

NEW SUMMARY OF SUBMISSIONS
King Road, Oldbury 543 (L1) 112200 - Change of Use - Transport Depot - PA19/767

Submitter	No	Submitter Comments	Applicant Response to Submission
Department of Primary Industries and Regional Development		The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed Change of Use (Transport Depot) at the abovementioned lot.	No Comment
Department of Water and Environment Regulation – Kwinana Peel Region		<p>The application is for a retrospective approval of the parking of trucks containing controlled waste and administration services. The Department of Water and Environmental Regulation (DWER) has reviewed the information provided and wishes to provide the following advice.</p> <p><u>Environmental Protection Act</u> As per the details of use and development contained within the application, the proposed activity does not trigger any obligations relating to the <i>Environmental Protection (Controlled Waste) Regulations 2004</i>. The activities described also do not meet the definition of a category 61 (liquid waste facility) prescribed premises under the <i>Environmental Protection Regulations 1987</i>. Shire approval is likely to be the only requirement for the proposed development and use as a 'Transport Depot'.</p> <p><u>Peel Harvey Coastal Plain Catchment</u> The subject area is located within the Peel-Harvey catchment and provisions of <i>State Planning Policy 2.1 – The Peel-Harvey Coastal Plain Catchment</i> and <i>Environmental Protection (Peel Inlet – Harvey Estuary) Policy 1992</i> apply.</p> <p><u>Stormwater Management</u> All vehicles containing controlled waste are to be parked on sealed hardstand areas. Drainage systems should be designed and constructed consistent with the <i>Stormwater Management Manual for Western Australia</i> (DoW, 2004-2007).</p> <p><u>Best Practice Management</u></p>	The applicants have proposed a hardstand to address DWERs comments. Officers, however are still concerned of the impacts associated with the development on the environment.

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		<p>The following Water Quality Protection Notes (WQPN's) provide best practice management guidelines to protect the state water resources. These can be found on the DWER website here and searching under "publications"</p> <p><i>WQPN 10 – Contaminant spills - emergency response</i></p> <p><i>WQPN 51 – Industrial wastewater management and disposal</i></p> <p><i>WQPN 52 – Stormwater management at industrial sites</i></p> <p><i>WQPN 65 – Toxic and hazardous substances</i></p> <p><i>WQPN 68 – Mechanical equipment wash down</i></p> <p><u>Sewerage</u> In accordance with the <i>Government Sewerage Policy</i> (Government of Western Australia, 2019), the subject land is located within a sewage sensitive area. It is recommended that any new or upgraded staff amenities are connected to a secondary treatment system with nutrient removal.</p> <p>If you have any queries relating to the above matter, please contact Jane Sturgess at DWER's Mandurah office on 9550 4228.</p>	
A Cooper A114000		<p>Seriously, they have only now put in an application. They have been operating for close to ten years. Council has known about it for at least 5 years.</p> <p>I am against all businesses operating out here.</p> <p>It is past time for Council to lift its game.</p>	<p>The application came to the Shire's attention through a complaint. This application seeks to validate the existing operations onsite.</p> <p>Subsequent to a thorough assessment the application has been recommended for refusal.</p>
H & L Iles A112705		<p>I wish to lodge our very strong objection to the proposed Transport Depot at 543 King Road for the following reasons:</p> <p>Oldbury is zoned 'Rural' and this business is in no way rural, nor could it ever claim to support rural pursuits. Oldbury is already inundated with non-</p>	<p>The application has been recommended for refusal as the Shire still holds concerns that the development poses a risk to the environment.</p>

