

SUMMARY OF SUBMISSIONS

Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
Department of Water and Environmental Regulation	A.	<p>Issue</p> <p>Wastewater Capture/Disposal</p> <p>Advice</p> <p>The Department has not been provided with details of the Chem Centre testing results for the wastewater so is unable to comment on the condition of the wastewater. However, if Wormall's analysis of the wastewater is correct, the Department considers that wastewater reuse options should be considered as a priority. If on-site disposal of the wastewater is to be undertaken, depending on the quality of the wastewater, the Department considers either disposal to a lined basin, which permits evaporation, or on-site infiltration via a bio-filtration basin or swale should be considered.</p> <p>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.</p>	Noted - The applicant has provided Chem testing results dated November 2021 and these have been forwarded to DWER.
DFES	B.	<p>It is unclear from the documentation provided if the Shire of Serpentine Jarrahdale has applied State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) to this proposal as supporting documentation was not provided to DFES.</p> <p>From the information provided, it appears that the modifications proposed will intensify the existing land use. The Shire should consider section 2.6 of the Guidelines when determining if there will be an intensification of the land use.</p> <p>DFES notes that if the Policy and Guidelines are to be applied, the proposal should be assessed against the current version of SPP3.7. The 'Bush Fire Management Plan' referenced as part of the Local Structure Plan in the previous Council Resolution may not address the updated requirements of the Guidelines and the need for an updated Bushfire Management Plan (or additional supporting information to address the current requirements) should be considered.</p>	Noted.

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		<p>Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the Shire endorsement of the application.</p> <p>Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.</p>	
Department of Education	C.	<p>Thank you for your letter dated 12 June 2023 providing the Department of Education with the opportunity to comment on the abovementioned proposal.</p> <p>Due to the separation distance to current and planned future school sites, the Department has no in principle objections to the proposed DA amendments.</p>	Noted
Main Roads	D.	<p>In response to correspondence received on 15 June 2023 please be advised Main Roads has no objections to the proposed amendments.</p>	Noted
Water Corporation	E.	<p>Thank you for referring the proposed development condition amendments to the Water Corporation. The issues being addressed by the proposed changes do not appear to impact on the Water Corporation or its assets.</p> <p>However, because the industry is located close to the Cardup Brook that flows westwards into the Mundijong rural drainage network, the requirement to monitor groundwater should be referred to DWER for consideration.</p>	Noted.
A211265	1	<p>Lot 41, 17 Cardup Siding Road, Cardup is far too close to residential areas both sides. Trucks and schools don't mix.</p>	Approval for the proposal and the land use was granted by Council in 2018.
A398959	2	<p>We have just received your letter re amendments to the above application. We were under the impression that this Application had previously been refused by the Council.</p>	As discussed in the report the application seeks approval to amend Conditions of the existing approval.

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		<p>From the amendments listed in your letter, it appears that the Company involved is seeking sweeping changes which will certainly be to the detriment of nearby residents.</p> <p>At night the sound carries a very long way. This is an area which houses many families with very young children and extra noise at night or early morning will certainly impact them.</p> <p>If the current limit on annual production is removed, what would be the new limit – or would they just please themselves. Not an ideal situation for nearby residents.</p> <p>An increase in the stockpile from 1.8m to 5.4m seems like an enormous increase. What does this stockpile consist of? We have little information on this.</p> <p>If the restriction of the two commercial vehicle movements per day is removed, what does that mean? How many vehicles? The vehicles entering and leaving that site are huge vehicles and often cause a traffic back up on Cardup Siding Rd as they manoeuvre to access the site. Cardup Siding Rd is becoming busier because of the increased residential development in The Scarp and significant numbers of heavy vehicles accessing and egressing the site could prove hazardous.</p> <p>When we moved here some years ago, we were told that The Scarp was built as a quiet residential development. It appears that the intention is now to surround it with industrial sites wherever there is an untouched area of bushland. None of the approved or proposed</p>	<p>As part of the merits-based assessment of the application, Officers engaged independent consultants to peer review the air quality, noise and odour reports in accordance with the Planning and Development Regulations 2009.</p> <p>The main report fully addresses the Officer concerns in relation to amenity impacts associated with the proposed amendment to the existing approval. Officers recommend strengthening a number of Conditions, while also permitting certain Conditions to be amended, as described in the report.</p>
A227511	3	<p>The time frame provided, by the Shire, is insufficient to allow an educated and well researched objection to the proposals.</p> <p>The following are facts and do not need supporting documentation or argument:</p> <ol style="list-style-type: none"> 1. The residents who live south of Cardup Soldiers Road rely on ground water for their drinking water and household usage. 	<p>The advertising period was further extended for an additional 14 days at the request of community members until the 17 July 2023.</p>

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		<ol style="list-style-type: none"> 2. Cardup Brook and Cardup Nature Reserve are environmentally sensitive areas. 3. Wormall Civil is located within 300 metres of a residential area. 4. Wormall Civil conduct industrial processes on their site. There is always potential for any industrial process to have an impact on the environment. 5. Wormall Civil have a high number of vehicles (light and heavy) moving to and from their site every day. 6. Wormall Civil has submitted a number of retrospective planning applications to the Shire of Serpentine Jarrahdale. 7. Wormall Civil tested water at their Vertu Project daily (https://wormallcivil.com.au/blog/projects/vertu) 8. Wormall Civil tested water at their Fourth Avenue East Project daily and forwarded the results to environmental consultants and the Department of Environment and Conservation (https://wormallcivil.com.au/blog/projects/fourth-avenue-east) 9. Wormall worked closely with the Water Corporation to manage strict water quality/quantity being discharged into sewer as per permit conditions. (https://wormallcivil.com.au/blog/projects/waterbank) 10. Wormall maintains it has its own water testing equipment and trained staff to carry out daily monitoring in accordance with DEC and site specific Environmental Management Plans. (https://wormallcivil.com.au/about/environmental-accréditation) 11. Wormall maintains dust mitigation strategies at their Jindalee site. Wormall must report on an ongoing basis and be subject to an independent Auditor. (http://www.jindalee.com.au/wp-content/uploads/EDC16019.01-R005-Rev-0.pdf) 12. Wormall agreed to improve the verge vegetation and screening on Cardup Siding Road in 2017. It is now 2023 and nothing has been done 	<p>The main report fully addresses concerns in relation to amenity impacts associated with the proposed amendment to the existing approval. Officers recommend strengthening a number of Conditions, while also permitting certain Conditions to be amended, as described in the report.</p>

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		<p>to improve the landscaping or screening. The landscaping is almost non-existent and the screening is still temporary. (https://www.sjshire.wa.gov.au/assets/Uploads/OCM/OCM-2017/OCM100.3.08.17.pdf)</p> <p>The above points 7-10 relate to water testing carried out by Wormall. Points 7, 8 and 10 reference daily testing.</p> <p>Points 8,9 and 10 reference Wormall submitting their water tests to government agencies to ensure water quality.</p> <p>Point 10 references Wormall having their own water testing equipment and trained staff.</p> <p>Further, based on their application, Wormall wish to remove any requirement to test the ground water or have a wastewater management plan in place.</p> <p>Point 11 references the need for Wormall to have an independent auditor appointed to carry out checks and for dust mitigation to be put in place. Further it refers to the need for Wormall to publish the results of its testing.</p> <p>Point 12 is self explanatory. Wormall was instructed by the Shire to implement, in the initial application and then in 2017 improve the landscaping and fencing. It is 2023 and there is very scant landscaping and only shade cloth on the cyclone fence.</p> <p>It appears, on face value, Wormall will test water on a daily basis and submit those tests to government agencies where there is commercial gain (all of the testing relates to property development or contracts).</p> <p>Wormall does not, on face value or in the absence of information from the Shire to the contrary, submit any test results where there is no commercial gain despite a potential risk to the health of nearby residents and the environment immediately surrounding their Cardup site.</p> <p>Wormall have the ability to test the water, submit their results to government and publish their results where there is financial gain but seek to remove</p>	

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		<p>those same requirements when there is no financial gain but a where there is potential risk to the health of residents and the environment.</p> <p>Had there been sufficient time given to respond to this application, I would ask for the following information:</p> <ol style="list-style-type: none"> 1. How many retrospective applications have been submitted by Wormal? 2. How many of those applications have been approved or rejected by the Shire? 3. If there are a higher than average number of retrospective applications: 4. Why have so many retrospective applications been submitted and what action has the Shire taken to ensure future compliance? 5. How does Wormal currently monitor the number of Commercial Vehicle movements per day and what is considered a commercial vehicle? I can say from my personal observations, far more than two commercial vehicle movements take place from the site every business day. 6. Far more than 15 staff vehicles are parked at the Wormal site. I counted in excess of 50 vehicles (staff and work) in the photos attached to Wormal's own submission. Clearly Wormal can not be trusted to provide accurate figures. How many staff vehicles are parked at Wormal each day? 7. What has the Shire done to monitor the number of commercial vehicle movements? 8. Who pays for the ground water and environmental testing? If the testing is paid for by Wormal could that be seen as a potential conflict of interest and should it be carried out by an independent agency nominated by the Shire and paid for by Wormal? 9. What, if any, independent oversight has there been in regards to the previous conditions? 	

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		<p>10. Has Wormall provided test results of the ground water before and after their industrial activities. Where were the results published or how are they made available to the people in the immediate area who rely on the ground water for their day to day usage?</p> <p>11. How is Wormall and the Shire, currently, guaranteeing the future of the ground water quality?</p> <p>12. How will Wormall and the Shire guarantee the future of the ground water if no testing is done and done by an independent agency?</p> <p>13. Has an environmental study been conducted of the potential for contamination of the environment from the hard stand area of the Wormall complex from day to day activity? Are all trucks, light vehicles and heavy industrial equipment regularly serviced to avoid oil and fuel spillage? Water from the hard stand can be seen spilling directly onto Cardup Siding Road which feeds directly into Cardup Brook. I contacted the Shire directly on one occasion where a Wormall employee was seen cleaning a vehicle while parked on Cardup Siding Road. I was assured the vehicle had only contained uncontaminated core samples.</p> <p>14. What has Wormall put in place to mitigate the risk of oil and fuel spillage into the environment from their hard stand? What training have their staff received for chemical spills and is their accreditation up to date?</p> <p>15. What additional studies, that support their application, have been carried out by Wormall, the Shire or an independent agency regarding the impact of additional industrial activities would have on the environment and ground water?</p> <p>16. What has the Shire done in the past and what will the Shire do in the future to ensure compliance to any conditions that are in place?</p> <p>17. Will the Shire and Wormall provide a guarantee that the ground water will never be contaminated from the activities at Lot 41, 17 Cardup Siding Road, Cardup and what will the Shire and Wormall do if it is found contamination of the ground water has taken place?</p>	

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		<p>The questions I raise and the points I mentioned above are exactly why the conditions previously imposed should not be removed or amended.</p> <p>Wormall needs to think about its neighbours and the environment more than its profit and standing in the community through sponsorship of local groups and events.</p> <p>The Serpentine Jarrahdale Shire and its elected representatives need to think about the 80 submissions it received in 2018 asking it to put the residents interests ahead of industry.</p>	
A401375	4	We are against the condition amendments/deletions for the warehouse plastic production at Lot 41, 17 Cardup Siding Road, Cardup.	<p>As described in the main report and as part of the merits based assessment of the application, Officers engaged independent consultants to peer review the air quality, noise and odour reports in accordance with the <i>Planning and Development Regulations 2009</i>.</p> <p>Officers recommend strengthening a number of Conditions, while also permitting certain Conditions to be amended, as described in the report.</p>
A402643	5	<p>It didn't take long for this to come about. Again.</p> <p>No one is currently monitoring whether previous conditions set are even being met, besides the company themselves, which cannot be guaranteed for accuracy and now they want to expand & drop further environmental responsibilities!</p> <p>Don't forget a very large portion of houses nearby to this factory rely on ground water for their homes & properties and there have been toxic chemical traces showing up in drinking water. This will only increase & get worse.</p>	<p>As described in the main report and as part of the merits based assessment of the application, Officers engaged independent consultants to peer review the air quality, noise and odour reports in accordance with the <i>Planning and Development Regulations 2009</i>.</p> <p>As discussed in the report, Officers recommend strengthening a number of Conditions, while also permitting certain Conditions to be amended, as described in the report.</p>

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		<p>And they want to increase stockpiling to 5.4m – is there any independent monitoring now for the current fire hazard stockpiling of the supposed 1.8m they claim to be at?</p> <p>There is no way they ONLY produce 1500 units per year of plastics!</p> <p>Again, no independent body is monitoring this.</p> <p>The smell, dust & run off from this business currently is a joke, but to increase production and scrap any kind of management plans is just dangerous!</p>	
A400798	6	<p>As this area expands this particular business also expands.</p> <p>I feel it is vital the requirement for a wastewater management plan remain in place.</p> <p>Amend that annual testing and reports for air quality, odour, dust and groundwater be conducted and submitted for annual review.</p>	<p>The testing results submitted will be verified by the Department of Water Environment Regulation to ensure that the wastewaters are of a potable standard.</p> <p>Officers recommend strengthening a number of Conditions, while also permitting certain Conditions to be amended, as described in the report.</p>
A399855	7	<p>I refer to your letter dated the 12th of June, 2023 with respect to amending an approval relating to a general industry warehouse located at 17 Cardup Siding Road, Cardup which produces plastics within close proximity to residential properties.</p> <p>The previous conditions as set out on the approval are more than adequate it would seem to mitigate any health and or environmental concerns a manufacturing plant such as this poses. However the amendments suggested in your correspondence are somewhat of a concern to me given the approval was granted with strict conditions and for good reason I believe.</p> <p>Removing the requirement to monitor air quality, noise, odour, dust and groundwater almost seems as though the amendment if approved, would more or less allow the manufacturer to operate entirely without any restrictions or concerns regarding those factors. I have significant concerns</p>	<p>As discussed in the main report the merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to support all aspects of the proposal. Specifically, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise. Subject to these Conditions being modified and retained, Officers recommend support to increase production limits and hours of operation Conditions.</p>

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		<p>with all of those elements not being monitored and I would have thought the Shire of Serpentine Jarrahdale would see removing these restrictions as a significant risk to community health and the environment surrounding the facility?</p> <p>Allowing the manufacturer to produce an unlimited amount of plastic units per year also seems as though this would have a flow on effect and I'm not sure it would be to the benefit of the surrounding properties as I will assume this will increase, noise, odour and potentially create air quality issues and dust in the area.</p> <p>The height in which items can be stockpiled is not of any major concern to me however I will assume that this directly relates to the plant being able to produce an uncapped amount of plastic units.</p> <p>An uncapped amount of commercial vehicles coming and going from the area would also pose a significant concern with respect to noise as I would note there are no time limiting restrictions imposed on this and I would assume this industry may or may not have the ability to work on a 24 hour rotating roster. Having large commercial trucks coming and going all hours of the night and day I don't think would be idea given the proximity to residential houses.</p> <p>The last element referenced on your correspondence is not of any concern if the applicant has a sufficient waste water plan in place and or similar.</p>	
A401322	8	<p>We strongly disagree with the proposal of the "General Industry & Warehouse" at Lot 41 ,17 Cardup Siding Rd, Byford.</p> <ol style="list-style-type: none"> 1. With regards to the booming residential development, this industrial development will pose a risk and will undervalue the present properties & future property market in surrounding area. 2. Noting that there are several schools namely, Byford Secondary, & Salvador Catholic, in the vicinity of the development, this will cause a 	<p>Approval for the proposal and land use was granted by Council in 2018. The land use can be considered in this zoning.</p> <p>As described in the main report and as part of the merits based assessment of the application, Officers engaged independent consultants to peer review the air quality, noise and odour reports in accordance with the <i>Planning and Development Regulations 2009</i>.</p>

