

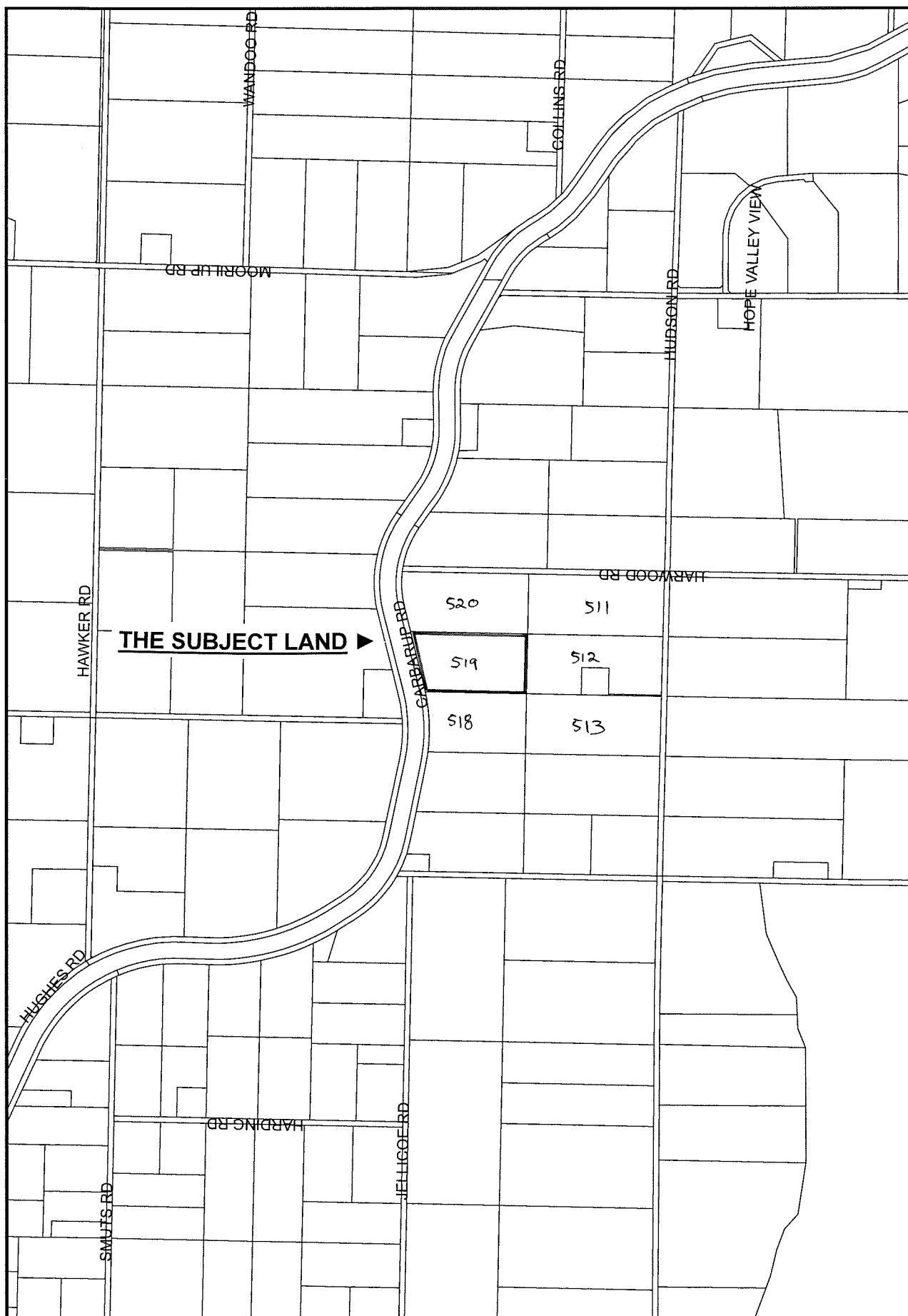
Council

LOT 519 CARBARUP ROAD, KENDENUP -
TRANSPORT DEPOT

Location Plan
Site Plan
EPA Buffer
Summary of Submissions

Meeting Date: 19 July 2016

Number of Pages: 7



LOCATION PLAN

LOT 519 CARBARUP RD.



CARBARUP RD

TREES & SHRUBS

TRANSPORT
DEPOT
TRUCK PARKING

SHED TO COME
LATER

TREES
& SHRUBS

80m

50m

60m

70m

EXISTING
SHEDS

POSSIBLE
HOUSE

ROADWAY
TO DEPOT.

