



City of Cockburn Ordinary Council Meeting **Minutes**

For Thursday, 13 May 2021

These Minutes are confirmed

Presiding Member's signature

A handwritten signature in blue ink, which appears to read "Logan Howells", is written over a horizontal blue line.

Date: 10 June 2021

CITY OF COCKBURN
SUMMARY OF MINUTES OF THE ORDINARY COUNCIL
MEETING HELD THURSDAY, 13 MAY 2021

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CITY OF COCKBURN
MINUTES OF ORDINARY COUNCIL MEETING
HELD THURSDAY, 13 MAY 2021

PRESENT

ELECTED MEMBERS

Mr L Howlett	-	Mayor (Presiding Member)
Ms L Kirkwood	-	Deputy Mayor
Mr K Allen	-	Councillor
Mr M Separovich	-	Councillor
Ms P Corke	-	Councillor
Dr C Terblanche	-	Councillor
Mr P Eva	-	Councillor
Ms C Stone	-	Councillor
Mr T Widenbar	-	Councillor

IN ATTENDANCE

Mr T Brun	-	Chief Executive Officer
Mr D Green	-	Acting Executive Governance and Strategy
Ms S Seymour-Eyles	-	Acting Executive Corporate Affairs
Mr D Arndt	-	Acting Chief of Built and Natural Environment
Mrs G Bowman	-	Acting Chief of Community Services
Mr S Downing	-	Acting Chief Financial Officer/Executive People, Culture and Safety
Mr A Lees	-	Acting Chief of Operations
Mr S Cecins	-	Media and Communications Officer
Mrs B Pinto	-	Governance Officer
Mr N Sandiford	-	Systems Support Officer
Mrs S D'Agnone	-	Council Minute Officer

1. DECLARATION OF MEETING

Mayor Howlett declared the meeting open at 7:00pm.

“Kaya, Wanju Wadjuk Budjar” which means “Hello, Welcome to Wadjuk Land”

Mayor Howlett acknowledged the Nyungar People who are the traditional custodians of the land on which the meeting was being held and paid respect to the Elders of the Nyungar Nation, both past, present and emerging, and extended that respect to Indigenous Australians and Torres Strait Islander people who were present, either in person or viewing on-line.

Mayor Howlett advised, given that the COVID-19 pandemic is still with us, there continues to be a need for physical distancing and the following of hygiene requirements regarding hand washing etc. Accordingly, seating in the Council Chamber and the public gallery has been set out to ensure physical distancing requirements are met. He requested that members of the gallery follow the physical distancing requirements during the meeting and particularly when leaving the meeting.



Mayor Howlett advised the meeting would be electronically recorded and live streamed on the City's website, except where Council resolves to go behind closed doors. All recordings are retained in accordance with the General Disposal Authority for Local Government Records, produced by the State Records Office.

A copy of the recorded proceedings of the whole Council Meeting will be available on the website within two business days of this Council meeting.

Images of the public gallery are not included in the webcast, however voices will be captured and streamed. Everybody present should be mindful of their conduct during the recorded meeting.

Live streaming meetings is a Council initiative aimed at increasing the City's transparency and openness, as well as making Council meetings more accessible to our community and those beyond.

Elected Members at the meeting will be voting on agenda items using an electronic system that will display the vote of each member on the voting panel, which the public gallery has access to, and will allow the votes to be recorded in the minutes of the meeting.

The reconfiguration of the Council Chambers has been completed and now provides Council with the option of adjusting the chambers to provide for additional attendees in the future.

2. APPOINTMENT OF PRESIDING MEMBER (IF REQUIRED)

Nil

3. DISCLAIMER (READ ALOUD BY PRESIDING MEMBER)

Members of the public, who attend Council Meetings, should not act immediately on anything they hear at the Meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (BY PRESIDING MEMBER)

Cr P Corke	-	Impartiality Interest – Item 13.2
Mayor L Howlett	-	Impartiality Interest – Item 13.2
Cr P Corke	-	Impartiality Interest – Item 13.3
Cr C Stone	-	Impartiality Interest – Item 13.3
Cr K Allen	-	Impartiality Interest – Item 16.1

5. APOLOGIES AND LEAVE OF ABSENCE

Cr LA Smith	-	Apology
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6. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

Nil

7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

All questions submitted at the previous Ordinary Council Meeting have been responded to.

8. PUBLIC QUESTION TIME

Prior to the commencement of Public Question Time, Mayor Howlett advised the following:

The City has received no written questions relating to tonight's agenda items and several questions relating to non-agenda items.

Each person coming forward should state their full name, the suburb in which they live, then ask their question or questions.

Each person will be handed a copy of their question to read out, noting that any statements or preambles that were included have been removed by the City's administration.

Please ensure you do not make statements, just ask your questions, in order to allow public question time to progress as efficiently as possible.

If there are any questions that cannot be answered tonight, a written reply will be provided to that person and a copy will be included in the Minutes when they are published.

Mayor Howlett reminded members of the gallery they do not have to wait for a Council meeting to submit questions. Questions can be submitted at any time during the month and will be answered by the City's administration.

Mayor Howlett thanked all in advance for their cooperation.

8.1 Leanne Chaproniere, Jandakot - Executive Position Recruitment

Q1. Can the CEO please provide details of the following four (4) advertised positions:

- Executive Governance and Strategy
- Executive Corporate Affairs
- Executive People Culture and Safety
- Chief of Operations

A1. The Chief Executive Officer thanked Ms Chaproniere for her question, and advised that some of the roles are existing roles that were either vacant or will become vacant, and are being rebranded.

This includes the Executive Governance and Strategy position which was previously the Director Governance, and the Chief Operations Officer which was previously the Director Engineering and Works.

The Executive People, Culture and Safety and the Executive Corporate Affairs are new roles in the structure.



All four of these roles fit within the current senior positions that have been reviewed as part of an organisational review which was approved by Council in March 2021.

Q2. What are the proposed salary packages for each position and are these allocated in the City's Budget?