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		<p>rural businesses that continually destroy the lifestyle of those who purchased in the area to, as advertised by the Shire, 'enjoy peaceful, rural pursuits in an aesthetically appealing environment.' Oldbury is currently anything but this now and is very quickly becoming the slum area of the Shire with what the Shire has allowed in our area to date.</p> <p>We currently have a Paintball Park right next to our stable block so we cannot ride our horses which have become extremely fractious when Paintball is being played. We have a full blown trucking yard with six heavy haulage vehicles coming and going at all hours, repeatedly waking us up even though their permit for commercial parking is for two trucks - but this has never been enforced even though complaints have been made. We have an illegal brick recycling plant directly opposite our home (Scofield's) which has an earthmoving machine working constantly, creating dust and disturbing our peace, and numerous trucks coming and going dumping vegetation on the corner property which is eventually set fire to, illegally and legally, though it is against council by-laws to import waste materials onto a property for burning. These fires smoke us out for days at a time, and over the weeks of burning our cars and solar panels are covered with thick ash - not to mention that we are also breathing this in. Not once has this business complied with the condition imposed on it when given approval to operate, all to the detriment of the neighbouring properties.</p> <p>Now we have this application for a sewerage depot aka truck depot to add to the other noxious businesses already operating, (this includes the Sheep Manure factory adjacent to our home).</p> <p>Reading this application, the information constantly contradicts itself e.g. 'Waste is not stored on site, other than as per the Department of Water and Environmental Regulations which is, we can only retain waste in a controlled waste tank for up to 7 days.' So that means storing waste products on site for up to 7 days, either in a waste tanker or a waste tank before removing it is most likely. I do however note there is no waste tank/s sited on the proposed property map. And, after that tank of stored waste is removed, the</p>	

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		<p>tank can be refilled with another load of waste and stored for another seven days.</p> <p>Given that the process of transferring waste products from one tanker or tank to another requires the truck and its pumping system to be running constantly, this will generate a fair amount of noise pollution to nearby residents, thus disturbing their enjoyment of the rural environment. The location of this property is about the same distance from our home as the GMH rock crushing operations on King /Jackson Road, and we are constantly disturbed during the day, and woken up in the early hours of the morning by the beeping signals of trucks and the crushing of debris, so the noise from this new proposed business will also have an impact, adding to an already noisy and stressful environment.</p> <p>Given the list of waste products intended to be transported and/or stored in close proximity to our homes, while they might not be 'hazardous materials' as such, they are materials that present their own serious health risks - Hepatitis for a start. Sewerage, oil, grease, food wastes, industrial wash waters (which usually contain chemicals), sludges, storm water etc should never be allowed in close range of residential homes, nor should they be permitted where risk of contamination of the protected wetlands, the water catchment of the Jandakot mound, the agricultural businesses operating across the road and boundary fence line of this business. And this includes close proximity to the Pony Club where children play, and eat, and access ground water.</p> <p>The operators state that these waste products are generated by all people in the area and they are providing us a service, which is a whole load of bollocks!! The waste products they are hauling comes from big businesses, industry, and road works etc outside our suburb! - even the haulage company next door is not allowed to do any truck maintenance or washing down trucks on the property - so these are unhealthy products being imported into our suburb that not only risks our health, but also devalues our</p>	

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		<p>properties and makes it impossible for us to sell up and move out of the area to protect our health.</p> <p>Truck waste transfers occurring maybe 3 to 4 times a week, (maybe a lot more often too if permission to operate is granted) and 3 to 4 times a week is too much noise to expect nearby residents to suffer. And is that 3 to 4 times a week, or 3 to 4 times per truck per week? Given what we are currently suffering from other businesses in the area, nothing can be trusted to operate as stated.</p> <p>This business has 5 trucks operating, plus two others. So, when these other two trucks are repaired there could be seven trucks operating. Operating hours are 7 am to 5 pm, but has a potential of operating 24 hours a day, seven days a week when business picks up. That will give the residents opposite and behind this property no peace at all. While staff is limited at the moment, this business has the potential to eventually increase staff and be fully operational with all trucks running.</p> <p>With the consideration given to spill management and all the factors this business has put in place, this is ringing loud bells that spillage is a constant possibility or occurrence whenever tank-to-tank transfers occur. This means spillage of sewerage, their main waste product, which would result in a putrid smell polluting our area for days after an incident - which has occurred in our suburb in the past with a sewerage spill. The smell invades our homes and is difficult to eradicate. This would also be a major issue if it occurred on a Pony Club event day. Not only would the stench be a major issue, the actual health issues of contaminants seeping into the soil and ground water would be detrimental to the health of residents and to their livestock. A spill large enough to require the services of external contractors to contain would have long lasting effects on our area and we should never ever be put at risk like this. And external contractors would take a considerable time to reach the site before repair of the spillage could even commence. There is a place for businesses like these, and that is in the Industrial areas where there are no residences or livestock nearby.</p>	

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		It is for these reasons that I beg this application be rejected so those trying to live rural in a rural zone be given back their right to enjoy their property in a peaceful and healthy environment. lord knows my health and the health (and loss) of my livestock and pets has been seriously affected by the businesses Council has already permitted to operate nearby.	