

Application for Development Approval

PROPERTY DETAILS OF PROPOSED DEVELOPMENT		
Lot No: 1	House/Street No: 543	Location No:
Diagram or Plan No: 60562	Certificate of Title Vol. No: 1602	Folio: 288
Title encumbrances (e.g easements, restrictive covenants):		
Street Name: KING RD	Suburb: OLD BURY	
Nearest Street Intersection: KING + BOOMERANG RD.		

PROPOSED DEVELOPMENT	
Nature of Development:	<input type="checkbox"/> Works <input checked="" type="checkbox"/> Use <input type="checkbox"/> Works and Use
Is an exemption from development claimed for part of the development? <input type="radio"/> YES <input type="radio"/> NO	
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use	
Description of proposed works and/or land use: TRANSPORT DEPOT.	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: WORKSHOP FOR ENGINEERING (EARTHMOVING + AGRICULTURAL)	
Approximate cost of proposed development (Excluding GST): \$	
Estimated time of completion:	

Office Use Only	
Fees Paid: \$885.00	Date Received: 30/07/19
Receipt No: 153847	Payment Method: CC
Application Number: PA19/767	Acceptance Officers Initials: DG

ENTERED

31 JUL 2019

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: <u>ms</u> <u>CHRISTINE MARY HOWARD</u>	
ABN (if applicable):	
Address: <u>543 KING ROAD OLD BURY</u> Post Code: <u>6121</u>	
Phone: <u> </u>	Email: <u> </u>
Mobile: <u>0457521120</u>	
Contact Person for Correspondence:	
Signature: <u>embossed.</u>	Date: <u>28/7/19</u>
Signature: <u> </u>	Date: <u> </u>
<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: <u>MAXIM NIELD (EXIT WASTE)</u>	
Address: <u>543 KING RD OLD BURY, WA.</u> Post Code: <u>6121</u>	
Phone: <u> </u>	Email: <u>EXITWASTE@GMAIL.COM</u>
Mobile: <u>0428588980</u>	
Contact Person for Correspondence:	
<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. <input type="radio"/> YES <input checked="" type="radio"/> NO</p>	
Signature: <u> </u>	Date: <u>30/7/19</u>

Note: Decision letter will be sent to applicant



Continued

Application for Development Approval

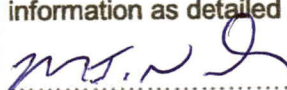
PLANNING APPLICATION CHECKLIST

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"/>
Detailed written statement in support of the proposal including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Full details of the use/development. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Compliance with Scheme/ R-Codes/Policies/Design Guidelines/ Local Development Plans. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Justification addressing any proposed variations. 	<input type="checkbox"/>	<input type="checkbox"/>
Lots identified in Bushfire prone areas require the following: (Check requirements with Shire's Fire and Emergency Services Department – 08 9526 1160)	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Bushfire Attack Level (BAL) Assessment. 	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan - 2 copies required* (1 set is preferred to be submitted on USB or CD) To be on a scale of 1:100, 1:200 or 1:500 that includes the following:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> The location of the site including street names, lot numbers, north point, scale bar and dimensions of the site. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Location, height and type of existing structures and environmental features to be retained. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Location of proposed buildings including dimensions, setbacks and their features (e.g. air conditioning units, solar panels, hot water systems etc). 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Structures and environmental features that are proposed to be removed (including trees/vegetation). 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Existing and proposed means of access for vehicles and pedestrians to and from the site (including where relevant roads, cross overs, car parking and manouvering). 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Details of open space and outdoor living areas. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Site levels and floor levels. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Method of storm water treatment. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Location and Details of fencing if proposed within the street front setback. 	<input type="checkbox"/>	<input type="checkbox"/>