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		<p>risk to scholars traveling to & from school these mentioned & other schools.</p> <p>3. With Byford already a booming residential area, the extra heavy vehicle movement from this industry irrespective of times will cause added pressure on the already congested roads which will impact road conditions & cause frustration to the greater Byford community.</p> <p>This wear & tear caused by heavy vehicles & repair and future development of future road development will have to be incurred by the Shire of Serpentine Jarrahdale.</p> <p>4. Factors such as noise pollution, smoke from heavy vehicles, environmental impacts, and the health & welfare of the immediate and surrounding residential & exiting business areas will eventually be impacted.</p> <p>5. Greater emphasis should be considered on making Byford a family friendly environment, by creating an infrastructure of parks, gardens, & development of more schools considering the already mentioned increasing residential housing development.</p> <p>Again, we strongly disagree with the general Industry & warehouse proposal.</p>	<p>Officers recommend strengthening a number of Conditions, while also permitting certain Conditions to be amended, as described in the report.</p>
A143901	9	<p>Having scanned the submission documents I am in awe at the complexity and depth of the applicants supporting proposal that indicates a huge scale of scientific involvement.</p> <p>As a lay person without immediate access to professional sources to peer review all of the information and conclusions drawn by the supporting documents, it is not possible in the time currently allowed, being the 3rd of July 2023, for me to establish such a review, and therefore I request a time extension of three months.</p>	<p>The advertising period was further extended for an additional 14 days at the request of community members until the 17 July 2023.</p> <p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to support all aspects of the proposal. However, Officers consider that amendments to Conditions are needed, but in a manner that creates a</p>

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		<p>It is noted that the timescale required to produce the supporting documentation and technical analysis for Wormalt' s proposal took nearly two years to complete.</p> <p>With reference to the airborne monitoring that was conducted under Calmet Meteorological Configurations, Figures 2-1 to 2-9 indicate all this monitoring was conducted under calm wind conditions over a substantial period of time and inclusive of all four seasons.</p> <p>It beggars belief that the results and conclusions reached. in that time arid over that extensive period were all conducted in calm wind conditions.</p> <p>This area, in the foothills of the Darling Scarp is well known for its blustering north easterly winds generated by the local typography which produces a Katabatic Wind Effect.</p> <p>Reviewing the data provided in Figures 2-1 to 2-9 of the previous reference with the illustrated receptive areas beggars belief at the voracity of the conclusions reached.</p> <p>Were these conclusions based on local anemometer readings, or as seems more likely, based on readings obtained from either Jandakot or Perth Airport?</p> <p>We have had these erroneous conclusions presented before by monitoring of winds taken at Jandakot and presented as being of a local source in the Stakeholder Group consultations with Austral Brickworks.</p> <p>In consideration of the above factors, and especially in view of the absolutely ridiculous short time that is given to respond to this complex and involved situation, it is requested that a much greater time scale be allowed which will enable us to have all the presented data peer reviewed.</p>	<p>clearer framework for annual reporting and for remedial action to take place if issues arise.</p>
A399602	10	I object to any approval to this application to remove safety conditions.	The report fully addresses the Officer concerns in relation to amenity impacts associated with the proposed amendment to the existing approval. Officers recommend strengthening a number of

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		<p>I find it extraordinary that a local Shire has the authority to override protective conditions and permit serious pollutants which are a threat to the health of the residents under your care.</p> <p>The very purpose of the Shire is to use your authority to provide as safe and healthy an environment as possible, when making decisions on our behalf.</p> <p>I am certain you agree that the conditions you are intending to amend/delete were established to protect those in residential areas and just having monitoring reports will not accomplish this.</p> <p>Please take these vital factors into consideration.</p>	<p>Conditions, while also permitting certain Conditions to be amended, as described in the report.</p>
A406066	11	<p>I do not agree to any plastic production warehouse in the first instance, therefore any amendment or deletion of conditions that will allow the warehouse to increase production I am not in agreement.</p>	<p>Approval for the proposal and land use was granted by Council in 2018. The land use can be considered in this zoning.</p> <p>As discussed in the report Officers recommend strengthening a number of Conditions while also permitting certain Conditions to be amended, as described in the report.</p>
A399818	12	<p>Provision of monitoring reports for air quality, noise, odour, dust and groundwater. This is a must to protect the environment.</p> <p>Removal of the annual production limit. - Can see no problem with this</p> <p>Increase the height of the allowed stockpiling. No 5.4 m is too large and would be an eye sore for surrounding residences.</p> <p>Yes remove the restriction of 2 commercial vehicles. Would this not alleviate the need for a larger stockpile</p> <p>Waste water management plan should remain as this premises is within an area for residents with ground water.</p>	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to support all aspects of the proposal. However, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.</p>
A399638	13	<p>Noise and pollution to surrounding areas.</p>	<p>Officers consider that amendments to Conditions are needed, but in a manner that creates a</p>

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		The winds in Byford will send stockpile all over the surrounding areas.	clearer framework for annual reporting and for remedial action to take place if issues arise.
A398747	14	<p>We object to the amendment or deletion of any existing conditions that were put in place supposedly to protect the environment and health of human and animal life in the area.</p> <p>The factory was strongly objected to initially.</p>	As discussed in the report, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.
A407214	15	<p>I don't not agree to the amendment of the conditions for the above address (Plastic Production). I believe that the air quality, noise and pollution should always be monitored.</p> <p>I do not want the restrictions of 2 commercial vehicles to be lifted completely, but perhaps to allow up to 4, due to worries of noise and pollution.</p> <p>Waste water management should always be monitored as well as to what's to say that the company starts dumping high amount of chemicals into the water after this is lifted.</p> <p>Byford is not a high industrial area and should still be treated as a residential area, and thus residents should come first with air quality, noise, and water pollution.</p> <p>I know that I do not currently live at my address but plan to when the house is completed next year, and after almost 3 years waiting I would hate for the reasons I love Byford to be ruined by this.</p>	As discussed in the report, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.
A205606	16	<p>Regarding the amendments requested per the above referenced number here is our feedback.</p> <p>The quality of the air in the area of the plastic production plant has decreased since it has been built.</p> <p>There have been many occasions that we can smell the residual fumes of the plant at our home, which lies directly west of the plant. It is very</p>	

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		<p>unpleasant and will assume unhealthy, as I mentioned in my previous feedback that was requested for the initial proposal.</p> <p>Taking away the limit of units per year will only increase this pollution.</p> <p>Increasing the storage height would be unsightly.</p> <p>Increased traffic will only further damage the already degrading Cardup Siding Road between South West Highway and Soldiers Road.</p> <p>Waste water testing should continue on a regular basis to hold the company accountable to the preservation of the local flora and fauna not to mention the groundwater we, as local residents, use.</p> <p>This company has been granted use of this property on the basis of previous standards and allowances. Now they want to change these? How much more will they ask for in the coming years? They need to have a peer review done on a regular basis to ensure they continue to meet current standards for ethical work procedures and 'stay compliant with these standards.</p> <p>We are against the proposed amendments/deletions of this company.</p>	
A205000	17	If you can guarantee that our water and air will not be affected as we have had enough problems with the brickyard.	The expected amenity levels of the locality have been discussed in the report.
A298500	18	<p><u>Objection to Amendment to Conditions of Approved 'General industry' and 'Warehouse' (Plastic Production) at Lot 41,17 Cardup Siding Road, Cardup Ref: PA21/1248</u></p> <p><u>Commercial Vehicles</u></p> <p>With Cardup Siding Road being such a small road, which is used by many vehicles, including trucks from various companies, I do not believe that there should be an open-ended number of extra trucks allowed but a limit imposed of perhaps a further two each day. I, along with others, walk along Cardup Siding Road (and have done since I moved to my current address in 2004) at different times of the day. When walking, I am always careful and cognizant of the need for vehicles to enter and exit Wormalls, but the</p>	The Transport Assessment concludes that the forecasted generated traffic would not cause any significant delay for traffic in the locality.

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		increasing general traffic along the road makes walking potentially hazardous at times. Further heavy vehicles would make this more so.	
A227510	19	<p>I am concerned about removing the waste water management plan even if it has been deemed satisfactory. By provision of monitoring reports for air quality etc, how often would they be required to test? I am just down the road on Alice Road, we drink our ground water and our neighbours are the same, I am worried about unsafe materials leaching into our groundwater.</p> <p>As for allowing extra vehicle movement, I have no problem. Same for storage height.</p>	For the reason discussed in the main report Officers considers that Wastewater Management Condition can be deleted. However, annual reporting and documenting routine Groundwater Testing and Monitoring for the development should be done annually.
A404805	20	<p>I am against removing restrictions + manufacturing plastic products: PE, PP, PVC PS etc. + against Transporting dangerous + hazardous + highly toxic + inflammable Chemicals!</p> <p>All the residents end up with even more stinky + toxic Air pollution.</p> <p>Also toxic chemicals may end up in the water, Rivers etc.</p> <p>We all have to breathe that toxic poisoned Air! With the Wind it goes everywhere!</p> <p>Always the risk of explosions + highly toxic chemical fires! not extinguishable!!!</p> <p>Also we get even more heavy Truck traffic + Diesel truck Air pollution.</p> <p>PVC production releases dioxins, phthalates, vinyl chloride, ethylene dichloride, lead, cadmium, and other toxic chemicals.</p> <p>Synthetic plastics are derived from crude oil etc.</p> <p>Formaldehyde (cancerous) is not used to make plastic bottles, it is a by product of the manufacturing process.</p> <p>Example PVC manufacturing:</p>	As discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.

SUMMARY OF SUBMISSIONS

Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		One option is the reaction of HCl Hydrochloric acid with Ethin (Acetylen). Temperature of 200 °C + under a lot of pressure...those are dangerous + toxic + highly inflammable chemicals!!!	
A407459	21	<p>I respond as a concerned resident of my address near to the proposed development in The Brook in Lazenby Drive Byford. My concerns are as follows:</p> <ol style="list-style-type: none"> 1. Devalue of home due to air pollution (depending on which way the wind blows), noise, odour, dust and groundwater. 2. Odour smell of plastics depending on the prevailing wind. 3. Increase of heavy vehicle traffic along with subsequent noise pollution. 4. Groundwater quality is decreasing in the surrounding areas. 5. Noise from heavy steel that can travel. 6. Visibility reduced due to dust pollution. 7. Eyesore of stockpiling that will increase to nearly 17ft. 8. Asthmatics like my daughter will be severely impacted. <p>Monitoring should be increased, not done away with.</p> <p>It is my firm belief that this kind of operation should be shut down or at the very least not be allowed to be in any suburban areas.</p>	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to support all aspects of the proposal.</p> <p>However, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.</p> <p>As discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting</p>
A403126	22	<p>We object to the changes proposed by the development application (lot 41, 17 Cardup Siding Road).</p> <p>We are concerned that this will result in additional air, water and noise pollution. We suffer from severe allergies triggered by bush fires/burn offs and we do not want the air quality to deteriorate further. Adding additional commercial traffic to the area without roads having been designed for this purpose is also of concern. Further, we should not be supporting additional</p>	<p>As discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

SUMMARY OF SUBMISSIONS

Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments																						
		<p>plastics production given the ongoing environmental challenges this creates.</p> <p>We object to the removal of current restrictions.</p>																							
A158101	23	<p>Feedback and Comment on a Development Application by Wormal Civil to amend/delete nine conditions of approved 'General Industry' and 'Warehouse' (Plastic Production) at lot 41, 17 Cardup Siding Road, Cardup.</p> <table border="1" data-bbox="539 608 1480 1123"> <thead> <tr> <th colspan="2">Conditions Proposed to be amended/deleted are as follows:</th> </tr> <tr> <th>No.</th> <th>Condition relating to:</th> </tr> </thead> <tbody> <tr> <td>7.</td> <td>Provision of monitoring reports for air quality</td> </tr> <tr> <td>8.</td> <td>Provision of monitoring reports for noise</td> </tr> <tr> <td>9.</td> <td>Provision of monitoring reports for odour</td> </tr> <tr> <td>10.</td> <td>Removal of the annual production limit which is currently restricted to 1,500 plastic units a year</td> </tr> <tr> <td>12.</td> <td>Variation to Operating hours</td> </tr> <tr> <td>14.</td> <td>Increase the height of the allowed stockpiling from 1.8m to 5.4m</td> </tr> <tr> <td>16.</td> <td>Remove the requirement for a Wastewater Management Plan as the application considers this has been satisfied</td> </tr> <tr> <td>17.</td> <td>Remove the restriction of 2 commercial vehicle movements per day</td> </tr> <tr> <td>22.</td> <td>Provision of monitoring reports for groundwater</td> </tr> </tbody> </table> <p>I am a resident of Cardup and my property is not connected to any scheme water. I am therefore solely reliant on rainfall that I collect from my roof for all my water needs including drinking water, household needs and animal watering needs.</p> <p>My main concerns therefore are that any increased production at the Wormal facility will logically mean increased emissions of the range of</p>	Conditions Proposed to be amended/deleted are as follows:		No.	Condition relating to:	7.	Provision of monitoring reports for air quality	8.	Provision of monitoring reports for noise	9.	Provision of monitoring reports for odour	10.	Removal of the annual production limit which is currently restricted to 1,500 plastic units a year	12.	Variation to Operating hours	14.	Increase the height of the allowed stockpiling from 1.8m to 5.4m	16.	Remove the requirement for a Wastewater Management Plan as the application considers this has been satisfied	17.	Remove the restriction of 2 commercial vehicle movements per day	22.	Provision of monitoring reports for groundwater	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to support all aspects of the proposal. However, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.</p> <p>As discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>
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Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		<p>chemical analytes (formaldehyde and acetaldehyde in particular) which may have a negative impact on air quality and water quality.</p> <p>Formaldehyde is a colourless, highly toxic, and flammable gas that is slightly heavier than air. It is absorbed well by the lungs and gastrointestinal tract and can cause irritation of the eyes, nose, throat and/or skin. The International Agency for Research of Cancer (IARC) classifies formaldehyde as a human carcinogen.</p> <p>I have reviewed the Application by Wormall Civil and provide the following feedback and comment:</p> <ol style="list-style-type: none"> 1. The testing and analysis provided in support of the application is relevant to the current levels of production and therefore cannot be used to reflect the air quality, noise, odour, dust and groundwater impacts at the proposed increased levels of production and increased commercial vehicle daily movements if and when the application is approved. 2. The Wastewater Management Plan should be amended to reflect the proposed increased levels of production and remain as a requirement to ensure that any wastewater is managed in an environmentally safe and appropriate manner particularly considering the close proximity to Cardup Siding Brook. <p>I provide the following details in support of my concerns:</p> <p>Condition 7: Provision of monitoring reports for air quality</p> <p>Condition 9: Provision of monitoring reports for odour</p> <p>Environmental and Air Quality Consulting Pty Ltd (EAQ) provides a Technical Report – Air Quality Impact Assessment of Rotomould Facility (Cardup).</p> <p>As I rely on rainfall collected from my roof as my sole water supply. There are a few points made in the report that I have a concern with.</p>	

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Submitter	No	Submitter Comments	Officer Comments
		<p>The report states: the airborne pollutants targeted in the Assessment are measured using ground level exposure limits at the nearest sensitive receptor (urban) (Page 4).</p> <p>The measured emission temperature of 2250C is high and will greatly improve vertical buoyancy of the emission plume and subsequent dispersion of the pollutants; (Page 5)</p> <p>Questions:</p> <p>i. is it appropriate to measure the ground level emissions when the pollutants will be dispersed at a much greater height ?</p> <p>ii. will the pollutants sink back to ground level at some point further away from the plant? (in particular Formaldehyde which is heavier than air)</p> <p>iii. will the pollutants dissolve into moisture in the air and fall back to ground level as a type of acid rain?</p> <p>iv. figure 4.1 shows the concentration of Formaldehyde has had a significant increase in 2022 compared to previous years - with no real explanation why and whether or not this will continue to increase in the future particularly if production is allowed to increase. Again these measures are taken at ground level with no consideration given to pollutants being dispersed via “the greatly improved vertical buoyancy of the emission plume”</p> <p>Smartstream technology engaged Ektimo Pty Ltd to conduct emission testing at the Rotomould Facility in Cardup - Report Number R013668r.</p> <p>Comments within the report:</p> <ul style="list-style-type: none"> • Sampling Plane details (page 5 – 2.1 Roto Moulding Oven Exhaust Stack) <ul style="list-style-type: none"> - The number of traverses sampled is less than the requirement. • The sampling plane is deemed to be non-conforming to the Standard AS4323.1 due to the following reasons: 	

