

SUMMARY OF SUBMISSIONS
PA21/281 - Lot 41, 17 Cardup Siding Road, Cardup – Proposed Warehouse

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
PTA		The PTA has no comments to make regarding this matter.	Noted	Noted
DWER		<p>The Department has identified that the proposed warehouse at Lot 41 Cardup Siding Road in Cardup has the potential for impact on environmental and water resource values and/or management. In principle the Department does not object to the proposal, however key issues and recommendations are provided below and these matters should be addressed.</p> <p>Issue</p> <p>Contaminated Sites</p> <p>Advice</p> <p>It is noted that the subject site has potential contaminated site issues. Upon consultation with the Contaminated Sites branch, the Department advises that a model contamination condition is not considered necessary in this instance.</p> <p>In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.</p>	Noted	Noted – information provided to the applicant.
DBCA		The Department of Biodiversity Conservation and Attractions - Swan Region Office has no comments on the application.	Noted	Noted
Main Roads		<p>In response to your correspondence received on 14 April 2021, Main Roads has no objections subject to the following conditions being imposed:</p> <p><u>Conditions</u></p>	Noted	Conditions have been included in the recommendation.

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		<p>1. No earth works shall encroach onto the South Western Highway road reserve.</p> <p>2. The ground levels on the South Western Highway road reserve are to be maintained as existing.</p> <p>3. Stormwater discharge (if any) shall not exceed pre-development discharge into the South Western Highway road reserve.</p> <p>4. The landowner/ applicant shall make good any damage to the existing verge within the South Western Highway Road Reserve.</p> <p><u>Advice</u></p> <p>1. A review of South Western Highway has been undertaken by Main Roads, which has determined there is a minor land requirement from the north-east of this property beyond what is currently reserved in the Metropolitan Region Scheme (MRS) for Primary Regional Road. The current and proposed MRS requirement can be seen in Land Protection Plan 201232-0009 enclosed. This additional requirement will be subject to the MRS being amended; no timeframe is currently available for this.</p> <p>2. The project for the upgrading/widening of South Western Highway is not in Main Roads current 4- year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.</p> <p>Should the City disagree with or resolve not to include as part of its conditional approval any of the above conditions or advice, Main Roads requests an opportunity to meet and discuss the application further, prior to a final determination being made.</p>		

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		Main Roads requests a copy of the City's final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.		
A298800		Dust blowing in and on my address. In March and April, I gave the Shire a sample of this dust (health department). Waiting on result. (When will this happen?)	Noted	This is being investigated under a separate matter. Refer to Dust section of report.
A152500		No objections to the proposal.		Noted
A297700		<p>We would like to object to Wormalls Warehouse on Lot 41 ,17 Cardup Siding Road, Cardup - Proposed Warehouse.</p> <p>We are under the impression that Wormalls operating times are 7.00 a.m. to 5.00 p.m. Mon. to Friday and Saturday 7.00 a.m. to 1.00 p.m.</p> <ol style="list-style-type: none"> 1. We are sick and tired of being woken up any time after 5.00 a.m. with the beeping of the trucks reversing, loading trucks before 6.00 a.m. in the morning gates are open, and the main workshop doors are open and approximately there are ten cars in parking area, and last week they were operating at 4.40 a.m. 2. The amount of banging steal onto steal outside, very ear piercing, we are 250 metres from Wormalls 3. The amount of dust coming from there at times, when they are carting dirt or moving things around on the property. 4. The plastic warehouse are starting operations from before 5.00 a.m. most week days. In the summer time we can't open our windows open at night to get a cool breeze because early hours of the morning the pulsating drone from the plastics workshop keeps us awake Many times the doors are open to the south. On occasions we have had the smell of plastic. 	<p>The forefront of our concerns, it is fair to say that while these matters may be a matter for discussion, they are not really relevant to this new build.</p> <p>Furthermore, it could be considered that this proposal would actually alleviate matters such as these as this project is for internal storage only. In addition, we believe that the landscape buffer zones have had significant increase in growth and resultant effectiveness, especially in areas along the western boundary.</p>	<p>Noted. The Officer recommendation includes a condition limiting vehicle movements associated with the warehouse to the hours between 7:00am to 5:30pm Monday to Friday and 7:00am to 1:00pm Saturdays to ensure that noise levels from the site remain compliant with the <i>Environmental Protection (Noise) Regulations 1997</i> and do not cause any adverse impact to nearby noise sensitive receptors. These hours are consistent with previous approvals.</p> <p>Odour and dust concerns, would be investigated</p>

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		<p>5. Wormalls have consistently shown disregard to the nearby local residents and an attitude of non-conformity on condition put on them by the Shire.</p> <p>6. Wormalls have not put in their buffer zone of trees west side of their property which was one of the original conditions of their development approval.</p>		separately by the Shire's compliance team.