Continued

Application for Development Approval

• Location and details of excavation/fill and method of retaining (when applicable).	<input type="checkbox"/>	<input type="checkbox"/>
• Existing and Proposed contours and levels if the fall across the lot is greater than 0.5m.	<input type="checkbox"/>	<input type="checkbox"/>
• Location of bin enclosures (when applicable).	<input type="checkbox"/>	<input type="checkbox"/>
Full Floor Plan (2 copies *) scale not less than 1:100	<input type="checkbox"/>	<input type="checkbox"/>
Elevation Plans (2 copies *) scale not less than 1:100 including:	<input type="checkbox"/>	<input type="checkbox"/>
• All proposed buildings and signage (when applicable) showing building style, materials, colours and finishes.	<input type="checkbox"/>	<input type="checkbox"/>
• Ground levels, wall heights and roof heights.	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Area Application to include the following (map of heritage areas available at http://www.sjshire.wa.gov.au/online-mapping/):	<input type="checkbox"/>	<input type="checkbox"/>
• Street elevations drawn as one continuous elevation to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land the subject of the application.	<input type="checkbox"/>	<input type="checkbox"/>
• A detailed schedule of all finishes, including materials and colours of the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>
• A description of the finishes of the existing developments on the subject lot and on each lot immediately adjoining the subject lot.	<input type="checkbox"/>	<input type="checkbox"/>
Detailed Landscape Plan (NOT for single residential development or signage applications)	<input type="checkbox"/>	<input type="checkbox"/>
Detailed Feature Survey	<input type="checkbox"/>	<input type="checkbox"/>
Any further information that the Shire may reasonably require to understand and assess the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
<p>Applications will only be accepted if they are accompanied by the complete package of information as detailed above, including this Checklist, and signed by the Applicant below.</p> <p>  MAX NIELD 30/7/19 </p> <p> Signature Print Name Date </p> <p>Note 1: The above information is required to enable an initial assessment of the application only. If required the Shire may request additional information to facilitate the assessment process.</p> <p>* If the plans are larger than A3, you are required to provide an electronic copy or A3 set of plans and one set to scale.</p>		

WESTERN



AUSTRALIA

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

REGISTER NUMBER 1/D60562	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 20/8/2015

VOLUME
1602FOLIO
288

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 1 ON DIAGRAM 60562

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CHRISTINE MARY HOWARD OF 543 KING ROAD, OLDBURY

(AN N063260) REGISTERED 15/7/2015

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

1. *M730170 CAVEAT BY MAXIM THOR NIELD LODGED 7/8/2014.

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.

