

Council

LOT 213 HAMBLEY STREET, MOUNT BARKER -
OUTBUILDINGS EXCEEDING CUMULATIVE
FLOOR AREA FOR RESIDENTIAL ZONE

Location Plan
Site Plan
Elevations

Meeting Date: 26 April 2017

Number of Pages: 4



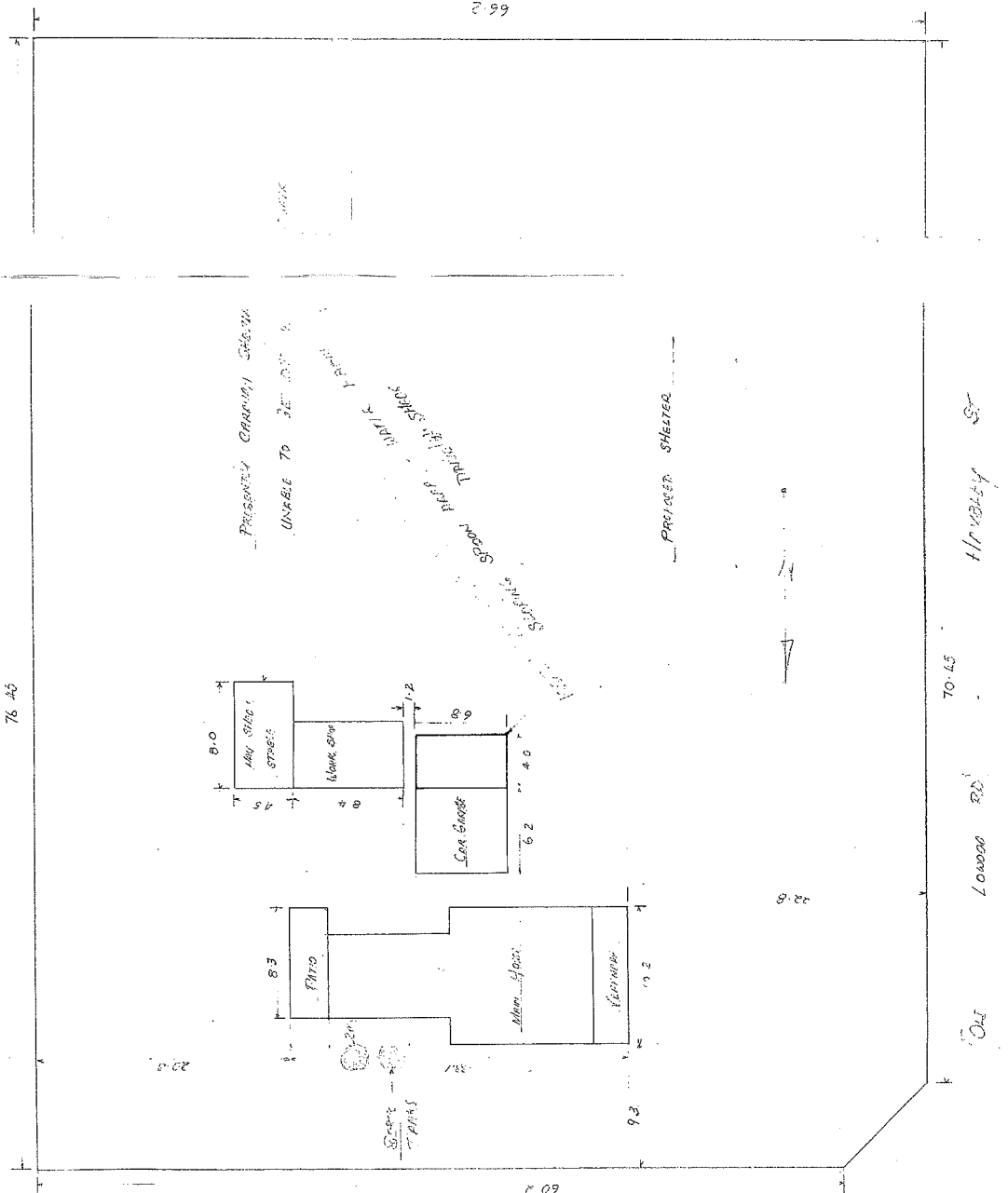
Location Plan

6/04/2017

1:3132



Site Plan



17. 4/15/13
 17. 4/15/13
 17. 4/15/13

66.2

10th
 Lowell Rd
 11th St

CORRUG SHEET

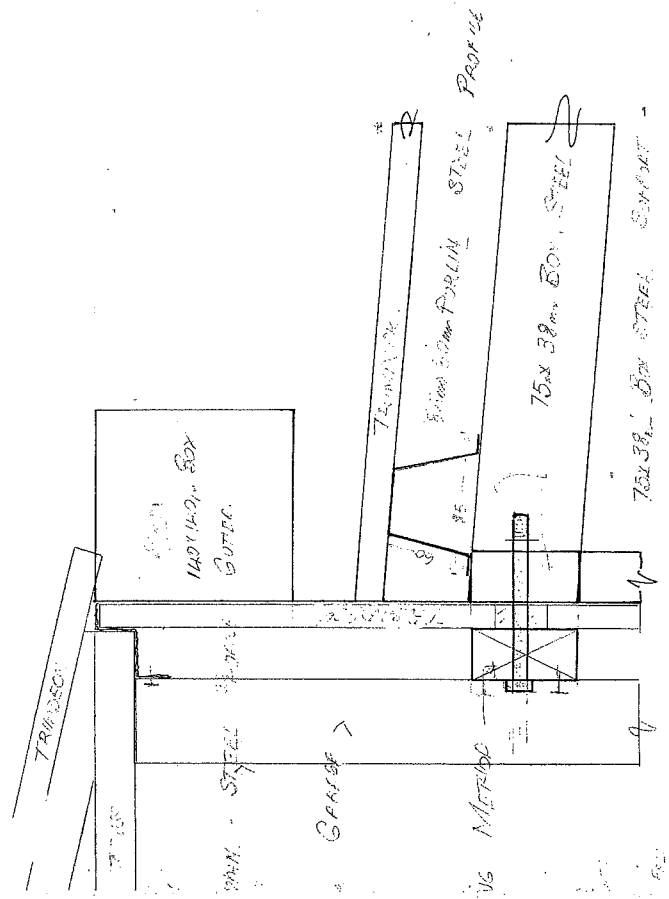
LOT 17 HANSHURST ST

MT BERRY

1. A. HALL

PARTIAL FINISH IN GALV STEEL

SEP 17-25

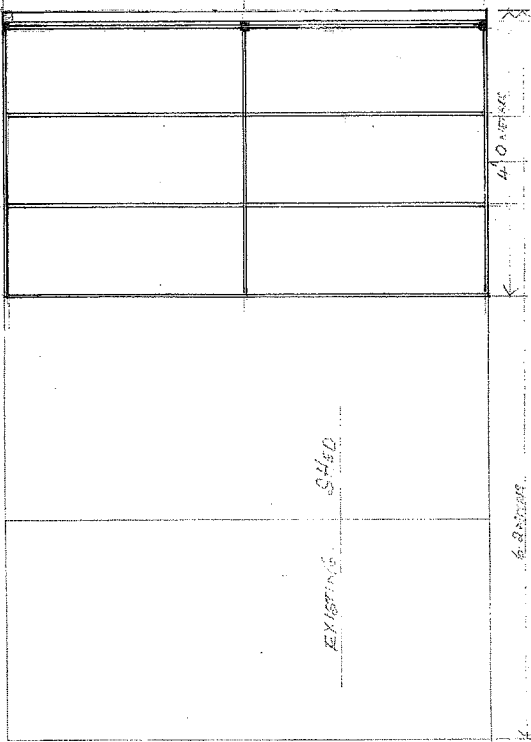


REC 100115

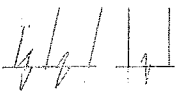
DOWN PIPE

8.4 METERS

6.8 METERS



Elevations



