

## SUMMARY OF SUBMISSIONS

### Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)

Submitter	Submitter Comments	Applicant Response	Officer Comment
Water Corporation	Thank you for your referral, I can confirm that Water Corporation does not have any objections to the amended DA as the outlined amendment in the report does not impact Water Corporation's infrastructure.	Noted	Noted.
DWER	<p>Thank you for providing the development application received with correspondence on 12 June 2024 for the Department of Water and Environmental Regulation (the Department) to consider.</p> <p>The Department has identified that the proposed transport depot has the potential to impact upon environment and water resource values and management. In principle the Department does not object to the proposal however key issues, recommendations and advice are provided below and these matters should be addressed.</p> <p><b>Issue</b> Contaminated Site</p> <p><b>Advice</b> Please find attached a separate Contaminated Sites Act 2003 section 58(6) letter from the Department's Contaminated Sites Branch</p> <p><b>Issue</b> Industry Regulation</p> <p><b>Advice</b> The Department regulates emissions and discharges from the construction and operation of prescribed premises through a works approval and licensing process, under Part V, Division 3 of the Environmental Protection Act 1986 (EP Act).</p> <p>The categories of prescribed premises are outlined in Schedule 1 of the Environmental Protection Regulations 1987.</p> <p>The EP Act requires a works approval to be obtained before constructing a prescribed premises and makes it an offence to cause an emission or discharge from an existing prescribed premises unless they are the holder of a works approval or licence (or registration) and the emission is in accordance with any conditions to which the licence or works approval is subject.</p> <p>The provided development referral request was reviewed in relation to works approval and licence requirements under Part V Division 3 of the EP Act.</p>	<p>Advice from DWER Contaminated Sites Branch is supportive of investigation works undertaken to date and proposed future investigation and management.</p> <p>The site has an existing approval.</p>	<p>DWER's advice has been considered in the Government Agency Referral section of the Council Report.</p>

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	<p>Based on the information provided, the proposed operations will cause the premises to be considered a prescribed premise as per Schedule 1 of the Environmental Protection Regulations 1987 for the following categories:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;">Category</th> <th style="width: 35%;">Category description</th> <th style="width: 50%;">Production or design capacity</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">61A</td> <td>Solid waste facility: premises (other than premises within category 67A) on which solid waste produced on other premises is stored, reprocessed, treated, or discharged onto land.</td> <td style="text-align: center;">1 000 tonnes or more per year</td> </tr> <tr> <td style="text-align: center;">63</td> <td>Class I inert landfill site: premises (other than clean fill premises) on which waste of a type permitted for disposal for this category of prescribed premises, in accordance with the Landfill Waste Classification and Waste Definitions 1996, is accepted for burial.</td> <td style="text-align: center;">500 tonnes or more per year</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Crushing of building material: premises on which waste building or demolition material (for example, bricks, stones or concrete) is crushed or cleaned.</td> <td style="text-align: center;">1 000 tonnes or more</td> </tr> </tbody> </table> <p>The Environmental Protection Act 1986 requires a works approval to be obtained before constructing a prescribed premises and makes it an offence to cause an emission or discharge unless a licence or registration (for operation) is held for the premises.</p>	Category	Category description	Production or design capacity	61A	Solid waste facility: premises (other than premises within category 67A) on which solid waste produced on other premises is stored, reprocessed, treated, or discharged onto land.	1 000 tonnes or more per year	63	Class I inert landfill site: premises (other than clean fill premises) on which waste of a type permitted for disposal for this category of prescribed premises, in accordance with the Landfill Waste Classification and Waste Definitions 1996, is accepted for burial.	500 tonnes or more per year	13	Crushing of building material: premises on which waste building or demolition material (for example, bricks, stones or concrete) is crushed or cleaned.	1 000 tonnes or more	<p>The proponent is engaging with DWER on the require works approvals for the 'clean up' works as detailed in their correspondence.</p>	
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	<p>The Department has not received an application for a works approval or licence for this premises to date. As such, the Department recommends that the applicant lodge an <a href="https://www.wa.gov.au/government/publications/ir-f09-application-form-works-approvals-licences-etc">https://www.wa.gov.au/government/publications/ir-f09-application-form-works-approvals-licences-etc</a> with the Department.</p> <p>The applicant is advised to refer to the information in the Department's <a href="https://www.wa.gov.au/service/building-utilities-and-essential-services/integrated-essential-services/guideline-industry-regulation-guide-licensing">https://www.wa.gov.au/service/building-utilities-and-essential-services/integrated-essential-services/guideline-industry-regulation-guide-licensing</a> and if they have any queries relating to works approvals and licences to contact the Department at info@dwer.wa.gov.au or 6364 7000.</p> <p>The application will also need to demonstrate compliance with the general provisions of the EP Act and all relevant regulations, including the Environmental Protection (Noise) Regulations 1997, Environmental Protection (Controlled Waste) Regulations 2004 and the Environmental Protection (Unauthorised Discharges) Regulations 2004.</p> <p>Please note that this advice is provided based on the information provided. Should this information change, the works approval and/or licensing requirements may also change. Applicants are encouraged to contact the Department via the above contact details to clarify requirements, should there be changes to information.</p> <p><b>Issue</b> Stormwater Management Plan</p> <p><b>Advice</b> The proponent should manage stormwater in accordance with the 'Decision process for stormwater management in WA (DoW 2016)' and the 'Stormwater Management Manual for Western Australia (DoW 2004–2007)'. Furthermore, the Department recommends the proponent prepare a Stormwater Management Plan (SMP) as part of the development approval process. The SMP should include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Required storage for each rainfall event (Stormwater runoff should be fully contained onsite for small and minor storm events).</li> <li>• Proposed on-site detention and design cross-sections of stormwater infiltration measures including inverts.</li> <li>• Permitted outflow of stormwater/floodwater runoff from the site (post development discharge off-site should not exceed predevelopment discharge)</li> <li>• Stormwater quality management objectives and proposed treatment train</li> </ul>	<p>The proponent in consultation with DWER is managing the lodgement of the application for the required works permits which are temporary and only required for the remediation and rehabilitation works.</p> <p>These are for the management of the existing material onsite no additional material is proposed to be brought to the site.</p>	