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Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		<ul style="list-style-type: none"> - The stack or duct does not have the required number of access holes (ports). • The sampling for the assessment of Aldehydes, Odour and VOCs C5-C20 was conducted over 30 minute timeframes. However, as per the DWER guideline: Air Emissions document - Appendix A Ambient air quality guideline values (AGVs) list a range of averaging periods to be used for the assessment of air pollutants. The minimum averaging period for sampling is a 1 hour period. <p>Question:</p> <p>If the sampling methodology was not conducted as per the AS4323.1 and the DWER guidelines, how can the assessments be taken as “firm evidence that possible exceedances of trigger values causing concern, are highly unlikely to occur” as is stated in the Application for Development approval?</p> <p>Environmental Noise assessment – Lloyd George Acoustics – Report 16053600-05C.</p> <p>The only comment I would make for this Condition is that monitoring should be continued to ensure that noise impacts do not increase particularly if the request to increase production and to increase the daily commercial vehicle movements is approved.</p> <p>Report 16053600-05C (refer figure 6-1) recommends that the on-site Truck parking location be moved to provide increased distance separation from sensitive receptors to the West, reduced time to exit the site and provide local barriers to attenuate noise to the North and northeast. This could be made a condition on any approval of the Development Application.</p>	
A205800	24	<p>I am an owner and resident of Alice Rd in Cardup, WA 6122 and it is with great concern that I have received correspondence regarding the amendment to conditions of ‘approved general industry’ and ‘warehouse’ (plastic production) at Lot 41, 17 Cardup Siding Road, Cardup.</p>	<p>Insufficient evidence has been submitted to demonstrate that air emissions, noise, odour and groundwater can be managed to not adversely impact on the nearest sensitive receptor and the general locality.</p>

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Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		<p>As my property is located less than 500m from the Wormalls Plastic Production site, I have some very real concerns regarding the deletion or removal of the conditions that we fought extremely hard to have put into place 5 years ago, in 2018.</p> <p>The monitoring of reports for air quality, noise, odour, dust and groundwater and all extremely important. Myself, my children and my animals are all reliant on the groundwater for bathing, cooking and drinking, as are majority of the residents in this area. I am extremely worried that if there is no monitoring of the groundwater, what the implications might be for our health and wellbeing. If there was ever to be an incident where contaminants were to enter the groundwater, if there is no monitoring, we would not even be aware until it was too late.</p> <p>Air quality is also a major concern, for obvious reasons. We choose to live in the beautiful area of Cardup for the relaxed and rural atmosphere and would like the confidence to go outside and enjoy our property, or have our windows open in our home without having to be concerned about any pollutants that might be air borne. I am concerned that this may also have negative effects on our health and quality of life. This is a concern for not only my family, children, pets and other residents, but could potentially impact the abundant local wildlife too. For these reasons, I am strongly opposed to the air quality monitoring to be amended or, especially, deleted for these reasons.</p> <p>Frequently, since the beginning of Wormalls' operations in Cardup, we have experienced excessive noise, often beginning early in the morning and continuing throughout the day. While I understand that such an operation is bound to make noise, I strongly object to the amendment or removal of any monitoring of the noise that Wormalls are allowed to make, as I feel this will have a negative impact on the lifestyle and wellbeing of myself and my family, again creating an atmosphere that is not conducive to the rural atmosphere that we would like to continue to enjoy.</p>	<p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

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Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		<p>While I have only noticed an odour from the plastics production site on a few occasions, I feel that if the monitoring of this were to be relaxed or removed, this could become very unpleasant and potentially harmful, and would be closely related to the monitoring of the air quality. I am extremely concerned that this would prevent me from being able to enjoy my property or require me to keep my house closed up, with windows and doors closed, which is unacceptable.</p> <p>We frequently see a build up of dust on cars and roofs on our property. Given the well known easterly winds that blow straight from the plastics site towards my property, I would definitely be concerned that excess or harmful dust may affect my family and pets adversely. I would be loathe to see the removal or amendment to any dust monitoring, unless the amendment was to increase the level of monitoring that should already be in place.</p> <p>Removal of the production limit, currently restricted to 1500 plastic units a year, can only result in an increase in the issues with air quality, noise, odour, dust and groundwater and I would be extremely concerned not only with the increase in production, but the request to remove the monitoring of these important aspects would result in increased potential for negative implications to myself, my children, my pets, the local community and the plants and animals of the local environment.</p> <p>The increase in the height of allowed stockpiling from 1.8m to 5.4m is a significant increase. This, firstly, concerns me as a fire risk. As the site is already unsightly and has many items strewn across the available space, which would restrict access to fire services should they need access, allowing the stockpiling of a product that would be extremely difficult to extinguish should it catch on fire is unacceptable. A pile as tall a two story building in a high fire danger area (according to DFES), with limited access is a disaster waiting to happen. I object very strongly to this amendment.</p> <p>The restriction of 2 commercial vehicle movements per day is a little baffling, considering the vehicle movement from the site already exceeds this daily. Wormalls' vehicles are numerous and often travel down Cardup Siding Rd</p>	

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Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		<p>in excess of the speed limit. I not only object to this amendment for this reason, but would suggest that someone from the Shire monitors the vehicle movement, particularly if they are ignoring already imposed restrictions.</p> <p>The removal of the requirement of a wastewater management plan is also very concerning. While the application considers this has been satisfied, how does that affect future wastewater management? With Cardup Brook so very close to the site, and the fact that majority of the residents, including myself, rely on the groundwater for drinking, cooking, washing and bathing, the removal of this requirement, in my opinion, should absolutely not be removed. The environmental, health and long term adverse effects not monitoring wastewater could have on the area would be devastating and disappointing if the Shire was to allow Wormalls to remove this vital requirement.</p> <p>As a long term resident of the SJ Shire, having lived in Cardup for almost 20 years, I understand that progress will happen and will affect my property and lifestyle, but I do believe that the conditions that were placed on the Plastic Production site at Lot 41, 17 Cardup Siding Rd back in 2018 were fair and just to all parties involved. I would implore the SJ Shire to continue to work with the community and protect our health and wellbeing, as well as that of the unique and beautiful animals and environment and reject the proposed conditions to be amended or deleted.</p>	
A185304	25	<p>We strongly object to increasing the production limit, increasing height, removing restriction on commercial vehicles, removing requirement of Wastewater Management Plan.</p> <p>These facilities need to be controlled. We are already suffering due to lack of control of the Permacast facility.</p> <p>The residents are not being considered.</p>	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to support all aspects of the proposal. However, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.</p>

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Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
A329100	26	Do not amend or delete provision of monitoring reports for air quality, noise, odour, dust and ground water. Do not amend or delete requirement for wastewater management plan.	Concerns raised have been noted and discussed in the main report.
A205000	27	If the Shire is at all concerned with the plastic issue in the Shire which is promoting to stop, then it would be two faced to let this go ahead. We say no as we have breathing problems now regarding the silica dust issue that has been ongoing for years.	Concerns raised have been noted and discussed in the main report.
A300600	28	Disagree with points 2,3,4 & 5 due to the environmental impact. We currently have a Bush Forever Area and this will be affected by the outcome of these points to be allowed. These four points should be tightened further.	The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to support all aspects of the proposal. However, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.
A402171	29	Air & Noise control. Removal of commercial vehicles movements per day. Air is polluted and we are living in semi rural conditions. ARE WE NO	Concerns raised have been noted and discussed in the main report.
A399607	30	I don't agree.	Noted.
A329002	31	We strongly reject the proposal as it will pollution the area.	Noted
A402186	32	1. Height stockpiling to 5.4 meters – with Byford winds how will the stock be kept contained? We weren't allowed to have a shed over our fence line height. 2. How will waterways be checked for plastic pollutants?	For the reasons discussed in the main report increase in stockpiling is not being supported.

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Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		3. Wastewater management has not been disclosed to the residents of the area?	
A399640	33	<p>1. My concern is ground water pollution and the long term damage this is going to do.</p> <p>2. 5.4m high with easterly winds – NO (safety)</p>	Concerns raised have been discussed in the main report. For the reasons discussed in the main report increase in stockpiling is not being supported.
A407629	34	<p>I am writing on behalf of landowners to support the proposal of PA12/1248.</p> <p>We support the proposal as we believe that the proposal can improve the local economy by providing additional jobs and income in the Byford/Mundijong region. We also believe that the amendments are minor in nature and will not have an impact on the wider SJ community.</p>	Noted
A399608	35	<p>I am a member of the Byford Scarp Residents' Association and the Austral Bricks Stakeholders Group and reside at 21 Knoop Drive, Byford (on the Scarp development).</p> <p>None of the local residents are "anti-business". Business is good for the local community, for the creation of jobs and the general well-being of the local ratepayers. However, that is not to say that any business can expect to function without adequate oversight.</p> <p>We have fought for over ten years now over the emissions from the Austral Bricks, Kiln Road. It is only recently that the plant has been "mothballed" and accordingly, pollution has ceased. There is certainly no prospect of other businesses being allowed to pollute without vigorous objections from local residents. Accordingly, I wish to make the following comments on the above application:</p> <p>1. If the business wishes to continue functioning then it should be prepared as a good member of the local community, to provide adequate reports for air quality, noise, odour, dust and groundwater. This will assure</p>	<p>Noted and discussed in the main report. The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to support all aspects of the proposal.</p> <p>However, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.</p>

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Submitter	No	Submitter Comments	Officer Comments
		<p>surrounding property owners that the company is functioning in a responsible manner.</p> <ol style="list-style-type: none"> 2. The annual production limit of 1500 plastic units per year does seem a little on the low side averaging out at 125 per calendar month. There could possibly be a modest increase on this figure. 3. The height increase to 5.4m for stockpiles is too high and would prove an eyesore. Therefore, only a modest increase in the height could be negotiated instead. 4. Cardup Siding Road is a narrow but heavily-used road for local traffic from the South-West Highway to Byford town centre, Cardup, and Mundijong. The junction at the SW Highway and the roundabout at Soldiers Road are not designed for high volume large commercial vehicles. Such increased commercial vehicle traffic would put too much of a strain on the existing roadway and should be strictly limited into the future. As a regular user of Cardup Siding Road accessing Whitby, Mundijong and sometimes the shops at Abernethy Road (especially when the level crossing in Abernethy fails and gets stuck in the closed position – sometimes for a number of hours), means that I am very concerned at this proposal. 5. A Wastewater Management Plan is essential as Cardup residents do not have ordinary mains water but use groundwater from the underground aquifer for their drinking water. Rainwater, if collected, has been judged to be not potable, so can only be used for such things as flushing toilets and garden watering. Any possible pollution of the groundwater would have a devastating effect on Cardup residents. <p>For these reasons, I strongly object to the proposed amendments in terms of the quality of life and amenities for local property owners.</p>	
A401025	36	Removal of annual production limit of 1500 plastic units a year – please provide details of how this would affect the air quality, noise, odour, dust and ground water and traffic on South Western Highway.	Noted and discussed in the main report. The merits-based assessment performed for the application, including the peer review of technical

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		<p>Every year we with the residential council rates being increased. Even though we are ramping Byford commercially, residents are not reaping any benefits out of it. Out of all the neighbouring suburbs, Byford has the highest council rates.</p> <p>As a resident I would be more interested in Council working towards having an aquatic centre, library, more playgrounds or even more retail outlets like Bunnings, Target, Kmart as the closet one for Byford residents is Armadale.</p>	<p>reports conclude there to be insufficient evidence to support all aspects of the proposal.</p> <p>However, Officers consider that amendments to Conditions are needed, but in a manner that creates a clearer framework for annual reporting and for remedial action to take place if issues arise.</p>
A399813	37	<p>We as local landowners strongly dispute the Amendment to conditions of Approved "General Industry" and "Warehouse" (Plastic Production) at Lot 41, 17 Cardup Siding Road.</p> <p>These are our following concerns:</p> <p>We are approximately 750m (boundary to boundary) from the Plastic Production Warehouse.</p> <p>Condition 7 – Ambient Air Quality</p> <p>EAQ Consulting contracted Ektimo Laboratory to test stack emissions on 21 September 2022 during peak production. The results of the test/s performed are attached to Wormal's Application, but this appears to be the only period in which these particular tests were undertaken, or the only period in which test data was supplied. This is not a sufficiently large enough sample to base your recommendations on.</p> <p>A dispersion modelling assessment of the measured pollutants (using the emissions testing performed by Ektimo Laboratory on 21 September 2022) was also undertaken. This modelling is based on current "local meteorological characteristics". Taking into consideration Climate Change and the predicted alterations to future weather patterns, calls into question the validity of this modelling in the coming years.</p> <p>We believe that the testing of the Ambient Air Quality should continue. As it appears this is done once annually, this does not place onerous constraints on the ability of Wormal to operate productively and efficiently.</p>	<p>Insufficient evidence has been submitted to demonstrate that air emissions, noise, odour and groundwater can be managed to not adversely impact on the nearest sensitive receptor and the general locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

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Submitter	No	Submitter Comments	Officer Comments
		<p>We also believe that Cardup's strong easterly winds have not been factored into any of the computer modelling within the Application. These winds blow directly towards residential properties located to the west of the Wormal facilities.</p> <p>Condition 8 – Environmental Noise</p> <p>It should also be noted that the noise measurements rely heavily on the doors to the proposed workshop being down/closed. With no reference in the submission to any exhausting (heat from oven) or any other form of cooling (i.e. air conditioning) in the workshop – how are Wormal going to be able to keep the workshop doors down – especially in the summer.</p> <p>There report Page 18 also states</p> <p>Night-time compliance with the assigned levels is calculated where roller doors to all sheds are in the fully closed position. It is understood that during this time, activity in the Wormal workshop will be limited to light servicing repairs with hand tools, pre-starts and light vehicle hoist use. The use of noisier plant and tools is not required until after 7am, such as air compressors, grinders, rattle guns and welding.</p> <p>The doors are left open to some degree especially in hotter months. This is common knowledge in the area and observation by local residents.</p> <p>Reports should be conducted during the busiest times of factory use. These reports have been obtained after hours when the factory is currently not being used to the level they are preparing for, therefore the reports are not accurate.</p> <p>As per Wormal's report Page 7 - Where the Wormal Civil site is to have 8 trucks leave the site prior to 7am, the noise levels are assessable under the Regulations while they are moving on the site's private road and internal hard stand areas, as this does not constitute a road as defined under the Act.</p> <p>Trucks are using Cardup siding Road start at 4am weekdays to access Wormal, the noise level is too high, many exceeding the 60km limit, this is</p>	

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Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		<p>a semi rural area and noise should be kept at a minimum. These roads are not made to cater for such heavy vehicles.</p> <p>Condition 9 – Odour Impact</p> <p>As per EAQ Consultings Operational Odour Emissions Impact Assessment – “EAQ collected air samples from the Cardup Site on Thursday, 26th August 2021. The sampling program involved drawing air samples into Nalophan bags for odour and chemical analysis. Samples were analysed for odour concentration...” Data was also collected annually – 2018 (Kewdale site); July 2019 and July 2020.</p> <p>A once only annual collection of air samples is not sufficiently large to base your recommendations on.</p> <p>Further comments and/or objections relating to Odour Impact are also contained in “DA Condition 7 – Ambient Air Quality” as these are one and the same.</p> <p>handled; and will this impact all the issues associated with risk management. This whole question of quantities of raw input materials needs to be raised and investigated.”</p> <p>The above issues need to be independently investigated and written assurances given before an increase in production is approved.</p> <p>Condition 12 – Operating Hours</p> <p>In past Environmental Noise Assessments its noted that all assessments have been assessed outside of Wormal’s normal hours. We are concerned that extending hours will have great impact on lifestyle and amenity to all residents that surround this Wormal site. The noise from our property currently, we can hear the factory machinery and also the traffic has significant effect. The doors are left open to some degree on a lot of occasions. Also their gates are open before there stated start times due to trucks using Cardup Siding Road from 4am to enter or exit the property.</p> <p>Condition 14 – Stockpiling of Plastic Products</p>	