A2. The Chief Executive Officer advised that the Executive Governance and Strategy, as the only designated Senior Officer under the *Local Government Act 1995*, was advertised with a package of \$210,000 plus superannuation and a short term incentive on top of that.

The other positions are advertised as offering negotiable salaries and will have packages that are in a similar range, depending on the relevant position, market, qualifications, experience and relativity across industry sectors.

Q3. Will rates increase as a result of these positions being funded?

A3. The Chief Executive Officer advised these positions are all a part of the Long Term Financial Plan and will have no impact on rates this year or in the years ahead. They have all been factored into the existing employment costs.

Coogee Golf Course

Q4. There is an amount in the sports budget 18/19 for a \$50,000 feasibility study for the 9 Hole course at Coogee. Has the money been used and where is the feasibility? If there is no feasibility, who has been contracted to undertake the report and when was the last correspondence in relation to the matter either received or sent?

A4. The Acting Chief of Operations advised that a feasibility study has been completed and is currently being prepared for presentation to Council.

Q5. When will that be presented?

A5. The Acting Chief of Operations advised that officers are currently considering an appropriate time, which will likely be in the next six months.

8.2 Philip Gregory, Coolbellup

As Mr Gregory was not present at the meeting, the submitted questions will be treated as correspondence and a reply provided.

8.3 Roy Craddock, Jandakot - Glen Iris Golf Course Estate

Q1. Will the petition opposing rezoning of Glen Iris Golf Course and the Glen Iris Community Survey be included in the Council report when deciding to proceed or not to proceed with the Glen Iris Scheme Amendment?

A1. The Chief of Built and Natural Environment advised the City's assessment of any application to rezone the land will need to take into account the circumstances that apply at the time of that assessment.

It should be noted that the petition was lodged with parliament in June 2020, at which time there was no proposals for the site, which is still currently the case.

It is therefore impossible to determine whether the individual petitioners' position on the matter would remain unchanged if they were made aware of what the landowner's proposal for the site was.



8.4 Anthony Certoma, Coogee - Public Question Time

- Q1. Is there a maximum period of time allocated for the asking of questions by the public at Ordinary Council Meetings?
- A1. Mayor Howlett answered no, however, the time allocated to Public Question Time is to be for a minimum of 15 minutes.
- Q2. Is there a minimum amount of time allocated in Public Question Time to questions without notice?
- A2. Mayor Howlett answered no, a minimum of 15 minutes is allocated for questions regardless of whether they are received in writing or are without notice.
- Q3. Does His Worship the Mayor acknowledge that the recent record number of questions submitted by residents represents a level of disquiet in the community regarding a range of current issues before the City?
- A3. Mayor Howlett answered no. There have been recent issues which have raised some concern in the community and which have resulted in an abnormally large number of questions being asked at Council Meetings. The City provides a number of mechanisms for residents to enquire about particular matters or to provide feedback to the City.
- Q4. Given that there is only one Ordinary Council Meeting per month and given the current community issues before the City is there any provision to lengthen Question Time, both with and without notice, at this and subsequent meetings?
- A4. Mayor Howlett answered no, it is not considered necessary to extend the time available for public questions to be asked at Council Meetings. Questions not related to items on the Agenda can be responded to in a timely manner by sending the request to the City's administration, without waiting for a Council meeting. Further, Public Question Time has ranged from four minutes through to one hour and 52 minutes in the last twelve months, with the average being 25 minutes, which is well in excess of the minimum 15 minute requirements. Most, if not all questions have been answered at the meeting.
- Q5. Does the City agree that the public's right to ask questions at the Ordinary Council Meeting is of more paramount importance than any one other item on the agenda? If not, why not?
- A5. Mayor Howlett answered no, the priority of business at Council Meetings requires Council to make decisions on a number of matters which must be dealt with given their statutory timeframes (for example: planning matters, acceptance or otherwise of tenders, compliance requirements, considering Notices of Motions from the Annual Electors Meeting etc.). The public's right to ask questions is provided for within the time limitations of the meeting Agenda, noting the average public question time has averaged 25 minutes over the past 12 months.

Freedom of Information



- Q6. Can the City supply the number of Freedom of Information (FOI) requests that it has received in each of the following calendar years: 2017, 2018, 2019, 2020.
- A6. The Executive Governance and Strategy advised the following figures: 21 requests were received in 2017, 36 requests were received in 2018, 24 requests were received in 2019, 31 requests were received in 2020.
- Q7. Can the City supply the average time taken to process those requests given that the statutory maximum period is set at 45 days?
- A7. The Executive Governance and Strategy advised he could not provide that information, however all FOI requests are processed within the statutory timeframe.
- Q8. Does the City have an internal KPI for the processing of F.O.I. requests?
- A8. The Executive Governance and Strategy advised yes, within the statutory timeframe of 45 days.
- Q9. Given that this is an area that could be construed as a good indicator of open government and transparency within the system, will the City undertake to allocate additional resources, when or if required, to ensure that these requests which are important to the public (as they have paid to have them processed) will be processed well within the 45 day maximum period?
- A9. The Executive Governance and Strategy advised the City will ensure that sufficient resources are allocated for processing FOI requests within the statutory timeframe.

Dogs – Ammunition Jetty

- Q10. Can the City administration formally confirm for the record that the primary reason for the Council decision to prohibit dogs from Ammunition Jetty Beach heading south from the 21st October, 2020 was in relation to environmental impacts to shore nesting birds as documented on page 14 of the Minutes of Ordinary Council Meeting 8/04/2021 in Answer A8 provided by the Acting Chief of Community Services: "As the City has already implemented the Council decision from October 2020, and the primary reason for the change relates to environmental impacts to shore nesting birds..."
- A10. The Chief of Community Services advised yes, it can be confirmed that the officer recommendation and the primary reason for that recommendation related to that primary reason.



8.5 Edward Leet (presented by Jeanette Mouttet) - Glen Iris Golf Course

Q1. Given the Developers Concept Plan for the Glen Iris Estate indicates an additional set of traffic lights will be installed in the surrounding road system, is Council aware of any other locations in the area, region, state or country where there are three (3) sets of 4-way signals installed in a 900m distance.