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	<p>The Department further recommends that the first 15 mm of stormwater runoff from the hardstand areas should be designed to undergo water quality treatment via biofiltration through measures such as biofiltration basins, vegetated swales or tree pits. Biofiltration areas should be lined with amended soil with a PRI of at least 10. The amended soil should have a minimum thickness of 300 mm and have an invert at least 0.3 metre above the local maximum groundwater level (MGL).</p> <p>The Department prefers the use of historical MGL levels as it gives a higher degree of confidence in drainage basin design given the natural variations in yearly rainfall and likely increase in groundwater levels that occur through development. The Department's nearby long term groundwater monitoring bore (T310) indicates a local MGL of approximately 10.7 metres AHD and this level should be used when determining inverts of drainage basins and biofiltration basins. Alternatively, the proponent may provide an on-site winter MGL and correlate this with the nearby Departmental monitoring bores to determine an on-site MGL.</p> <p><b>Issue</b> Government Sewerage Policy</p> <p><b>Advice</b> In accordance with the Government Sewerage Policy (GSP) (Government of Western Australia, 2019) and draft State Planning Policy 2.9 – Planning for Water (WAPC, 2021), the subject land is located within a sewage sensitive area. As this land is not connected to reticulated sewerage infrastructure, future development must adhere to the aforementioned policies, including the requirement for a secondary treatment system with nutrient removal and setback requirements.</p> <p>The Department recommends that the Shire of Serpentine Jarrahdale ensure that the Stage 1 ATU irrigation pad meets the following GSP requirements:</p> <ul style="list-style-type: none"> <li>• Not be located within any area subject to inundation and/or flooding in a 10% Annual Exceedance Probably (AEP) flood event.</li> <li>• Be located at least 100 metres from the Manjedal Brook which runs along the southern border of the Lot.</li> <li>• The irrigation discharge point should be at least 1.5 metres above the areas recorded MGL. The Department's local monitoring bore T310 indicates an approximate MGL of 10.7 metres AHD in the area. The Onsite Wastewater Management Plan, Stage 1, 766 King Road, Oldbury, (Revision A, 22/4/2024, VPE Consulting) should be amended to use this MGL</li> <li>• Be appropriately sized to handle wastewater from the proposed operations.</li> </ul> <p>The Department does not support the proposed location of the Stage 2 ATU irrigation area as it does not comply with GSP requirements that it be at least 100 metres from</p>	<p>Noted a SMP in accordance with the DWER comments will be prepared as an amended condition of the development approval.</p> <p>Recommendations noted and will be incorporated into the updated SMP.</p> <p>Recommendations noted and the SMP will be updated as a condition of the development approval in accordance with the DWER advice.</p>	

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	<p>a waterway or significant wetland. The Manjedal Brook is only approximately 50 metres from the proposed Stage 2 ATU irrigation pad.</p> <p>Should the applicant find a location that achieves the setback requirement the Department recommends that the Shire of Serpentine Jarrahdale ensure that the Stage 2 ATU irrigation pad meets the following GSP requirements:</p> <ul style="list-style-type: none"> <li>• Not be located within any area subject to inundation and/or flooding in a 10% Annual Exceedance Probably (AEP) flood event.</li> <li>• The irrigation discharge point should be at least 1.5 metres above the areas recorded MGL. The Department's local monitoring bore T310 indicates an approximate MGL of 10.7 metres AHD in the area. The Onsite Wastewater Management Plan, Stage 2, 766 King Road, Oldbury, (Revision A, 22/4/2024, VPE Consulting) should be amended to use this MGL.</li> <li>• Be appropriately sized to handle wastewater from the proposed operations.</li> </ul> <p>The Shire of Serpentine Jarrahdale should also refer the development application to the Department of Health for assessment.</p> <p><b>Issue</b> Floodplain Management</p> <p><b>Advice</b> The Department provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage. Our guiding principles for floodplain management are to ensure that:</p> <ul style="list-style-type: none"> <li>• Proposed development has adequate flood protection.</li> <li>• Proposed development does not detrimentally impact on the existing flooding regime of the general area.</li> </ul> <p>The Birrega and Oaklands Flood Modelling and Drainage Study shows that the general area is affected by shallow overland flooding during major events with the following flood levels estimated:</p> <p>1 in 10 (10%) AEP 11.4 metres AHD 1 in 100 (1%) AEP 11.5 metres AHD (see attached plan).</p> <p>More importantly, the proposed development is located within the 1 in 100 AEP floodplain. When proposed development (i.e. filling, building, etc) is located within the floodplain the Department assesses proposals based on their individual merits. Some of the factors examined include depth</p>	<p>Comments noted on Stage 1 system, the SSE report will be updated with the MGL. The dot points listed will be detailed in the application lodged with the Shire for the system.</p> <p>Comments noted and the stage 2 system will be relocated to the northern</p>	

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	<p>of flooding, velocity of flow, its obstructive impact on flow, possible structural and potential flood damage, difficulty/safety in evacuation during major floods and its regional benefit.</p> <p>With regards to the proposed development, the following comments regarding major flooding are provided:</p> <ul style="list-style-type: none"> <li>• The proposal will not obstruct flows and detrimentally affect the general flooding regime of the area.</li> <li>• The 1% AEP flood depths are shallow (&lt; 0.2 metres in depth).</li> <li>• The Lot may become isolated during major flood events with floodwaters overtopping access roads to the property.</li> <li>• The available survey information shows that the general natural surface level of the lot is ~ 11.0 metres AHD.</li> </ul> <p>Please note that this advice is related to major flooding only and other planning issues, such as groundwater, stormwater drainage, environmental and ecological considerations, may also need to be addressed. It should be noted that this advice does not take into account local stormwater drainage.</p> <p><b>Issue</b> Water Quality Protection</p> <p><b>Advice</b> Any on-site repair or maintenance of machinery should be managed in accordance with the Department's Water quality protection note (WQPN) 28: Mechanical servicing and workshops (September 2013). In particular the operation should ensure that:</p> <ul style="list-style-type: none"> <li>• Mechanical servicing is carried out on a durable, low-permeability floor or pad (such as reinforced concrete) finished and graded to contain any spilt material or washdown water.</li> <li>• Parts cleaning operations should occur within a workshop. Where this is impractical, these operations should occur within a roofed paved area which prevents stormwater mixing with wastewater and process fluids and prevents their escape to the environment.</li> <li>• Used fluids such as lubricating or hydraulic oils, brake fluid and coolants should be drained into product-specific, secure containers for recycling or disposal at an approved local government facility.</li> <li>• Used batteries, chemical containers, machinery parts, tyres and contaminated waste products should be stored inside a workshop or in a contained weatherproof area until they can be moved off-site for recycling.</li> </ul> <p><b>Issue</b></p>	<p>landscaping bund this location is over 100m from the Manjedal Brook.</p> <p>The SSE report will be updated using the MGL.</p> <p>The points raised will be addresses in the application lodged with the Shire for the system.</p>	