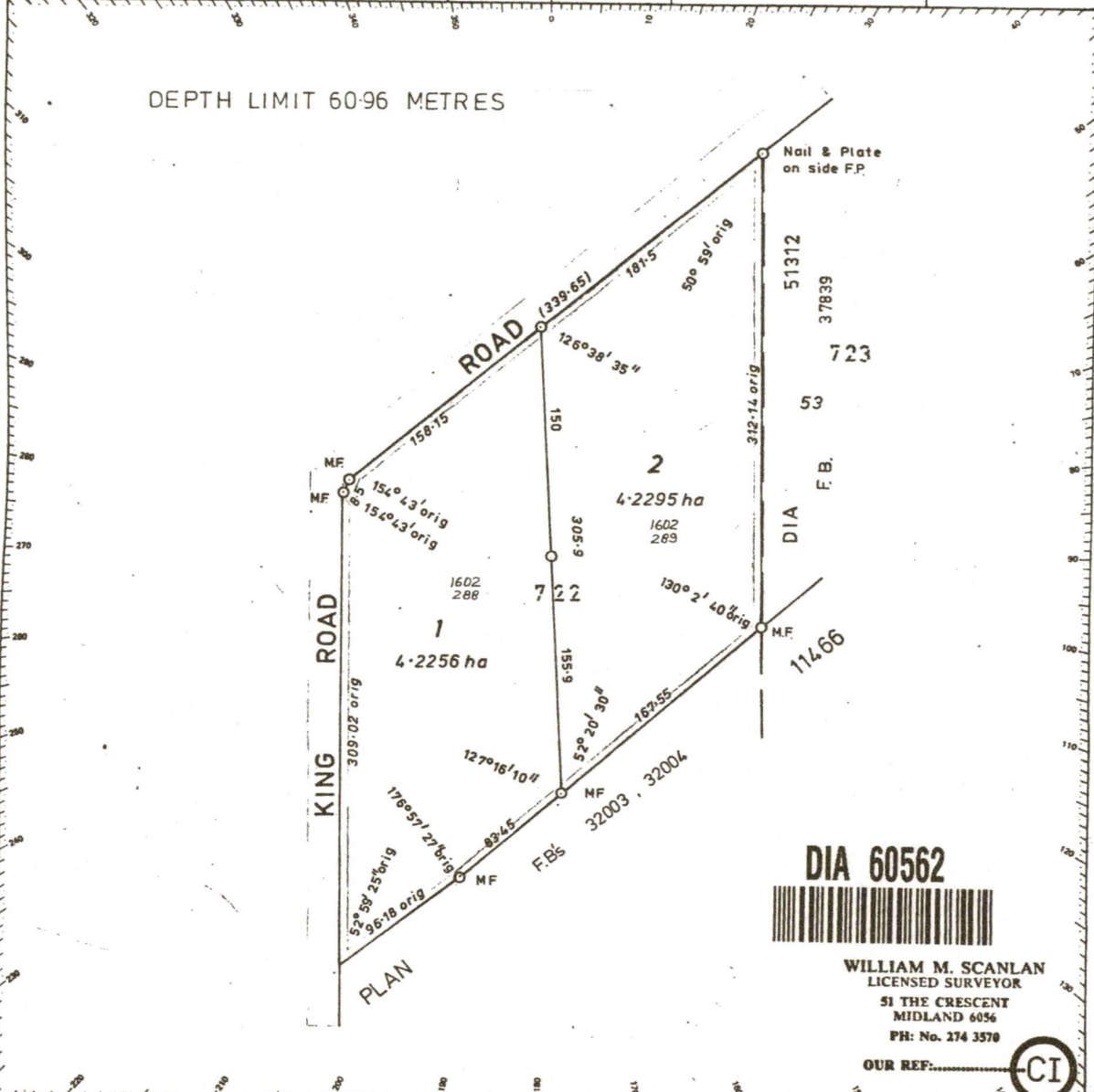
-----END OF CERTIFICATE OF TITLE-----

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: 1602-288 (1/D60562)
 PREVIOUS TITLE: 1469-189
 PROPERTY STREET ADDRESS: 543 KING RD, OLDBURY.
 LOCAL GOVERNMENT AUTHORITY: SHIRE OF SERPENTINE-JARRAHDALE

Town or District.	Number of Lot or Location.	Field Book.	Scale.	Certificate in which Land is Vested.	Area
PEEL ESTATE	LOT 52 OF LOT 722	45095	1:3000	Vol. 1469 Fol. 189..	8.4551 ha (Total)



CERTIFICATE I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961. Date <u>6th January 1981</u> <u>W. Scanlan</u> Licensed Surveyor		Approved by Town Planning Board TOWN PLANNING DEPARTMENT - 8 JAN 1981 FILE <u>55749</u> Date <u>13.1.1981</u> Chairman	
Approved <u>B. E. Campbell</u> Examined <u>J. KACIUBA</u> 13/15 Date <u>12.2.81</u> Inspector of Plans and Surveys	On Plan <u>51312</u> Diagram <u>51312</u> Index Plan <u>PEEL 5000 07.12</u>	OFFICIAL PES PAID <u>531.00</u> 10.1.81	Diagram No. 60562

82316/1/79-4M L/271
DKT DIA 37047

PLANNING APPLICATION: RE 543 KING RD, OLDBURY

DEVELOPMENT: ADDITION TO EXISTING "ENGINEERING APPROVAL" – TRUCK PARKING/DEPOT & ADMINISTRATION

DETAILS OF USE/ DEVELOPMENT: Land use application to use existing land as "Transport Depot" to facilitate a service to the surrounding communities. Trucks to be parked onsite, & administration services to be housed and provided onsite also.

NATURE OF BUSINESS: "Truck vacuum loading business" . Using primarily truck mounted vacuum units.

Trucks are used for the onsite vacuum loading of liquids and the "On Road" transportation of controlled wastes, THROUGH THE Perth Metropolitan area. We operate trucks licenced by the department of "Water and Environmental Regulation" , and unlicensed vacuums units used for onsite work etc much like a "tipper" or "sweeper" truck is used.

The licenced "Controlled waste trucks" are primarily parked onsite; waste is not processed onsite. Waste is not stored onsite, other than as per the department of Water and Environmental Regulations, which is, we can only retain waste in a controlled waste tank for 7 days, before it must be disposed of, to a tip site(before the permit expires). Onsite operations/ use of controlled waste tankers would only be the transfer of liquids between vacuum units, as per "truck to truck" transfer operations, as required during the 7 day waste "holding" period. Truck to truck transfers, would not happen often, maybe 3-4 times a week, as usually trucks would go out pick up a bulk load, go to tip site and dispose of load and come back to depot, empty, on the same day.