A1. The Chief of Built and Natural Environment advised that whilst the landowner, Eastcourt Property Group, have indicated their intentions to redevelop the former Glen Iris golf course for residential purposes and through their consultants, Acumen Development Solutions, have released a Concept Plan, at this point in time the City has not received any formal applications to rezone the land.

Should an application to rezone the land be lodged with the City, it is expected that it will include a detailed Traffic Impact Assessment addressing the relevant regulations and requirements. The Traffic Impact Assessment should address your questions in respect to any new or proposed traffic signals on Berrigan Drive. Each application, it should be noted, would be dealt with on its own merits, not whether it compares with any other location.

8.6 Jeanette Mouttet, Jandakot - Glen Iris Golf Course Estate

Q1. Is City of Cockburn aware that the developer's Concept Plan, delivered to current Glen Iris Golf Course Estate residents does not show the intended bus service – north/south of Berrigan Drive – through the middle of the currently closed golf course, as demonstrated to the PRG 20 odd participants on 11.5.21.

A1. The Chief of Built and Natural Environment advised that the City is aware the developer has released a Concept Plan of how they propose to redevelop the land for residential purposes, but is yet to receive a formal proposal for the former Glen Iris Golf Course. Ensuring the existing and proposed road hierarchy is robust enough to accommodate future public transportation options is an important consideration of any structure plan, however this is rarely shown on the concept plan and more typically detailed in a Transport Impact Assessment that would accompany any formal rezoning and redevelopment of the site.

Q2. Do you know if this intended new bus service is to service social housing within the Glen Iris Estate proposed average 300sqm townhouse sites?

A2. The Chief of Built and Natural Environment advised that this question makes a presumption about the type of housing proposed. In terms of the issue of a bus service, the City, as previously indicated, has not received a formal application which would address that level of detail, including opportunities for public transport.

Q3. Do you agree that this intended bus service was purposely left out of the Concept Only Plan to mislead and be terribly deceptive to current Glen Iris Golf Course Estate residents?

A3. The Chief of Built and Natural Environment reiterated that issues such as public transport are rarely shown on concept plans. Ultimately, the provision of public transport is determined by the Public Transport Authority and is not a matter within the developer or City's control.



8.7 Rita and David Bowsher, Jandakot

As Mr and Mrs Bowsher were not present at the meeting, the submitted question will be treated as correspondence and a reply provided.

8.8 Dr Joanne Curry, Coogee - Public Question Time

Q1. Will the City Administration and His Worship the Mayor explain the purpose and intent of Ordinary Council Meetings?

A1. Mayor Howlett advised the purpose of Ordinary Council Meetings is to conduct the business of Council in accordance with legislative requirements. A reply to a similar question was provided earlier in the meeting.

Q2. Does His Worship the Mayor believe that the intent of the Ordinary Council Meeting has either become more diluted or enhanced with the introduction of the new Public Question Time limitations/restrictions which effectively handicap the participation of members of the Community in asking pertinent comprehensive questions to the City administration as is their right and responsibility?

A2. Mayor Howlett advised the only change made to Public Question Time is the bringing forward of the closing time to submit public questions from 10am of the meeting day, to 5pm on the day prior to the meeting.

The time limitation of three minutes has always applied, with some flexibility by myself, the Presiding Member.

That information has also been readily available on the City's website for anybody who submits a public question to read.

It was also an opportune time to re-iterate that public questions should be succinct and this is also noted on the website. Public Question Time is not made available for statements or preambles, which applies to all local governments in Western Australia.

Mayor Howlett reiterated there has been no significant change to public question time, except for the closing time of public question submissions.

Q3. There is now an 800 character limit on the public question submission form. How can you ask succinct questions with such a limited character space?

A3. Mayor Howlett advised it can be done, as tonight's questions show, and reiterated that all this information is clearly displayed on the City's website.

Agenda Briefings

Q4. What is the purpose of the Agenda pre-meetings that are held before each Ordinary Council Meeting?

Q5.6. Are minutes for this meeting taken? If not, why not?

A4,5,6. The Executive Governance and Strategy advised that the purpose of Agenda Briefings is for officers to present information in relation to items contained in the Ordinary Council Meeting Agenda. No minutes are taken at the Agenda Briefings.

The purpose of the briefing is solely for the relevant officers to provide information to Elected Members and for Elected Members to ask relevant questions should they wish to do so.



- Q7. Doesn't the Community have the right to see our democracy in action with the Elected Members asking questions in the public forum of an OCM and on the record in the minutes of the meeting than behind closed doors?
- A7. The Executive Governance and Strategy advised that, in relation to Agenda Briefings, Council may resolve to provide the public with access to the briefings.
- Q8. Would this not lead to a better outcome where the Community can better understand the complexities relating to an issue if it participates by listening to the questions and debate surrounding that issue?
- A8. The Executive Governance and Strategy advised that is possible, should Council resolve to allow public access to these briefings
- Q9. Is the general Community becoming a hindrance to the workings of Local Government?
- A9. The Executive Governance and Strategy advised no.

8.9 Lucia Benova, Spearwood - Dog Behaviourist Specialist

- Q1. Can the City confirm or otherwise clarify if Mr Iain MacDonald, a dog behaviourist was formally engaged by the City to give his professional opinion re the prohibition of dogs on Ammunition Jetty Beach?
- A1. The Chief of Community Services advised the City did not formally engage Mr MacDonald to comment on dog management matters. Officers spoke with Mr MacDonald and others while researching the motion's feasibility and practicality to ensure the report was factual and holistically researched. Mr MacDonald, through his own will, sent a written submission to the City, without the City requesting it.
- Q2. Can the City specify what 'amongst others' (presumably submissions) refer to?
- A2. The Chief of Community Services advised the 'amongst others' comment in the response referred to the agencies and organisations that provided written responses previously on the subject or specifically to the report presented at the April 2021 Ordinary Council Meeting. These agencies include the Department of Local Government, Sport and Cultural Industries, the Department of Biodiversity, Conservation and Attractions, the Woodman Point Regional Park Community Advisory Committee, Birdlife Australia, the Conservation Council of Western Australia and Native ARC.