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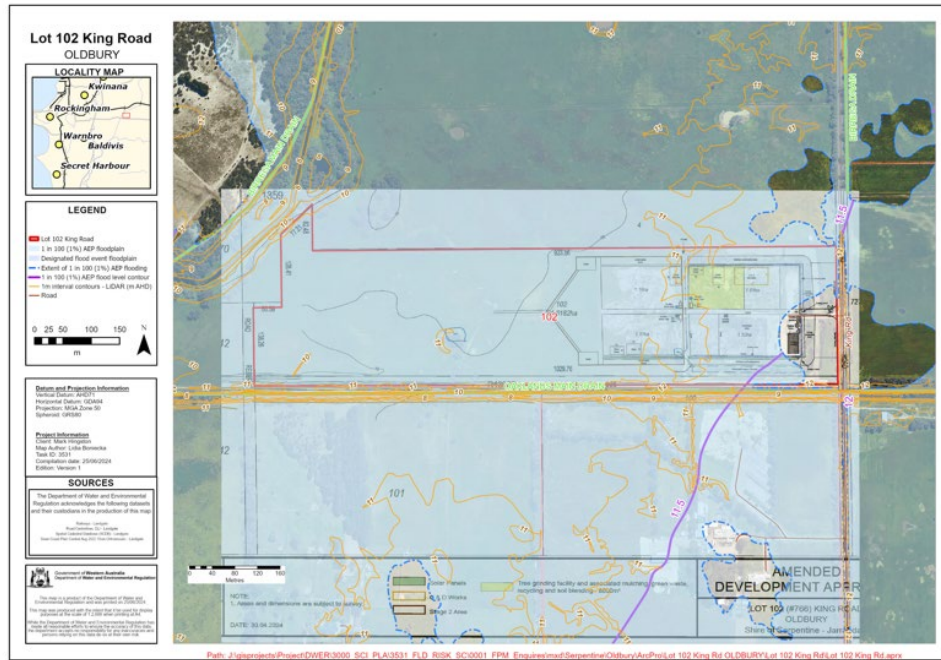
Groundwater Licence

**Advice**

The subject lot is located within the Serpentine Groundwater Area (Byford 2 sub area) which is proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer, would be subject to licencing by the Department.

The Department is currently assessing an application for a groundwater licence (059508) for the property for compost production and stock watering.

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.



The existing level of the accessway for the existing DA footprint is 11.78m AHD at the entry gate and approximately 11.60m AHD at the midway point and site slopes north and south towards the drainage swale, which are 11.0m AHD.

The advice is noted and no actions are required. This matter can be managed with an advice note if required or through the existing DA

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		<p>conditions being amended as relevant.</p> <p>The landowner is awaiting the outcome of the DA amendment process for DWER to then issue the license.</p>	
<p>DWER Contaminated Sites Branch</p>	<p>I refer to your letter dated 12 June 2024 to the Department of Water and Environmental Regulation (the department) regarding an application to the Shire of Serpentine Jarrahdale (the Shire) for the proposed development of the above-mentioned lot (the site). It is understood that the application forms a request for an amendment to the existing development approval for the site.</p> <p>As per the requirements under section 58(6)(b) of the Contaminated Sites Act 2003 (CS Act), advice is required as to the suitability of the land for the proposed development.</p>		<p>DWER's Contaminated Sites Branch advice has been considered in the Government Agency Referral section of the Council Report.</p>

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	<p>The site is currently being used as a transport depot with some other mixed uses (soil mixing, mulching, recycling, stump grinding) under an existing development approval.</p> <p>The far eastern portion of the site is currently used for tree grinding and associated mulching, green waste, recycling, soil blending and as a transport depot. A large stockpile comprising of construction and demolition waste, a wood stockpile and a plaster stockpile are present in this portion of the site. The land to the west of this area contains multiple smaller stockpiles of miscellaneous fill material that were placed during the previous ownership. It is understood that the site was purchased by a new owner in May 2023.</p> <p>The new development application includes the remediation and rehabilitation of the existing stockpiles, new site fencing, ground surface upgrades, installation of solar panels, dome structures, a site office and toilets and stormwater controls.</p> <p>Land at Lot 102 on Diagram 82617 (the site) was classified under the CS Act as possibly contaminated – investigation required on 21 January 2019 and a memorial (reference number O146108 ML) was placed on the certificate of title. The classification was based on the presence of uncontrolled construction and demolition waste that were found to contain fragments of asbestos-containing materials (ACM). Aerial photographs indicate that the site had been used as an unauthorised waste depot since 2015. The material, which appears to primarily comprise construction and demolition waste, has been stored as stockpiles on the surface of the site.</p> <p>A previous development application was made to the Shire to manage the construction and demolition waste materials and to remediate the site through off-site disposal. It is understood that the Shire approved these works, subject to conditions that included the development of suitable remediation and environmental management plans that were required to be acceptable to both the department and the Department of Health (DoH). However, alternative consideration was later given to the possible management of construction and demolition waste materials, such as on-site containment in preference to off-site disposal.</p> <p>Recent letter reports<sup>1,2</sup> provide the findings of recent investigations carried out from the main stockpile, the wood/ plaster stockpiles and the smaller western stockpiles. The findings indicated that the main stockpile did not appear to contain gross contamination and ACM was not encountered. The wood stockpile was found to contain inert wood and timber materials. Further targeted soil investigations were recommended to support final assessment of the material's suitability to be re-used to construct a hardstand area on site. In addition, groundwater monitoring was also recommended to determine whether heavy metals had leached into the underlying groundwater. Small quantities of ACM were found within the smaller western stockpiles, however, it was assessed that the stockpile materials were considered suitable to be retained on the site and</p>	<p>Aurora Environmental as a suitably qualified consultant was engaged by the new landowner to undertake the investigation works.</p>	

