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The Chief Executive Officer
Shire of Serpentine-Jarrahdale
6 Paterson Street
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By email : info@sjshire.wa.gov.au

6 May 2022

Re : **SUPPLEMENTARY SUBMISSIONS IN SUPPORT OF
APPLICATIONS FOR DEVELOPMENT APPROVALS -
STORAGE AND SALE OF FIREWOOD/APIARY/GROWING
OF VEGETABLES FROM LOT 39 (846) ROWLEY ROAD,
OAKFORD BY NORMAN KENNETH HESLINGTON**

These submissions are supplementary to the letter in support of the aforesaid application dated 13 January 2022 and are to address issues raised by the Shire of Serpentine-Jarrahdale in correspondence, including that of 8 April 2022, 14 April 2022 and of 5 and 6 May 2022.

1. The exact location of the hardstand including setbacks is now the subject of a supplementary plan dated 4 May 2022 provided by SJB Legal to the Shire that day and a further plan provided herewith dated 6 May 2022 with a scale of 1:2000 (as proposed by the Shire by email on 5 May 2022 at 2.25 p.m) depicting setbacks to boundaries of existing developments on site, including the area where the firewood operation will be occurring and associated manoeuvring areas, the approximate location of the wetland based upon the Shire's email of 5 May 2022 at 1.06 p.m indicating the existence of a conservation category wetland ("CCW") (delineated in purple). Neither the firewood, apiary nor vegetable growing activities will occur on that area delineated in purple.
2. That supplementary plan dated 4 May 2022 was provided at the same time as a Bushfire Management Plan prepared by Bushfire Prone Planning ("the Bushfire Report") and that report, at page 8 and page 15, contains overlaid diagrams and plans which show (a) the location of the hardstand (b) the location of the hardstand relative to the sea container on the property and relative to the area in which vegetables are proposed to be grown; (c) shed structure on the land, and (d) where the bee keeping operations will be conducted.

3. The general dimensions of the hardstand on those 2 pages of that report reflect the supplementary plan dated 4 May 2022. (50 m x 30 m)
4. The height of the hardstand is addressed by saying :
 - (a) In order to construct the hardstand, there was no excavation of soil. Road base was brought onto the site and compacted to a depth of approximately 25 centimetres.
 - (b) The entirety of the hardstand is capable of, and will allow for vehicle movements and vehicle turning, including customers of the proposed business and large vehicles, including trucks delivering wood and other materials to site, or removing such materials from site. The said plans of 4 and 6 May 2022 depict that the stockpile of firewood itself is on the edge of the hardstand area, furthest (south) from Rowley Road, and takes up an area of approximately 10 metres x 30 metres of the perimeter of the hardstand. The size of the hardstand varies with deliveries and sales of firewood.
 - (c) The height of the wood stockpile varies depending on sales and deliveries, but at its highest, is between 6 and 8 feet, and attached to this statement are photos of the stockpile of firewood as at 4 May 2022, marked F, G, H and I.
 - (d) To give some idea of the height of the stockpile, the photo F attached includes a standard box trailer used by customers who purchase firewood from me.
 - (e) Otherwise I refer to photo A4 in the application for development approval dated 10 January 2022, which gives a fair indication of the location and height of the stockpile of firewood. The height of the stockpile of firewood with the entry gates in the background (such gates now moved 6 metres south since the filing of my initial development application).
5. Further, so as to address and deal with any dust that might be created by activities associated with the sale of firewood (which I say will be nominal in light of the fact that the hardstand area has been compacted and I water it, and rainfall will of course also reduce dust), I annex hereto and mark A, B and C, photos of dust screening that I have installed to the east and north perimeters of the subject property.
6. The dust screening, by way of green shade cloth in photo A, was purchased and installed by me. The screening in photo B, which has words "Firewood Gardening/Landscaping Wood" is the same material used by developers

that I have observed around Perth when they screen a development that is underway. I purchased and paid for that screening (and that screening is see through).