8.10 Pam Coughlin, Jandakot - Glen Iris Golf Course

- Q1. Given that the Concept Plan from Acumen indicates that it is planning to build homes on the lake our home backs onto, which was the fourth hole of the Glen Iris Golf Course Estate, is this a concern with the Council and what is the Council's opinion on this practice?
- A1. The Chief of Natural and Built Environment advised that whilst the landowner, Eastcourt Property Group, has indicated their intentions to redevelop the former Glen Iris golf course for residential purposes and their consultants, Acumen Development Solutions, have released a Concept Plan, at this point in time the City has not formally received any applications to rezone the land.



When such a proposal is formally lodged with the City, officers will then be in a position to comment on those plans for the redevelopment of the site. At this stage it is just an informal concept plan and has no formal standing.

- Q2. What is the Council's opinion on the practice of building on a natural spring?
- A2. The Chief of Natural and Built Environment advised that would have to be assessed at the time an application was received, and would be based on the specific circumstances.

9. CONFIRMATION OF MINUTES

9.1 (2021/MINUTE NO 0059) MINUTES OF THE ORDINARY COUNCIL MEETING - 8/04/2021

RECOMMENDATION

That Council CONFIRMS the Minutes of the Ordinary Council Meeting held on Thursday, 8 April 2021 as a true and accurate record.

COUNCIL DECISION

MOVED Cr C Terblanche SECONDED Cr K Allen

That the recommendation be adopted.

CARRIED UNANIMOUSLY 9/0

10. DEPUTATIONS

The Presiding Member invited the following deputations:

- **Alex Wycherley and Trevor Dunn, South Beach Community Group and Port Coogee Community Association**, in relation to Item 13.2 Proposed Amendment To Locality Boundaries - North Coogee
The Presiding Member thanked the deputation for their presentation.
- **Trevor Dunn, Port Coogee Community Association**, in relation to Item 14.4 Development Application - 4 Madras Link North Coogee - DA21/0131 - Retrospective Single (R-Code) House – Finish off Eastern Boundary Wall
The Presiding Member thanked the deputation for their presentation.

7.58pm Cr Widenbar left the meeting.

- **Daniel and Sindi Mastaglia**, in relation to Item 14.4 Development Application - 4 Madras Link North Coogee - DA21/0131 - Retrospective Single (R-Code) House – Finish off Eastern Boundary Wall
The Presiding Member thanked the deputation for their presentation.

8.00pm Cr Widenbar returned to the meeting.

8.01pm The Council Minute Clerk left the meeting and returned at 8.04pm.



- **Shane Chapman and Leonie Moore**, in relation to Item 14.3 Development Application - DA20/1061 - 237 Pearse Road, Beeliar - Storage Yard (Caravans, Boats and Trailers)
The Presiding Member thanked the deputation for their presentation.

8.25pm Deputy Mayor Kirkwood and Cr Allen left the meeting.

- **Kylee Graham and Leah McGovern, Private Facebook Page - Stop the Crusher**, in relation to Item 14.1 Proposed Development Application - DA 20/0973 - Lots 39 and 40 (200) Barrington Street, Bibra Lake - Proposed Modification to Previous Approval - DA19/0686 – Industry General (Licenced) - Proposed Addition of Crushing Facility to crush building waste (Construction and Demolition)
The Presiding Member thanked the deputation for their presentation.

8.29pm Deputy Mayor Lara Kirkwood returned to the meeting.

8.32pm Cr Allen returned to the meeting.

11. BUSINESS LEFT OVER FROM PREVIOUS MEETING (IF ADJOURNED)

Nil

12. DECLARATION BY MEMBERS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING

Nil

At this point in the meeting, the time being 8.36pm, the following items were carried by 'en bloc' resolution of Council:

13.1	14.1	15.1	18.1	19.1
	14.3			



13. COUNCIL MATTERS

13.1 (2021/MINUTE NO 0060) COUNCIL MEETINGS - ORDER OF BUSINESS

Author(s) D Green

Attachments 1. Proposed Order of Business [↓](#)

RECOMMENDATION

That Council ADOPTS the changes to the Order of Business at Ordinary Council Meetings, as shown in the attachment to the Agenda, pending formalisation of this process through an amendment to the Standing Orders Local Law.

COUNCIL DECISION

MOVED Cr C Terblanche SECONDED Cr C Stone

That the recommendation be adopted.

CARRIED UNANIMOUSLY 9/0

Background

Council recently reviewed and endorsed the recommended amendments to the Structure for Administering the City of Cockburn.

The restructure has resulted in the creation of two new “executive” roles in addition to the retention of three existing senior positions and the “splitting” of another.

As a result, the organisation now has:

Seven (7) Divisions, being:

- Natural and Built Development
- Finance
- Operations
- Community Services
- Governance and Strategy
- Corporate Affairs
- People, Culture and Safety

The new structure has a minor impact on the Council Meeting process, through the preparation of that part of the Meeting Agenda which relates to the “Divisional” reporting function.

Currently, the Order of Business paper, Sections 13 to 18, refers to the previous structure of: “Council”, “Planning and Development”, “Finance and Corporate Services”, “Engineering and Works” and “Community Services”.

This will need to be amended to reflect the new arrangements adopted by Council.



Submission

N/A

Report

While the new Structure for Administering the City of Cockburn is largely reflective of the same functions being undertaken under an amended naming convention, it is considered appropriate for the City's reporting regime to also represent the new branding of the City's operational and strategic direction.

The current Standing Orders Local Law (Part 4) provides for a Council Meeting Agenda to be prepared in line with the specified Order of Business. However, it is able to be amended "for the greater convenience of the Council" by resolution, as stipulated in Clause 4.1

Accordingly, it is recommended that Council adopts this proposal to take effect as soon as practicable, pending the formalisation of this process through an amendment to its Standing Orders Local Law, which will commence immediately.