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	<p>re-used to develop compacted hardstand for laydown areas where they are not crushed and are covered with a sufficient thickness of certified imported clean fill. An appropriate Health and Safety Management Plan was recommended to control the potential for airborne asbestos fibre generation during the works and other hazards.</p> <p>Based on available information, and consistent with historical advice from the department, the site is considered suitable for the proposed commercial/ industrial ('transport depot' and 'light industry') development. Therefore, the department has no objection to the proposed development of the site and recommends that the approval should not include a contamination condition.</p> <p>However, given the risks associated with the historical use of the site, the department recommends that the following advice note be applied to any approval granted by the Shire of Serpentine Jarrahdale:</p> <p><b>Advice</b></p> <p>Additional targeted investigations should be carried out within the stockpiled material to further characterise the stockpiles and assess suitability for re-use.</p> <p>Surface and sub-surface soil quality beneath the stockpiled areas should be characterised following the proposed removal and relocation of the stockpiles to assess suitability for the proposed development.</p> <p>Groundwater investigations should be carried out to confirm that the stockpiles have not impacted the underlying groundwater quality.</p> <p>The results of further investigations should be reported in a site investigation report and submitted to the Department of Water and Environment Regulation, prior to stockpile relocation and construction within the stockpile footprint area.</p> <p>A management plan is required to provide adequate controls during the relocation and reuse of stockpiled material and during future ground disturbance works associated with construction. The management plan should be submitted to the Department of Water and Environment Regulation prior to stockpile relocation and construction within the stockpile footprint area.</p> <p>The department will consult with the Department of Health following submission of the investigation report/ management plan in relation to the on-site management of asbestos and associated potential public health risks.</p>	<p>There is no objection from the Department and the recommendation that the approval should not include a contamination condition is noted.</p> <p>The proponent will continue to undertake necessary soil and groundwater investigation, in consultation with DWER for the management of the construction and demolition material. The new owner is working with the relevant authorities on the 'clean up' process.</p> <p>The comments not requiring an ASS condition are noted. Excavation is not proposed at the site.</p>	

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	<p>Acid sulfate soil risk mapping shows that Lot 102 lies within an area identified as having a moderate to low risk of acid sulfate soils occurring within three metres of the natural soil surface, but high to moderate risk of acid sulfate soils beyond three metres below the natural soil surface.</p> <p>As the proposed development works have the potential to disturb acid sulfate soils the department recommends that the following advice note be applied to any approval granted by the Shire of Serpentine Jarrahdale:</p> <p><b>Advice</b></p> <p>Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a low to moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works. <a href="https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines">https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines</a></p> <p>Given that the proposed development is unlikely to require dewatering or excavation of more than 100 cubic metres of soil, the department advises that an acid sulfate soils condition is not considered necessary in this instance.</p> <p>Please note that this advice relates to potential contamination and acid sulfate soil issues only. You may receive additional advice from other areas within the department.</p>		
Department of Health	<p>Thank you for your letter dated 12 June 2024 requesting comment from the Department of Health (DoH) on the above proposal.</p> <p>The DoH has the following comments:</p> <p><b>1. Wastewater Management</b></p> <p>The wastewater generated on site is required to comply with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations, 1974.</p> <p>As the proposed development appears to have drainage issues, a site-specific Site and Soil Evaluation (SSE) will be required to be undertaken by a qualified consultant during the wettest seasonal time of the year (mid-July/August) as per AS/NZS 1547:2012 to ensure the land application area is located and sized appropriately.</p> <p>A formal application for each onsite wastewater treatment system, temporary or otherwise will be required to be submitted to the Local Government for assessment, who will forward onto the DoH for assessment and approval.</p>	<p>An SSE has been prepared in consultation with the Shire, who through the engagement process confirmed that they have knowledge of the locality and groundwater levels, and a seasonal investigation was not required. An application for each system will be lodged with the Shire.</p>	<p>DoH's advice has been considered in the Government Agency Referral section of the Council Report.</p>

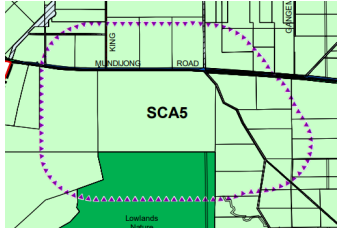
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	<p><b>2. Drinking Water Management</b> All drinking water provided on site must meet the health-related requirements of the Australian Drinking Water Quality Guidelines 2011.</p> <p><b>3. Chemical Hazards</b> The DoH acknowledges that the Department of Water and Environmental Regulation (DWER) are currently regulating activities at this site, it is recommended that additional information is obtained in relation to these activities and whether a works approval has been issued. A standard condition (EN9) should apply to this proposal, as published.</p> <p>in 'Model Subdivision Conditions Schedule' (Department of Planning, Lands and Heritage, January 2024).</p> <p>Prior to commencement of subdivision works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required. If required, the remediation (including validation) of any contamination identified shall be completed prior to the issuing of titles on advice from the DWER. This is to ensure that the lots created are suitable for the proposed use. Investigations and remediation are to be carried out in compliance with the Contaminated Sites Act 2003 and current DWER Contaminated Sites Guidelines.</p>	<p>Comments noted and will be implemented to achieve required standards.</p> <p>No subdivision is proposed and the DWER Contaminated Sites Branch as indicated that no such condition is warranted.</p>	
1.	<p>Dear Members of the Shire Council,</p> <p>I am writing to formally object to the proposal for a tree grinding facility of the property adjacent to ours, which is currently under consideration by the Shire of Serpentine Jarrahdale.</p> <p>Our objections are grounded in several significant concerns, particularly in light of our current business operations and ongoing planning application with the Shire. We are the proprietors of King Road Brewing Co., a respected establishment serving the community for eight years and recently nominated for Perth's Best Pub and Australia's Champion Small Brewery. Additionally, we have a planning application pending for a chocolate factory and 20 accommodation units adjacent to our current premises.</p> <p>Our concerns about the proposed tree grinding facility are exacerbated by the troubled history of the previous operation on this site. The facility deteriorated into a hazardous waste dump, with materials still present despite assurances of timely removal. The site also generated excessive noise and dust pollution, which adversely affected our business and the local environment. Of particular concern is the proximity of the facility to our children's playground and the potential impact on our patron's safety and well-being.</p>	<p>The location has an existing approval.</p> <p>The site has a new owner who has engaged with DWER on the management and clean-up of the site.</p>	<p>Supported. The concerns raised regarding compatibility with nearby land uses, the history of the site, contamination, environmental issues, noise, dust and amenity have been considered in the Council Report.</p>