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Submitter	No	Submitter Comments	Officer Comments
		<p>The only comment we would make with regards to this condition is the stockpiling of goods to a maximum height of 5.4m. It is not stated what will be stockpiled, goods is a very broad term. At that maximum height it would be hoped that they are not lightweight, as the strong easterly winds could prove difficult in keeping them contained on the stockpile. This in turn could potentially cause a major safety hazard.</p> <p>With regards to the increased planting along the eastern boundary, perhaps this could also be done along the western boundary to provide more of a visual buffer abutting Soldiers Road.</p> <p>Condition 16 – Wastewater Capture</p> <p>Many homes within Soldiers Road, Redcliffe Road, Alice Road and Cardup Siding Road rely entirely on ground water for their household use, and as such any contamination will impact upon these residents' water supply; not only immediately, but in the medium and long term.</p> <p>What if any contingencies have been put in place should an incident occur and is there currently in place any monitoring of water quality for these residents?</p> <p>We have concerns regarding the existing bio-retention and stormwater basin (see "Approved Stormwater Basin and Swale drawing for reference purposes only") This existing stormwater basin is now to be used for runoff from the Proposed Plastics Factory. As such, this whole bio-retention and stormwater basin needs to be re-assessed. Also, as a minimum all the linings should be upgraded from the existing "Coffee rock stone" to be suitable plastic lining. This is to stop the possible leaching of dangerous chemicals in the ground water/Artesian Basin.</p> <p>The Cardup Brook is only 150m over the road from this facility (depending where you take your measurements from). With regard to the plastic pellets and liquid chemicals used in the production process, These have the potential to enter the ground water/Artesian Basin either through the</p>	

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Submitter	No	Submitter Comments	Officer Comments
		<p>production process, an on-site spill, leaching from the stormwater basin or during transport.</p> <p>Condition 17 – Commercial Vehicle Access</p> <p>Along with the associated noise and dust coming from the increased traffic associated with this facility, the daily increase to deliveries of raw materials and chemicals will also add to this. Many of the roads in the area were not built for large volumes of traffic, especially large heavy vehicles; and many are already long overdue for maintenance and upgrades. Will Wormald be asked to contribute to upgrades and maintenance as local developers are required to do when new subdivisions are created?</p> <p><i>In concluding</i> and taking into consideration all the issues raised above we strongly object to the Amendment to Conditions “General Industry” and “Warehouse” (Plastic Production) at Lot 41, 17 Cardup Siding Road, Cardup.</p> <p>If this application is approved we believe it will have significant impact upon the amenity of our lifestyle and the residents surrounding our area in Cardup/Byford.</p> <p>The concerns regarding health and safety issues alone should be enough to reject this Amendment to Conditions.</p> <p>We hope Council will take on-board the many objections they will be receiving from residents within close proximity to the Amendment to Conditions and the also the wider community. Also bearing in mind any future impacts this will have on land/cultural significances to the first nations people and acknowledging our very real concerns, look very diligently at the information supplied in the submission.</p>	
A399820	38	<p>We are writing to express our strong objection to the proposed amendments by Wormald, as detailed in their application for development approval PA21/2148. These proposed amendments seek to amend or delete several crucial conditions (7, 8, 9, 10, 12, 14, 16, 17, and 22) related to</p>	<p>Insufficient evidence has been submitted to demonstrate that air emissions can be managed to not adversely impact on the nearest sensitive</p>

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Submitter	No	Submitter Comments	Officer Comments
		<p>environmental monitoring, production limits, stockpiling, wastewater management, and commercial vehicle access.</p> <p>As a concerned resident living near the proposed development site, we firmly believe that these conditions should not be amended or removed as proposed, as they are vital to ensure the protection of the surrounding residential areas, current and future, and the well-being of the community.</p> <p>1. Conditions 7-9, 22 - Provision of Monitoring Reports for Environmental Impacts:</p> <p>The proposed amendments seek to remove the requirement for any and all regular monitoring reports on air quality, noise, odour, and groundwater. However, research conducted on similar industrial developments, such as "The Unaccountability case of plastic pellet pollution" by Therese M. Karlsson et al. published in the Marine Pollution Bulletin, has shown that regular monitoring and reporting are necessary to assess and mitigate potential negative impacts on public health and the environment.</p> <p>Further, as discussed in "The Minderoo-Monaco Commission on Plastics and Human Health" by Philip J. Landrigan et al and published in the journal Annals of Global Health, current practices for the production, use, and disposal of plastics cause great harms to human health and the global environment. They include human health impacts such as developmental neurotoxicity, endocrine disruption, and carcinogenesis.</p> <p>Without any monitoring requirements, the community will be left uninformed about the actual environmental conditions and risks posed by the development.</p> <p>2. Condition 10- Removal of Production Limits: The proposed amendment aims to remove the annual production limit of 1,500 plastic units, asserting that it is overly restrictive and a restraint on their trade. However, studies have indicated that unrestricted production without appropriate checks and balances can lead to increased pollution, waste generation, and adverse environmental consequences. Should this</p>	<p>receptor and the general locality. Therefore, amendment of all Conditions is not supported.</p> <p>Insufficient evidence has been submitted to demonstrate that air emissions, noise, odour and groundwater can be managed to not adversely impact on the nearest sensitive receptor and the general locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>


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Submitter	No	Submitter Comments	Officer Comments
		<p>amendment be accepted, it further necessitates the need for regular health and environmental monitoring.</p> <p>3. Condition 12 - Operating Hours - Variation and Clarification: The amendment proposes</p> <p>There are no restrictions on operating hours provided there are no exceedances of the regulated DWER limits as specified in the respective noise, air quality, emissions and odour, dust impact study and groundwater reports attached. However, it's been proposed to remove all regular monitoring that would detect exceedances of those limits.</p> <p>4. Condition 14 - Increase in Stockpiling Height: The proposed amendment seeks to increase the allowed stockpiling height from 1.8m to 5.4m. This amendment raises concerns regarding visual impact, potential hazards, and the overall aesthetic appeal of the area. Particular concern is that increased stockpiling heights potentially introduce safety risks, especially in case of accidents or natural disasters. Uncontained or un-bunded spills if input or waste products would lead to contamination of local environment, water ways and ground water.</p> <p>5. Condition 17 - Removal of Commercial Vehicle Access Restriction: The request to remove the restriction of two commercial vehicle movements per day is concerning, as it may lead to increased traffic congestion, noise, and safety hazards in the surrounding residential areas. Any changes or removal of this condition should consider traffic management or indeed the implementation of a traffic management plan. Increased commercial vehicle movements and particularly heavy vehicles, should be diverted away from secondary roads in surrounding residential areas where wildlife is more prevalent and instead utilise primary corridors such as South West Highway and Thomas Road.</p> <p>6. Condition 16 - Wastewater Capture - Variation and clarification: The proposal is vague on the intent of this point, but appears to suggest removal of the requirement for a Wastewater Management Plan and refers to a Chem Centre Test Report that is not attached. The development</p>	

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Submitter	No	Submitter Comments	Officer Comments
		<p>application suggests that excess waste water could be "safely disposed of by infiltration on site". The plastic moulding process and use, storage and handling of the pellets used (also called) nurdles raises significant concerns with regard to the handling and disposal of wastewater generated during the roto moulding process and also water runoff from the site in general. Adequate wastewater management is essential to prevent contamination of local water sources and protect groundwater quality.</p> <p>Research has shown that improper wastewater management can have detrimental effects on ecosystems and public health, necessitating the maintenance of robust wastewater management plans. The proactive EPA Victoria article "How to manage Nurdles", and Fact sheet "1701: Managing plastic resin pellets (nurdles)" highlight just some of the potential hazards in this area, as well as obligations and possible controls.</p> <p>In light of the above research and studies, we strongly urge the Shire of Serpentine-Jarrahdale to reject the proposed amendments as put forth by Wormall in their development application. The existing conditions were established to safeguard the interests of the community and the environment, and any modifications or deletions as proposed may compromise the well-being and quality of life of residents in the area.</p> <p>We kindly request that my objection be considered seriously and that all necessary actions be taken to ensure the preservation of the community's health, safety, and environment. Public engagement and transparent decision-making processes are essential in protecting the interests of residents and maintaining the liveability of our neighbourhood.</p> <p>Thank you for your attention to this matter.</p> <div style="text-align: center;">  <p>1701.pdf</p> </div>	

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Submitter	No	Submitter Comments	Officer Comments
A205608	39	<p>We wish to express our great concern for the development application proposals and its ongoing impact on the local community. Rather than reduce the current Conditions we believe that following a full Peer review of this site the conditions need to be strengthened in light of the close proximity of homes and their reliance on rainwater and ground water.</p> <p>The existing development on this site was not what was anticipated by nearby residents and the community. The understanding was this site was for Light Industry which would have created much less concerns for residents who live close to the site. It seems to us that following a retrospective Application the use of this site had grown in a haphazard way to General Industry including Plastic Production. Ongoing firm conditions and compliance is the only solution for this badly located Industry application.</p> <p>Our particular concerns area</p> <ul style="list-style-type: none"> • need for a full review of the site • a review of the emissions from the plastic production and there affect on human health • impacts on groundwater and rainwater use • traffic management • the unfavourable visible impact of the site as an entrance to our town. • The need for conditions and ongoing compliance reporting 	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to be able to determine that the proposal will safeguard the expected amenity levels of the locality.</p> <p>Insufficient evidence has been submitted to demonstrate that air emissions, noise, odour and groundwater can be managed to not adversely impact on the nearest sensitive receptor and the general locality.</p> <p>As discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>
A205100	40	<p>Firstly but importantly this company could in no way be classed as “light industrial”, as this area was intended to be used for.</p> <p>This is the result of the incompetence of the council and council officers of the day.</p>	<p>Approval for the Plastic Production Warehouse and Workshop land use was granted by Council on 23 April 2018.</p> <p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence</p>

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Submitter	No	Submitter Comments	Officer Comments
		<p>Considering this development is in a LIGHT INDUSTRIAL area by default, I see no reason to grant this company ANY extra development approvals at all.</p> <p>This company has shown a complete disregard for the community at large or with complying with set down conditions. The very thought of granting them any extra development approvals is abhorrent.</p> <p>Monitoring of air quality, noise, odour, dust and groundwater needs to be maintained and carried out by experts. Ordinary residents cannot be expected to know the complexities of the make up of emissions and the effect on human health.</p> <p>We rely completely on ground and rain water and this needs to be closely monitored as this company will certainly try to get away with not complying.</p> <p>The height of the proposed stockpile is way above normal fence height and would be an eyesore.</p> <p>What happens in summer with the strong easterly winds, and god forbid a fire?</p> <p>Removing the restriction of 2 commercial vehicles daily, will give them unrestricted travelling.</p> <p>We also need to know that they are using 100% food grade plastics on all goods.</p> <p>The incompetence of the council at the time does not have to be repeated again.</p> <p>We can have development, but not at the cost of the environment and well being of the residents.</p> <p>Driving down Cardup Siding Road is an eyesore for all, and certainly not what you would expect in a LIGHT INDUSTRIAL area.</p> <p>Wormalls must be compelled to clean up this unsightly mess forthwith.</p>	<p>to be able to determine that the proposal will safeguard the expected amenity levels of the locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

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A204500	41	<p>In reference to the Plastics Manufacturing Plant and the application to remove or amend conditions,</p> <p>Air Quality- As set by Council conditions for testing needs to be on going, as the analysis presented were performed at peak period ? it does not state what an example of peak period is as the restrictions on production of units moulded is at 1,500 per year, were the testing samples collected on the Rotomoulder Stack in September 2022 over 1 hour or more? or were the testing samples collected on 1 or more Rotomoulding processes? (example- how many units of moulded plastic were made for testing samples)</p> <p>In a Report from from EAQ Consulting below page 10- 2.4 graph – in this it lists dates from the Kewdale Facility in 2018/2019 then Cardup Facility 2020/2021 (the samples & test for this application were from 2022) you can see a significant rise</p> <p>2.4 Comparison to Previous Annual Assessment Periods</p> <p>Table 2-5 lists a comparison of the most recent odour and primary chemical results to previous assessment periods for the Smartstream Roto-Mould odour emissions. Figure 2-1 illustrates the ongoing annual assessment trends.</p> <p>Table 2-5: Comparison of Results for previous Assessment Periods</p> <table border="1" data-bbox="555 1002 1375 1262"> <thead> <tr> <th>Assessment Period</th> <th>Sampling Time (24hr)</th> <th>Odour Concentration (ou.m³)</th> <th>Odour Emission Rate (ou/s)</th> <th>Acetaldehyde (ppm)</th> <th>Formaldehyde (ppm)</th> </tr> </thead> <tbody> <tr> <td>2018 (Kewdale)</td> <td>n/a</td> <td>181</td> <td>79.3</td> <td>0.19</td> <td>0.55</td> </tr> <tr> <td>July 2019</td> <td>10:00</td> <td>270</td> <td>118.35</td> <td>0.09</td> <td>0.08</td> </tr> <tr> <td>July 2020</td> <td>07:35</td> <td>155</td> <td>72.31</td> <td>0.03</td> <td>0.05</td> </tr> <tr> <td>August 2021</td> <td>11:15</td> <td>640</td> <td>289.59</td> <td>0.21</td> <td>0.55</td> </tr> </tbody> </table>	Assessment Period	Sampling Time (24hr)	Odour Concentration (ou.m ³)	Odour Emission Rate (ou/s)	Acetaldehyde (ppm)	Formaldehyde (ppm)	2018 (Kewdale)	n/a	181	79.3	0.19	0.55	July 2019	10:00	270	118.35	0.09	0.08	July 2020	07:35	155	72.31	0.03	0.05	August 2021	11:15	640	289.59	0.21	0.55	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to be able to determine that the proposal will safeguard the expected amenity levels of the locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>
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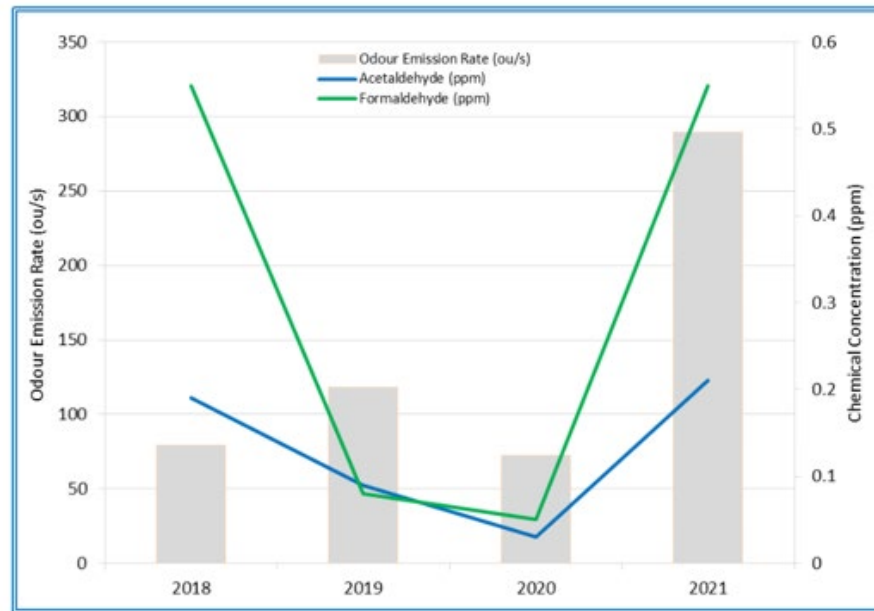


Figure 2-1: Annual Trends of Odour & Chemical Concentration Emissions

Is the rotomoulder stack fitted with filters to mitigate VOC's? Emission Plume as going by the description the stack is at the same height of the building therefore it vents to atmosphere during the moulding process, as well as emissions that collect within the building that clearly has large industrial whirlybirds fitted on the roof space, the VOC's of the natural gas that is used to heat the rotomoulder , and the changing of the composition of the powdered raw plastics that are used in this process as noted has many chemical compositions most noted the formaldehydes which can cause

