SITE PLAN
 LOT 102 (No. 766) KING ROAD
 OLDBURY

9163_Regions_Oldbury (Proposed Site Plan) - DISHWY.A. GLSWIN - DATE CREATED: 2020.02.26 - PROJECT ID: M650-G054 - CADASTRE: NEARMAP 2020.01.09 - UTM_ZONE: 50SRMWS68988918182621104040 - 400M_GA_SIN - 300102_39

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10.1.5 - attachment 1

LEGEND

- SUBJECT SITE
- CADASTRE
- EXISTING TRANSPORT YARD USE
- EXISTING TREE GRINDING AND SOIL BLENDING USE
- PROPOSED HARDSTAND AREAS (PLACEMENT OF PROCESSED MATERIAL)
- 4m HIGH BUND WITH TREE VEGETATION

AERIAL: NEARMAP 2020.01.09

WORKS COMPLETION (ONGOING USE) SITE PLAN
LOT 102 (No. 766) KING ROAD
OLDBURY

Ordinary Council Meeting - 14 December 2020

9163_Regional_Oldbury (Proposed Site Plan) - SPRAWNY.A. GISWIN - DATE CREATED: 2020.02.26 - PROJECTION: MGA50_GCS54 - CADASTRE LANDCATE - NEARMAP 2020.01.09



ATTACHMENT 7

CONSULTANT ENGAGEMENTS





Our Ref: 3776AA_Rev1

27 February 2020

Kingroad Holdings Pty Ltd
Manager
Ken Ming
88 Smiths Road
Templestowe VIC 3106
Via Email: k.ming94@gmail.com

Dear Ken

Lot 102 (No. 766) King Road, Olbury - Letter of Engagement

360 Environmental Pty Ltd (360 Environmental) has been engaged by Kingroad Holdings Pty Ltd to prepare supporting environmental assessment documentation to be included as part of the Development Approval submission for the proposed temporary works at Lot 102 (No. 766) King Road Oldbury, WA.

360 Environmental will prepare the following documentation including:

- Remediation Action Plan; and
- Dust, Noise and Visual Impact Management Plan.

For and on behalf of 360 Environmental Pty Ltd



Julie Palich – Principal Environmental Geoscientist | Contaminated Sites Services

Rowe Group
Level 3, 369 Newcastle Street
Northbridge
WA 6003

DVC Z745 Letter Lot 102 King Road

27th February 2020

Attention: Ella Compton, Graduate Planner Via Email: Ella.Compton@rowegroup.com.au

Dear Ella,

Transport Impact of Waste Material Removal from Lot 102, King Road, Oldbury

We are pleased to confirm that Donald Veal Consultants (DVC) has been engaged by Kingroad Holding to produce a Transport Impact Assessment (TIA) for the proposed temporary works at the site. During the compilation of the TIA the following tasks will be undertaken:

Task 1 - Collate Traffic Data: We will source available traffic volume and crash data on the surrounding road network from MRWA and the Shire (and other sources if available). As part of this task, DVC will also discuss any traffic related issues with the Shire. We have not included undertaking any traffic counts as part of this task, and we assume that current traffic data and clean-up related traffic estimates at the site will be available from the Client.

Task 2 – Desktop Review and Traffic Assessment: We will undertake a desktop review of the site access and the Mundijong Road/King Road intersection. We do not propose undertaking a site visit and we have assumed that a review of on-site traffic management e.g. parking or internal circulation will not be required.

Task 3 – Traffic Report: We will prepare a short letter-form traffic report which documents the data and assumptions we have used in our traffic assessment, our findings and conclusions.

If you have any queries in regard to this letter or require further clarification, please contact me at your earliest convenience on 9274 7076.

Yours sincerely,



Steve Yapp
Principal Transport Engineer