It is anticipated that the amendment will take place as part of a formal review of the Local Law, to be completed by October 2021, prior to the Council elections.

Strategic Plans/Policy ImplicationsListening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.

Budget/Financial Implications

N/A

Legal Implications

Clauses 4.1 and 4.2 of the City's Standing Orders Local law refer.

Community Consultation

N/A

Risk Management Implications

There is a "Low" level of "Compliance" risk associated with this item.

Advice to Proponent/Submitter

N/A

Implications of Section 3.18(3) *Local Government Act 1995*

Nil



Order of Business – New Organisational Structure

1. Declaration of Meeting
2. Appointment of Presiding Member (If required)
3. Disclaimer (To be read aloud by Presiding Member)
4. Acknowledgement of Receipt of Written Declarations of Financial Interests and Conflict of Interest (by Presiding Member)
5. Apologies and Leave of Absence
6. Written Requests for Leave of Absence
7. Response to Previous Public Questions Taken on Notice
8. Public Question Time
9. Confirmation of Minutes
10. Deputations
11. Business Left Over from Previous Meeting (if adjourned)
12. Declaration by Members who have Not Given Due Consideration to Matters Contained in the Business Paper Presented before the Meeting
13. Built and Natural Environment
14. Finance
15. Operations
16. Community Services
17. Governance and Strategy
18. Corporate Affairs
19. Chief Executive Officer
20. Motions of Which Previous Notice Has Been Given
21. Notices Of Motion Given At The Meeting For Consideration At Next Meeting
22. New Business of an Urgent Nature Introduced by Members or Officers
23. Matters to be Noted for Investigation, Without Debate
24. Confidential Business
25. Resolution of Compliance
26. Closure of Meeting

Declaration of Interest

The Presiding Member advised the meeting two Declarations of Interest had been received for Item 13.2:

1. Cr Corke submitted a Declaration of Impartiality Interest, pursuant to Regulation 22 *Local Government (Model Code of Conduct) Regulations 2021*.

The nature of the interest is that Cr Corke, as Chair of the Hamilton Hill Community Group, wrote a letter of support for the proponent regarding their submission.

2. Mayor Howlett submitted a Declaration of Impartiality Interest, pursuant to Regulation 22 *Local Government (Model Code of Conduct) Regulations 2021*.

The nature of the interest is that Mayor Howlett is a member of the Geographic Names Committee, who may be required to make a determination on this matter, if it is referred by the City.

13.2 (2021/MINUTE NO 0061) PROPOSED AMENDMENT TO LOCALITY BOUNDARIES - NORTH COOGEE

Author(s) D Green

Attachments

1. Submission - Including Information Sheet [↓](#)
2. Map - South Beach and Port Coogee Proposed Suburb Boundaries [↓](#)
3. Cockburn Coast - District Structure Plan [↓](#)

RECOMMENDATION

That Council:

- (1) RECOMMENDS to the Geographic Names Committee (GNC) that it does not support the joint petition for the renaming of that part of the current locality of "North Coogee" to "Port Coogee", nor the renaming of that part of the current locality of "North Coogee" as "South Beach", as shown in Attachment 2; and
- (2) SUPPORTS that the subject area remains officially known as the locality of "North Coogee"

COUNCIL DECISION

MOVED Cr P Corke SECONDED Cr K Allen

That Council RECOMMENDS to the Geographic Names Committee (GNC) that it supports the joint petition for the renaming of that part of the current locality of "North Coogee" as "Port Coogee" and the renaming of that part of the current locality of "North Coogee" as "South Beach" as shown in Attachment 2.

CARRIED UNANIMOUSLY 9/0



Reason

Taking the concerns from the Officer's Report in turn:

1. Disagree: the 'background' in the Agenda, paragraph 1, page 12 of 892, says that residents have reported that couriers, taxi drivers and emergency services have confused the two separate locations for their destination. This suggests that, contrary to the Officer's Report, retaining the existing locality name could indeed prove hazardous to the safety of occupants.
2. Disagree: the City has long referred to Port Coogee - and still refers to it as such on its website – and the City is not a developer.
3. Disagree: both the proposed new localities meet the GNC Guidelines minimum size requirements. If it meets the guidelines it meets the guidelines. Preferences should not be used to override guidelines.
4. Disagree: the Cockburn Coast includes Coogee and Henderson, not just North Coogee, so it could be argued that calling North Coogee the 'Cockburn Coast' would create a much more illogical outcome and confusion than this proposal. This change is not seeking to divide the State Government's premier development but to give more meaning to the area and to simplify it for locals, visitors, tourists and the emergency services. There can be more than one suburb within a development – and it is worth noting that 8 significant land holders in the area, including DevelopmentWA, have written in support of the proposal. If DevelopmentWA is in support then the WA Government is in support via the respective Minister.
5. Disagree: Local businesses who use the South Beach brand have all been consulted and are in favour of the change.
6. Disagree: as stated above the change is not seeking to divide the State Government's premier development. Rather it is giving more meaning to the area and simplifying it for locals, visitors, tourists and the emergency services.
7. Disagree: the Cockburn Coast has long been known for its history as a port as referenced at Attachment 1 of the agenda on page 22 of 892 (see dot points 4 to 7). In addition, the proposed Port Coogee resides between the former jetties at Owen Anchorage and Robbs Jetty and the name change would give both these ports recognition for their past contributions for cargo loading and unloading in the City of Cockburn.
8. Disagree: it is not premature, and 16 years is a long time.

The support for this proposal in the community is overwhelming and the grounds the petitioners have provided for the requested renaming are valid and reasonable. Our role as Councillors is to speak for the residents we have been elected to represent. As such, it is incumbent upon us to support the joint petition and to allow the final decision to rest with the GNC.



Background

In 2005, the City of Cockburn successfully applied to the Geographic Names Committee (GNC) to have a new locality, domiciled as “North Coogee”, as the result of the proposed redevelopment of the Cockburn coastline from largely disused industrial land to a high quality residential and commercial hub.