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		<p>systemic toxicity and as the company are asking for removal of the annual production limits and a 24 hour rotomoulding and being they wish to up production for their Interstate and overseas market,</p> <p>How many products if carte blanche production is allowed can be made within a 24 hour period 5 to 6 days per week? Will the company introduce another Rotomoulder to satisfy the market? Will the moulded products change from LPDE's to other plastics that can be used in rotomoulding PE,MDPE,HDPE, aswell as Polypropylene, Nylons, PVC, Vinyls, Polcarbonate? As there would be no monitoring or testing required we would have no idea at what they are producing, they have made it quite clear in the report that-</p> <p>Further testing to be undertaken only if Justified by the provision of the DWER recognized and accepted scientific evidence, clearly indicating non-conformance/s by our company, can be provided by the Shire or other parties at their cost.</p> <p>The intention of this variation to condition 7 is to prevent spurious claims against our company, not backed up by scientific evidence.</p> <p>Dust particles are also a factor there would be plastic swarf from using a lathe for larger holes and a drill mounted to a jig I know the process well, the off cuts from the larger holes are recycled but the swarf and debris is swept up during the day and discarded in a bin whether this is sent back for recycling is unclear, we did not it was bagged and put in a skip bin, the sweeping and movement of all sorts of dust was problematic yet we were masked and safety glasses were worn as ingesting and breathing in plastic was dangerous, at the end of the shift we would use the very illegal usage of an air compressor to rid our cloths and hair of the dust and materials that stuck to us through the day, the doors to this factory must be open on many occasions and with forklift and foot traffic the dust and particles could not be contained and on the many volatile easterly wind days we are subjected to whatever is in and around the plant, that is not only from the plastic plant there is a concrete plant there aswell, many residents in Cardup have rain</p>	

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		<p>water tanks to feed their homes, we are inundated with dusts that were not as present before these plants were operational that is a fact.</p> <p>This is an Onerous condition removal, its accuses the community of any complaints in the past now & in the future of being nonsense (spurious) so if community residents complain to Shire that there are especially in summer bad, strange odors and possible uptake of clusters of people experiencing eye, nose and breathing problems the Shire would be required to make the decision whether this is contributed to the plastic plant and have an independent company collect samples and test at the financial cost of all ratepayers this would be extremely restrictive for the Shire due to Budget constraints which I am certain the company are aware of, unrestricted production would logically see an increase in emissions, the reports state that the emissions VOC's are within the acceptable parameters at the level of peak production in 2022 at the restriction of 1,500 units per year not a continuous expanded production amount, the company was in the Kewdale Industrial area before moving operations to Cardup where there were no sensitive land uses and where there was more than likely no conditions or restrictions as this was a purpose built Industrial Area, unfortunately for the residents of Cardup and Byford by the Scarp the handling of the land uses for the Cardup Business Park changed dramatically by being amended from Light Industry to General Industry and a promise that we would never see Manufacturing Plants there.</p> <p>Odor- There are definite odors emitted from the plant they are hard to define for most, it is strong pungent weird chemical smell more than likely Formaldehyde and Ethanal Acetaldehyde under heat that I Karina Baker recognize as plastics being manufactured as I worked in this Industry for 10 years, these odors can last over many hours especially in still weather and to state that it has no affect on the amenity of the locality is untrue and will only become worse with unrestricted production, when people are in their homes indoor or outdoor they should not be subjected to bad smells that are emitted in this process it is unpleasant.</p>	

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		<p>Production Limits- As we have already stated the company wishes to have no restrictions on product manufacturing they find the 1,500 per year restrictive and onerous and is considered a restraint on their trade, it is not our or any other resident wish to hamper the company from making a more profitable venture and perhaps more employment, but would it not be in their best interest to perform as good corporate neighbours to ensure that those who do not benefit by either sales or wages to make sure our Health and Wellbeing are taken into consideration by alleviating worries by continuing sample testing from this operation, this also means that a higher quantity of the powdered raw materials will be needed which needs to be kept undercover which I assume the application for the new shed on the Eastern Boundary will be the storage for this.</p> <p>Operating Hours- 24 hours per day and using the reports of the application and DWER to not set limits based on the reports? Doors closed and minimizing traffic movements from 7pm till 6am Monday to Friday, is this workers traffic coming and going from their shifts or the loading of products to be distributed? There certainly should not be forklifts in operation or any loading after 10pm the area is extremely acoustic regardless of what the report states, the company by the report on conditions will also apply to the Shire for approval for operating times outside the hours above to include 1pm Saturday to 6am Monday or if they can Public Holidays this is totally unacceptable we deserve a rest and nobody wants to smell these odors while barbecuing on a Sunday and Public holiday and the traffic noise.</p> <p>Stockpiling of Plastic Products- The company is restricted to stockpiles being no higher than 1.5m they wish to stockpile products to the equivalent height of 2 sea containers 5.4m along the Southern Boundary in retrospect it confirms just how much product will be processed, this is an extremely high stockpiling and no amount of trees planted on the Eastern Boundary will mitigate what we will see from Cardup, the only place stockpiling will not happen are the carparks and access road, as we know and are aware of plastic in any form is highly flammable how could this amount of stockpiling be allowed within the Fire Bal Rating? and does this change the Fire Bal</p>	

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		<p>Rating? this Shire is well known as a high risk Bushfire Zone, this is dangerous and irresponsible there are many factors that can cause a fire on Industrial Properties human error being the most significant and embers carried on the volatile winds we experience and these products are stored outdoors, we will also see larger amounts of powdered raw product movement between the buildings that will be stored on this property, the Shire have been working diligently on the Fire Management and have gained more funding, the impact to the community and the environment would be catastrophic we would be forced to be evacuated from our homes until it is deemed safe to return and would not be able to stay and fight for our own properties due to the toxic nature of burning Plastic, we can never predict if a fire was to break out but there is always a possibility but we can predict the outcome.</p> <p>Wastewater Capture – With no restrictions on production over a 24 hour period and application for 7 days a week including Sundays and Public holidays, one can only assume that the approx (20 litres/day) will increase, I can not see the testing from Chem Centre in the report pertaining to this water being potable, as already stated I Karina worked in plastic moulding and I know exactly the water tray under the mould and I would hardly call this potable which means drinkable due to the amount of debris that finds its way into the tray, what happens to this water? It certainly can not be reused in the process, I believe the explanation is clear the apparent potable water is disposed of by Infiltration on Site in other words thrown out on the ground outside, it will be the constant amount of litres thrown out leaching into the groundwater and everything within that water there are many bacteria's that can grow in still wastewater many in Cardup rely solely on groundwater for their homes.</p> <p>Below is the recommendation for wastewater by the Shire of the Application for the Plastic Factory 2018</p> <p>It is acknowledged that some industries can produce wastewater from their processes which is known as trade liquid waste. The RMM as part of the cooling process uses a fine water mist to cool the plastic moulds. The water</p>	

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		<p>mist does not come into contact with the LDPE through this process. The fine mist once applied to the moulds evaporate. Residual water is caught within a shallow tray to evaporate. A condition will be recommended to ensure that wastewater captured within the shallow tray does not overflow and that no liquid waste of any sort will be disposed of on or off-site.</p> <p>Commercial Vehicle Access – It clearly states that they will not increase local deliveries but will be increasing deliveries by shipping containers to east coast and overseas, whether that is during daytime hours the fact is that the small portion of Cardup Siding road is not suitable for this type of transportation usage and the already heavy vehicles that use the whole length of Cardup Siding road to get to Hopkinson road for obvious easy access to Thomas road or Tonkin hwy, it is acknowledged that this road can be used by anyone but this is a residential area and should not be used as the companies private shortcut, try getting around the chicane on Cardup Siding with a truck coming the other way there should be signs NO LARGE TRUCKS, there would I assume be more raw products being delivered to the site, in the 23/24 Shire budget the roundabout at Soldiers and Cardup Siding road will be redone as we can see the damage the trucks have done to the existing curbing, basically in and around the Wormals Site the area has seen an increase in vehicle movement of all types and can only see this becoming greater, there has also been an uptake on foreign weeds growing in and around our property which can be contributed to vehicles coming from other areas with seeds on tyres and in loads that are distributed by driving and the volatile winds.</p> <p>Groundwater Testing - Unfortunately I can not locate the Talis Consultants groundwater testing in these documents, but groundwater testing is vital as already mentioned many in Cardup rely solely on groundwater for in house usage and most for their gardens, the area does not sit on a Superficial Aquifer, how much water from the Aquifer does the whole company use? Where are the samples taken from? Are samples taken from the storm water system? Leaching is a huge concern of any and all liquids that one finds on</p>	

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Submitter	No	Submitter Comments	Officer Comments
		<p>industrial site. We have many questions but this groundwater needs to be protected and especially the people who rely on it.</p> <p>Groundwater is a significant geomorphological agent. It seeps through cracks in the rocks and moves slowly, pulled deeper and deeper by gravity. If the rock is permeable, such as sandstone, water will easily pass through it. Although the amount of subsurface water varies from location to place, it has a significant effect on forming the earth's surface features. Its work is mostly limited to subsurface locations, yet it does play a significant role on the surface as well.</p> <p>In Summary</p> <p>The Shire and Council need to look at what the future impacts this could have on the Community, this Manufacturing Site is not in the backroads of some country town it's a growing urban area and would have been more suited to the Mundijong Industrial Park but this would seem to not be an option, the whole site is situated as the entrance to Cardup from the highway which has certainly changed the face of this lovely area with big tin buildings and stuff everywhere its rather unsightly, we wish we had the storage facility or the lovely Cardup Business Park we were sold with Logistic Buildings, public open spaces and lighted tree lined streets it is a far cry from this to manufacturing, we have no Stakeholder Group involved with the company so we have only the knowledge they provide through company paid reports and what our eyes, noses and ears, see, smell and hear, Below is a excerpt of a story from Venture Magazine, we are happy that Smartstream has been responsible for this signature product they are Western Australian, but there is an uncomfortableness with their lack of Community Consultation the Community they operate in, the last paragraph explains why they would not prefer any restrictions.</p> <p>The firm's signature product, designed by Wormal, is a patented polyethylene sewerage maintenance shaft that replaces full size concrete sewer access manholes. The technology has been adopted throughout the industry — even by Wormal Civil's competitors.</p>	

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		<p>Designed for use in sewer, stormwater, or subsoil drainage applications, the lightweight shaft eliminates the need for mechanical lifting equipment. Each unit is designed individually to meet the needs of the application. Corrosion, impact, and UV resistant, the cheekily named Poo Pit™ is a leap in safety, removing the need for human access into confined and toxic sewer access chambers.</p> <p>There are over 100,000 Poo Pits in use in Australia, New Zealand, and Bali. "I'm very proud to say that in recent months we actually signed up a deal with a Canadian company to supply Canada and the US. We've put a lot of time and effort into a tremendous development for our industry.</p>	
A399589	42	<p>We object to the proposal.</p> <p>Too many toxins already and Byford is being destroyed bit by bit.</p> <p>Byford is not an industrial area. It is a residential / farming community.</p> <p>Leave Byford alone.</p>	Noted and concerns raised have been discussed in the main report.
A398540	43	<p>Approval was originally given – with conditions put in place by the Shire.</p> <p>Why would you remove these conditions that relate to the community's health. Surely keeping control of air pollution, noise, odour, dust, ground water and waste water are vital.</p> <p>Extra vehicle movements on such a small road / dangerous, extra stockpiling / fire hazards.</p>	<p>As discussed in the report insufficient evidence has been submitted to demonstrate that air emissions can be managed to not adversely impact on the general locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>
A297700	44	<p>Wormalls was given permission for a transport depot, then they were told to put in a ten metre buffer on the west side boundry. They then placed a transportable building onto the buffer and built a one metre ramp into the buffer zone.</p>	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to be able to determine that the proposal will</p>

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		<p>Then they scraped soil to bedrock all the way to a water sump on their southern south west boundary where the trees were to be planted for a buffer screen. Then they installed a high volume pump and pipe to pump many hundreds of thousands litres of waste water onto Robertson Road.</p> <p>Then found to be manufacturing cement product within 50 metre's of housing, so they applied for retrospective permit to make concrete products. When they picked up the cement moulds the forklift tyres crush the chips and waste to powder, and the easterly wind then took the dust to the houses.</p> <p>Then they applied for a plastics manufacturing permit, regardless to much opposition it was passed. Their hours of trade are from 7a.ffi. to 5.00 p.m. Monday to Friday and Saturday 7 a.m. to 1.00 p.m. They were operating the plastic section from 4a.m to 8.00 pm and sometimes later, and workshop from 5.00 a.m.</p> <p>They should have been further from houses this company Wormalls told the residents " they were here to stay so learn to put up with us" This was quoted in a local news paper.</p> <p>This was the response from Wormalls when approximately fifty local residents put a piece in the local paper complaining of their activities causing stress and health concerns to local residents.</p> <p>Since then they have been hammering steel on steel forklifts and trucks beeping and we smell plastics on occasions. We were led to believe the new shed they built was a storage warehouse to stack finished plastic products, but now we find they want to raise the height of their finish plastic products from 1. 8 to 5.4 mtrs. In the open yard. Our question is what will the emissions be out in the summer heat, and is the new shed going to be more plastic machinery as feared. Is this plastic food grade as stated by the company. They have not been good neighbours D.W.E.R. have been watching Wormalls because to several complaints. There are at least 50 aged pensioners in the town of Cardup and we don't know how many are living in Byford By The Scarp that have had their life style interrupted by the operations of this company. Many of theses people have health issues</p>	<p>safeguard the expected amenity levels of the locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

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		<p>occurred since living here. A large amount of people have breathing troubles since living in this area. We have lived here in excess of fifty five years, we loved the lifestyle we had, but now live in daily stress affecting our health and well being. We use to walk to Byford and back but now with breathing problems we can't even walk around the block.</p> <p>West Australia is reducing the use of plastics so why are we even thinking or considering the increase of plastic products, we should start decreasing these products, more so close near residential areas.</p> <p>At that height tells us that they will be having non stop forklifts going all day and night. Long.</p> <p>This will be putting more toxic fumes in the air.</p> <p>We would like to see a peer review of this company.</p>	
A399826	45	<p>We have a home in MacLeod Close just off Cardup Siding Road in Byford. We recently received a 2nd Development Application Letter (dated 28 June 2023) for an Amendment to Conditions of Approved 'General Industry' and 'Warehouse' (Plastic Production) at Lot 41, 17 Cardup Siding Road. To have a perspective of context our home is approximately 700m (boundary to boundary) from the Wormal site.</p> <p>Listed below are our comments and/or objections to each of the listed Conditions:</p> <p><u>DA Condition 7 - Ambient Air Quality</u></p> <p>EAQ Consulting contracted Ektimo Laboratory to test stack emissions on 21 September 2022 during peak production. The results of the testis performed are attached to Wormal's Application, but this appears to be the only period in which these particular tests were undertaken, or the only period in which test data was supplied. This is not a sufficiently large enough sample to base your recommendations on.</p> <p>A dispersion modelling assessment of the measured pollutants (using the emissions testing performed by Ektimo Laboratory on 21 September 2022)</p>	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to be able to determine that the proposal will safeguard the expected amenity levels of the locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

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		<p>was also undertaken. This modelling is based on current "local meteorological characteristics". Taking into consideration Climate Change and the predicted alterations to future weather patterns, calls into question the validity of this modelling in the coming years.</p> <p>We believe that the testing of the Ambient Air Quality should continue. As it appears this is done once annually, this does not place onerous constraints on the ability of Worm all to operate productively and efficiently.</p> <p>We also believe that Cardup's strong easterly winds have not been factored into any of the computer modelling within the Application. These winds blow directly towards residential properties located to the west of the Wormall facilities.</p> <p><u>DA Condition 8 - Environmental Noise</u></p> <p>With regards to trucks entering or leaving Wormall premises between 6am and 7am in the morning and 7pm and 10 pm in the evening, I request that a condition be applied that these trucks must do so via South Western Highway - not via Soldiers Road or Cardup Siding Road. This is to avoid unnecessarily disturbing these residential/rural properties.</p> <p>It should also be noted that many of the minor roads in the area were not build for large volumes of traffic, especially large heavy vehicles; and man are already long overdue for maintenance and up grades. One example of this is the roundabout at the intersection of Cardup Siding Road and Soldiers Road that has disintegrated over time with large vehicles trying to navigate their way around it.</p> <p>The main concern I have for the application to introduce after hours operations at the Wormall site is the fact that at night sound travels a lot further, and appears a lot louder than during the day. This is especially amplified in rural and less built up areas.</p> <p>The conditions Wormall have proposed to put in place to mitigate the Environmental Noise during the new hours of operation seem somewhat cumbersome and complicated. As such, we have major concerns that they</p>	