374m

432m

RECEIVED
03 MAY 2016
SHIRE OF PLANTAGENET
DEVELOPMENT SERVICES

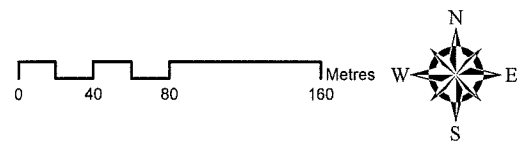
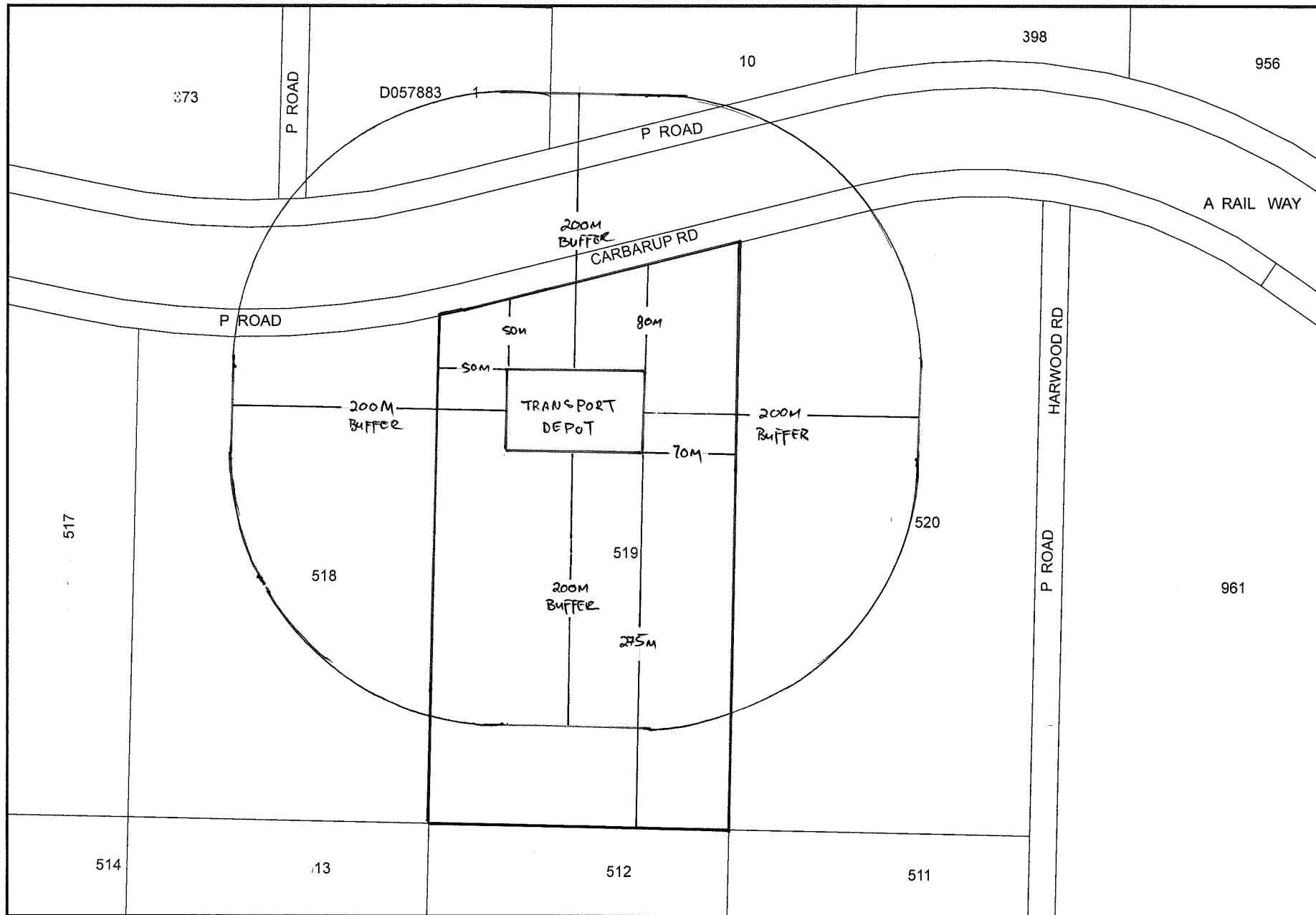
221m