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Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p>Allowing another tree grinding facility to operate next door would not only jeopardise our current business but also undermine our efforts to expand and enhance our services of the planned chocolate factory and accommodation units. These units would directly border the tree grinding facility, significantly diminishing their appeal and suitability for guests.</p> <p>Given our longstanding presence in the community, our positive contributions to local commerce, and our ongoing commitment to further investment through the planned development, we urge the Shire of Serpentine Jarrahdale to reconsider the approval of this proposal. It is surprising and concerning that the Shire would consider such a proposal for a site with a documented history of environmental and community issues.</p> <p>In conclusion, we respectfully but firmly object to the approval of the proposed tree grinding facility adjacent to our property. We trust that the Shire will prioritise the interests of it's residents and businesses by denying this proposal and supporting sustainable and harmonious development in our community.</p> <p>Thank you for considering our objections.</p>	<p>The site has an existing approval, and the amendment reduces the portion of the site used for stump grinding and locates this activity on the northern boundary increasing the current separation. The hours of operation for the tree grinding portion are the same as the current approval. The surface will be sealed, and the traffic and noise report have not raised any issues.</p> <p>The subject sites are both located in SCA5 and have a Rural zone, under the scheme. The amendment to the existing approval is not changing the site to a sensitive land use and remains compatible with both the rural zone and the conditions of SCA5.</p> 	

**SUMMARY OF SUBMISSIONS**

**Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)**

Submitter	Submitter Comments	Applicant Response	Officer Comment
		<p>The new landowner is wanting to get on with the management works and resolve the historical issue that have raised concern for the neighbour.</p>	
<p>2.</p>	<p>Please find attached comments regarding objections raised in 2014 and new objections. We object to the non-confirming use on Lot 102. We object to continuing the non-confirming use and altering the use.</p>	<p>The site has an existing use 'right' which through this amendment the existing impact concern raised will be reduced. The new landowner has engaged with the relevant Government authorities on</p>	<p>Noted. The concerns raised regarding compatibility with nearby land uses, the history of the site, contamination issues or risks, environmental issues, noise, dust, traffic, bushfire safety and amenity have been considered in the Council Report.</p>

**SUMMARY OF SUBMISSIONS**

**Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)**

Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p><b>Submission regarding Alterations to an approved Tree Grinding Facility (non conforming use) Lot 102 (766) King Road, Oldbury</b></p> <p style="text-align: right;"><i>Attachment Ref: PA24/262</i></p> <p>In 2014, Lot 102 (766) King Road was rural farmland located next to the newly approved King Road Brewery. Since 2015 the King Road Brewery has had a meteoric rise in popularity, recently winning the Triple M Perth Best Pub Competition in 2024.</p> <p>Lot 102 was developed into an ugly Stump Grinding facility that over time became a heavily polluted site. Local residents were opposed to the stump grinding facility and the SJ Shire has failed to heed warnings from ratepayers and subsequently approved the facility on 23 February 2015.</p> <p>We remain vehemently opposed to the original approval as a stump grinding facility and equally opposed to alteration or continuation of the non conforming use on Lot 102. The 23 February, 2015 decision by the SJ Shire to allow a Stump Grinding facility on lot 102 as a non conforming use should be rescinded because every objection raised against the non conforming use in 2014 has been proven correct over the past 9 years. We believe that Lot 102 should be rehabilitated back to rural farmland.</p> <p>The analysis below has been compiled from the SJ Shire document "Summary of Submissions document and the Applicant Response and Officer Comment" referring to the 2014 application to allow Lot 102 a non conforming use as a stump grinding facility.</p> <p>All of the objections to the Stump Grinding facility put to the SJ Shire in 2014 have been proven correct by events at the Stump Grinding Facility, 2015 to 2024. The evidence that has been collected over time shows the non conforming use as a Stump Grinding facility should never have been allowed. The decision of the SJ Shire to approve the Stump Grinding facility on 23 February 2015 was based on information that has been proven incorrect following a retrospective of answers in the Applicant and Officer [documents attached]. There is a lack of integrity by the SJ Shire in not rescinding the non conforming use at Lot 102.</p> <p><i>Highlighted that allowing a Stump Grinding Facility to operate within a rural was inconsistent with the SJ Shires Rural Strategy Plan, especially experience the beauty. Response indicated that " WA Treeworks had a role to local farm industry in provision of animal bedding.... "</i></p> <p>Outcome: The material produced by WA Treeworks is not the type of material that is used for animal bedding, secondly WA Treeworks never produced anything other than toxic waste. The WA Treeworks site is ugly and is the antithesis of experience the beauty.</p> <p><i>WA Treeworks is a commercial operation more suited to industrial land use.</i></p> <p>Outcome: There are an abundance of alternative light industrial land available for WA Treeworks. The Stump Grinding facility has been illegally used as light industrial site for the past 9 years.</p> <p style="text-align: right;"><i>Page 1</i></p>	<p>the 'cleaning up' of the site. They are keen to get on with it and cannot provide comments on the actions of the previous owner.</p> <p>The site has an existing valid approval and associated conditions, this includes screening earth and landscaping bunds. The new owner supports additional landscaping which can be installed within the site to provide further screening of the location.</p> <p>The landowner is seeking an amendment to the approval and not the purchase of the site by the Shire under the relevant scheme provisions.</p> <p>The concerns raised by the objection relate to the actions at the site by the previous owner and do not relate to the current owner actions which includes the 'cleaning-up' of the site.</p>	
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**SUMMARY OF SUBMISSIONS**

**Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)**

Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p><i>Concern regarding contamination of waterways.</i>                      Outcome: There is serious contamination with Dieldrin, a long acting toxic organochloride. The runoff from the main area of the stump grinding facility (excluding the illegal dumping to the West) is 40 million litres per annum and the runoff has been going into the Oaklands Drain for the past 9 years. The onsite provision for catchment of leachate from the site is almost non-existent.</p> <p><i>Concern regarding noxious chemicals.</i>                      Outcome: Arsenic treated wood when they said there would be no contaminated material. Imagine our surprise when we learned the site is heavily contaminated with Dieldrin. Later the Soils ain't Soils, dust, mould, and massive fires.</p> <p><i>Concern, dumping onsite.</i>                      Outcome: "WA Treeworks notes the importance of community harmony and doing the right thing for our community, industry and the environment. WA Treeworks is not a toxic dumping ground." The site was a dump for wood contaminated with Dieldrin, next Soils ain't Soils and finally an illegal dumping site where hundreds of tons of non-organic and organic materials have been illegally dumped.</p> <p><i>Concern, non rural enterprises getting a leg into rural areas.</i>                      Outcome: This is exactly what is happening with the 2024 application for continuation of a non conforming use. The SJ Shire should never have been allowed Lot 102 to have non conforming use in 2015 because the 2015 approval has culminated in a site breaking almost every rule possible. Given the poor track record of the site, we are surprised that the SJ Shire is considering an application to continue and alter the non conforming use.</p> <p><i>Comment, King Road Brewery, a family friendly venue to positively promote the Serpentine Jarrahdale Shire and enhance the character and charm"</i>                      Outcome: King Road Brewery has achieved its objectives, many awards. Having the Stump grinding facility next door has a negative impact on King Road Brewery and reflects very poor planning and community awareness at the SJ Shire.</p> <p><i>Concern, proximity to the KRB children's playground and KRB.</i>                      Outcome: KRB was approved when Lot 102 was rural and prior to Lot 102 being approved for a non conforming use as a stump grinding facility. KRB is a significant attraction for the SJ Shire and is consistent with "experience the beauty".</p> <p style="text-align: right;"><i>Page 2</i></p>	<p>Refer to comments from DWER and referenced Aurora Report within these comments and associated site investigation that have occurred for the management and clean-up works. The current owner is working with DWER.</p> <p>The site has an existing approval, and the proposed amendment seeks to reduce the portion used for the non-conforming use and increase the portion use for a 'transport depot' which under the scheme is an 'A' land use for the zone.</p>	
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**SUMMARY OF SUBMISSIONS**

**Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)**

Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p><i>Concern, proximity and noise.</i> Outcome: The noise from Lot 102 is significant and much worse than predicted by WA Treeworks.</p> <p><i>Concern, fungi from mulch causing disease.</i> Outcome: The risk of disease from mulch was worst when Soils ain't Soils ran the site. This is example the residents concerns were true in the longer term and the assurances of the Applicant and Officer were incorrect.</p> <p><i>Concern, Copper Chromium Arsenic (CCS) treated wood causing environmental contamination.</i> Outcome: WA Treeworks indicted they would not have CCS treated wood and they would have rigorous testing. There is an abundant CCS treated wood on-site and no testing.</p> <p>I <i>Concern, heavy vehicles.</i> Outcome: There was an increase in heavy vehicles.</p> <p><i>Concern, additional heavy vehicle traffic.</i> Outcome: There was increased heavy vehicle traffic.</p> <p>↳ <i>Concern, unsightly.</i> Outcome: Prior to development there was a lovely property. Now there is an unsightly mess that is inconsistent with a rural property used for rural pursuits, there is no experience the beauty at the sump grinding facility.</p> <p><i>Concern, noise.</i> Outcome: More noise than indicated by WA Treeworks.</p> <p>I <i>Concern, Once permission is granted how do you reverse that decision down the track as required.</i> Outcome: The applicant deferred to the Officer of the SJ Shire. There was no exit plan from the non conforming use offered by the Officer. Why didn't the SJ Shire have a clause stating the non conforming use was contingent on the Stump Grinding facility following the rules? This non conforming use was inconsistent with the SJ Shire's own Rural Land Policies at the outset, there was an abundance of light industrial land available and the occupants of Lot 102 have broken every rule possible. All of the concerns of residents, although refuted by WA Treeworks in the objection period, have been proven correct in the longer term. The new applicants have already commenced work on the site while the application is still in process.</p> <p style="text-align: right;"><i>Page 3</i></p>	<p>The sites are located in the SCA5 location and the existing or amended approval for lot 102 is not a sensitive land use or impacted by the existing buffer for the Peel feedlot.</p> <p>Refer to the lodged noise report and the hours of operation for the uses on the site.</p> <p>Refer to DWER contaminated site division referral advice. No condition relating to contamination is required.</p> <p>Refer to the traffic report.</p> <p>King road is a RAV rated road as detailed in the traffic report the amendment will not impact the network.</p> <p>Vehicles typically leave the site for operations and then return for parking.</p> <p>The earth bunds and landscaping will be maintained and enhanced as required.</p> <p>Refer to the noise report.</p>	
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**SUMMARY OF SUBMISSIONS**

**Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)**

Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p>Objections regarding the alteration to an approved tree grinding facility (non conforming use) Lot 102(766) King Road, Oldbury.</p> <ol style="list-style-type: none"> <li>1. The non conforming use should have been rescinded years ago because of non compliance with all assurances and undertakings given to SJ Shire during the approval process.</li> <li>2. Lot 102 is a heavily contaminated site and the extent of contamination in the illegal dumping area has not been determined. The clean up of this site needs to be directed by relevant Government Departments, Health Department, Environmental Protection Authority, Department of Water and Environmental Regulation other relevant Departments. The SJ Shire granting a variation to the non conforming use at Lot 2 amounts to the SJ Shire being part of a coverup of environmental contamination.</li> <li>3. We object to allowing the current owners to proceed with a cleanup plan for part of Lot 102 when the plan has not been scrutinised by all relevant Government Departments. We request the proximity to King Road Brewing is taken into consideration regarding any clean up plan and future environmental contamination.</li> <li>4. Proximity to King Road Brewery, the facility being located 200 metres from the King Road Brewery children's playground and 205 metres from the outside eating area. It is simply too close. There is no industrial buffer to protect visitors to the Brewery from contaminated dust inhalants.</li> <li>5. We strongly object to Lot 102 being an industrial area as it is significantly contaminated, the contamination includes; field Dieldrin 0.53 mg per Kg soil, Dibutylchlorodate 104 and Tetrachloro-m-xylene 91. This contamination was listed and described in the report provide by Aurora Environmental Assessment included in the applicants (TRPT) Development Application.</li> <li>6. Given the proximity of Lot 102 to King Road Brewing, Government Departments need to be involved to ensure the plan for the clean up is sound and the monitored to ensure the plan is carried according to the specifications.</li> <li>7. Dust containing noxious chemical and noise from the activities on site may contaminate surrounding properties, especially the children's playground at King Road Brewing. We oppose the non conformity use on lot 102, if the development is approved by the SJ Shire we request the development of this site is closely monitored during the clean up phase. The SJ Shire is not sufficiently resourced to monitor the clean up and we request independent monitoring is carried out at the expense of the SJ Shire.</li> <li>8. Even if this site could be successfully decontaminated, the proposed use by the new owners is for a light source industrial activity, and stump grinding facility which we object to Lot 2 being used for a light industrial activity. There is an abundance of light industrial land in the area. Land within 5 km East of the site is zoned light industrial i.e. the West Mundijong Industrial Area (440 Ha) which has been planned since 2008, located close to Kargotich Road and the proposed extension of the Tonkin Highway. There is more light industrial land is availed in Baldivis, 6 km West of Lot 102 King Road and close to the Kwinana Freeway, which details the buffer zones .</li> <li>9. This site is at risk of severe fires. The SJ Shire approved the stump grinding facility without a fire assessment or fire plan and there have been a number of severe fires at this site. We object to this site being approved without a BAL, BMP and provision of fire equipment such as two 100 mm fire hydrants from mains water.</li> <li>10. Lot 102 borders the Oaklands Drain and the Birrega Drain and contaminated water from Lot 102 has running into the Oaklands Drain since the initial development of the stump grinding facility in 2015. This is a breach of the EPA Peel Inlet - Harvey Estuary Policy 1992 and the Statement of Planning Policy. Reports and guidance should be sort from all relevant</li> </ol> <p style="text-align: right;"><i>Page 4</i></p>	<p>The site has an existing approval and associated conditions relating to that approval the current landowner is seeking to reduce the portion used for stump grinding and clean up the unapproved actions of the previous owner.</p> <p>The site under the scheme has an existing approval.</p> <p>Refer to DWER comments and referral response the clean-up actions are being prepared and managed by the proponent in consultation with relevant authorities.</p> <p>Refer to DWER comments above.</p> <p>The sites are both in a buffer area SCA05 the amendment is suitable to the objectives and additional provisions of the control area.</p> <p>Points 5-7 See DWER comments.</p> <p>The site has an existing approval, and the</p>	
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**SUMMARY OF SUBMISSIONS**

**Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)**

Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p>authorities. The site contains Dieldrin 0.53 mg/kg soil and there is no provision to stop the potential 42,320,000 litres of leachate annually either entering the groundwater or the Peel Inlet. Unregulated dumping has occurred on a large area to the west of the site, this area has not been tested and water drains into the Oaklands Drain. We object to this site being used for a light industrial activity when it is located next to the Oaklands Drain. The SJ Shire is not sufficiently resourced to monitor any runoff into the Oaklands Drain and because of this, the SJ Shire should not approve a predominantly light industrial function in this location without paying for an independent company to regularly monitor the runoff water.</p> <p>11. We object to any development on Lot 102 without determining what toxins are in the illegally dumped material to the West of the site.</p> <p>12. We insist the SJ Shire seeks advice regarding the disposal of asbestos dumped on Lot 102 and we insist the SJ Shire follows long established rules for disposal of asbestos.</p> <p>13. We object to the continued non conforming use of Lot 102 King Road and the modifications of the existing non conforming use. We live (since 2006) on Lot 101 Mundijong Road and breed horses, and have a lifestyle consistent with our rural zoning. We strongly object to the use of Lot 101 King Road as a light industrial and transport depot. We object to attempts to rid 102 of pollutants without the correct and proper consultation with government environmental and health departments and also proper daily onsite monitoring of any works carried out in this area. We are concerned about the leachate of chemicals from the Depot that go into the Oakland's drain which runs alongside our farm and subsequently into the Serpentine River.</p> <p>14. We object to TRPT Applicants not having/providing a Bush Fire Management Plan, given the history of fire outbreaks on this property, caused by stockpiles of stump grinding wood chips spontaneous combustion, we advocate for two, 100 millimetre diameter fire hydrants fed from the main scheme water.</p> <p style="text-align: right;"><i>Page 5.</i></p>	<p>amendment seeks to reduce the portion that is non-conforming.</p> <p>The site has an existing approval and the amendment reduce the portion of the site raised as a concern. The site is required to comply with the provisions of the scheme/approval and the fuel load and fire break notice.</p> <p>See DWER comment above for points raised regarding site management and clean-up works.</p> <p>The site has an existing approval and the proposal reduce the portion of the site to be used for stump grinding.</p>	

### SUMMARY OF SUBMISSIONS

#### Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)

Submitter	Submitter Comments	Applicant Response	Officer Comment
3.	<p>Objection to proposal: 766 King Road, Oldbury</p> <p>Reference Number: PA24/262A</p> <p>A transport hub is considered industrial land use. Straightforwardly, this is a non-rural proposal in a zoned rural only area and the proposal is in violation of the current planning scheme. Consultants have admitted and agreed to this notion and now push for a change of planning scheme which is a significant change to the area that should involve more than just the local residents.</p> <p>Before buying my own block of rural land, I corresponded with the shire regarding the block at 766 King Road, whom on multiple occasions acknowledged that the rubbish tip was in violation of government codes, including health violations, and myself and other neighbouring land owners were assured by the shire administrators that the rubbish and subsequent contamination would be appropriately removed and the land would be returned to its original state used for rural land only. The tree grinding facility originally proposed would be in this rural category.</p> <p>The controversy pertains to the proposal out for submission for 766 king road, as before public submission and government approval, the owners have at present physically constructed majority of the facilities on site before legal authority, signifying that the company or the shire, or both, are in extreme violation. As evidenced upon a simple glance at the site one can see limestone retaining walls, asphalt hard sand, site fencing and internal fencing for multiple tenants, the provision of dome structures, a site office, are as of now all in place. There have already been hundreds of transport movements and no tree grinding. The proposal has not yet been approved.</p> <p>The original proposal was for green waste only. Tree grinding and mulching is closely aligned with rural pursuits. However, this new proposal is purely industrial: pushing out stock piles of rubbish and layering it with asphalt. This is does not clean the site, or remediate the site back to its original form. It is the complete opposite to rural pursuit and hence we have purpose built industrial parks for this reason where they also pay appropriate industrial land value. This company should not pay rural land prices for industrial purposes. The company cannot hide behind the original proposal because it is not the current agenda.</p> <p>If a company wants to remove building waste by law, they have to take it to one of many appropriate companies certified to process demolition and building waste. The amount of waste dumped on this site is worth approximately 3 million Australian dollars or more. The previous owner took the waste in, charged the companies to do so, was fined a minute fine in comparison and then allowed, by the</p>	<p>The site has an existing approval, and a transport depot is an 'A' land use in the zone. The amendment reduces the portion used for the non-conforming land use.</p> <p>See the DWER comments above and the site has a new owner, seeking to get on with cleaning-up the site. The new owner has undertaken site investigation and associated works and liaised with relevant authorities on the proposed actions.</p> <p>The site has an existing approval, and the amendment application is to amend this existing approval. This process includes the cleaning up of the site due to the illegal activities of the previous owners.</p>	<p>Noted. The concerns raised regarding compatibility with nearby land uses, the history of the site, contamination issues or risks, environmental issues, noise, dust, traffic, bushfire safety and amenity have been considered in the Council Report.</p>