CONTROLLED WASTE TYPES WE GENERALLY HANDLE ARE; Sewage (main product/ service we provide, as we service the surrounding area, and everyone in this area, produces this waste category), Greasetrap (vegetable oil/ food waste), Industry wash waters (eg: Carwash/truck wash waters and sludges) Hydrocarbons: low strength oil/water combinations and waste oil pick up and disposal. Storm/ ground water waste. We don't handle any dangerous goods as part of business, only controlled waste and uncontrolled waste types. Every waste type we load is water based/ primarily water with some sought of organic matter in it. Which is usually recycled through some sought of recycling or end of use tip site operation, where it ends up in landfill. The waste whilst on site would obviously be in a contained/ licenced tank that meets the controlled waste guide lines.

TRUCK SIZES: We operate 5 trucks (plus there are two others in storage, as they are current not licenced/ in disrepair). Trucks are 1 x Aggregate (total weight loaded) 15,000 kg (4 x 2 unit), 3 x AGG 22,500kg (6 x 4 units) & 1 x AGG 27,500 kg (8 x4 unit). Trucks we use don't tow trailers (heavy combinations etc).

BUSINESS OPERATION: Business currently employs 1 x fulltime person, 1 x casual employee & 1 x owner/ manager. Hours of operation for employees are 7am- 330pm/ extending to 5pm depending on how the day goes, 5 days per week. Although as per the nature of the business we do operate a 24/7 call out service where trucks may occasionally leave once or twice per month as required, outside our general hours. Administration is performed onsite in a transportable office located near workshop. Employee parking is alongside the administration building. Trucks are parked behind workshop on hardstand area. Currently the workshop area is serviced by two driveways (entry off King Road), primarily we use the Northern driveway for all truck and personal movements. Generally we only utilise only one or two trucks per day, and the others will be parked up for the day, trucks will generally go out for the day and return usually once or twice as required. Usually no one will be onsite during the day unless we are quite and don't have work on.

SPILL MANAGEMENT: Trucks are coupled together (a vacuum hose is connected between the two trucks) for all waste transfers between the waste trucks, when a truck to truck waste movement operation is being performed. Spill trays/bins are used, and there are onsite spill kits located in the workshop/ yard and each truck. Spill procedures are located in each waste truck and the office. Current spill procedures are attached. Small spills can be easily managed through the business and its procedures/ operations, anything big we would consult our spill management procedure and utilise any external contractors as required.

EXIT WASTE

EMERGENCY SPILL RESPONSE PROCEDURE

DRIVER/ VAC TRUCK OPERATOR ACTION PLAN

1. SPILL IDENTIFIED
2. CHECK FOR DANGER-Before managing a spill, check for danger to yourself and others (If necessary, evacuate area).If area is deemed unsafe, follow emergency procedures. Call 000 for assistance.
3. RISK ASSESSMENT: Does the spill pose an environmental or safety threat?

If Yes?

1. REPORT THE SPILL- As soon as possible, report the spill to your supervisor PH: 0428588980 { and the emergency services (000) and Pollution Hotline (1300784782) if unable to contact your supervisor}.
2. DETERMINE SOURCE & CONTROL-Establish the source of the spillage and control it.
3. PERSONAL PROTECTION EQUIPMENT-Wear the appropriate PPE when managing spill (check MSDS if unsure).
4. CONTAIN SPILL- It is important to immediately contain the spill into a small area to prevent contamination of water courses and the general environment. This area should be also be clearly marked as a hazardous area. (utilize on board/ site spill kit).
5. CLEAN UP & DISPOSE- Arrange for clean up of spill and dispose of waste accordingly. This involves familiarity with the substance and the correct handling and disposal procedure (check MSDS if unsure).

If No? See Next Page...

If No?

1. REPORT TO YOUR SUPERVISOR.
2. CONTAIN SPILL- It is important to immediately contain the spill into a small area to prevent contamination of water courses and the general environment. This area should be also be clearly marked as a hazardous area.
3. CLEAN UP & DISPOSE- Arrange for clean-up of the spill, and dispose of waste accordingly. This involves familiarity with the substance and the correct handling and disposal procedure (check MSDS if unsure).

