

SUMMARY OF SUBMISSIONS – 28 March 2023 to 25 April 2023
PA23/198 – Lot 60, 394 Robertson Road, Cardup - JDAP - Retrospective Concrete Manufacturing Facility

Submitter	No	Submitter Comments	Applicant's Comments	Officer Comments
-----------	----	--------------------	----------------------	------------------

Approval history over the site

It is acknowledged the application is a retrospective application and the required approvals were not sought at the appropriate time. The concrete manufacturing operations are to an extent a natural expansion of the longstanding timber products industry. The site being subject to Scheme Amendment 180 (gazetted on the 31/05/16) which sought to expand the special use zoning to include concrete manufacturing which would then allow a development application for a concrete manufacturing facility to be considered. This was prior to the Cardup Business Park structure plan being approved which designated the site as 'Industry' where the concrete manufacturing use is a discretionary. At the time the Concrete Batching Plant development application was lodged, the Shire of Serpentine Jarrahdale alerted the proponent that a retrospective development application would need to be lodged for the concrete manufacturing facility, which has resulted in this application.

Surface of concrete batching plant

Section 3.1 of the DWER works approval report requires the trafficable area within the plant to be sealed with concrete/asphalt. This works approval relates to the concrete batching plant (area excluded from site plan) and not the concrete manufacturing operations that are subject to this application.