7. I otherwise refer to my application dated 10 January 2022 and to photo A3, depicting a sign with the word "Firewood" on it. That sign has been removed from the gate, but is now on a portable trolley within the boundaries of the subject property.
8. The gates depicted in photo A3 have now been re-positioned a further 6 metres south and into the subject property and away from Rowley Road. That re-positioning is demonstrated in the further attached photos marked D, E, G, H, I and J.
9. By moving the gates 6 metres, the concerns expressed by the Shire with respect to vehicles needing more room to turn off Rowley Road and onto the subject property, or vice versa, has been eliminated.
10. Having driven up and down Rowley Road in the vicinity of the subject property, the gates, the width of the gates and the clearance from Rowley Road is the widest within the vicinity of the subject property, including, and taking into account, the use of land by "Harvey Fresh", a distance of about 500 metres from the subject property.
11. I otherwise say that photos produced to the SAT by the Shire of late concerning vehicle movements (which movements to and from the subject property I have now addressed above), were taken on 7 April 2022, at a time when Rowley Road was closed and had been closed for about 2 weeks for roadworks.
12. The only signage advertising the firewood activities is that depicted in photo B, and the words on that banner are "Edward Woodward's Products/Craftwood...Firewood...Garden/Landscaping Wood".
13. By advice of 8 April 2022, the Shire has requested a Traffic Impact Statement by a suitably qualified consultant.
14. I say that the traffic movements to and from the subject property and the proposed activities thereon associated with the sale of firewood, are addressed in my original submission of 13 January 2022 and are of such a size/scale and are in a location that does not reasonably require a traffic impact statement, and I decline to provide a Traffic Impact Statement.

15. Further, a noise assessment by a suitably qualified consultant has been sought by the Shire as at 8 April 2022, and I say that the noise that would be generated by the delivery of firewood and sales to customers attending the property, is no different to, and would, if anything, be significantly less than the constant vehicle traffic movements on Rowley Road, and no acoustic impact or noise would be generated that could affect amenity in the vicinity thereof, including direct neighbours to the north and south of the subject property. On account of the scale of the firewood operations and the location thereof, I say a noise assessment is unnecessary and I decline to provide such an assessment.
16. To clarify the email request of the Shire of 5 May 2022 seeking details of the hours/days of operation of machinery, I refer to paragraph 21 of my initial application and say the use of such equipment will be limited to between 10 a.m and 4 p.m and I would anticipate less than 30 minutes on any day at a maximum – the noise generated is no louder than a standard household lawnmower.
17. The stockpile of firewood is approximately 50 – 60 metres from the closest house and that house is in front of a transport depot, from which large heavy haulage vehicles frequently move, generating more noise, in my respectful opinion, than any of the activities, current or anticipated in the future, from the sale of firewood, or any of the other aspects of proposed development for the subject property, including that of bee keeping and the growing of vegetables.
18. The keeping of bees and the growing of vegetables will produce no noise of any significance, and any such noise would be far less than, and be entirely overborne, by normal road traffic noise and movements on Rowley Road.
19. Further by notice of 8 April 2022, details are sought of staff amenities (i.e. portable toilets, showers and hot water supply). To that end, there are no staff at present or otherwise engaged to be on site. There is a hired portable toilet on site which I make available to customers and is anticipated to be on site for as long as the sale of firewood activities continue and/or I may have a staff person there.
20. There are no showers provided and I have no intention to provide showers, because such is not a facility necessary for me or prospective staff or customers.
21. As to potable (drinking) water on the subject site, I say there is no mains water supply to the property. All water needed on the site is imported.

APPLICATION RE APIARY/BEE KEEPING

22. By written advice of 8 April 2022, the Shire has requested an updated application form referencing the correct description of the activities proposed. The Shire has not indicated what it requires, and the said application currently describes the proposed works and/or land use as "apiary" - attached hereto is an amended page of that application for development approval which now refers to the proposed works and/or land use as apiary/beekeeping.

APPLICATION RE THE PROPOSED RURAL USE OF GROWING OF VEGETABLES, WATERMELONS AND MELONS DESCRIBED BY THE SHIRE AS "FLORICULTURE (EXTENSIVE)"

23. A nutrient irrigation management plan (NIMP) detailing the proposed system of nutrient application, management of ground water contamination risk; management to avoid nutrient export from the site and proposed irrigation methods is sought. I decline to provide an NIMP on account of the minor scale of the proposed growing of vegetables and the location of the proposed growing area not intruding on the purple area delineating the conservation category wetlands being north thereof by a distance of approximately 100 - 150 metres.

The nutrients I propose to provide are described in the application of 20 January 2022 at paragraph 15 which states - *The fertilisers I propose to use will be organic only, and primarily purchased from places such as Bunnings, in terms of bags of manure of various varieties including chick manure, cow manure and other like products.*

24. At any time, the area to be used for the growing of vegetables at any one time will be limited to 10 metres x 10 metres - that is approximately 100 square metres. That is the equivalent of a reasonable sized back lawn in suburban Perth. I would expect to use a 10 m x 10 m area for 6 months of the year and in summer.
25. There are no creeks on the subject property, the subject property is relatively flat and bearing in mind that the 10 x 10 square metre area of use will be rotated through the area of approximately 2,200 square metres referred to in paragraph 19, of my initial application and over possibly 10 years, there is no prospect of there being any movement by water run off, rain or otherwise of such limited nutrients from the subject property, let alone into the conservation category wetland or any water course or the like, nor any implications to, or prospect of ground water contamination.
26. I further clarify that the said application dated 20 January 2022 refers to the "selling" of vegetables, watermelons and melons. That is an error, there will be no selling to the public. All that is proposed to be grown, is for my own consumption and that of my family, and in that respect I refer to paragraph 20 of my said application.