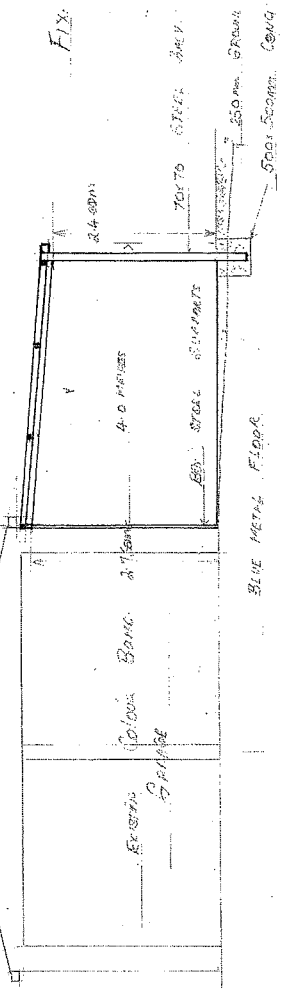
COL

EXISTING

FIX

ROOF CORRUG SHEET

SOFT 1:5



Council

LOT 783 PILE ROAD, FOREST HILL – LIQUID WASTE FACILITY – SUBMISSIONS RECEIVED

Location Plan

1km Assessment Mapping

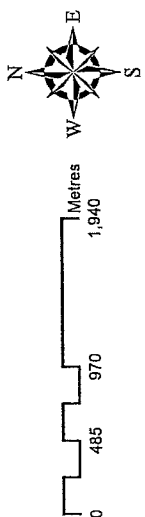
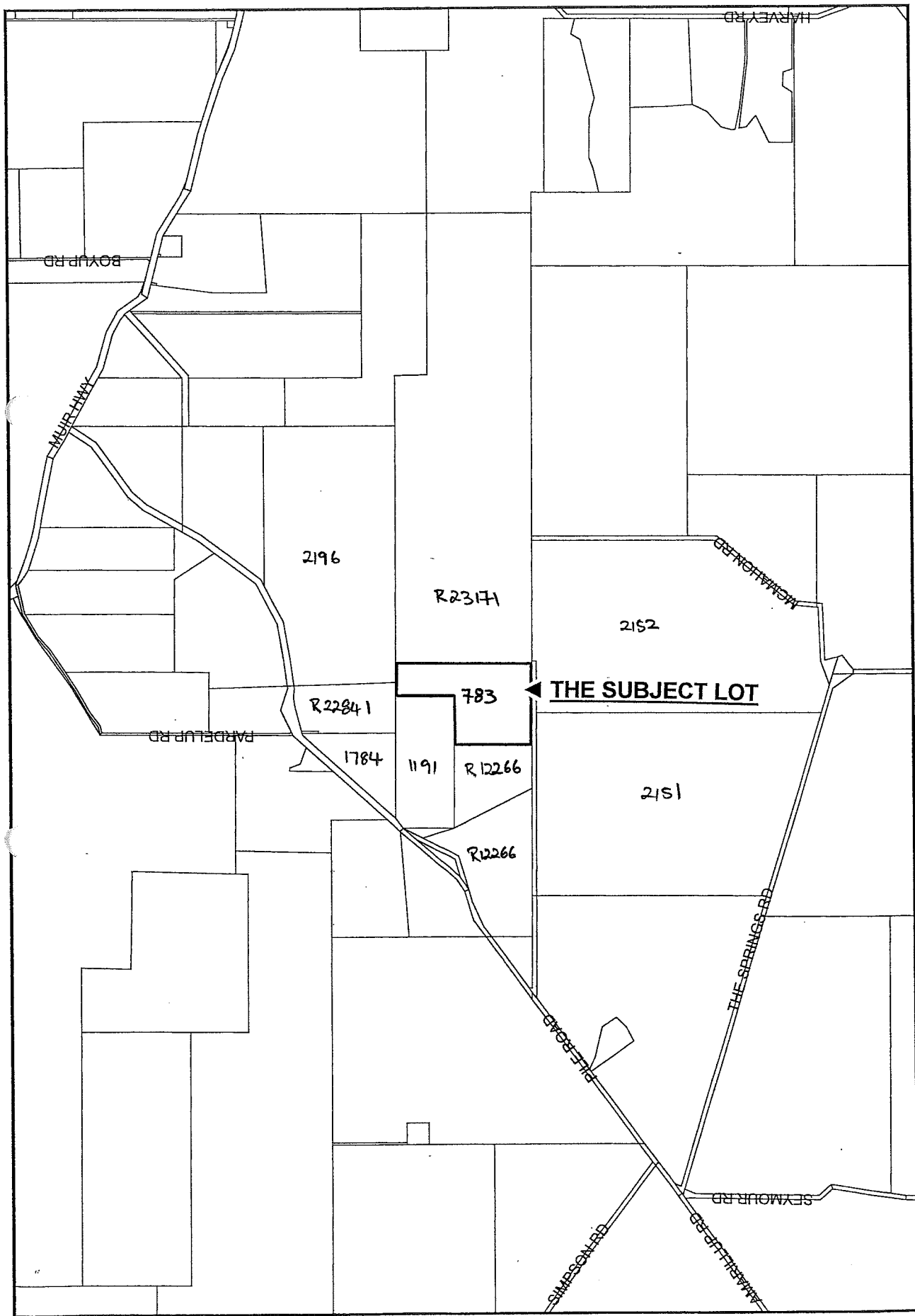
5km Assessment Mapping

Pond Facility Site Plan

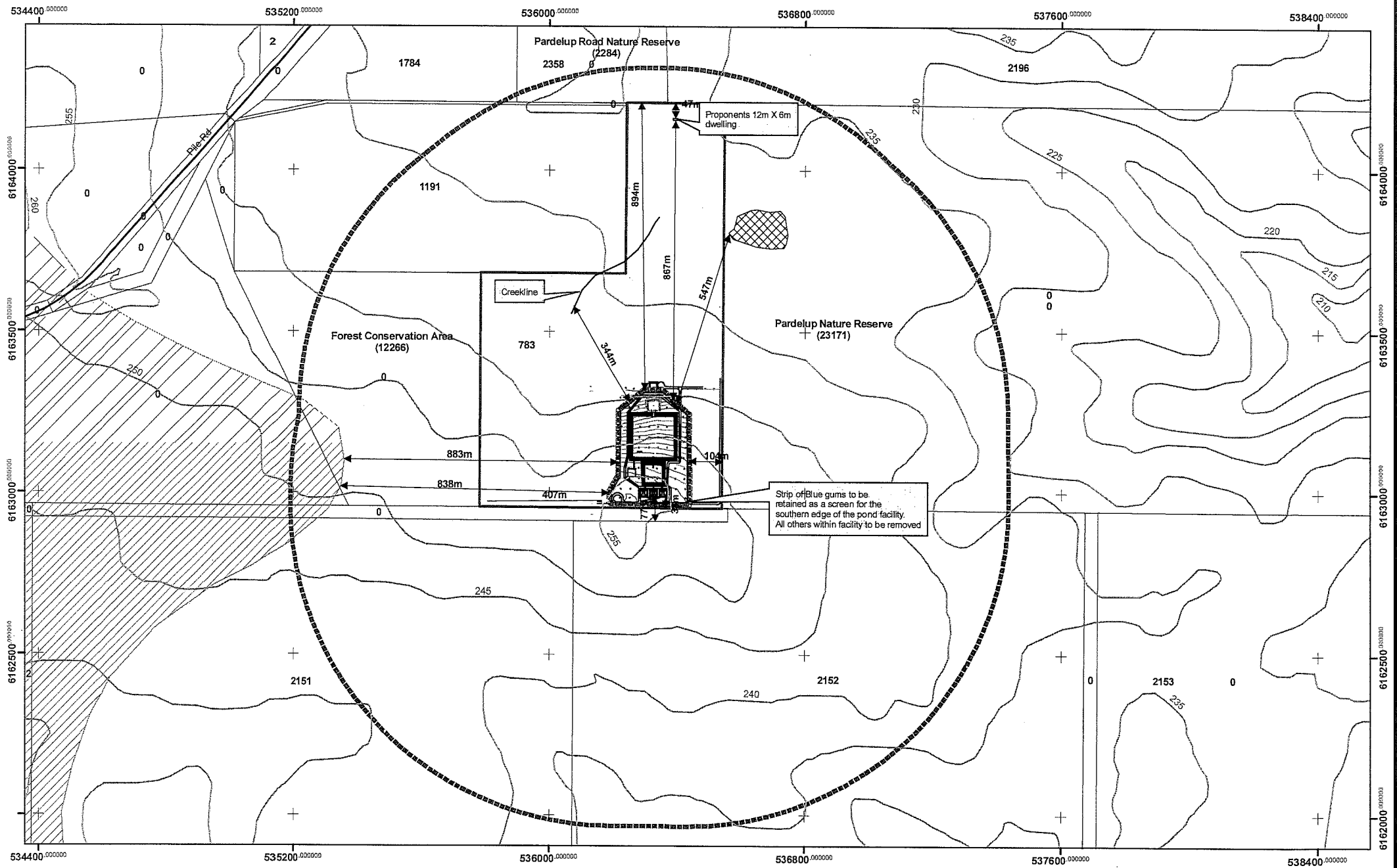
Summary of Submissions

Meeting Date: 26 April 2017

Number of Pages: 21



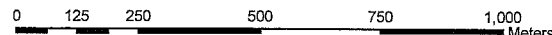
LOCATION PLAN



Legend

- Subject Site
- 1km Assessment Area
- Cadastre
- Pond Facility
- Pond Facility Boundary
- Firebreak
- Sumpland
- 5m Contours
- Public Drinking Water