Over the past 10 years, residential developments at both ends of this area have occurred, commencing with “Port Coogee” at the southern end and “South Beach” at the northern end.

Added to this is the State Government’s vision for the “Cockburn Coast” development, which includes adopted Structure Plans featuring further urban infill, with major commercial and mixed use zones created.

The City works in close collaboration with Development WA (formerly Land Corp) to achieve an appropriate level of investment and development of this area. Ideally, this process will provide for an optimum level of infrastructure to be integrated with this outcome and provide a superior level of facilities and services to complement the quality residential product which is now identifiable with “North Coogee”.

In 2018, both residential nodes established Community Groups to represent the interests of residents of their respective areas. Subsequently, both the Port Coogee Community Association and the South Beach Community Group became active in promoting issues of local interest which impact on the City of Cockburn.

One of the matters which is most promoted by residents in both areas is the negative community feedback on the locality name of “North Coogee” being applied to them. Comments appear to mostly relate to confusion surrounding the name of “North Coogee” for couriers, taxi drivers and even emergency services, which have confused the two separate locations for their destination.

Others refer to the long standing recognition of these developments after the “estate” names applied to the original plans, being “Port Coogee” and “South Beach”.

In 2019, both organisations formally sought advice from the City on the process which needed to be followed in order to have these names formalised and become the officially adopted suburb names.

Following a meeting with relevant City staff, both Groups decided they would embark on an exercise to formally petition the Council to support their objectives. This has resulted in the collection of significant numbers of signatures in support of their joint submission to the City for the division of the current locality of “North Coogee”, into two separate locations to be individually named “Port Coogee” and “South Beach” respectively.



Submission

Refer to Attachment 1.

Report**Statutory Perspective**

The regulatory authority for approving the naming or re naming of localities (suburbs) is the Geographic Names Committee (GNC), which has as its primary brief the responsibility to recommend naming transactions submitted to it for the approval, or otherwise, of the Minister for Lands.

As part of the process the GNC has established criteria for the guidance of applicants when preparing submissions for its consideration.

These Guidelines are prescriptive and will generally require adherence prior to being recommended. Proposals which are generally not recommended include those with the following characteristics:

1. Seeking to adopt a developer's estate promotional name.
2. Seeking to adopt names used for existing infrastructure, such as a Shopping Precinct.
3. The name has no relationship to the area.
4. The name is duplicated or similar to an existing locality name within Australia.
5. The proposal is not supported by the relevant local government.
6. The proposal is not favoured by strong local community support.
7. The proposal seeks to rename all or part of a locality after urban development occurs.

It is not unusual for applications to not comply with one, or more, of the above criteria, as the Guidelines are subject to change from time to time and are amended to remain contemporary with standards and reasonable expectations. For example, there are duplications of location names across Australia and even within Western Australia, which have occurred as a result of past decisions.

Therefore, in assessing this submission against the GNC Guidelines, it is not necessary to be prohibitive in the application of the criteria as the only considerations relative to its merits.

In this case, it is noted that the application conforms against the majority of the criteria.

In addition, the Guidelines require minimum standards in respect of size and developable land. In the metropolitan area, the minimum size requirements are 100 hectares for the locality and 1000 lots available for development. In this submission, the proposed new locality of "Port Coogee" is 153.5 ha and contains 1,350 developable lots and "South Beach" 121.7 ha, with 940 lots currently approved and new structure plans to be approved in future to create additional capacity.



Strategic Planning Perspective

The submission was assessed by the City's planning specialists to comment on the potential strategic implications of the proposed renaming.

Initial concerns relate mainly to the number of deviations from the GNC Guidelines which are apparent within the submission. These are summarised as follows:

1. Locality names are expected to be enduring and should only be changed if there is evidence that the retention of a name could prove to be hazardous to the safety of occupants (by causing confusion for emergency vehicles or other critical delivery services).
2. Both "Port Coogee" and "South Beach" are "estate" names which were applied by the original developers for marketing purposes and are not otherwise officially recognised for practical purposes, such as postal deliveries.
3. While the proposal to divide North Coogee into two separate locations meets the GNC Guidelines minimum size requirements of 100 ha (being 154ha for Port Coogee and 122ha for "South Beach"), the proposal falls short of the "ideal" size recommended by GNC of "approximately 500ha".
4. The proposal seeks to divide the State Government's premier development within the district, being the "Cockburn Coast", and will result in an illogical outcome which will see this eventual development being assigned between the two new suburbs, and could result in confusion for the residents/businesses which will eventually be located there.
5. Wayfinding will likely be compromised, particularly in the "South Beach" locality, for which the adjacent landmark of South Beach is located in the City of Fremantle.
There are also many local businesses which are domiciled with the South Beach brand (e.g. South Beach Café; South Beach Fish and Chips) and also located within the district of Fremantle. While this may not impact on identifying property addresses, it is likely to be confusing when relating the name to the relevant local government.
6. The "Cockburn Coast" development will occur in the medium term and will result in the connectivity upon which the original "North Coogee" name was premised. Changing the names to reflect the current distribution of population will eventually conflict with the logic of the approved Structure Plans for the entire "Cockburn Coast", which spans all of "North Coogee".
7. The use of name extensions, such as "Port" are not generally supported by the GNC Guidelines, unless to give emphasis to a unique topographical feature. The Port Coogee Marina does not represent what is normally associated with typical Port infrastructure.
8. The proposal to rename the area only 16 years after it was formed is premature, particularly as the Guidelines do not support renaming after significant development has occurred.



Community Perspective

For their part, both community organisations representing the current populations based in the “Port Coogee” and “South Beach” precincts have been very diligent and thorough in preparing their joint submission.

Both organisations actively sought the support of all residents through a traditional hard copy petition and online survey. They also solicited the assistance of local businesses to provide written letters in favour of their submission, as well as encouraging locally based community organisations to do the same.

Of some note is that written communication has also been received from 8 significant land holders in the area (including Development WA) in support of the proposal.

The case provided by both organisations is logical and rational when viewed independently, and conforms to many of the principles contained in the GNC Guidelines.