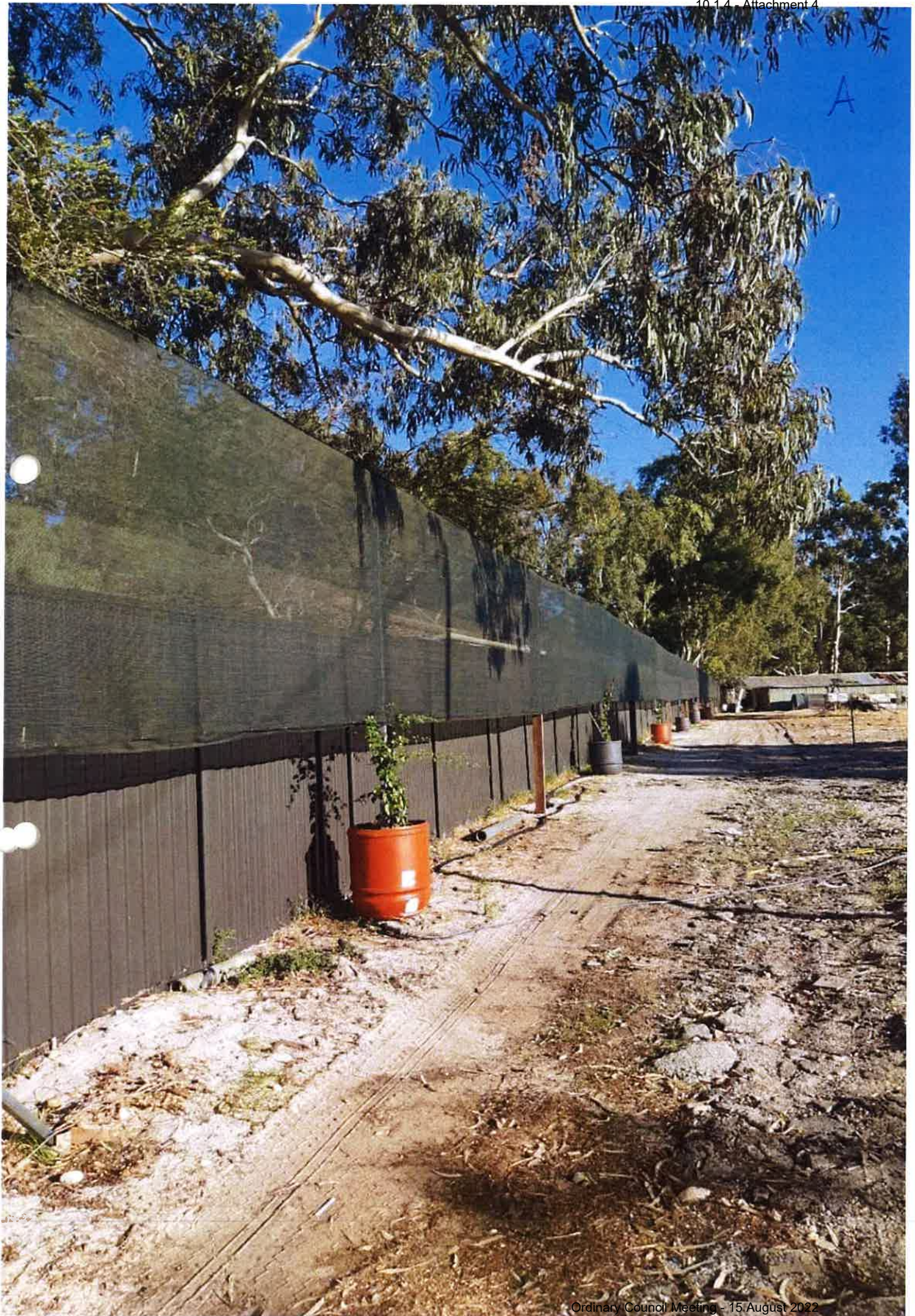
27. Further, by letter of 8 April 2022, a site plan is required to be drawn to scale and show all structures/areas associated with the proposal. The only structure that is connected with the vegetable growing proposed use is the sea container and that is already depicted on site and the plan dated 11 February 2022 and now the attached plan dated 6 May 2022, which indicates the set back of that area to be approximately 30 metres from Rowley Road, 50-60 metres from the eastern boundary and 80 metres from the western boundary, and further approximately 450 metres from the rear boundary.
28. The exiting shed is denoted already in that plan of 11 February 2022 and now on the 6 May 2022 plan.



Norm Heslington



A



B



C









G