Scale
1:11,000@ A3



**BIO
DIVERSE
SOLUTIONS**

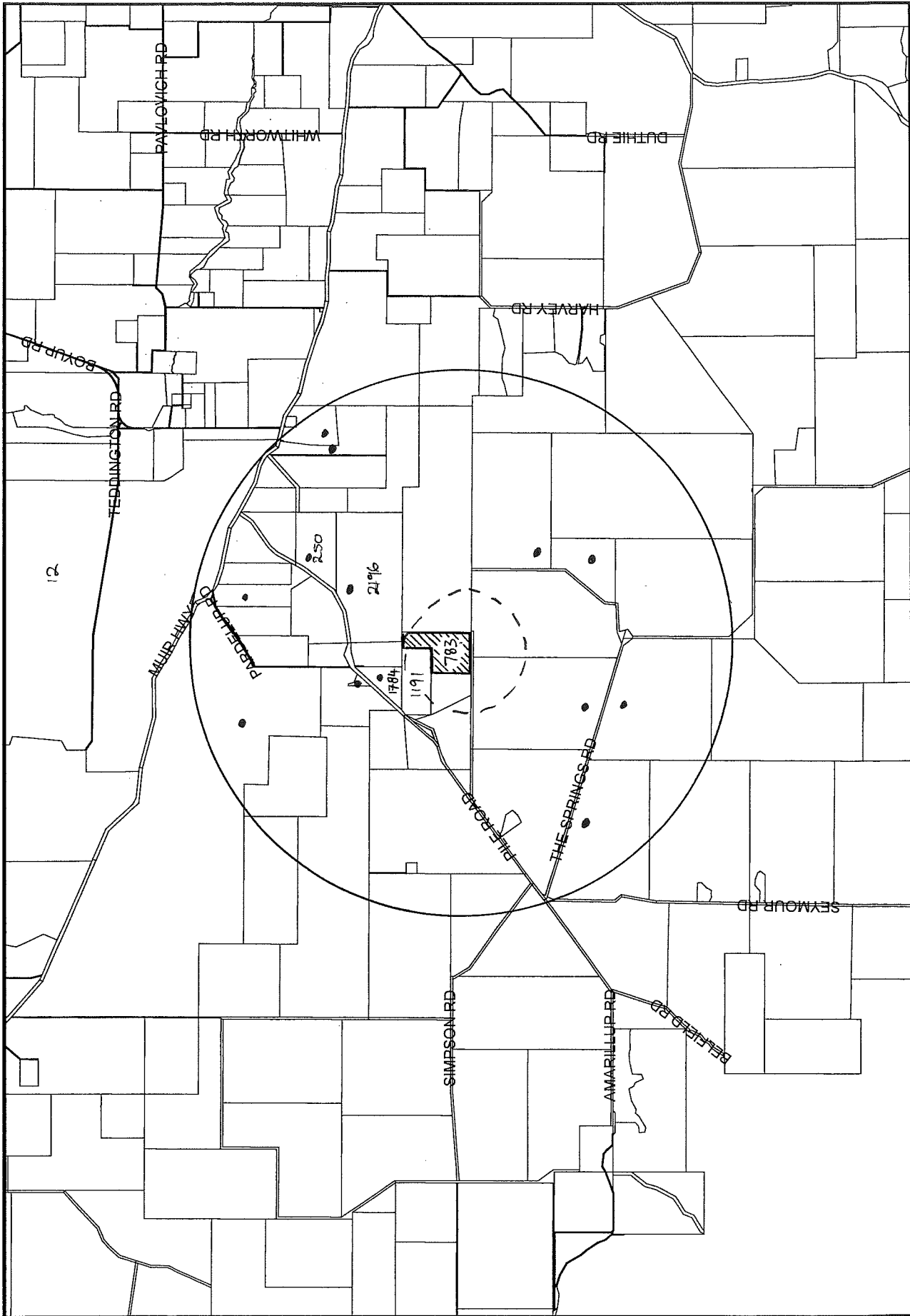
Unit 5A 209 Chester Pass Road
Albany, WA 6330
Australia
Tel: 08 9842 1575
Fax: 08 9842 1575

CLIENT Claire Pragnell
Great Southern Liquid Waste
Albany WA 6330

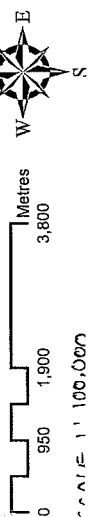
1Km Assessment Mapping

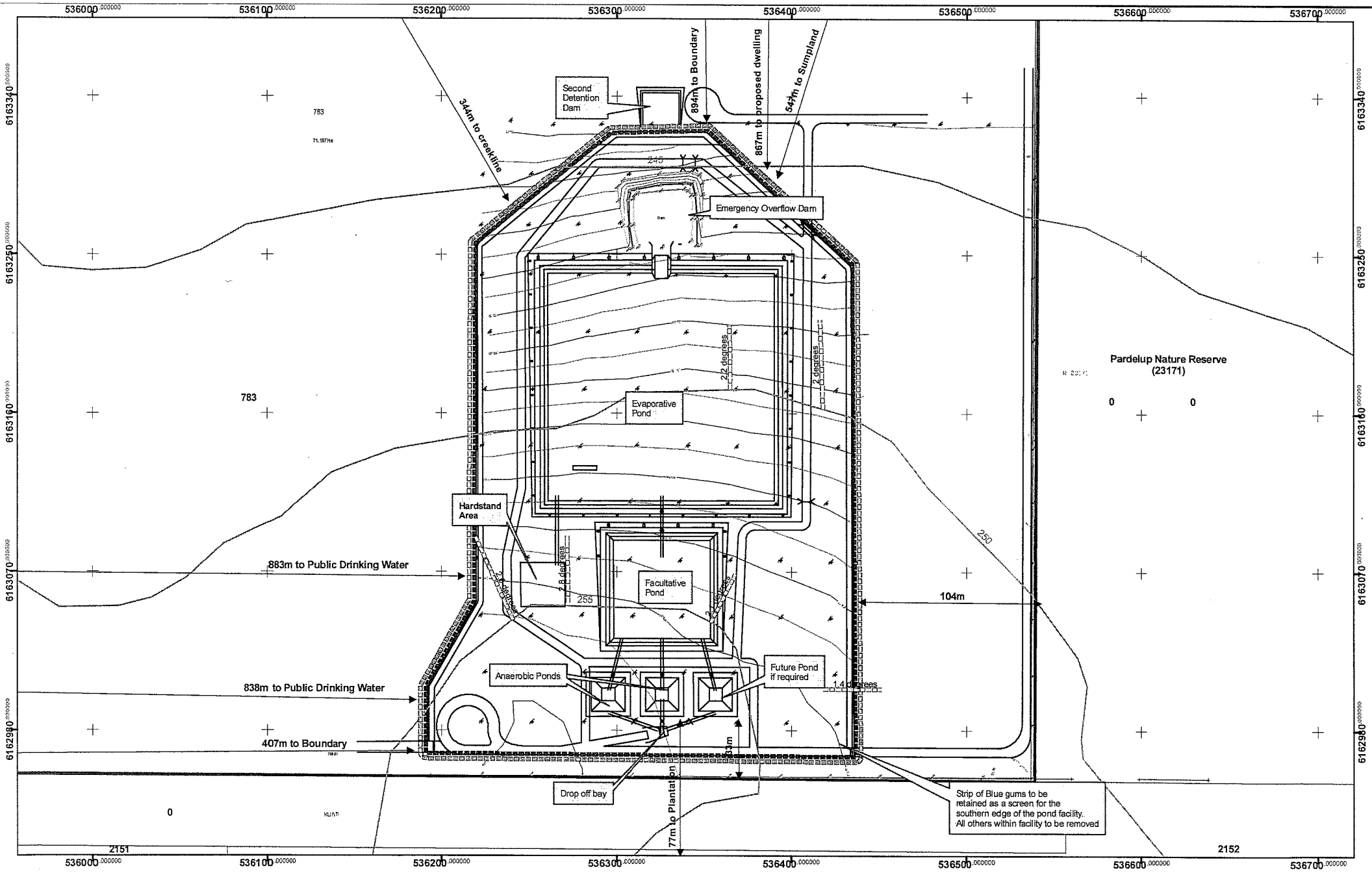
STATUS	FILE	DATE
FINAL	MSC0121	21/11/2016

● APPROX. HOUSE LOCATIONS



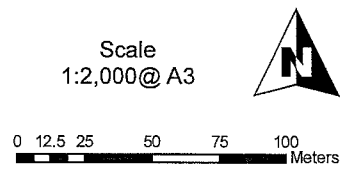
5Km Assessment Mapping





Legend

- Subject Site
- Firebreak
- Cadastre
- Slope
- Pond Facility Boundary
- 5m Contours
- Pond Facility



**BIO
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SOLUTIONS**

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Pond Facility Site Plan

STATUS	FILE	DATE
FINAL	MSC0121	21/11/2016

Summary of Submissions
Lot 783 Pile Road, Forest Hill
Proposed Liquid Waste Facility

	Name/Address	Submission	Comment
1.	Department of Mines and Petroleum 1 Adelaide Terrace East Perth	<p>I refer to your letter dated 3 February 2017 requesting comment regarding the above application.</p> <p>The Department of Mines and Petroleum's Resources Safety Division has no specific comments relating to the proposed liquid waste facility at Lot 783 Pile Road, Forest Hill. If storing or handling dangerous goods on site, the proponent will need to comply with the requirements of the Dangerous Goods Safety Act (2004) and the Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations (2007).</p> <p>If quantities on site exceed the manifest quantity (Schedule 1) then the site will be required to apply for a Dangerous Goods Site Licence.</p>	Noted.
2.	Department of Water PO Box 525 Albany	<p>The Department of Water (DOW) has reviewed all documentation associated with this proposal and provides the following advice. This letter supersedes previous advice given by DOW dated 6 February 2017 and 9 March 2017</p> <p>Groundwater</p> <p>The DOW is satisfied that the water observed in the test pits is temporary in nature (still infiltrating due to recent rainfall), and not a perched groundwater table. The geo-tech report records that the water observed during the digging of the pits at the 500-600mm depth coincided with a sandy clay layer. The amount of clay present was enough to slow down the infiltration of rainfall, but would not create a confining layer that would create a perched groundwater table. Advice from the DOW hydrogeologist is that the rainfall would infiltrate until it reaches the sandy-clay (semi-confining) layer at 500 mm, then flow laterally and then express as surface water approximately 1.2 km north of the proposed liquid waste site in a non-perennial minor waterway that is a tributary of the Hay River. The sandy-clay layer is only partially confining and some rainfall will be able to infiltrate through this layer. The subsurface water would only be expected to be present for short periods of time after rainfall events.</p>	1. Noted, this advice refers to the infiltration of rainfall into the soil and the flow of subsurface water in the location.