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		<p>will be able to ensure their staff commit to these conditions over the long term.</p> <p><u>DA Condition 9 - Odour Impact</u></p> <p>As per EAQ Consultings Operational Odour Emissions Impact Assessment - "EAQ collected air samples from the Cardup Site on Thursday, 26th August 2021. The sampling program involved drawing air samples into Nalophan bags for odour and chemical analysis. Samples were analysed for odour concentration...." Data was also collected annually - 2018 (Kewdale site); July 2019 and July 2020.</p> <p>A once only annual collection of air samples is not sufficiently large to base your recommendations on.</p> <p>Further comments and/or objections relating to Odour Impact are also contained in "<i>DA Condition 7 - Ambient Air Quality</i>" as these are one and the same.</p> <p><u>DA Condition 10 - Production Limits</u></p> <p>Lifting the limit of 1,500 plastic products per annum that is currently in place, will require an increase in the amount of raw materials and chemicals required to be stored on site.</p> <p>We would like to address the issue of raw materials storage. We previously raised this issue in the application submitted by Wormald in 2018 regarding the re-location of the Smartstream Technology business from Kewdale to Cardup. Our concerns stated in response to the 2018 application were as follows:</p> <p>"I would like to address the issue of raw materials storage (page 2, paragraph 3 "Environmental Assessment - The proposed development and land use"). In this section it lists the "raw input materials deliveries and storage" for the LLDPE pellets - 20 pallets at anyone time; mould cleaner - up to 8 litres at any one time; mould release formula - 30 litres at anyone time and the plastic glue -10 litres at any one time. With these quantities</p>	

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		<p>inbound deliveries will occur with six tonne delivery vehicles with an average of one per day.</p> <p>My understanding of this is that approximately just enough raw material will be held on sight for one days use. I find this hard to believe as this would not be economically viable or prudent for a company to operate in this manner. If larger quantities of raw materials were stored on site, does this change the way in which these materials are stored and handled; and will this impact all the issues associated with risk management. This whole question of quantities of raw input materials needs to be raised and investigated.</p> <p>The Safety Data Sheet supplied for the Mould Cleaner 501 from ChemTrend expires in February 2018. As this Submission is due to go to a SJShire Meeting in February 2018, a current SDS (from March 2018) should also be attached to the Submission. Within the last five years there could have been updates or changes to the information contained within the SDS that may change the way this chemical is Handled and Stored, have Potential Health Effects and influence Fire Fighting Measures. "</p> <p>So I ask the question again - "If larger quantities of raw materials were stored on site, does this change the way in which these materials are stored and handled; and will this impact all the issues associated with risk management. This whole question of quantities of raw input materials needs to be raised and investigated. "</p> <p>The above issues need to be independently investigated and written assurances given before an increase in production is approved.</p> <p><u>DA 12 - Operating Hours</u></p> <p>Proposed amendments:</p> <p>Smartstream Technology: 24-hours Monday to Friday, and 7.00am to 1.00pm Saturdays, internal activities only, all roller doors closed.</p> <p>We have no objection to the works within the Smartstream Technology plastic moulding facility operating in the hours stated above, providing it is</p>	

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		<p>strictly limited to internal activities only, and all doors, front and rear remain closed at all times, irrelevant to the prevailing weather conditions.</p> <p>Having said that, I would object to these hours being extended beyond the above scope. We are entitled to enjoy the amenity of our homes, especially during the evenings and the weekends without increased noise, odour and traffic, which contribute an added stress we can all do without.</p> <p>Weekends are the only time many of us, and we include all our neighbours in the Cardup community, are able to enjoy our downtime. The impact on our lifestyle and amenity caused by the extended hours of operation would turn our once quiet and rural haven into an industrial enclave. In an every increasing stressful and hectic work life, we are entitled to enjoy our downtime free from any associated industrial noise, odour and increased heavy traffic.</p> <p><i>Wormall Civil Workshop and Depot: 6.00am to 8.00pm, with operations prior to 7.00am limited to movement of light vehicles and trucks, and workshop doors in closed configuration.</i></p> <p>As the hours stated above do not indicate on what days these refer to, I will respond as if 7 days a week is the requested amendment.</p> <p>We do object to the hours being extended in the Wormald Civil Workshop and Depot. Civil Workshops just by their nature are noisy environments, and we often hear loud banging emitting from the premises. The comings and going by vehicular traffic (irrelevant to size) beyond the current working hours, will be a disturbance to our daily lives. This will impact our sleep, recreational activities and our downtime. We are entitled to enjoy the amenity of our homes, especially during the evenings and the weekends without increased noise, odour and traffic, which contribute an added stress we can all do without.</p> <p>We note that it is stated in both the Smartstream Technology and Wormall Civil Workshops that the "roller doors/workshop doors will be closed". This entire amendment application is based on that occurring. Due to the nature of the work being undertaken in the Smartstream Technology Workshop, we</p>	

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		<p>wonder how feasible this would be on a 39/40C+ day taking into account the heat coming from the ovens. This would also apply to the Wormall Civil Workshop where heavy duty fitters/fitters would also be required to work without airflow to cool the workshop.</p> <p>The final comment we have, concerns the ability of Wormald to be able to seek Council approval to operate beyond the hours specified above. This includes operating from 1.00pm Saturday till 6.00am Monday and also Public Holidays. For all the reasons given above, this I strenuously object to. This is a quasi attempt to operate 24/7, 365 days a year through an application process that we the residents have no say in. Again, I say no, no and no again.</p> <p><u>DA Condition 14 - Stockpiling of Plastic Products</u></p> <p>The only comment we would make with regards to this condition is the stockpiling of goods to a maximum height of 5.4m. It is not stated what will be stockpiled, goods is a very broad term. At that maximum height it would be hoped that they are not lightweight, as the strong easterly winds could proved difficult in keeping them contained on the stockpile. This in turn could potentially cause a major safety hazard.</p> <p>With regards to the increased planting along the eastern boundary, perhaps this could also be done along the western boundary to provide more of a visual buffer abutting Soldiers Road.</p> <p><u>DA Condition 16 - Wastewater Capture</u></p> <p>We have no comment regarding this Condition.</p> <p><u>DA Condition 17 - Commercial Vehicle Access</u></p> <p>With regard to Wormall's comment that they "do not envisage any large increase in vehicle movements into and out of the site", we cannot see this being the case with the increase in operating hours. Smartstream Technology will be operating 24hours a day from Monday to Friday. This would entail possibly three shifts operating during that 24hour period. This is a three fold increase' in the number of workers coming and going from the</p>	

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		<p>site. This increase in the movement of vehicles will now be occurring in the late evening and early morning.</p> <p>We're also concerned with the volume of other commercial vehicles that will be entering and leaving the site outside of the current hours of operation.</p> <p>This being said, as requested in "DA 12 - Operating Hours" a condition be applied that all vehicles leaving and entering the Wormal premises must do so via South Western Highway, not via Soldiers Road or Cardup Siding Road. This is to avoid unnecessarily disturbing these residential/rural properties. It should also be noted that many of the minor roads in the area were not built for large volumes of traffic, especially large heavy vehicles; and many are already long overdue for maintenance and up-grades. One example of this is the roundabout at the intersection of Cardup Siding Road and Soldiers Road that has disintegrated over time with large vehicles trying to navigate their way around it.</p> <p><u>DA Condition 22 - Groundwater Testing</u></p> <p>This Variation is the one we have the most concerns with. Please note we were unable to find the "attached report from Talis Consultants" that Wormal referred to in their Application for Development Approval.</p> <p>Many homes within Soldiers Road, Redcliffe Road, Daisy Road, Alice Road and Cardup Siding Road rely entirely on ground water for their household use, and as such any contamination will impact upon these residents' water supply; not only immediately, but in the medium and long term. I understand testing has taken place, but what if any contingencies have been put in place should an incident occur.</p> <p>In the application submitted by Wormal in 2018 regarding the re-location of the Smartstream Technology business from Kewdale to Cardup, it was stated that "the existing bio-retention and storm water basin is now to be used for runoff from the Proposed Plastics Factory. As such, this whole bio-retention and storm water basin needs to be re-assessed. Also, as a minimum all the linings should be upgraded from the existing "coffee rock</p>	

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		<p>stone" to a suitable plastic lining. This is to stop the possible leaching of dangerous chemicals into the ground water/Artesian Basin".</p> <p>Were any of the above issues addressed, and if not why?</p> <p>We noted that in Council Resolution 2018 it was required that Wormall prepare a Storm Water Management Plan. Assuming this was done, has this water been diverted to the above mentioned "bio-retention and storm water basin" or stored elsewhere onsite?</p> <p>The Cardup Brook is only 150m over the road from these facilities (depending where you take your measurements from). With regards the Smartstream Technology facility, the plastic pellets and liquid chemicals used in the production process, have the potential to enter the ground water/Artesian Basin either through mishandling of waste water from the production process; an onsite spill, leaching from the storm water basin; or during transport.</p> <p>We strenuously request that the testing of the Groundwater continue into the foreseeable future, especially if the Conditions applied for by Wormall are granted.</p>	
A407561	46	<p>We are not against the facility per say, but are concerned re the odour plume with varying wind conditions.</p> <p>Also on the plan there appears to be a small water tributary to the northside of the location – concern for leaching or facility waste water getting into the creek and being dispersed wider into surrounding communities.</p> <p>We didn't see this covered in the control.</p>	Noted. The testing results submitted have not been verified by the Shire or the Department of Water Environment Regulation to ensure that the wastewaters are of a potable standard.
A205601	47	We at Alice Road, Cardup oppose the changes to operating times of Wormall and are concerned that an increase in production of the plastic factory would pose an increase risk in pollution.	Concerns have been noted and discussed in the main report.

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		<p>Unfortunately past councillors approved an application many years ago to change the proposed Light Industrial Cardup Business Park to General Industrial. This change unfortunately allows current operations at this site.</p> <p>Due to the close proximity to residential areas we feel the current operating times of Wormall are sufficient and should be maintained. Noise restriction times are there for a reason. The residents deserve some protection to amenity.</p> <p>We feel an increase in production of the plastics factory could pose an increase risk in pollution. If permission is granted to increase production we feel the continued monitoring of pollution levels by Wormall Group, maybe every 2-3 years is warranted to protect the surrounding area and to ease the concerns of the local residents.</p> <p>Also operating the facility at night could change how the pollution from the stacks is dispersed due to atmospheric difference.</p>	
A205400	48	<p>Wormalls website states, "From clients and suppliers to our workers and communities, Wormall Civil has always believed in working collaboratively to tackle challenges, engineer solutions, and deliver positive outcomes."</p> <p>Wormalls submission has several iterations of "Further testing to be undertaken only if justified by the provision of DWER recognised and accepted scientific evidence, clearly indicating non-conformance/s by our company, can be provided by the shire or other parties at their cost.". This is a misleading and onerous statement because if DWER already has scientific proof of Wormall being non-compliant, reactive testing will only determine levels of non-compliance. This is being requested at the same time Wormall has requested an increase in production aka emissions and traffic movements.</p> <p>I recommend that the shire maintain the current regimen as it ensures compliance requirements are met, proves to the community that Wormall takes its compliance and monitoring obligation seriously, and is externally audit-able and transparent. For me, the worst case would be for the shire to</p>	<p>Insufficient evidence has been submitted to demonstrate that air emissions can be managed to not adversely impact on the nearest sensitive receptor and the general locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

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		<p>offer an alternative in a similar vein to “further testing to be undertaken if deemed justifiable by the shire or other Government bodies in consideration of evidence and/or other significant stakeholder concerns. Costs to be reimbursed from Wormal if any readings are found to be non-compliant or of concern.”</p> <p>Be aware that the wording of Wormal’s submission will leave the Shire in a position that significant events must have already occurred and propagated to reach the levels of “scientific evidence” but similarly precludes the gathering of such evidence at the source prior to cascading into a significant event, effectively leaving Wormal subject to self-monitoring. This also contravenes their publicly stated position as instead of showing the community they work collaboratively to achieve positive outcomes; they wish to act without transparency or external checks.</p> <p>Historically we only hear of significant failures of safety systems. As an extreme example, BP’s Deepwater Horizon had an exceptional record of internal audited safety measures, until the platform safety failed and killed 11 workers, and caused billions of dollars of environmental damage and loss of marine life. This also proved that the first accident preceding the failure by years was the exemplary safety record caused partly by a lack of transparency to internal audits that was identified as inadequate after the event. Also significant was that part of the failure arose from faulty modelling.</p> <p>We believe the existing regimen or the modification to the wording proposed would put Wormal exactly where it states it believes, and still leave the Shire and other Government bodies capable of proactive intervention if required.</p>	
A205500	49	As we rely on bore water for household use. Our main concern is waste contamination of underground water as we are downstream of the plastics production and see danger in removal of wastewater management oversight.	The testing results submitted have not been verified by the Shire or the Department of Water Environment Regulation to ensure that the wastewaters are of a potable standard.

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A304701	50	<p>Once again, we bring forward our serious concerns about the plastics factory.</p> <p>We cannot believe that after all these years of raising our concerns and informing you of the impact we have by the awful odours we receive from the plastics factory, we now receive a letter with a 'proposal to actually remove the provision of monitoring reports for air quality, noise, odour, dust and groundwater.'</p> <p>To receive this letter is a big blow. We have lodged and logged for at least 2 years now, with us having heard of no further development in rectifying the issue. There are times when we are on holidays or out during the day and so can't record, but there are plenty of times we have recorded, and we have clearly indicated the effects the odour has on us, particularly with it making us feel unwell, it gives us headaches, and we are not able to sit outside during the day or eat dinner outside because of the effects of the smell. This occurs particularly when the wind is coming from a West or South Westerly direction. We have called the Shire Environmental Officer numerous times to come to our property when we smell the odour, and they have been able to come and record and log the odour because they themselves can smell it, and have also received special training for this! After logging for the past 2 years, we are becoming fatigued of this.</p> <p>There are so many times when we need to go out, going about our daily tasks, when we smell the odour but because we are going to our car to leave we are not always in a position to record it. And trying to do this for such an extended time is not sustainable. Different if it's for a set time, that can be managed, but this has seen no end.</p> <p>And now, after all this, Wormalls are still trying to remove the restrictions, when there should not even be any toxic odours with their plastics factory in the first place, and this current problem is not even resolved. I'm sure our</p>	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to be able to determine that the proposal will safeguard the expected amenity levels of the locality.</p> <p>Therefore, as discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

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		<p>letters over the years regarding this issue would be on record with the Shire. If not, please contact us and we can show you our copies.</p> <p>We have been 'existing' residents here, long before Wormalls bought their land and built their factory. In the past years, and when Wormalls first put in their application to build a plastics factory, this issue of toxic odour/ fumes from molten plastic was addressed in our Submission as a huge concern and worry for us then all ready. The response we received was that we would definitely not be impacted by the plastics factory, and that it would not give off fumes to us as local residents. This has certainly not been the case, it has been exactly contrary, and we plead with you to please put something in place so that we can live on our property without this toxic odour. Please, we urge you to not lift any current restrictions. Something needs to be done with the toxic odour, such as a scrubber.</p> <p>Here are some of the logs we have submitted the Shire via the Website:</p> <p>CS051652 - 24 October 2022</p> <p>CS055560 - 24 November 2022</p> <p>CS056602 - 01 December 2022</p> <p>CS080570 - 04 Jul 2023</p> <p>CS080721- 05 July 2023</p> <p>I will also attach two Field Odour log sheets which we have completed over the past years. We have emailed these to the Shire Environmental Officers in the past.</p> <p>Now, if their restriction is lifted for monitoring reports for air quality, noise, odour, dust and groundwater, and also if the annual production limit is removed, they can produce more and we would be even more inundated by these fumes!!!!</p> <p>The Shire would do well to make a strong stance on this especially in view of more future residential developments in the area. This plastics factory</p>	