SITE PLAN

1:2000

EPA BUFFER

Plan prepared by
Council Officer



Summary of Submissions
Lot 519 Carbarup Road, Kendenup
Transport Depot

	Name/Address	Submission	Comment
1.	Kathleen Ryan and Scott Taylor Lot 520 Carbarup Road Kendenup	<p>Please be advised that we are withdrawing our support for this transport depot at this location until further clarification has been made on all areas.</p> <p>It was our understanding that the business <u>would not operate</u> from the location and that the issue was essentially parking up the vehicles and the comings/goings from the property.</p> <p>We were not concerned based on the discussion with Ian Davies regarding this as it seemed to not exactly be much - other than this, the potential noise of the comings/goings of the vehicles and whether or not we needed a visual screen.</p> <p>We were under the understanding also that <u>no servicing</u> was to be done on site at any time.</p> <p>Based upon this - we had no issue.</p> <p>We have since seen based upon his submission to council that:</p> <p>a) The shed he plans to build (approx 60m x 100m) is essentially "Light Industrial" and an eyesore that will not be able to be blocked by any visual screen of trees from either his side or ours. This will de-value our property. We were under the understanding that they were to be simply "parked up" on a parking area of sorts - not that there would be a shed of this size constructed.</p>	<p>Noted.</p> <p>1. The proposal only involves the parking of two heavy vehicles and trailers and one skid steer machine.</p> <p>Noted.</p> <p>2. The proposal does not involve the storage of goods, loading/unloading, wash-down, or any associated vehicle repairs or servicing.</p> <p>3. The 60m x 100m transport depot area shown on the site plan does not involve an outbuilding. This area will be used for the parking and moving of vehicles associated with the transport depot.</p>

	<p>b) He has <u>every intention of doing servicing and grease washing of vehicles</u> on site at a later date when he has the facilities available. We <u>do not</u> approve or support this</p> <p>We have environmental concerns relating to this - including: potential leakage of underground tanks required for such a depot (impacting our soil), safe storage/spillage (contamination) risks with the various chemicals required to be used.</p> <p>We do not wish our area to be re-zoned Light Industrial or become an industrial area.</p> <p>We respect people simply coming and going to work - but this is much more than that.</p> <p>We bought Lot 520 due to it being a "Rural" zoning and for the lifestyle. We are currently in process of "ticking all the boxes" to get the permissions required to build and to live on this property. We do not wish our lifestyle that we have worked so hard for to be impacted. We did not buy here intending to live in an <u>Industrial Area</u>. We bought to I've in a <u>Rural Area</u>.</p> <p>We have spoken to the neighbour on the other side of Lot 519 (who brought our attention to this matter today) and are in agreeance with her to <u>not support</u> this depot being built.</p> <p>We are of the understanding that he made the offer on the land <u>subject to this being approved</u>. We do not believe him to be put under financial strain by our refusing this being built as he could simply withdraw his offer (based upon it not being accepted) and find a more suitable location.</p> <p>We are happy to come in and speak to the council members if required, and to be contacted for confirmation of what has been stated in this email.</p>	<p>4. Proponent stated in his proposal that servicing and greasy washing of vehicles will be carried out off site.</p> <p>5. Proposal does not include any underground tanks. Also see point 1.</p> <p>6. This location and surrounds is not identified in the Shire's Local Planning Strategy 2013 for industrial purposes. Noted.</p> <p>7. The proposal is not supported as it is likely to adversely affect the amenity of the locality. Noted.</p> <p>Noted.</p> <p>Noted.</p>
--	---	---

2.	Tracey Phillips Lot 518 Carbarup Road Kendenup	<p>I Tracey Jane Phillips received a letter from the Plantagenet Shire on 03rd June 2016, this was the first I had heard of this proposed transport depot at Lot 519 Carbarup Road, Kendenup! I was very surprised to read a supplementary information page and Addendum to application page from Mr Ian Davies stating he had consulted with the immediate neighbours in regards to his intentions to operate a small transport depot on this location I would like to state that Mr Ian Davies has never consulted his proposal with me at any time and that I have never met Mr Ian Davies.</p> <p>I have grave concerns regarding this proposal from Mr Ian Davies these are some of my concerns regarding this proposal.</p> <p>This proposal has no real scale or measurement to size.</p> <p>I purchased this lifestyle block in 03 August 2005 and my understanding of land uses do not permit a transport depot on such a small piece of land,</p> <p>Mr Ian Davies proposal would be suited to a much larger parcel of land.</p> <p>I do have plans to build a pole home on my block once I have paid for the block in full, if this proposal was to go ahead it would severally interfere with my future house site location my views would be interrupted</p> <p>I am very concerned about this noise from the machines mentioned in the letter</p> <p>I am very concerned about the odour from these machines</p> <p>I am very concerned about the dust</p> <p>I am very concerned about Mr Ian Davies mention about servicing and greasy washer of all equipment he wished to perform from this location</p> <p>Contamination of the land and water, fuel tanks etc.</p> <p>Access to Carbarup Road would be very dangerous this road is unmarked, narrow and I believe would be a danger to general traffic using this road</p> <p>In my view this would also devalue my land and future home</p> <p>I propose this submission to shire from Mr Ian Davies warrant immediate attention and land uses in this area clarified to Mr Ian Davies as to not waste his time and any further stress to myself and other immediate neighbours.</p>	<p>8. The Council's consultation included a letter to this adjoining landowner for comment for a 14 day period closing on 14 June 2016.</p> <p>Noted.</p> <p>9. Transport Depot use is a discretionary use in the rural zone in TPS3. Agreed. See point 7.</p> <p>See point 7. See point 7. See point 7. See point 4.</p> <p>See point 7.</p> <p>Not a material planning consideration. Noted</p>
----	--	--	---