		<p>Pond liners The DOW water quality protection note (WQPN) No. 27 states that engineered soils (e.g. clay liners) should only be used for containing waters that are considered to present a low environmental hazard. Unless the proponents provide information on the expected water quality in the facultative pond, it could be expected that this pond would contain waters with high levels of nutrients, BOD and pathogens. This could not be considered to be a low environmental hazard. The DOW recommends the use of a synthetic liner for the facultative pond in addition to the 300mm clay and 300mm compacted gravel.</p> <p>A clay liner is appropriate for the evaporative pond. The clay to be used for the liner should meet DOW permeability guidelines of 10-9 m/sec.</p> <p>Groundwater monitoring The DOW supports the proposal to implement a groundwater monitoring program to establish the baseline conditions and also to monitor the performance of the ponds. Bores should be located up-gradient and down-gradient of the ponds.</p> <p>Stormwater Plan GSLW-1025-DWG09 shows the location of the surface water drains at the site. Stormwater drainage needs to be sized adequately to protect the ponds during rainfall events, by directing stormwater away from the base of the ponds, where it may erode and pool and impact on the integrity of the ponds. The DOW WQPN No. 27 recommends that surface water drains be sized to cater for a 20 year ARI event.</p>	<p>2. This proposal is also the subject of applications for licence and works approvals with the Department of Environment Regulation (DER). The DER Regulation is the agency responsible for licensing this facility. The licence and works approvals will contain a range of requirements that the proponent must adhere to not adversely impact on the location and surrounding area. The DER will dictate the design for the facultative pond. Noted.</p> <p>See comment 2.</p> <p>See comment 2.</p>
3.	Water Corporation PO Box 915 Albany	We have assessed this application and find no direct impacts on Water Corporation infrastructure or services. Accordingly we have no objections.	Noted.
4.	Department of State Development Level 6, 1 Adelaide Terrace East Perth	The Department has reviewed the application and has no comment to provide.	Noted.
5.	Department of Parks and Wildlife Locked Bag 2 Manjimup	<p>DPAW requests that there is a minimum setback of 100m between any development on the Lot and Pardelup Nature Reserve.</p> <p>The proposed liquid waste facility is adjacent to lands managed by the Department, therefore the owners need to be aware that the Department may carry out the following activities in the adjacent Pardelup Nature Reserve from time to time.</p>	<p>3. The Pond Site Facility Plan shows the liquid waste facility (LWF) will be setback 104m from the Pardelup Nature Reserve boundary.</p> <p>Noted.</p>

		<ul style="list-style-type: none"> • Prescribed burning for the enhancement and conservation of biodiversity and/or fire hazard reduction purposes. • Application of herbicides and other chemicals for weed and plant disease control. • Road construction and maintenance. <p>The Department of Environment Regulation is the agency responsible for licensing this facility. The license will contain requirements that the proponent must adhere to and not impact on adjacent lands. Providing the proponent adheres to the license conditions laid out by the Department of Environment Regulation, the Department of Parks and Wildlife does not object to its construction.</p> <p><u>Access:</u> Appendix 1, Emergency Evacuation Plans of the Environmental Assessment Report states: 'Evacuation to the east, depart via gate into nature reserve, Evacuation to the west, depart via gate into nature reserve' from two separate points of the Lot.</p> <p>The Department would like to advise that there is no agreement with the proponent to access the nature reserve. The Department does not regularly maintain its fire breaks therefore there should be no reliance on them to be used in an emergency situation as they may not be in a trafficable condition.</p> <p>The proponent has requested to upgrade the eastern boundary of Reserve 22841 (Pardellup Nature Reserve) to use as access into the facility. The Department has not granted this request, as it is the Department's preference for the gazetted access from Pile Road to the south west corner of Lot 783 to be upgraded to a sufficient standard to facilitate the cartage of the liquid waste to the facility.</p>	<p>Noted</p> <p>4. Lot 1191 Pile Road abuts Lot 783 and this Lot 1191 is burdened with a 'right of carriageway' easement in favour of Lot 783 giving Lot 783 legal access to Pile Road. See comments 13 at submission 9 also.</p> <p>Noted.</p>
6.	Department of Agriculture and Food 3 Baron-Hay Court South Perth	<p>Having read the background material and with some familiarity with the location, the following is a brief comment from Department of Agriculture and Food, WA for your consideration:</p> <ul style="list-style-type: none"> • The soils at the site appear to have very high PRI values in the subsoil (>200mm depth). Hence the risk of P loss via leaching from ponds is very low. In addition, low permeability of pond materials and liners should ensure that the risk of nutrient loss is minimised. 	<p>Noted.</p>

		<ul style="list-style-type: none"> • The system design seems to suggest that solids from the ponds will be removed and relocated onto an appropriate waste disposal facility (although document does not specify exactly what this is). There will also be evaporative ponds to manage volumes over time. In addition the design incorporates emergency overflow ponds for significant rainfall events up to a 1:100 (which may be more frequent given the evidence of more frequent episodic events over the Southern Region in recent years). • The design allows for ponds to be offline for the management of sludge. • The proposal states in Section 3.4.1 that the Wilson Inlet - Hay River area is not a high priority for DoW. This is not an accurate statement and I believe this has been written this way from the perspective of groundwater resources. However from an environmental perspective the Wilson Inlet catchment would not have been included in a Royalties for Regions 'Regional Estuaries Initiative' program unless it was a catchment of significant risk of nutrient loss or impact. • It would have been good if the proposal had considered alternative uses for the waste, such as growing trees, rather than simply a disposal option. <p>The Department of Agriculture and Food, WA has no objection to the proposal other than to note some of the shortfalls in the supplied supporting documentation.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
7.	Department of Health PO Box 8172 Perth BC	<p>Thank you for your letter of 3 February 2017 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>The following conditions are to apply to the proposed liquid waste facility:</p> <ol style="list-style-type: none"> 1. All wastewater ponds, storage dams and tanks shall be surrounded by a 1.8m wire fence, with lockable access gate. 2. All ponds and dams are to be maintained on a regular basis to ensure banks are kept free of weed growth, mosquito breeding and algae bloom at all times. 3. Wastewater must not enter neighbouring properties and must not runoff to the stormwater system. 4. The facility manager shall ensure that odour from the facility does not unduly impact off site receptors. 5. The facility manager shall notify the DOH within 24 hours of becoming aware of any sewage spill (ssalert@health.wa.gov.au) with a quantity that has pooled or ponded and can be pumped out as per the <i>Wastewater Overflow Response Procedures</i> (2013). 6. An engineering certification of the pond system will be required in order to obtain the DOH approval. 	<p>See comment 2.</p>