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Submitter	No	Submitter Comments	Officer Comments
		<p>needs to be in an industrial area that is away from residential areas like the Kargottich Road Industrial Park. Melting plastic very obviously puts off toxic odour.</p> <p>It was promised to us at the beginning of any Wormalls Plastics development that we would not receive any odours from this factory and it's operations. This has proven to be untrue and needs to be rectified before any further approvals are given.</p> <p>We ask that the Shire please continue to support us as local residents in this matter.</p>	
A402067	51	<p>My concern regarding plastic production on the Wormall Civil industrial site on Cardup Siding Road includes the potential environmental impact, the impact on public health, livestock production and the potential fire risk.</p> <p>Public Health</p> <p>The Wormall Civil site on Cardup Siding Road is close enough to the local community to create potential public health impacts. This site is very close to residential areas coming off Clondyke Drive in Byford, across the South West Highway, and the residential area on Soldiers Road in Cardup. Just down the road from the Wormall Civil site on Cardup Siding Road is the Baptistcare Graceford Aged Care facility, with some of the more vulnerable people in our community.</p> <p>Micro nano plastic particles can impact the endocrine system, liver function, reproductive health, cardiovascular health and the endocrine and neurodevelopment of children. I am concerned about the cumulative effect of plastic nano particles on human health, local wildlife and production animals in the area. In the interest of public health wastewater management is important and requires monitoring.</p> <p>Impact on food production</p> <p>The Byford Glades Community Garden is close to the waterways running off the Wormall Civil site on Cardup Siding Road, where locals grow fruit</p>	<p>As part of the merits based assessment of the application, Officers engaged independent consultants to peer review the air quality, noise and odour reports in accordance with the <i>Planning and Development Regulations 2009</i>. Overall, the peer reviews concluded in relation to air emissions and odour that there is inconclusive evidence within the technical reports to demonstrate that amending the approval would not result in adverse amenity impacts.</p> <p>As discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>

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		<p>and vegetables. Without monitoring the water ways how will the local's feel confident their produce is not impacted by plastic production? Close to the Wormal Civil site on Cardup Siding Road there are still areas of land still used for livestock production. There could be potential impacts on livestock with the cumulative effects of nano plastics entering the human food chain (https://www.tandfonline.com/doi/abs/10.1080/10408398.2022.2116559). How will the local community feel confident their livestock and animal produce, such as eggs, are safe to eat?</p> <p>How can we be sure such produce will be free from micro nano plastic particles if without monitoring?</p> <p>Potential Fire Risk</p> <p>I am also concerned about the potential fire risk. The Smartstream Technology and Wormal Civil industries may not be producing plastic from crude oil, which would require a large volume of water and a lot of environmental monitoring. I assume they are importing plastic pellets that are melted and put into a cast for manufacturing their products. I was informed by an associate of mine, who is an environmental scientist, that a large volume of solvents are required for plastic production of this nature. This would surely pose a fire risk.</p> <p>If the owner of this company wants to increase the allowed stockpiling from 1.8m to 5Am, would this not pose a potential increased fire risk? If there is a fire there will be added potentially flammable material. Plastic products when burned can release toxic fumes such as dioxin nitrogen oxides, sulphur dioxide, volatile organic chemicals (VOCs) and polycyclic organic matter (POMs). This adds to my concerns around public health.</p> <p>With stockpiles of plastic and a large quantity of solvent required there would be a risk to the local environment, wildlife and local residents if a fire were to escape control. There is scrubland that runs along the train line heading towards Mundijong and Byford. There is bushland close the area including the Cardup reserve, the Brickwood reserve and the Percy Nairne reserve. If a fire occurred at the Wormal Civil industrial site on Cardup Siding Road it</p>	

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Submitter	No	Submitter Comments	Officer Comments
		<p>would likely be explosive (due to onsite solvents) and would spread quickly being close to bush land and local reserves. This could pose a threat to the lives of local residents. Evacuating the aged care facility would be inevitable.</p> <p>It causes me concern that the Wormal Civil industrial site on Cardup Siding Road wants to delete or amend the requirement for the monitoring of air quality, noise, odour, dust and groundwater. The impact on health may not be immediate but cumulative. If you allow production to go ahead without monitoring now, then how will this impact accountability in 20 years time?</p> <p>Commercial Vehicles</p> <p>Are the roads adequate to allow for increased commercial vehicle movements? How many vehicles are they planning to have come and go? How will this impact local traffic? Where can we find more information about this to make an educated decision on this matter?</p> <p>Professional Peer reviewed expertise</p> <p>I do not know enough about plastic production to be able to provide an adequate opinion on whether they can delete or amend any of these requirements. I recommend seeking advice from an environmental scientist with knowledge about the impact plastic production on public health, the livestock industry and the environmental impact of plastic production. I can suggest Curtin University Professors in Public Health and Environmental Health Management.</p>	
A398952	52	<p>I strongly disagree with the removal of restrictions on plastics volume production in conjunction with lack of independent testing for pollutants in the air and in the wastewater. It is not sufficient to say there were no problems at the current level of production and then request all production levels to be removed. An increase in production of plastics would definitely have to be continually monitored for pollutants in the air and in the wastewater/volume of wastewater being released to the groundwater table.</p> <p>Questions I have: apart from a considerable increase in the level stockpiled, there is no mention on what increase in plastics production was being</p>	<p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to be able to determine that the proposal will safeguard the expected amenity levels of the locality.</p> <p>As discussed in the report the Conditions to require annual reporting of noise, air emissions and odour emissions need to be retained. In</p>

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Submitter	No	Submitter Comments	Officer Comments
		<p>considered. If production is carte blanche over a 24 hr period, how many products can be mouldered hourly or weekly to feed the local, eastern states & international market - will they introduce another rotomoulder? Will the powdered or micropelett raw product change and what types of plastic will rotomoulded?</p> <p>Other questions needing addressing is why would the company requires the equivalent of 2 sea container height along the south boundary for storing the products and what the flammability/toxicity rating is if this stockpile caught fire?</p> <p>Another point: Closing our house doors won't stop fine particles - the plastics shed has massive whirlybirds on the roof so everything is vented to the atmosphere. The company's assurances that everything disperses and is not an issue in the residential area has not been tested independently at current production levels, let alone at increased levels. I am unwilling to take the word of a business that me amd my family are safe from pollutants when their prime focus is profit and there have been no independent testings conducted at the site.</p>	<p>doing this, the Conditions have been modified to make it specific to the task of annual reporting.</p>
A398558	53	<p><u>Condition 7 – Ambient Air Quality</u></p> <p>I note no information regarding the number of testings is provided. I feel the testing must be continued by an independent company. The number of times tested annually to be no less than 4 times per year.</p> <p><u>Condition 8 – Environmental Noise</u></p> <p>I accept Wormall Civils amendment.</p> <p><u>Condition 9 – Odour Impact</u></p> <p>I do not accept this amendment. The conditions of weather, especially wind strength is not the same in Byford as in Kewdale.</p> <p>Further regular testing, especially regarding formaldehyde must continue.</p> <p><u>Condition 10 – Production Limits</u></p>	<p>Officers consider that annual reporting of noise, air emissions and odour is considered necessary to ensure that emissions would not adversely impact upon the existing amenity of the locality.</p> <p>As discussed in the report condition relation to increase of production is subject to retaining Conditions that require annual reporting.</p>

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		<p>An upper limit of products produced <u>must be set</u>. To accept that “there is no upper limit on the amount of products able to be produced by Smartstream Technology” raises a red flag warning for the local residents.</p> <p><u>Condition 12 – Operating Hours</u></p> <p>I accept Wormall Civils variation and classification.</p> <p><u>Condition 14 – Stockpiles of Plastic Products.</u></p> <p>The stockpiles must be restricted to 1.8m in height throughout the complex. Multiple areas of 5.4m would pose an unacceptable risk of toxins being released if fire occurs in a very bushfire threatened zone.</p> <p><u>Condition 16 – Waste Water</u></p> <p>Acceptable.</p> <p><u>Condition 17 – Commercial Vehicle Access</u></p> <p>Limit of 2 commercial vehicles to be reviewed. Possible increase to 4 could be acceptable. Cardup Siding Road is a small local road and damage by heavy commercial vehicles is already showing impact.</p> <p>Referring to condition 10. If Wormall is allowed “no upper limit to its production”, further damage to the environment is inevitable. Noise to nearby residents would also increase.</p> <p><u>Condition 22 – Groundwater Testing</u></p> <p>Test by an independent authority must be continued. Strict number of times annually enforced.</p> <p>These conditions were set in place to protect our groundwater and the local environment.</p>	
Website – A398937	54	Object to the removal of the conditions, all of them could have detrimental outcomes for the local environment and residents.	Insufficient evidence has been submitted to demonstrate that emissions can be managed to not adversely impact on the nearest sensitive receptor and the general locality. Therefore,

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		<p>DA Condition 7, 8, 9, 22 - Removing the requirement for testing and adding that further testing only be carried out after DWER scientific evidence and at SJ Shires cost is fraught with danger. With the proposed increase in activity and output, along with any changes to manufacturing conditions, the previous test may not be applicable and the community is at risk.</p> <p>Wormall should be held accountable for regular testing with the outcomes publicly posted to ensure the current standards in emissions, noise levels, odour output and ground water testing are maintained and this should not be a burden on tax payers.</p> <p>DA Condition 10 - The development was approved on the proposed manufacturing of 1200-1500 items per annum. If this is overly restrictive and onerous to Wormall's trade they should not of used this figure to get approval. Unrestricted manufacturing could lead to major increases in emissions, noise, odour, transportation and disruption to the community. This is a very underhanded way to get an operation up and running and then go against how it was approved in the first placed and should not be stood for by the shire. DA Condition 12 - If noise levels are not exceeded, internal operation should be allowed but transport, particularly of commercial vehicles should be keep to current restrictions to minimise disruption to the community. Wormall should be accountable for regular testing and providing the results publicly.</p> <p>DA Condition 14 – Maximum 300 units stored on site is quoted in the development application. a 5.4m wall of plastic goods in a largely residential neighbourhood is too large, goes directly against what was approved and also most likely means more movement in commercial activities along the border of the development while rotating stock. DA Condition 16 - Should be allowed as long as water is regularly tested at Wormall's expense and results reported publicly.</p> <p>DA Condition 17 - Large commercial vehicles already cause some disruption at the entry and exit of this premises. Going from 2 a day to unrestricted amount is absurd and again goes directly against the development</p>	<p>annual reporting is considered necessary to be maintained.</p> <p>The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to be able to determine that the proposal will safeguard the expected amenity levels of the locality.</p>

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Submitter	No	Submitter Comments	Officer Comments
		application. If an increase in truck movement is required, a 50% increase to 3 movements a day should be adequate especially given Wormald's comment that they do not envisage a large increase in vehicle movement. If the figure of 2 a day or approx 11 a week is overly restrictive, Wormald should not have used this figure in their application.	
Website – A402045	55	Having a plastics production plant so close to our homes and the local primary schools without the monitoring of air quality, noise, odour and groundwater puts all of the community at risk of cancer and other diseases, I can't believe our shire is even considering this plant in such a high density area.	Noted and concerns have been discussed in the main report.
Website - A398529	56	Currently Cardup Siding Road between Southwest highway and Soldiers Road is in poor condition and quite skinny for the current traffic movements. It is a common thoroughfare for many cars (and people by foot), even more so now that Norman Road is being used for heavy truck movements due to permacast expansions. If Wormald Civil want to increase the daily commercial vehicle movements, can they be responsible for the repair/improvement of the road in order to handle the increase? Wormald Civil state that the environmental reports will be posted on their website should the condition to provide these to the Shire be removed. By removing the provision of monitoring, does it remove the ability for the Shire to monitor/regulate the levels? Or will another governing body still do this/receive these? (Possibly DWER?)	
Website – A407644	57	Warehouse will be within 5km radius of property. High potential for fumes from the warehouse. Plastics and production are not environmentally friendly. Does not fit the healthy and family friendly environment of the estate.	Noted and discussed in the main report.
Website A407649	58	Potential hazardous air pollutants close within 6km of my home	Noted and discussed in the main report.

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Submitter	No	Submitter Comments	Officer Comments
Website – A398773	59	Quality of life with unknown side effects that it would have on our health with out monitoring reports air quality odour dust groundwater if you produce more it will be a lot worse. And I approved this application first with these amendments so it's not good enough for them to change their mind when it suits them those conditions were put there operation so it protects the residence that live around the area.	The application is recommended for refusal. The merits-based assessment performed for the application, including the peer review of technical reports conclude there to be insufficient evidence to be able to determine that the proposal will safeguard the expected amenity levels of the locality.
Website - A407647	60	Health concerns due to ongoing fumes and pollution. Concern for impact on air quality I am an asthmatic and this will make it very difficult for me living in this area. Also don't agree that it is going to be in a residential area and needs to put in a separate industrial area. Also concerned that it will impact the overall noise levels on our quiet community.	Noted and discussed in the main report.
Website – A400329	61	This area already has to much pollution in I also feel they have already taken away too much of the country living feeling of the area	Noted and discussed in the main report.
Website - A271700	62	I object to the proposal. The original application in 2018 should have been for the current requirements, rather than initially apply based on a small operation, then want to expand. It's misleading. Removing the requirement for a further wastewater management plan is ludicrous.	Noted and discussed in the main report.
Website - A282500	63	I wholly oppose this due to numerous reasons, fire risk, toxic fumes, groundwater issues as my property survives on bore water and this has diminished tenfold since the housing developments commenced. Totally and wholeheartedly disagree to this.	Noted and discussed in the main report.
Website – A398516	64	The request to remove DA Condition 12 (which restricts truck loading & unloading hours) should be denied. "Additional mitigation measures [...] minimising traffic movements within the hours of 7.00pm till 6.00am Monday to Friday and from 7.00pm Friday till 7.00am Saturday" are not sufficient. No trucks should be arriving at or departing from the site during non business hours. Departing trucks will turn onto South Western Highway and	Noted and discussed in the main report.

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Submitter	No	Submitter Comments	Officer Comments
		accelerate northward directly next to the heavily populated Byford Scarp estate. Trucks arriving from the north will be braking next on the section of South Western Hwy directly adjacent to the estate to turn onto Cardup Siding Rd. The diesel engines are very loud while accelerating or decelerating. The Byford Scarp estate has no sound-dampening walls or berms, so late-night arriving or departing trucks are guaranteed to disturb residents. I feel the other requests are reasonable.	
Website - A405813	65	property value decreasing, chemical fire risk, increased risk of pollution, odour getting carried from wind, water pollution, native wildlife risk, noise from trucks coming and going, even though you say you will monitor these i don't believe you will and will suit your own agenda. I strongly disagree with this proposal.	Concerns have been noted and discussed in the main report. In relation to property prices, whilst this is acknowledged as a concern for local residents, it is not a relevant or valid planning matter, and is not able to be considered as part of the merits based assessment of the application.
Website - A399855	66	I refer to your letter dated the 12th of June, 2023 with respect to amending an approval relating to a general industry warehouse located at 17 Cardup Siding Road, Cardup which produces plastics within close proximity to residential properties. The previous conditions as set out on the approval are more than adequate it would seem to mitigate any health and or environmental concerns a manufacturing plant such as this poses. However the amendments suggested in your correspondence are somewhat of a concern to me given the approval was granted with strict conditions and for good reason I believe. · Removing the requirement to monitor air quality, noise, odour, dust and groundwater almost seems as though the amendment if approved, would more or less allow the manufacturer to operate entirely without any restrictions or concerns regarding those factors. I have significant concerns with all of those elements not being monitored and I would have thought the Shire of Serpentine Jarrahdale would see removing these restrictions as a significant risk to community health and the environment surrounding the facility? Allowing the manufacturer to produce an unlimited amount of plastic units per year also seems as though this	Insufficient evidence has been submitted to demonstrate that emissions can be managed to not adversely impact on the nearest sensitive receptor and the general locality. Therefore, annual reporting is considered necessary to be maintained.

