



All enquiries to Development Services on 9526 1111
Our ref: PA19/767: HM:wj

10 February 2020

Exit Waste
543 King road
OLDBURY WA 6121

Via email: exitwaste@gmail.com

Dear Sir/Madam,

**Proposed Transport Depot
Lot 1, 543 King Road, Oldbury**

I refer to your application, received 30 July 2019, for approval to commence development on the aforementioned lot.

In accordance with the provisions of the Shire's Town Planning Scheme No. 2 and the authority delegated to Council under the provisions of the Metropolitan Region Scheme, your application to commence development has been refused. Attached is the Notice of Determination of Application for Development stating the reasons for which development was refused.

Should you be aggrieved by any of the decision or any conditions imposed, you have the right under the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Applications for review must be submitted to the Tribunal within 28 days of the date on the decision notice. Further information can be obtained by calling the Tribunal on (08) 9219 3111 or by visiting their website at www.sat.justice.wa.gov.au.

Yours faithfully

Ashwin Nair
Manager Statutory Planning and Compliance

Planning and Development Act 2005
Shire of Serpentine Jarrahdale
**Notice of Determination on Application for
Development Approval**

Property File:	A112200	Application No:	PA19/767
Location:	543 King Road, Oldbury		
Lot:	1	Plan/Diagram:	60562
Vol. No:	1602	Folio No:	288
Application Date:	30 July 2019	Received On:	30 July 2019

Description of Proposed Development: Transport Depot

Use Class: Transport Depot

Date of Determination: 10 February 2020

That the Coordinator Statutory Planning REFUSES Development application under Delegated Authority 12.1.1 pursuant to Clause 68(2) of the Deemed Provisions of *Planning and Development (Local Planning Schemes) Regulations 2015* for proposed 'Transport Depot' due to the following reasons for refusal:

Reasons:

1. The proposed development is neither a rural pursuit nor associated with a rural pursuit and is inconsistent with the objective for the 'Rural' zone in accordance with Clause 5.10.1 of the Shire of Serpentine Jarrahdale Town Planning Scheme No. 2.
2. The proposed development is inconsistent with the established rural character of the area and is likely to adversely impact on the rural lifestyle of surrounding residents, which is contradictory to the objectives for the Rural Policy Area under the Rural Strategy Review.
3. Insufficient information has been submitted to determine the noise, and odour impacts of the proposed development.

Signed:



Dated: 10 February 2020

For and on behalf of the Shire of Serpentine Jarrahdale