8.	Samantha Steed 433 Pile Road Forest Hill	<p>Thank you for the opportunity to make comments relating to the above proposal.</p> <p>My name is Samantha Steed (formerly Samantha Barker) I own and live at 433 Pile Road Forest Hill with my husband Richard Steed and our 9 children ranging from ages 15 to 2. I am also 7 months pregnant with our 10th child.</p> <p>We have no intentions of selling or moving and are committed to raising our children here.</p> <p>At the moment 8 of our 9 children catch the bus at 7.43am each morning from our driveway entrance on Pile Rd, and travel to Mount Barker Community College. The then arrive back at our driveway approximately 3.45pm each afternoon, except for Wednesday's which is early closing so they arrive home at 3.15pm approximately.</p> <p>I have owned this property for 7 years, and lived here for 5 years.</p> <p>We own approximately 60 Wiltshire horn sheep plus Saanen and Boer goats along with 2 alpacas and 2 dogs.</p> <p>The letter I received in the mail on 8/02/2017 informing me of the Proposed Liquid Waste Facility has left me extremely concerned particularly as it is situated directly behind our property. I have read through the related paperwork and my principal reasons for objecting to the proposal are as follows:</p> <ol style="list-style-type: none"> 1. Traffic: I recently put in an application to the council to have some red children crossing safety signs put up due to the current traffic on our road, to slow drivers down and make them aware of young children in the area getting on and off the bus. The Proposed Liquid Waste Facility will undoubtedly increase the volume of trucks traveling along Pile Road and consequently passing our driveway which in itself is a huge concern for us with regards to the safety of our young children. Although in their submission the proponents state that they expect only one truck per day this could change, there is no guarantee that there will only be one truck going in and out per day. 2. Flooding: Lot 783 gets very water logged, as well as my property. It is noted that the proponents intend to use a current dam for the emergency overflow but, regardless of the submitted rainfall charts and statistics, that is of great concern due to the fact that local knowledge indicated that we have extremely heavy rains here and consequently the land very soon becomes flooded. 	<p>5. Pile Road is classified by Main Roads WA as a RAV 6 Network road without conditions and allows access to vehicles up to a maximum length of 36.5m. The trucks to be used for the delivery of liquid waste conform to RAV6 Network requirements.</p> <p>6. The DOW included comment to the DER for surface water drains be designed to accommodate for a 20 year ARI event. Also see comment 2.</p>
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		<p>Local knowledge suggests, it would be extremely difficult to prevent spillage onto the land and into the associated water courses. The proponents made a point of pointing out that the water does not 'soak in' to the ground. But this ground varies and they have clearly only dug where there was clay. We have a lot of underground water here not to mention that we are very close to the Denmark water catchment and are also located within the Wilson Inlet Catchment Area.</p> <p>3. Surface Water Drainage: the creeks in the area all ultimately drain to the Hay River and there are various vineyards in the area, plus strawberry farms and stock farms that could be adversely affected including ourselves. There is a risk of toxins such as E.Coli getting into underground water.</p> <p>4. Odours: the submission states that the blue gums they will work as a 'buffer' to stop the smell traveling, but what happens when those blue gum trees are harvested, and are no longer there. What if there is a bush fire and they are wiped out along with the Pardelup reserve. When the wind is blowing in our direction I cannot see how we would not smell it!</p> <p>5. Access: I have looked at where they want their access to and from the site to be located and have noted that in order for them to access the proposed site they need to drive past our driveway on Pile road and then turn first left into their driveway which is along the boundary of our property. They then continue to drive along our boundary fence along the back of our property to the site. I would question the legality of this access as I understand the property they intend to drive through, is owned by a Mr Drage and is not a property they would be purchasing and not part of Lot 783. I believe there may be some sort of permission for a driveway access to be allowed to access Lot 783 through Mr Drages property but I do not believe this included commercial trucks for a business. Again this is of particular concern for us due to the demographic of our family.</p> <p>6. Mosquito's and fly's (sic): I am concerned about the breeding of fly's and mosquito's (sic) due to the proposed ponds. By looking at the maps we are barely if not just only 1 km away from the proposed spot, which they say is the required distance. Mosquito's and fly's (sic) definitely travel more than 1 km. Mosquito borne diseases are often in the news these days so is another area where we have great deal of concern particularly with regards to our young children.</p>	<p>Noted.</p> <p>See comments 2 and 6.</p> <p>7. The house at Lot 1784 Pile Road is located 1,400m from the proposed liquid waste facility location. The DER Separation Distances Guidance Statement requires a buffer distance of 1,000m for liquid waste facilities. The proposed liquid waste facility is unlikely to have any adverse odour or noise impacts at the house location at Lot 1784 Pile Road. See comment 4.</p> <p>The Department of Health raised no concerns.</p>
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Samantha Steed (contd)	<p>7. Our Future Plans: I plan on starting up a Family day care from my home and am greatly concerned how this could be affected.</p> <p>8. Intersection Safety: the intersection of Pile road and Muir Highway has always given me reasons for concern due to its poor visibility. This is where the trucks would turn in and out of and with narrow carriageways and poor vertical and horizontal alignments. The intersection is located in a hollow and is clearly not safe. As it is there have been rubber tire marks going directly across Muir Highway from Pile road where people have lost control and gone through the fence and this is happening now and will only get worse with the introduction of heavily laden Liquid Waste Trucks.</p> <p>We totally object to having such a facility so close to us, due to health and safety concerns. I also object due to the possible impact on the underground water in the area and the possibility of it becoming polluted.</p> <p>Finally I would like to emphasize our concern about the loss of amenity and general impact of the proposed driveway alongside our boundary on Mr Drages land and feel that consideration should be given to preventing such an activity and instead use the access on the outer edge of the Pardelup reserve which is before my property. The access they call emergency evacuation exit, or they are to only drive their trucks when the school bus on Pile road is not traveling (no trucks before 9am and no trucks after 3pm)</p> <p>I can see on the maps they have another emergency evacuation point at the back of Lot 783 and would question why this could not be used?</p> <p>FURTHER SUBMISSION RECEIVED 21 MARCH 2017</p> <p>Further to my recent submission concerning the above I would like to add a few more comments:</p> <p>1. The applicant states that there will only be one trip per day, however, if they intend to discharge 10 million litres in a year and assuming they only work 5 days per week that means each truck would need to carry 40,000 litres. More likely they would be using 10,000 litre trucks which would then equate to 4 return trips per day.</p> <p>2. The applicant also state (in the Bio Diverse Solutions submission page 26) that the trucks will only enter the pond facility 1 – 3 times per week to dispose of a full load of waste. This seems to in contradiction to their own submission let alone what common sense indicates. (sic)</p>	<p>8. Possible future development at the location is not a material planning consideration.</p> <p>9. The Pile Road intersection is identified to be upgraded in the Council's five year road program. This may potentially occur in the 2018/19 financial year. See comment 5 also.</p> <p>Noted</p> <p>See comment 4.</p> <p>10. That area is an unconstructed road reserve covered in remnant vegetation. It is highly unlikely that the DER will grant clearing permits for road reserve where other legal access way exists.</p> <p>See comment 5.</p> <p>See comment 5.</p>
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9.	<p>Philip Drage C/- Seymour Legal PO Box 5897 Albany</p>	<p>Seymour Legal acts for Philip Drage the registered owner of Lot 1191 volume 1013 folio 330, which is adjacent to the land referred to in the application.</p> <p>Our client has instructed as to make the following submission on his behalf:</p> <p>1. Our client opposes the approval and construction of the Proposed Liquid Waste Facility (PLWF) for the following reasons:</p> <p>a. Lot 783 as well our client's lot were originally sold as lifestyle blocks and as such were not intended for commercial or industrial use.</p> <p>b. The PWLF will have a negative impact on our client's land as:</p> <p>i. It will increase traffic and in particular heavy traffic in the immediate area;</p> <p>ii. The increased traffic will increase wear and tear and maintenance requirements and costs of the right of way (ROW); and</p> <p>iii. The increased heavy traffic would pass within 5m of existing buildings and electrical transformer and within 100m of domestic water supply of the house site on our client's land;</p> <p>c. When Lot 783 was originally sold it included the ROW for private usage for the benefit of Lot 783 and it was not contemplated that it would be utilised for regular heavy traffic carrying liquid waste, as such it is outside the permitted usage for the ROW. In this regard our client reserves his rights.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>11. Great Southern Liquid will be responsible for the cost of maintaining the ROW</p> <p>12. Future house and water tank development is not a material planning consideration.</p> <p>13. This matter must be resolved by the proponents legal advisors prior to the Council making a decision on whether or not this proposal proceeds.</p>

		<p>d. The combined effect of the above will render our client's land unsellable or of little commercial or private value and this adversely impacts on the limited financial resources of our client in his later years.</p> <p>For the above reasons our client submits that the PWLF should not be approved.</p>	<p>14. The perceived decrease in land value is not a material planning consideration.</p> <p>Noted.</p>
10.	<p>Basil Drage 165 Pile Road Forest Hill</p>	<p>I'm in favour of the proposed liquid waste facility at lot 783 Pile Rd, Forest Hill.</p>	<p>Noted.</p>
11.	<p>Joh Rodgers WICC PO Box 118 Mount Barker</p>	<p>Thank you for providing the community the opportunity to comment on the proposal submitted to the Shire of Plantagenet (Shire) regarding the proposed liquid waste facility.</p> <p>After receiving communications from concerned Shire ratepayers, the Wilson Inlet Catchment Committee Incorporated (WICC) tabled the liquid waste facility proposal at a recent meeting and carried a motion to express its concern regarding the proposed facility at Lot 783 Pile Road.</p> <p>WICC's concerns are:</p> <ul style="list-style-type: none"> • The proximity of the proposed facility to Level 1 and 2 order streams (both of which flow through the property – see map provided) and the probability of potential flooding resulting in the export of nutrients off the property and into our waterways. While the receiver ponds are to be lined with High Density Polyethylene, the 'emergency overflow pond' is planning on utilising an existing, unlined clay dam. Flooding events and inclemental weather are becoming more of a norm with our changing climate and the reliance on an unlined overflow system which in turn has the potential to readily export its nutrients is not an ideal on such a small property. • The proposed facility is very close to neighbouring properties. There is no point on Lot 783 Pile Road that meets the minimum recommended separation distance as prescribed by the Department of Regulations 'Draft Separation Distances August 2015' guidelines of > 1,000 meters. There is no location on this property that is > 500 meters from a neighbouring property. While the current landholder of a neighbouring property may provide consent for the establishment of the facility, there is no guarantee future owners of neighbouring properties would support such a noxious enterprise. • Extra vehicle traffic and noise. • There are fit for purpose treatment facilities that already take liquid waste. 	<p>See comment 2.</p> <p>15. The DER Separation Distances Guidance Statement requires a buffer distance of 1,000m for liquid waste facilities. No houses are located within 1,000m from the liquid facility location.</p> <p>Noted.</p> <p>Noted.</p>