ALL SPILLS MUST BE REPORTED TO THE CORRECT AUTHORITIES

BELOW IS A LIST OF EMERGENCY CONTACTS:

CONTACTS IN CASE OF AN EMERGENCY

24 HOUR PHONE NUMBERS

EMPLOYER: Exit Waste

SUPERVISOR: 0428588980

Hansen Environmental Services: 0408199939/0400238548 (24/7 spill clean-up).

EMERGENCY: 000

Department of Water and Environmental Regulation: 1300 784 782

POISONS INFO: 13 11 26

WATER CORPORATION: 13 13 75

BUSINESS HOURS PHONE NUMBERS:

FIRE & EMERGENCY SERVICES: 9323 9300

DWER – Controlled Waste: 6364 6946

EXIT WASTE

EMERGENCY SPILL MANAGEMENT PROCEDURE

SUPERVISOR ACTION PLAN

Step 1. ACTION-

- Receive notification from truck operator, inform them to follow the spill procedure. (located in each waste truck & office notice board).
- Note down details of incident ie: Location, contents of load (spill type), amount spilled, injuries, environmental risks, time/ date of incident.

Step 2. ASSESS THE SITUATION-

- For spill containment assistance/ clean up and call Hansen Environmental Services on 0408199939 & 0400238548.
- Dispatch another vacuum truck to assist with clean up if required.
- Notify all relevant departments/authorities of spill incident.
- For large scale spills contact FESA on 000, to manage incident.
- Fill out incident report, follow up incident, receive incident report from operator. Review the incident, and alter work practises etc, if required to reduce further incidents happening.

Step 3. CLEAN UP OPERATIONS-

- Liaise with the DWER, all clean up materials to go to designated disposal sites, monitor contractors.
- Has there been any environmental impact? Engage contractors to complete clean up (whatever cannot be completed in house).
- Complete final report and forward details as requested to relevant authorities.

EXIT WASTE

EMERGENCY SPILL MANAGEMENT PROCEDURE

BELOW IS A LIST OF EMERGENCY CONTACTS:

CONTACTS IN CASE OF AN EMERGENCY

24 HOUR PHONE NUMBERS

EMPLOYER: Exit Waste

SUPERVISOR: 0428588980

Hansen Environmental Services: 0408199939/0400238548 (24/7 spill clean up services).

Sand supply and delivery: Oakford sands Joe 0429969098 (large scale spill containment and fixation).