The personal signatures of 1356 individuals and 27 businesses located in “Port Coogee” and 951 individuals and 12 businesses located in “South Beach” have been received by the City. These figures have been carefully verified by City of Cockburn officers for authenticity, following which 1,150 from the Port Coogee area and 796 from the South Beach area have been validated.

This represents an estimated combined support rate of approximately 75% of North Coogee residents and ratepayers, when matched against records the City’s records. This bears testimony to the passion held by both communities in support of their cause, as well as demonstrating the highly commendable commitment of the organisers.

Their approach to this exercise has been professional, engaging and cooperative at all times. This has resulted in the preparation of a very well-considered document and presents a very plausible case in support of the submission.

Summary and Conclusions

The information presented in this report is purposely designed to separate the personal views of the community from the professional position of those who assess the overall interest of the City of Cockburn.

Accordingly, it is apparent that these views conflict in certain areas of critical importance, when considering whether the proposal should be recommended for support, or otherwise.



On the case “for” the Council supporting the submission is the compelling information put by both community organisations, all of which is provided with genuine intent and detail.

On the other hand, the case “against”, as provided by professional and senior officers of the City, focuses on the strategic, longer term development of the total North Coogee land holdings and encourages the Council decision to do the same.

In weighing up the benefits of a short term outcome, which will provide two predominantly residential precincts, with a solution which will resolve the perceived disconnect between the respective areas, against the position which was adopted by Council in 2005 as a longer term outcome to fulfil the strategic direction of developing the entire “Cockburn Coast”, it is considered important to view this matter in alignment with the Council’s adopted Strategic Planning documents.

Council has in the past adopted individual Structure Plans for each of the following Precincts within the locality of North Coogee.

- South Beach Village
- Port Coogee Activity Node
- Emplacement
- Robb Jetty

The District Structure Plan, shown at Attachment 3, which guides development for the Cockburn Coast area, notes that both South Beach and Port Coogee are separate residential areas within the greater planning regime. This is important as it identifies that both these areas are technically adjacent to the development, while being considered as necessary components which complement the overall concept.

With this in mind, there is an inclination to consider that the development infill which will eventuate in line with Structure Planning for the Cockburn Coast will result in connectivity between the two distinct urban areas and the Precinct developments which will follow in due course. Such an outcome clearly aligns with the intent of the City of Cockburn in 2005 when it established the capacity of a single locality to accommodate the overall land usage requirements into the future.

Accordingly, given the likelihood that the ultimate development plan for the “Cockburn Coast” will result in the accomplishment of the City’s long term vision for this important land holding, it is not seen as a desirable outcome to divide what is currently a logical locality boundary for North Coogee to create two new suburbs which, while satisfying the current residents of these areas, will present issues for the City, and the Council, in the future.



Strategic Plans/Policy ImplicationsLocal Economy

A sustainable and diverse local economy that attracts increased investment and provides local employment.

- Plan for and facilitate opportunities for local business (including home business and sole traders), local activity centres and industry to thrive.

City Growth and Moving Around

A growing City that is easy to move around and provides great places to live.

- Plan to provide residents with great places to live, activated social connections and high quality open spaces.

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.

Budget/Financial Implications

N/A

Legal Implications

The Policies and Standards for Geographic Naming in WA Guidelines refer.

Community Consultation

The engagement on this process was undertaken by the Port Coogee Community Association and South Beach Community Group.

These organisations undertook a comprehensive program of consultation with their respective communities, which involved individual petitioning and receiving written support from a number of stakeholders within and outside the North Coogee locality.

The number of verifiable signatures in favour of the proposal from the current suburb and received with the submission is estimated to represent a rate of 75% of the affected community. This is considered to be “strong community support” as required by the GNC Guidelines.

Risk Management Implications

There is a “High” level of “Reputation / Brand” Risk and a “Moderate” level of “Compliance” Risk associated with this item.



Advice to Proponents/Submitters

The proponents have been advised that this matter is to be considered at the 13 May 2021 Ordinary Council Meeting.

Implications of Section 3.18(3) *Local Government Act 1995*

Nil



Attachment 1 – The Petition pro forma

PETITION**Name Change North Coogee**

**To: Chief Executive Officer
City of Cockburn**

We, the undersigned electors or ratepayers in North Coogee, request that Council supports the renaming of the existing suburb of North Coogee to “South Beach” to the north and “Port Coogee” to the south of McTaggart Cove (as shown on the map over page) for the following reasons-

Community feedback has consistently demonstrated problems with way-finding and a lack of geographical or historical identity with the existing locality name of “North Coogee”. The names “South Beach” and “Port Coogee” are in common use and have been used for many years to describe the location of two distinct coastal communities. These communities are physically divided by the CY O'Connor Reserve, the Cockburn Coast Oval and the Power Station Precinct and will remain so into the future.

Residents and businesses in the “**South Beach**” area identify strongly with historic South Beach, which geographically defines the entire western border of the area. The beachfront within City of Cockburn is a heritage listed site named “South Beach” (Category 1 = Exceptional Significance). This and other heritage sites honour the extensive industrial, military and horse training history of the area. The CY O'Connor Statue and Seven Riders Memorial further commemorate horse training which continues on South Beach Horse Exercise Area to this day. The similarity between “Port Coogee” and “North Coogee” causes confusion for South Beach residents, visitors and businesses.

Residents and businesses in the “**Port Coogee**” area identify strongly with the Port Coogee Marina and the Coogee Maritime Trail. The Port Coogee Marina is geographically significant and is a public port of call for the Water Police, Sea Rescue and Fisheries Department. It is named “Port Coogee” on national maritime maps in use today. Sitting adjacent to the historic Owen and Beagle Anchorages, historical documents refer to the area as a “port” and there are many protected shipwreck sites lying off the shores. Many local businesses find it easier to define their location as “Port Coogee” to avoid confusion with North Coogee South Beach area.

The South Beach Community Group (SBCG) and the Port Coogee Community Association (PCCA) have initiated this petition on behalf of the community. Please return the Petition to the Associations. See details over page.