		<ul style="list-style-type: none"> The net environmental footprint from the use of fossil fuels to transport liquid waste from locations as far away as Collie (or further as the proposal does not preclude any location) is not in keeping with the Shire of the community's environmental ethos. <p>Once again, thank you for providing us the opportunity to comment on this proposal.</p>	Noted.
12.	Stuart and Melissa Sadler 14 Teddington Road Forest Hill	<p>My family and I moved into the Forest Hill area from Perth approximately 3 years ago for a life style change, we have 4 sons one of which is employed in a local agricultural business (the other three are at school). We are opposed to this Liquid Waste Facility (LWF) enterprise for reasons as described below with reference to Environmental Assessment Report (EAR) prepared by Bio Diverse Solutions and provided by the Shire of Plantagenet.</p> <ol style="list-style-type: none"> It is my understanding that the site 783 Pile Road is zoned rural, this proposed LWF cannot legitimately be allowed to run on a size with this zoning as it cannot be described as a rural/agricultural enterprise. The Pardellup Road Nature Reserve which is classed as a Forest Conservation area (ref 2.2 EAR) will be placed at risk from the waste facility not only from possible accidental seepage, spills etc but also from attracting extra feral animals which will impact on the Flora and Fauna of this reserve as well as farming enterprises in the vicinity. The risk to the Nature Reserve is also highlighted and unacceptable by the seasonal water logging during winter resulting in the overflow water going towards the Nature Reserve (ref 3.4.2 EAR). Denmark River catchment that is a Gazetted Drinking Water resource (ref 3.1.4) is located 838m to the West of the proposed LWF. The 10 million litres of hazardous waste proposed to be stored at the LWF poses a significant risk to this. There are two endangered and two vulnerable Plant Species that may occur within 1km of the LWF (ref 3.8.1 EAR) whilst this report identifies that the site having had blue gums planted on it will not directly impact on these plant species the risk still remains from attracting extra feral animals e.g. pigs, foxes etc. which will impact on these endangered and vulnerable species in the adjoining/adjacent land as would run off from the LWF. 	<p>Noted.</p> <p>Noted.</p> <p>See comment 2.</p> <p>See comments 2 and 6.</p> <p>See comment 2.</p> <p>See comment 2 and 6.</p>

		<p>6. Australian Bittern & Forest Red Tailed Cockatoos and their habitats are likely to be found in the area, both Baudins and Carnaby's Black Cockatoos breed in the area. The report also identifies that the Chuditch, western ring tail possum and quokka are likely to live in this habitat and surround (ref 3.10.1 EAR). The LWF will threaten this habitat and the behaviours of this Fauna directly and indirectly. The EAR makes reference to an on foot inspection where evidence of these mammals was seen (ref 3.10.2). This needs to be established over an extended period of time as these species are very elusive and with due consideration to nearby land and habitats which are likely to be impacted by the LWF. The EAR also identifies the fact that the vegetation to the West is in very good condition and this area is expected to be a habitat for many native species – possible Chuditch, Western Ringtail Possum etc...</p> <p>7. The facility expects to receive 10 million litres of waste from surrounding districts and shires per year (ref 4.1 EAR). This is a cause for concern given the existing seasonal water logging – adding an extra 10 million litres of hazardous liquid waste will only compound this issue. The EAR identifies the waste to be sewerage and industrial wash water contaminated with controlled waste etc (ref 4.2).</p> <p>8. The emergency over flow is proposed to be an existing clay farm dam (ref 4.3) this does not sound consistent with the type of the waste being dumped in the quantity described (10 million litres/p.a.)</p> <p>9. The LWF also has the potential to have impact on existing agricultural enterprises in the immediate area given the information in the EAR. Both from an environmental perspective (risk of accidental spillage, seepage, extra feral animals being attracted to area) and economic (stock losses to farmers via feral animals attracted to the LWF, potential run off, spillage, contamination etc.).</p> <p>10. We also believe that there are far more suitable sites on heavy haulage routes located to the North-East from the proposed location which have little value for Agriculture/Horticulture for various reasons including salinity issues, due to this there would be no impact on indigenous flora and fauna. Surely this LWF would be better located and using this type of land rather than the prime agricultural land located in Forest Hill.</p> <p>Please give due consideration to my family's concerns.</p>	<p>Noted.</p> <p>See comment 2.</p> <p>See comment 2.</p> <p>16. The Department of Agriculture and Food WA and Department of Health raised no concerns in relation feral animals being attracted to the liquid waste facility.</p> <p>Noted.</p>
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13.	Neville and Carolyn, Henry and Annette Lindberg 656 Seymour Road Denbarker	<p>We are writing as a business operator/landowner within the vicinity of this proposal.</p> <p>We operate a dairy on Hay Location 2183 and Location 2185 Seymour Road, Denbarker situated south of the proposal.</p> <p>Our concerns are as follows:</p> <ul style="list-style-type: none"> • As the proposal is for evaporation ponds our first point would be the annual high rainfall for the locality. Looking at the list of other Local Government listed to utilise the facility many of these would have lower annual rainfall than Plantagenet. • As a landowner in the area we know that the bulk of the soils are a shallow duplex of sand over clay resulting in water logging of this catchment and this does not seem to suit the proposal. • The proposal is located within the Denmark Water Catchment and the Wilson Inlet Catchment. • Within our operations we are required to be annually audited by the Department of Health's Food Safety unit and Lion, our milk company. As we provide our milk daily is any contaminates reach our property we cannot quarantine ourselves in any way. i.e. if I was a beef or sheep farmer under a contamination issue they would have the ability to defer sale of produce, we cannot. • We believe that native vegetation would be a great buffer for such a proposal however the buffer available to this site seems inadequate before any potential contaminate reach a high flow water system that does flow through a lot of properties not only in this Shire but also Albany and Denmark. • The number of Shires utilising the facility isn't capped is a concern. • The intersection of Muir Highway and Pile Road is already an existing hazard as there is no visibility in either direction. • We live in Australia in 2017 we're sure that there are better means of treating waste water then digging a hole 30 kilometres from civilisation and filling it with effluent. We do appreciate the amount of water that is set out in the proposal is not phenomenal so the ability to utilize it commercially is limited but still. 	<p>17. This dairy operation is located approximately 8.5km south of the application site.</p> <p>Noted.</p> <p>See comment 2.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. See comment 9.</p> <p>Noted.</p>
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		Speaking to other landowners and business operators it appears there are many concerns over the proposal and the lack of advertising and informing the community. Apparently according to your processes to enable a community meeting we need to arrange our own with the proponent. This may be due process but doesn't seem to fit well with the community or our expectations.	18. This proposal was advertised for 14 days for neighbours and 42 days for government agencies comment in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.
14.	Clive Drage 239 Pile Road Mount Barker	<p>Response to proposed liquid waste facility for numerous other Shires to off load their effluent and industrial waste.</p> <p>(Shires to include Plantagenet, Manjimup, Denmark, Cranbrook, Bridgetown, Greenbushes, Boyup Brook, Brook, Tambellup, Collie, Kojonup, Lake Grace, Katanning, Nannup, Narrogin, Williams, Woodanilling and the City of Albany.</p> <p>Owner/Manager Lindsay Pastoral Company – established 1955.</p> <p>My property directly backs onto the proposed waste site on its southern boundary. This area is zoned rural and is prime, very productive agricultural and forestry land noted for its high quality soils and high productivity with regards to agricultural production. I am strongly opposed to such an industrialised activity being carried out on this site. In an area zoned rural, this proposed activity is far removed from rural, it is industrial and in my opinion should be treated as such and therefore located in an area zoned accordingly.</p> <p>From my perspective as a commercial farmer who strongly engages in sustainable farming practices and is committed to farming in this area for the long term, I have many objections to the proposed waste facility.</p> <p>They are summarised as follows:</p> <ol style="list-style-type: none"> 1. Vermin (foxes, feral pigs) impact significantly on our sheep farming enterprises as we are adjoining a large flora and fauna reserve for several kilometres. We lose large numbers of newborn lambs to foxes and are required to bait extensively. I can only see this waste facility being a magnet for attracting further vermin to the area and increasing the vermin problem. I have recently increased my baiting allocation for the year at considerable expense. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>See comment 16.</p>