EMERGENCY: 000

Department of Water and Environmental Regulation: 1300 784 782

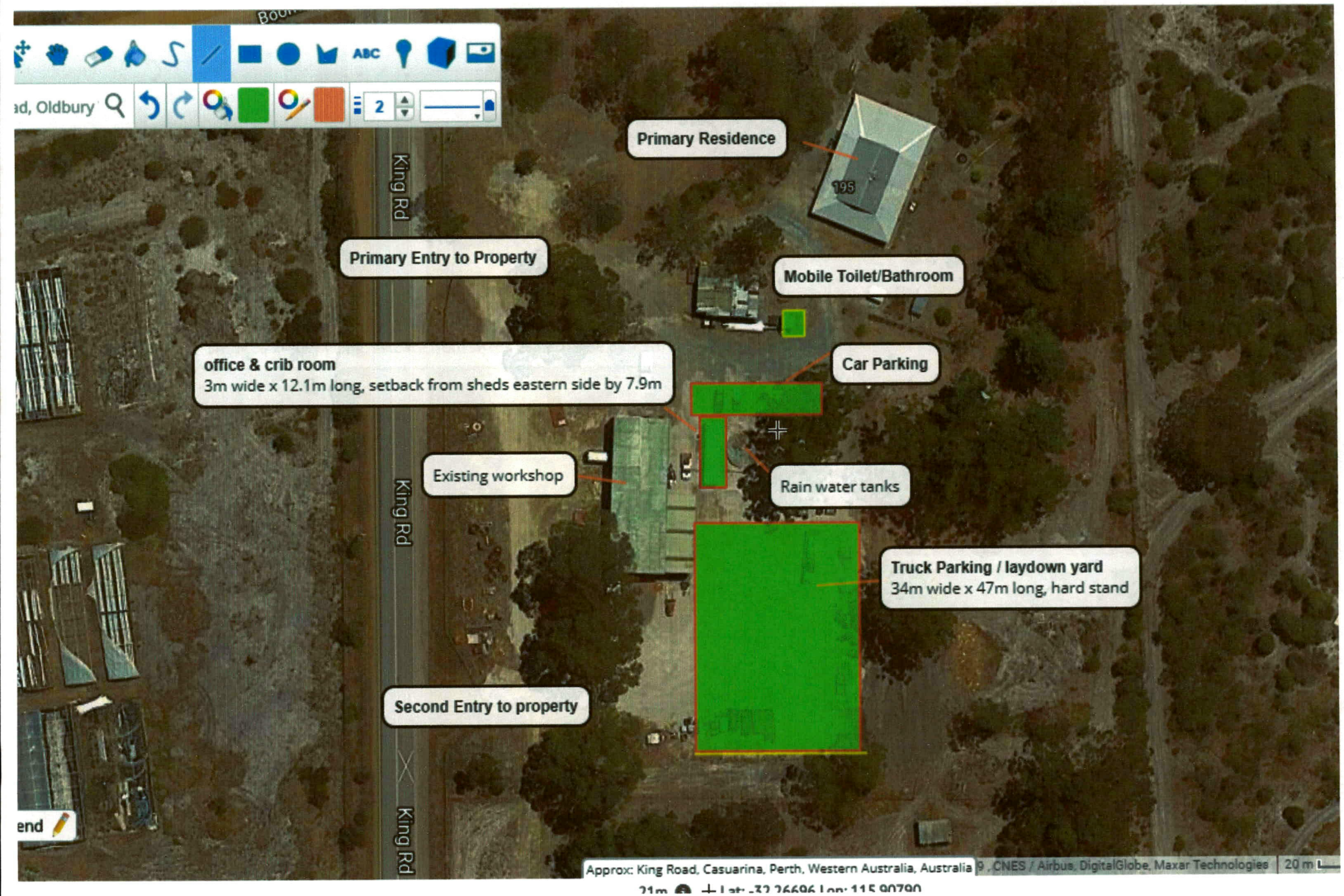
POISONS INFO: 13 11 26

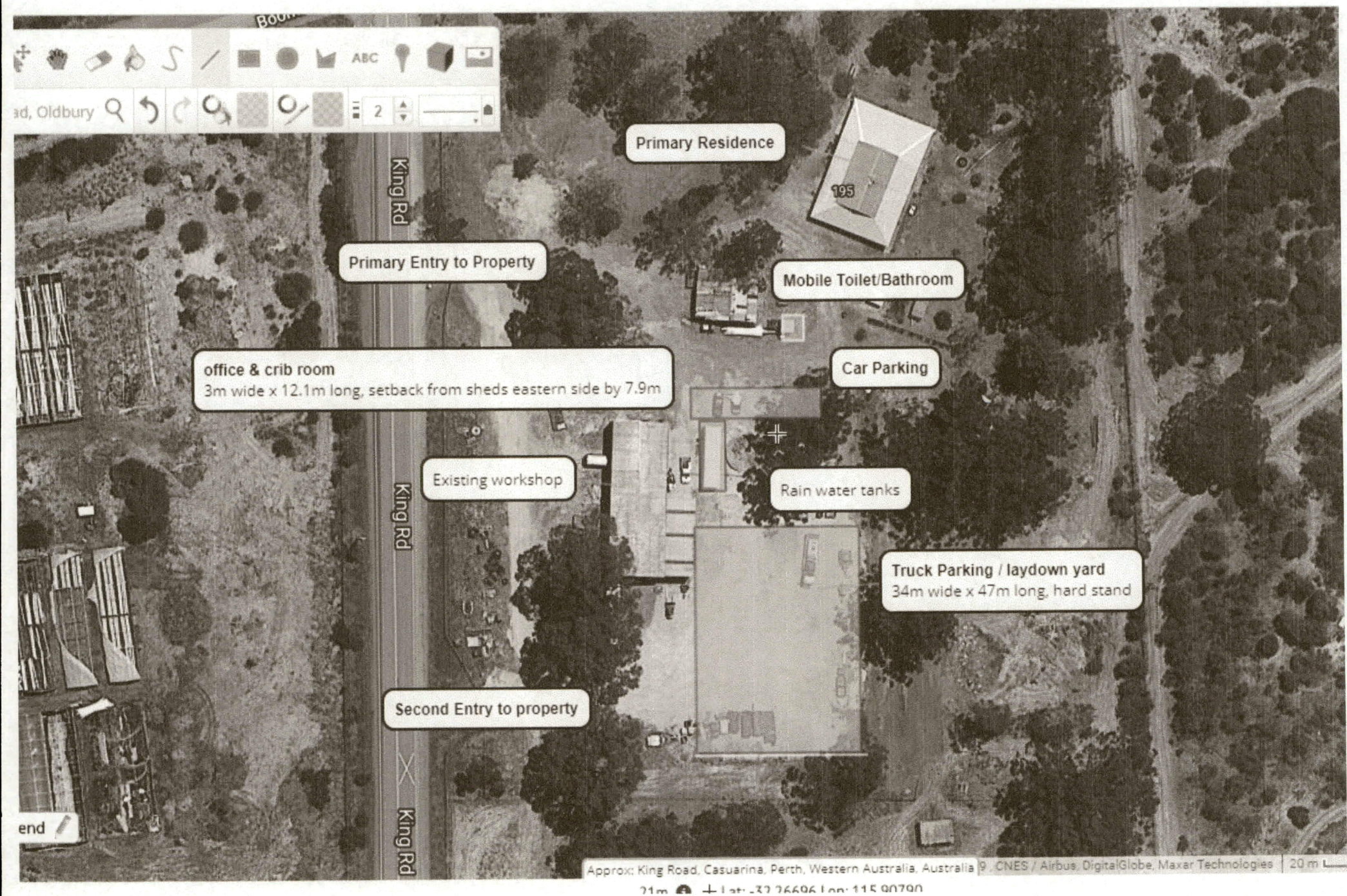
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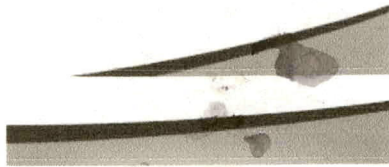
8 attachments



Shire of
Serpentine
Jarrahdale

Sustainable. Connected. Thriving.

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Signature Middle.jpg
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Serpentine
Jarrahdale

Sustainable. Connected. Thriving.

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Sarah Ward <sward@sjshire.wa.gov.au>
To: Max Nield <exitwaste@gmail.com>

Tue, Jul 2, 2019 at 9:45 AM

Hi Max,

Thank you for getting back to me and attaching the email chain between yourself and the Shire's Mr Andrew Harris. I apologise for the extended delay in my response.

I attach a copy of the original building approval dated 26 August 1996 for your information. I note that the approval was for a shed/workshop for engineering component parts for earthmoving and agricultural. Trucks carrying liquid waste would not form part of that approval, and the use of the land to park such vehicles and undertake administrative work around their use would most closely align with the Transport Depot land use, which is a use that requires approval within the Rural zone. The Shire is requesting that you submit an application for development approval due to the change of use of the land within 28 days of the date of this email, being 30 July 2019. We attach a copy of the application form for your information.

As a part of the application, you will need to include the following:

1. Development approval application (attached) completed by the applicant and the landowner;
2. A copy of the certificate of title for the property;
3. A site plan outlining the parking areas and administration areas on site in conjunction with the land use (if any);
4. Information regarding the operation of the site, including hours of operation, number of staff, number of commercial vehicles and the frequency of movements and the materials being brought to site and carried by the vehicles; and
5. Information pertaining to the waste remaining onsite, procedures in the event of a spill and current management practices.

I note that further information relating to the assessment may be required, however the planning officer assessing the application will request this information once the application has been submitted.

Please don't hesitate to contact myself or the Shire's planning department should you require further information regarding the application process.

Yours faithfully,

Sarah Ward
Statutory Enforcement Officer

E sward@sjshire.wa.gov.au

T +618 9526 1111

F +618 9525 5441

A 6 Paterson Street, Mundijong, WA 6123

W sjshire.wa.gov.au

M 0436 815 681



connect
with us



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Ordinary Council Meeting - 19 October 2020