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		<p>would have a flow on effect and I'm not sure it would be to the benefit of the surrounding properties as I will assume this will increase, noise, odour and potentially create air quality issues and dust in the area. · The height in which items can be stockpiled is not of any major concern to me however I will assume that this directly relates to the plant being able to produce an uncapped amount of plastic units. · An uncapped amount of commercial vehicles coming and going from the area would also pose a significant concern with respect to noise as I would note there are no time limiting restrictions imposed on this and I would assume this industry may or may not have the ability to work on a 24 hour rotating roster. Having large commercial trucks coming and going all hours of the night and day I don't think would be idea given the proximity to residential houses. · The last element referenced on your correspondence is not of any concern if the applicant has a sufficient waste water plan in place and or similar.</p>	
Website - A407538	67	<p>The amendment/deletion of the nine conditions results in less regulated production and processing, including greater volume of storage and distribution being conducted at 17 Cardup Siding Road, Cardup; and poses higher risks of noise, to air quality, odour and dusk in close proximity to a new housing estate where families reside. I am completely opposed to this and consider removing these conditions would be negligent to all that reside in the area.</p>	Noted and discussed in the main report.
Website - A398539	68	Object to the proposal - Property value devalued	<p>In relation to property prices, whilst this is acknowledged as a concern for local residents, it is not a relevant or valid planning matter, and is not able to be considered as part of the merits-based assessment of the application.</p>
Website - A227600	69	<p>Air and water pollution is main concern as well as increased traffic on already busy siding road in Cardup. This is rural zoned area and not industrial precinct and should be preserved as such</p>	Noted and discussed in the main report.

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Submitter	No	Submitter Comments	Officer Comments
Website - A203910	70	<p>Wormald has proven to be a business that builds first asks questions later. The site has grown into an eyesore.</p> <p>This company stated it would hire people from the Shire but there has been no proof their majority of workforce comes from the SJ Shire and i feel they had their application approved on this base.</p> <p>Since they have moved in Trucks and traffic has become impossible and their drivers speeding up and down Cardup siding and Railway Parade.</p> <p>The land they have situated on has water runoff into our creek which has had repeated episodes of trees and plants dying and more rubbish than ever being found in the area.</p> <p>The noise from the plant can be very difficult for those living in the area (which i have recently moved from due to this factory). The previous owners of the land were prevented selling their land as smaller lots to light industrial (storage, shops etc. as the Shire wanted it in one lot. Now Wormald is doing exactly this.</p> <p>I believe if a plastics factory should be in the shire, it should be on Kargotich Road away from residential and the entrance to our township and Cardup. This plastic factory will have smells, noise and chemical process that should not be this close to residential nor our reserves.</p> <p>Why has this eyesore been allowed to grow, storing old trucks, vehicles, trailers and building waste. The Fence around it is cheap and lacks the ability to meet the purpose of the fence which was to enhance the area (needs to be a limestone and landscaped on the verge.</p> <p>This company has never addressed the residents' concerns nor cared about the impact the business has had. Its only intent is to grow larger add additional productions under different names making it harder and harder to make them comply to Shire prescribed development Standards. I believe this business should have been more honest in the beginning about all their affiliated manufacturing and it should have been located in the Mundijong</p>	Noted and discussed in the main report.

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Submitter	No	Submitter Comments	Officer Comments
		Industrial area on Kargotich Road. Make them move now before they sue the Shire due to the cost of shifting at a later date.	
Website - A227401	71	<p>The smell from the plastic factory is bad we smell it most mornings and when there is an easterly wind it's worse it burns your nostrils. I think more air pollution samples need to be done more often not less. This can't be good for our health we are in direct line with the factory and it should never been approved in that area it should be in an industrial area not residential.</p> <p>We are against any changes and would like to get the factory moved to an industrial area</p>	Noted and discussed in the main report.
Website - A405514	72	I support any submission that increases employment opportunity in our region	Noted
Website - A294709	73	We have no problem with this development and think that would help support our community	Noted and discussed in the main report.
Website - A399473	74	Greater amounts of industry coming to the shire if they see that there are not huge restrictions on trading hours will provide more rates so more infrastructure and improvements can be afforded to the residents	Noted and discussed in the main report.
Website - A227300	75	No impact, this is a step in the correct direction for a business to flourish	Noted
Website - A404361	76	This is a great employment opportunity for local residents of this area to grow and prosper	Noted
Website - A404349	77	This will provide employment opportunities for local residents	Noted
Website - A399074	78	This should provide more employment for the area, with the huge growth we are seeing in SJ Council, I can see this as a positive.	Noted
Website - A275801	79	I am not impressed with their research for this proposal.	Noted and discussed in the main report.

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Submitter	No	Submitter Comments	Officer Comments
		<p>Some of the comparison data used is from their Kewdale location. Kewdale being an industrial area. I would be interested to know if this is the first time they have constructed one of their plastics production warehouses so close to residential properties.</p> <p>This is a plastics production warehouse that will be running 24 hours a day with reports stating possible exceedance of trigger values is highly unlikely to occur. But what if they do occur? I feel the risk is too high to residents health and environmental air quality for this type of warehouse to operate in the Cardup siding road location. I feel it suits a more industrial area away from family homes.</p>	
Website – A400792	80	The impact on not only my health and my family's health but the health of all of Byford residents that live in the vicinity of this factory will suffer. This is not the right area to have this type of factory in it.	Noted and discussed in the main report.
Website – A333554	81	<p>I strongly oppose the request from Wormald to delete nine conditions from the 2018 proposal (the main reason they were permitted to even open the plastic operation in the first place).</p> <p>In doing so they would increase pollution, traffic and general wellbeing of community living in our Shire. They can't just be allowed to make these considerable changes.</p> <p>This will be very bad for our environment and our health and wellbeing.: Provision of monitoring reports for air quality, noise, odour, dust and groundwater; -To remove this monitoring provision away is unjust for those living close to the site, how could this even be considered?</p> <p>Removal of the annual production limit which is currently restricted to 1,500 plastic units a year - To have no limitation is asking for more pollution, noise and traffic, original was proposed to produce between 1,200 -1,500 plastic units a year, and they are now just asking for complete removal of a production limit?</p>	Noted and discussed in the main report.

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		<p>Increase the height of the allowed stockpiling from 1.8m to 5.4m - That is a considerable increase in stockpiling permitted (3 x original) - no.</p> <p>Remove the restriction of 2 commercial vehicle movements per day. - There seems to be a theme here, by just removing the restrictions (the reason for the original request approval), seems unjust and gives them a free reign. Does this mean the hours of operation will change too, this would make the residents that live nearby affected by the continuous stream of trucks and vehicles and affect traffic onto South West Hwy from Cardup Siding Road.</p> <p>Remove the requirement for a Wastewater Management Plan as the application considers this has been satisfied. -No words, increase supply and change original application and then remove requirement that effects environmental factors, this makes no sense.</p>	
Website - A399079	82	<p>Strongly object to increased plastics production. the SJ shire are aiming to be "Plastic Free" yet are potentially allowing the increased production of plastics within the shire. The proposed removal of wastewater management would be a disaster for all residential properties downstream from this facility.</p> <p>Long term effects of BPA and plastic by-products on waterways are unknown and likely to be detrimental to human and animal health. this would also take the production of this facility from "light industrial" to heavy industrial.</p>	Noted and discussed in the main report.
Website - A399817	83	<p>Living so close to the site in question, I am not at all happy to have the provision of monitoring reports removed for environmental considerations (air quality, noise, odour, dust, groundwater), including additional commercial vehicle movements if restrictions are removed. It already feels like more than 2 commercial vehicles movements occur. Are these being monitored?</p> <p>Wastewater management should always be a requirement too. In addition to the environmental impacts, I am also greatly concerned by the prospect</p>	Noted and discussed in the main report.

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Submitter	No	Submitter Comments	Officer Comments
		of removing the annual production limit and increasing the height of stockpiling, both of which is terrifying should a fire occur! Are Fire BAL ratings currently being met? And would they be met with the current restrictions being lifted? I would urge the shire to reject all sections of this proposal to amend conditions at Lot 41, 17 Cardup Siding Rd.	
Website - A399817	84	Living so close to the site in question, I am not at all happy to have the provision of monitoring reports removed for environmental considerations (air quality, noise, odour, dust, groundwater), including additional commercial vehicle movements if restrictions are removed. It already feels like more than 2 commercial vehicles movements occur. Are these being monitored? Wastewater management should always be a requirement too. In addition to the environmental impacts, I am also greatly concerned by the prospect of removing the annual production limit for plastics and increasing the height of stockpiling, both of which is terrifying should a fire occur! Are Fire BAL ratings currently being met? And would they be met with the current restrictions being lifted? I would urge the shire to reject all sections of this proposal to amend conditions at Lot 41, 17 Cardup Siding Rd.	Noted and discussed in the main report.
Website - A401369	85	I am concerned if production is allowed to increase to whatever can be pumped out & the Storage is allowed to be the height of 2 sea containers that's a problem what about the "Fire Bal Rating" is polyethylene safe? even food grade in raw form to rotata is either powdered or granulated, this Plastic Manufacturing Plant vents to Atmosphere we can all smell it that means emissions, what chemicals are used to clean the machine? we are not talking about drinking or eating out of these materials we are worried about the raw stage before the end product, as for waste water management where does that plastic water run to? & we certainly know that they aren't on deep sewage, their storm water isn't contained its a river running out of that property on any given poor down, being on a geomorphic water table how much water are they sucking out of the ground yet alone what sediment is taken down, I'm still confused about the 9 conditions yet only see 5, this is a far cry from light industry that we were sold back in 2013, from Goat	Noted and discussed in the main report.

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Submitter	No	Submitter Comments	Officer Comments
		<p>Farm to Small Plane Runway to Plastic Manufacturing Factory, Concrete Manufacturing & Junk Yard, Lovely Showpiece for Cardup & Surrounds, Nothing but an eyesore to all community members and visitors.</p> <p>We don't need this industrial area within about shire... go too the cockburn shire you might be welcome there. Stop ruin out beautiful township.</p>	
Website – A402643	86	There is no monitoring (by an independent body) of the current impacts, let alone increasing production with no stipulations	Noted and discussed in the main report.
Website - A403433	87	Increased local employment	Noted
Website - A407843	88	Local residents that live in Byford will be negatively impacted due to the use of chemicals in the production process that are harmful to health. As a consequence, the air quality within the area will suffer. Furthermore, the proposed location is right next to residential home building sites and this will most certainly affect land values.	Noted and discussed in the main report.
Website – A298100	89	<p>Once again here I am a resident of this Shire who voiced my concerns from the onset of this development still fighting to be heard about the impacts this would have on our way of life and health.</p> <p>Our concerns of the noise, water and air pollution being at the very heart of the issues and here is the developer asking you to disregard any responsibility they have to report on these very issues that have significant impact on its neighbours.</p> <p>When are you going to quit being a puppet to this organisation and stop wasting valuable resources on these ridiculous submissions.</p> <p>The provisions for monitoring air quality, noise, odour, dust and groundwater is an essential requirement to industry that is involved with such hazardous products, particularly with one that was given a license to operate in our suburban backyard. This group should never have been allowed to operate right next door to our homes and denigrate our lives and properties. I have lost over 5 trees on my property in the last few years and the only reason I</p>	Noted and discussed in the main report.

SUMMARY OF SUBMISSIONS

Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		<p>can think of is the detrimental effect on our ground water that this organisation has had. If you follow the Cardup Siding Brook and look at the dead trees along this path you would ask yourself what is happening here but you the individual employees in the planning and development department do not live in the area and so have no idea of the damage that has been afflicted.</p> <p>Again, this development was proposed as a business park, a simple transport depot now a few years in and we are living with the poisonous toxic fumes and run offs from the Plastic Productions. Now the only measure to keep this organisation accountable for the effects of their business they are simply requesting be deleted and or amended and oh by the way we want to make more products and create more poison but so you can't hold that against us we want these provisions of compliance, safety and quality removed.</p> <p>How could you possibly entertain this development application? If you do and if it is successful', then each and everyone involved with this decision will be held accountable both morally and financially someday when those of us develop cancerous tumours and illness directly related to the operations of this group. I am tired of responding to this constant barrage of proposals from this organisation, you the Council should be drawing a line in the sand and telling them to move on. Move their operations to a true Business Park where there are adequate boundaries to ensure the safety of people living their lives in their own backyards.</p> <p>I object, Object and OBJECT!</p>	
Website - A292806	90	I was against the initial proposal and as this proposal is much worse than the original, I am against this one. Wormall Civil wants to do away with the monitoring of air quality, noise, odour, dust and groundwater and at the same time increase production, operating hours, which will therefore increase the amount of noise, odour, dust and possible groundwater contamination with no restrictions.	Noted and discussed in the main report.

SUMMARY OF SUBMISSIONS

Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
		<p>I can already hear noise, get lots of dust and see the lights from my property.</p> <p>Increasing the height of the stockpile from 1.8M to 5.4M would make it very visible and would mean 3 times more stock would be held on the property.</p> <p>If the production is so much higher to necessitate this storage then it follows that there would be at least 3 times more heavy vehicles entering and leaving the premises. Cardup Siding Road is my main entry to the Highway and is not a main road. Having more large vehicles coming and going will increase noise, pollution and could put other road users at risk of accidents.</p> <p>In DA Condition 17 Wormall states that they "do not envisage any large increase in vehicle movement into and out of the site". If this is the case (although I do not believe it considering the extra production and stockpiling) then removal of this clause is not necessary.</p> <p>I live in this small rural pocket for a reason. That is the quiet, rural surrounds.</p> <p>Also we do not have mains water so our drinking water comes from underground, this has me very worried about water contamination and the chemicals that they are using for production.</p>	
Website - A205700	91	<p>I am very concerned about all levels of pollution especially air quality and groundwater.</p> <p>All testing should be continued on a regular basis. No testing removes all incentives to control pollution. I object to any increases in commercial traffic, stockpiling & production times because these will add to the increased risks of all forms of pollution.</p> <p>All pollution tests referred from other locations (e.g. Kewdale) should be dismissed as being totally irrelevant to this Cardup site.</p> <p>This manufacturing business would be more suited to an industrial area well away from any residential properties.</p>	Noted and discussed in the main report.

SUMMARY OF SUBMISSIONS

Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse

Submitter	No	Submitter Comments	Officer Comments
Website - A298600	92	<p>I am very concerned about all levels of pollution especially air quality and groundwater.</p> <p>All testing should be continued on a regular basis. No testing removes all incentives to control pollution. I object to any increases in commercial traffic, stockpiling & production times because these will add to the increased risks of all forms of pollution.</p> <p>All pollution tests referred from other locations (e.g. Kewdale) should be dismissed as being totally irrelevant to this Cardup site.</p> <p>This manufacturing business would be more suited to an industrial area well away from any residential properties.</p>	Noted and discussed in the main report.
Website - A205200	93	<p>Without scheme water we are dependent on rain water backed up with ground water. The possibility of any additional sources of airborne or groundwater pollution is of great concern to us. We have put our trust in regular testing to monitor and control any source of air or ground pollution.</p> <p>Without that testing continuing we will take no comfort in relying on Wormald ensuring that all possible sources of pollution are under control.</p> <p>Current operating restrictions have been put on this site for a reason so we will not support any commercial activity outside of the current time periods nor the addition of any extra commercial traffic to and from this site.</p> <p>We also do not support any additional stockpiling of materials. All of this extra activity and storage can only increase the risk of additional pollution.</p> <p>There have been families residing in this area long before Wormald decided to move in, against our wishes, and we expect them to respect our requirement to maintain the clean air and water that we have had access to for many years.</p>	Noted and discussed in the main report.
Website - A298000	94	Due to not receiving the proposal letter at my address I am unable to comment in detail reasons for my objections.	Noted and discussed in the main report.

SUMMARY OF SUBMISSIONS**Lot 41, 17 Cardup Siding Road, Cardup - Proposed Amendment to Existing Approval - Plastic Production Warehouse**

Submitter	No	Submitter Comments	Officer Comments
		<p>I can say though that any relaxing of restrictions to this companies operations will be taken advantage of.</p> <p>There is already excessive traffic and noise from this site, having a young family, the last thing we need is longer hours of operation at this site. Especially not 24 hour works in any capacity.</p> <p>I also believe that any tests completed (noise, air pollutants, waste water) that are compared to the suburb of Kewdale is like comparing apples and oranges.</p> <p>This is a mixed use locality with industrial sites being a minority. If the products and services this business provides and is expanding into has out grown the restrictions placed on the use of the site then maybe they should look at moving to a more appropriate location.</p>	