**SUMMARY OF SUBMISSIONS**

**Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)**

Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p>shire, to proceed with the sale, leaving enormous stockpiles of rubbish and walking away with a small fortune and no responsibility for the land destruction and misuse.</p> <p>The new owner has now obtained, rural land with approval to grind organic material only, but with the discussed rubble and waste. Rather than needing to remove it, which would align with regulations and law that all land owners have to abide by, they are hiding it under a multiple use transport depot.</p> <p>If any other land owner in this area wanted to move 20 000 cubic meters of pure building waste and rubble onto a site they would be in violation of countless codes and it would be rejected. The bottom layer of any site has to be using approved materials and not contaminated. You cannot recover land from inorganic materials. It is also not in rural lines. Other owners have all had to use organic materials and have it certified by the government. There is no shortage of land around this area for a transport hub, many areas set aside for light commercial applications including truck depots. Yet there is a shortage of rural land for its proper use.</p> <p>I believe there is only one solution for this land and that is to return it to its original rural condition. The development of a transport depot should be deterred and the original proposal to grind trees and organic waste (all rural pursuits) should be instated as residents do not have an issue with this use as it is in government lines. I believe the government should be holding onto this priceless rural land and not allow any industrial planning to enter the area.</p> <p>All residents should be made aware of this proposal. If the block continues the way it is currently, then it is setting a precedent for illegal land use, showing the mishandling of rubbish is allowed within the shire of Serpentine and Jarrahdale. To anyone who has the financial means this land is open for violation under the shire and can be turned into industrial property, acquiring millions of dollars, whilst local residents have to abide by law. We would have been failed by our local government.</p>	<p>See the DWER comments, the new landowner engaged with DWER to resolve the historical issues at the site. DWER has indicated it does not object to stockpiled materials being retained at the Site as per the development application.</p> <p>The portion of the site with the non-conforming use 'stump grinding' is being reduced.</p> <p>See the DWER comments regarding the proposal and method of management, the engaged consultants have undertaken site investigations and engaged with the relevant statutory authority on the 'clean-up'. They are seeking to get this resolved ASAP as the response outline that the current situation is unsightly.</p> <p>See comments from DWER.</p> <p>The land has an existing approval, and the current owner has engaged Aurora to undertake site investigations and is work</p>	

### SUMMARY OF SUBMISSIONS

#### Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)

Submitter	Submitter Comments	Applicant Response	Officer Comment
		with DWER to suitably resolve the historical illegal activities at the site. The Shire in the current approval classified the tree grinding as a light industry land use, and a 'transport depot' is an 'A' use in the zone.	
4.	<p>I do not wish to have a hardstand next door to my property. Why is it even being proposed? I do not want to live beside an industrial site.</p> <p>The site is full of contaminated rubble and it seems to be spreading further along the block, not being removed as promised. Some has been buried, this is a health and safety matter. Why are they allowed to grind concrete and other matters when further along King Road a company was told to cease that kind of work? I do not wish to have dust blowing over my property.</p>	Please see the response provide to submission No.3 above	Noted. The concerns raised regarding compatibility with nearby land uses, the history of the site, contamination issues or risks, environmental issues, dust and amenity have been considered in the Council Report.
5.	This area of King Road is enjoyed by many guests for King Road Brewery, it is a peaceful part of the Shire and there are also future plans for further hospitality for this area. The noise that the proposed stump grinding facility will make would spoil the guest experience and also tranquillity of residents. Oldbury and King Road in particular has great potential for bringing people into the Shire for hospitality/experience. This will most certainly destroy it. Strongly oppose to this happening.	<p>Please see the response provided to submission No.1 above.</p> <p>The site has an existing approval and the portion of the site to be used for stump grinding is being reduced and moved to the north west section of the approved development area.</p>	Noted. The concerns raised regarding compatibility with nearby land uses, noise and amenity have been considered in the Council Report.
6.	<p>This site has had a negative impact on all neighbours for a number of years with illegal activities and breach of previous use approvals. Remediation of site by previous own was not done and piles of waste remained untreated for a number of years.</p> <p>This waste has now been spread further to the rear of the site with dust blowing across neighbouring properties. The site is an eye sore and not in keeping with our rural zoning. The proposal does not</p>	Please see the response provide to Submission No.2 above.	Noted. The concerns raised regarding compatibility with nearby land uses, the history of the site, contamination issues or risks,

### SUMMARY OF SUBMISSIONS

#### Alterations and Additions to Approved Tree Grinding Facility ('Resource Recovery Centre') and 'Transport Depot' at Lot 102, 766 King Road, Oldbury (PA24/262)

Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p>fit in the surrounding rural area. The proposal is detrimental to our lifestyle and adjacent residents and businesses. Proposed works have already commenced before approval was granted, this displays and total disregard to due process and has set the tone for future activities on the site.</p> <p>The proposal should not be allowed to proceed and should be returned to rural use.</p>		<p>environmental issues, dust and amenity have been considered in the Council Report.</p>
7.	<p>We attend King Road Brewing Co on a regular basis, the kids enjoy playing in the playground and last time there was a Tree grinding facility operating there it was dusty and smelt like manure. You could even feel the ground vibrating under your feet when the heavy machinery was in operation when sitting in the beer garden outside. We would rather see the chocolate factory at King Road than this place.</p>	<p>Please see the response provide to submission No.1 above.</p>	<p>Noted. The concerns raised regarding dust and other amenity matters have been considered in the Council Report.</p>