		<p>2. Water quality and diversification. Over the past few years I have carried out substantial environmental improvements with a view to diversifying my farming enterprises. I have spent large amounts of money on improving water catchment via drains, increasing dam sizes and to improve water quality. The aim has been so that I can introduce Marron farming as part of my farming practices, in addition to wool and lamb production and cattle. Marron require high quality, contaminant free water to thrive. The dam located on the southern boundary adjoining the flora and fauna reserve and the proposed facility is earmarked by me for enlargement and Marron farming. As a neighbouring farmer to the adjoining flora and fauna reserve we know that it's future is safe so water that comes from the reserve onto my property has a high quality and consequently suitable for Marron farming. As a farmer who prides himself on developing a very sustainable and diversified farm, we need such areas that are left in this shire to be sustainably managed. Allowing an activity that is predominantly industrial onto this area is plain wrong.</p> <p>3. High and reliable rainfall area. We are in an area within the shire that receives a high and reliable yearly rainfall. The area on my property and the proposed adjoining waste facility is in some of the wettest zones in this shire. For much of the year the soil profile is waterlogged and consequently boggy. Runoff can be high with a lot of water going into the flora reserves going east and north of my property. The Plantagenet shire covers 4792 square kilometres and conscious of sustainable practices such as solar and wind energy, surely this view should be applied to this proposal and consider the unsuitability of this site.</p> <p>4. Wilson Inlet catchment zone. My property is within this zone and over the past 20 years extensive ground works have been carried out by myself and neighbouring farmers to create native wildlife corridors, extensive perennial and tree plantings. The catchment gained priority status for a number of years to resolve environmental issues such as salinity. As a consequence salt levels have been reduced along with the water table and the water that flows from this area into the Hay River catchment has improved. The Denmark drinking water catchment is only with 850 metres from the proposed waste facility. The water that flows from this area goes into the Hay River catchment, but why would you risk the possibility of contaminants entering a drinking water catchment, after all 850 metres is not far.</p>	<p>Noted.</p> <p>Noted.</p> <p>See comments 2 and 6.</p>
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	<p>5. Prevailing winds. In the winter months the winds are very strong from the south blowing across our property. Smells emanating from the ponds are said to be managed but could easily still be a big and unpleasant problem for us as long term farmers. We are committed to farming here well into the future.</p> <p>6. Long term family association with the area. The Drage family has had a long and continuous association with this part of the Plantagenet shire. Our family link to the land here goes back over 100 years when we leased and later purchased the land in the area. Consequently we have gained considerable understanding and knowledge of the area over the generations that have worked the land. Knowledge that sets the parameters for me and how I farm today, so that my property is sustainable into the future. The report that was carried out for the proposed waste facility may have been carried by engineers but it does not come close to the bank of knowledge that comes from many years and generations of farming this land. Local knowledge should not be underestimated and devalued.</p> <p>7. Land Values. This activity can only have a downward impact on land values on my property and for surrounding land holders. Increased traffic, smells, pollution, risk of contaminants spreading into the environment, increased vermin issues, reducing options for future diversification (Marron farming) all impact adversely on my property and the area. As a farmer who strongly believes in and practices environmentally sustainable processes, this is not the correct site for this facility; it is an industrial activity and should be zoned accordingly. As a ratepayer of a forward thinking shire I am surprised and concerned that this proposal has been given tacit support when the shire should be aware of the productivity and environmental importance of this area. Sustainable farming practices do not come cheap, many thousands of dollars has been spent by my family to implement these practices and is still on going. The pristine environment of the adjacent Flora and Fauna reserve is also something to be considered and valued for future generations. It should not be turned into a waste area for other shires to off load their waste. This is not forward thinking!</p>	<p>19. The house at Lot 2196 Pile Road is located more than 2,100m from the proposed liquid waste facility location. The DER Separation Distances Guidance Statement requires a buffer distance of 1,000m for liquid waste facilities. The proposed liquid waste facility is unlikely to have any adverse odour or noise impacts at the house location at Lot 2196 Pile Road. Noted.</p> <p>See comment 14.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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15.	<p>Department of Environment Regulation Locked Bag 33 Cloisters Square</p>	<p>I refer to the letter from your Manager Development Services, Mr Peter Duncan, dated 3 February 2017 requesting comment from the Department of Environment Regulation (DER) on a proposed liquid waste facility at the above location.</p> <p>The referral relates to a facility that is categorised as Category 61 (Liquid waste facility) prescribed premises as per Schedule 1 of the <i>Environmental Protection Regulation 1987</i>. The <i>Environmental Protection Act 1986</i> (EP Act) requires a works approval to be obtained before constructing a prescribed premises and makes it an offence to cause an emission or discharge, unless a licence (for operation) is held for the premises.</p> <p>DER received an application for a concurrent works approval and licence to construct and operate a liquid waste facility on 5 December 2016. DER sought comment on the works approval and licence applications and consequently received advice from the Shire on 25 January 2017 on the planning approval required for the proposal.</p> <p>The Department is currently assessing the works approval and licence application. Potential emissions associated with a liquid waste facility, that may be regulated under Part V of the EP Act include dust, noise, odour, direct discharge (such as overflow of containment infrastructure) and seepage.</p> <p>Hydrogeology is a key consideration in assessing emission risks for this proposal and I note that the Shire has received advice from the Department of Water (DOW) on this planning application. DER received hydrogeological advice on the proposal from DOW on 8 February 2017 which indicated that shallow groundwater may be present and that further groundwater investigations may be required. DOW subsequently provided DER with further advice on 9 March 2017 that its February advice on shallow groundwater was incorrect and that seepage observed in test pit soils was likely due to recent rainfall rather than perched groundwater. DER is considering seeking further technical advice on groundwater levels and will consider the need for further on-site hydrogeological investigation as part of the works approval and licence application assessment process.</p> <p>While DER will continue processing the applications, a works approval and licence may not be granted until such time as planning approval is in place. DER's process does allow for the provision of a draft decision to the proponent. The proponent may consequently provide this draft decision in support of their planning assessment.</p>	<p>The Department is assessing the works approval and licence and will hold off making its decision until the Council makes its decision on the proposal. The DER will be a key agency in terms of the construction, operation and monitoring of the facility should it be approved.</p>
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Council

TOWN PLANNING SCHEME POLICY NO 16.3 -
OUTBUILDINGS

Town Planning Scheme Policy No. 16.3 –
Outbuildings

Meeting Date: 26 April 2017

Number of Pages: 4

Town Planning Scheme No. 3

Town Planning Scheme Policy No. 16.3.

OUTBUILDINGS

Definitions

An outbuilding is defined in the Residential Design Codes as 'an enclosed non-habitable structure that is detached from any dwelling, but not a garage'. Should the Residential Design Codes definition be altered, then that new definition will apply.

Cumulative floor area means the total area of all outbuildings on a lot.

A garage is defined in the Residential Design Codes as 'any roofed structure, other than a carport, designed to accommodate one or more motor vehicles and attached to the dwelling.' Should the Residential Design Codes definition be altered, then that new definition will apply.

Objectives

1. To protect the amenity of the locality in which the outbuilding is proposed.
2. To set standards in respect to size (height and cumulative area), boundary setbacks and use of the outbuilding.

In considering any application for approval for an outbuilding, the criteria below will be considered.

Policy Criteria:

- 1) This policy applies to the whole municipal district of the Shire of Plantagenet excluding Crown Reserves. It applies to all land zoned Rural, Residential, Enterprise, Rural Residential, Landscape Protection, Rural Smallholding and Special Site.
- 2) For outbuildings proposed on Residential and Enterprise Zoned land, the required rear setback shall be determined in accordance with side setback calculations detailed within the Residential Design Codes.
- 3) On Residential and Enterprise Zoned land an outbuilding shall not be sited on a lot nearer to the frontage of the lot than the setback of the building to which it is appurtenant, or less than half the front setback from any other street boundary of the lot, other than in accordance with

the minimum standards as stated in the Residential Design Codes and Building Code of Australia.

- 4) An outbuilding may be built on a boundary of a lot following receipt by the Council of written approval from the adjoining landowner stating no objections to the construction of an outbuilding on the boundary with the proviso that no openings are located in the wall on the boundary and Building Code of Australia standards are met.
- 5) The Council will consider the visual amenity of residential areas and the safety of pedestrians and overshadowing when determining approvals for outbuildings to be located on a lot boundary.
- 6) Outbuildings proposed for Residential and Enterprise Zones are limited to being single storey with a maximum wall height of 3.0m and a maximum cumulative total floor area of 100m².
- 7) Outbuildings proposed for Rural Residential, Landscape Protection and Special Site Zones are limited to have a maximum wall height of 4.2m and a maximum cumulative total floor area of 200m².
- 8) Outbuildings proposed for Rural Smallholding Zones are limited to have a maximum wall height of 4.2m and a maximum cumulative floor area of 300m².
- 9) The Council may approve proposals for outbuildings where they exceed the above standards by up to 20% on the basis that adjoining owners support has been received and the outbuilding will not have an adverse visual impact on the amenity of the locality. The approval can include conditions which may limit floor area, height or specific external colours and finishes.
- 10) Outbuildings proposed for Rural Zones are not limited in respect to wall height or cumulative floor area.
- 11) Outbuildings proposed for vacant Residential, Enterprise, Rural Residential, Landscape Protection, Rural Smallholding or Special Site Strata lots, will not be approved unless a Building Permit has been issued for a dwelling on that lot and construction of that dwelling has been substantially commenced.
- 12) Pre-fabricated garden sheds, cubby houses, kennels and other animal enclosures (such as aviaries, but excluding stables) less than 10m² in total aggregate area and less than 2.4m in height (measured from natural ground level) are exempt from this policy provided they are located to the rear of the residence.
- 13) A building permit will be required for outbuildings in all zones.

This Town Planning Scheme Policy No. 16.3 supersedes Town Planning Scheme Policy No. 16.2.

Adopted on _____ in accordance with clauses 3, 4, 5 and 6 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Council

LANGTON ROAD - TOWNSCAPE IMPROVEMENTS

Attachment One – Site Plan
Attachment Two – Construction Plan

Meeting Date: 26 April 2017

Number of Pages : 3



The Shire of Plantagenet does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the Shire of Plantagenet shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

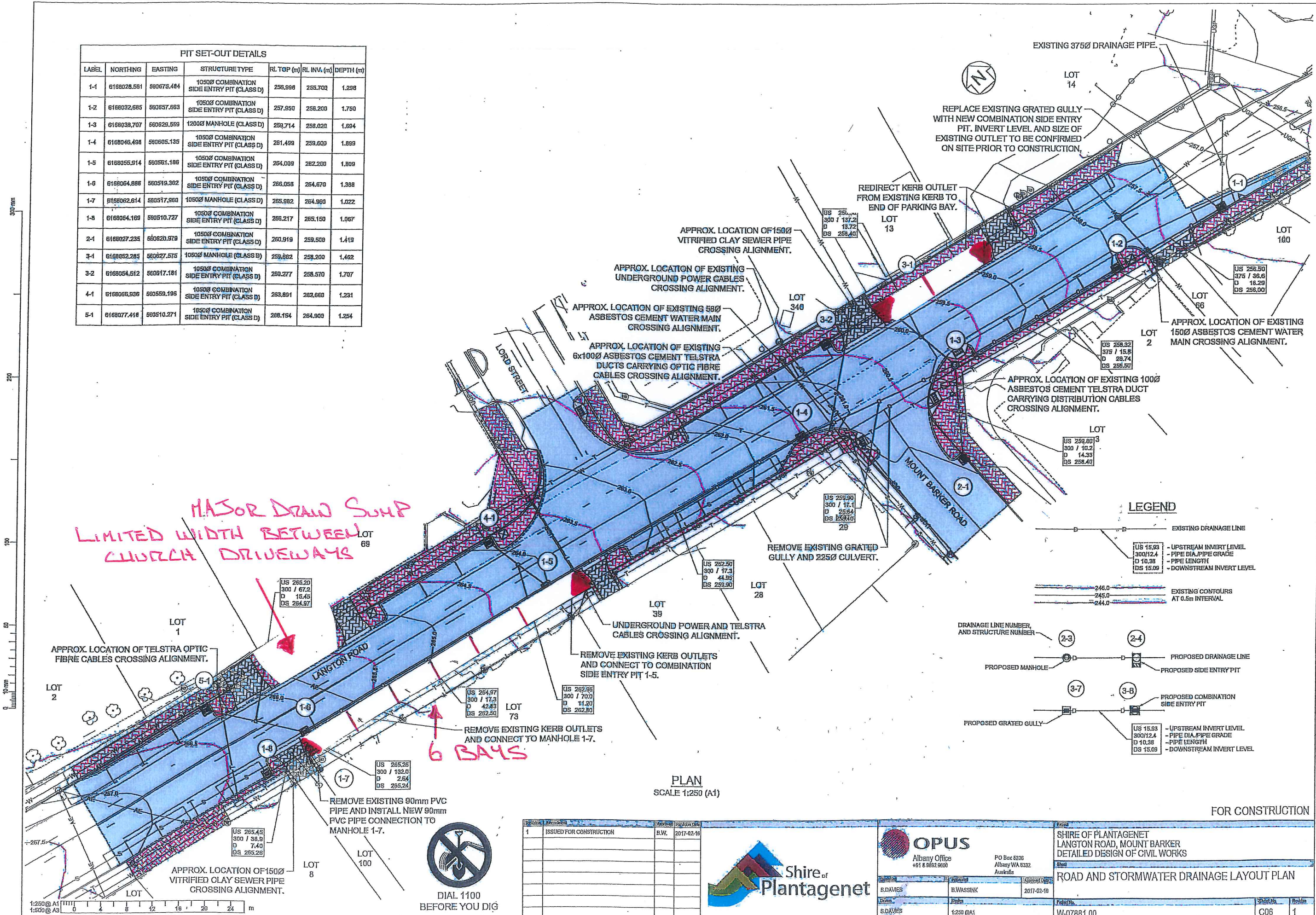
Langton Road—Townscape Improvements—section of road to be upgraded

11/04/2017

1:1079



PIT SET-OUT DETAILS						
LABEL	NORTHING	EASTING	STRUCTURE TYPE	RL TOP (m)	RL INV. (m)	DEPTH (m)
1-1	6168028.561	560675.484	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	256.998	255.700	1.298
1-2	6168032.685	560657.663	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	257.950	256.200	1.750
1-3	6168038.707	560625.559	1200Ø MANHOLE (CLASS D)	259.714	258.020	1.694
1-4	6168046.498	560605.135	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	261.499	259.600	1.899
1-5	6168055.914	560581.186	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	264.009	262.200	1.809
1-6	6168064.888	560519.302	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	266.058	264.670	1.388
1-7	6168062.614	560517.980	1050Ø MANHOLE (CLASS D)	265.982	264.960	1.022
1-8	6168064.169	560510.727	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	266.217	265.160	1.057
2-1	6168027.234	560620.979	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	260.919	259.500	1.419
3-1	6168052.295	560627.575	1050Ø MANHOLE (CLASS D)	259.662	258.200	1.462
3-2	6168054.512	560617.181	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	260.277	258.570	1.707
4-1	6168066.936	560559.196	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	263.891	262.660	1.231
5-1	6168077.418	560510.271	1050Ø COMBINATION SIDE ENTRY PIT (CLASS D)	268.154	264.900	1.254



PLAN
SCALE 1:250 (A1)

Rev	Description	Author	Issue Date
1	ISSUED FOR CONSTRUCTION	B.W.	2017-02-16

<p>Shire of Plantagenet</p>	<p>Albany Office +61 8 9592 9500</p>	PO Box 6236 Albany WA 6332 Australia	SHIRE OF PLANTAGENET LANGTON ROAD, MOUNT BARKER DETAILED DESIGN OF CIVIL WORKS	
		ROAD AND STORMWATER DRAINAGE LAYOUT PLAN		W-07881.00

Council

POLICY REVIEW - PLANT - GENERAL

I/PM/1 - Plant - General

Meeting Date: 26 April 2017

Number of Pages : 2

PLANT - GENERAL POLICY

DIVISION	BUSINESS UNIT	RESPONSIBILITY AREA
Works and Services	Infrastructure	Plant & Machinery

OBJECTIVE

To provide clear guidelines relating to the replacement period for the Council's ~~H~~heavy ~~P~~plant.

POLICY

1. *This policy applies to the Council's heavy plant, which includes:*
 - *Heavy trucks (over 4.5 tonnes); and*
 - *Vehicular plant, including (but not limited to) loaders, graders and backhoes.*
- ~~1-2~~ 2. Plant purchases *are to* be structured around a replacement program intended to maintain consistent annual expenditure and based ~~generally~~ upon the benchmark standards ~~from~~ *developed by* the Institute of Public Works Engineering Australia Limited (IPWEA): Plant and Vehicle Management Manual - Third Edition (2012).
- ~~2-3~~ 3. Plant disposal should occur where the cost of ownership of the vehicle is optimised. Generally, plant will be disposed of where the time of disposal maximises the financial advantage to the Council as ~~recommended by the Chief Executive Officer~~ *outlined in the following table.*

Type	Years	Hours/km
Grader	5-9 years	7,000hrs to 10,000hrs
Heavy Loader	7-9 years	7,000hrs to 10,000hrs
Backhoe/Loader	6-8 years	6,000hrs to 8,000hrs
Heavy Truck 6x4	5-7 years	250,000 to 500,000km
Medium Truck 4x2	7-12 years	300,000km
Light Truck	5-12 years	300,000km
Roller	7-12 years	7,000hrs to 9,000hrs
Tractor	4-8 years	3,000hrs to 6,000hrs
Heavy Trailer	10-25 years	N/A

- ~~3~~ 4. Plant may be kept past the suggested optimum hours/kms if considered *to be fit for purpose providing ongoing value to the Council* and will therefore fall outside the purview of this Policy.

ADOPTED: **OCTOBER 2006**

LAST REVIEWED: **26 APRIL 2017**

Council

PLANTAGENET DISTRICT HALL COLOUR PATCH
WINDOW – MEMORANDUM OF UNDERSTANDING

Draft MOU

Meeting Date: 26 April 2017

Number of Pages: 2

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE SHIRE OF PLANTAGENET
AND
THE RETURNED AND SERVICES LEAGUE OF AUSTRALIA WESTERN AUSTRALIAN
BRANCH INC. MOUNT BARKER SUB BRANCH
AND
THE PLANTAGENET PLAYERS INC AS LESSEES OF THE PLANTAGENET DISTRICT
HALL**

Colour Patch Window

This Memorandum of Understanding is between the Shire of Plantagenet (the Council), The Mount Barker Sub Branch of the Returned and Services League of Australia (Sub-Branch) and the Plantagenet Players Inc.

It reflects the desire of the parties to adequately house and display the colour patch window (the window) owned by the Sub-Branch.

The window depicts the Army, Navy and Air Force shields, representing battalion colours relevant to the 1st World War. The dimensions are 1.56m in height and 1.7m in width and has been installed by the Council and the Sub-Branch in the front foyer window of the Plantagenet District Hall situated on Memorial Road, Mount Barker.

The Sub Branch may seek removal of the window provided that the relocation of the window (including making good the existing installation) is at the Sub-Branch's own expense. However, should the Council require the window to be relocated, the Sub-Branch will be consulted and relocation will be at the Council's expense.

The Council or the Plantagenet Players will not withhold permission for access to the window for removal.

While the window is installed in the District Hall, the Council will arrange adequate insurance.

This Memorandum of Understanding shall commence from the date of execution and will expire on 30 January 2027. At this time, the memorandum of understanding will be reviewed and renewed should both parties wish, unless cancelled prior by agreement.

EXECUTION

Signed by the parties this _____ day of _____ 2017.

Ken Clements
Shire President, Shire of Plantagenet

Rob Stewart
Chief Executive Officer, Shire of Plantagenet

Brian Bunker
President, RSL Mount Barker Sub Branch

Roxanne Mills
President, Plantagenet Players Inc.