If you agree to the above proposal and are 18 years and over, are ratepayers at North Coogee or on the electoral role for North Coogee please sign below.

Name (please PRINT)	Address - North Coogee	Signature

Attachment 2 – The Information Sheet



Information Sheet

Changing our Suburb name from North Coogee to South Beach and Port Coogee

The South Beach Community Group and Port Coogee Community Association are working together on a proposal to rename the suburb of "North Coogee". This will lead to the creation of two new suburbs called "South Beach" to the north and "Port Coogee" to the south.

What does it take to change the name?

- A Petition must be initiated and signatures collected from within the community. The South Beach Community Group and the Port Coogee Community Group have jointly initiated this petition.
- A significant majority of our community must support and sign the Petition. 90% is considered a strong representation.
- Gaining City of Cockburn support. SBCG and PCCA are working closely with the City and will present the Petition to the City along with a written submission outlining the case. The City will check all signatures and contact those people missing from our submission.
- Council Members of The City of Cockburn will vote on the submission at an Ordinary Council Meeting.
- The City of Cockburn will then present the case to the Geographical Names Committee (GNC). The GNC, based at Landgate, has the responsibility of collecting, approving and registering place names in Western Australia. The GNC will make the final decision. To read about the GNC's policy for approval go to –

<https://www0.landgate.wa.gov.au/maps-and-imagery/wa-geographic-names/geographic-names-committee>

Where would the new boundary be located?

Why change the name "North Coogee"?

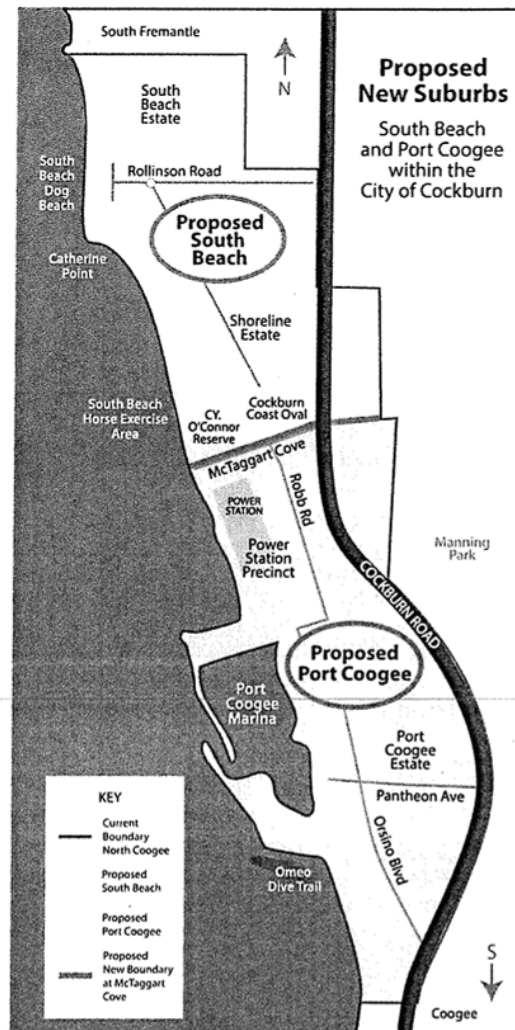
Community feedback has consistently demonstrated problems with way-finding and a lack of geographical or historical identity with the existing locality name of "North Coogee". The names "South Beach" and "Port Coogee" are in common use and have been used for many years to describe the location of two distinct coastal communities. These communities are physically divided by the CY O'Connor Reserve, the Cockburn Coast Oval and the Power Station Precinct and will remain so into the future.

Residents and businesses in the "South Beach" area identify strongly with historic South Beach, which geographically defines the entire western border of the area. The beachfront within City of Cockburn is a heritage listed site named "South Beach" (Category 1 = Exceptional Significance). This and other heritage sites honour the extensive industrial, military and horse training history of the area. The CY O'Connor Statue and Seven Riders Memorial further commemorate horse training which continues on South Beach Horse Exercise Area to this day. The similarity between "Port Coogee" and "North Coogee" causes confusion for South Beach residents, visitors and businesses.

Residents and businesses in the "Port Coogee" area identify strongly with the Port Coogee Marina and the Coogee Maritime Trail. The Port Coogee Marina is geographically significant and is a public port of call for the Water Police, Sea Rescue and Fisheries Department. It is named "Port Coogee" on national maritime maps in use today. Sitting adjacent to the historic Owen and Beagle Anchorages, historical documents refer to the area as a "port" and there are many protected shipwreck sites lying off the shores. Many local businesses find it easier to define their location as "Port Coogee" to avoid confusion with North Coogee South Beach area.

The present suburb of North Coogee would be divided at McTaggart Cove between the Power





How to return your signed Petition

As the initiators of the Petition SBCG and PCCA will jointly present all petitions to the City of Cockburn with a written submission on behalf of the community. Please take care to ensure that your petition is legible.

	South Beach area	Port Coogee area
By Hand	To a Committee Member or Drop Boxes at <ul style="list-style-type: none"> Bistro 21 6 Rosemary Link 	To a Committee Member or Drop Boxes at <ul style="list-style-type: none"> Blooms the Chemist The Australian Brewhouse
By Post	PO Box 892 South Fremantle, WA 6162	PO Box 7173, Spearwood, WA 6163
By Email	southbeachcommunity@hotmail.com	petitions.portcoogeeeca@gmail.com
More Info	www.southbeachcommunity.com	www.portcoogeeeca.com



The case for renaming South Beach and Shoreline Estates to "South Beach"

"South Beach" more accurately describes where our residents live, work, play and meet

- Our community survey found that the name "North Coogee" creates confusion for residents, businesses and visitors to our area, being the single most important reason justifying a name change.
- The name "South Beach" is already in common use within our community and beyond.
- The unique coastal lifestyle of South Beach is key to the identity and lifestyle of our community
- Historically, our area has been known as "South Beach" since the early 1800's, with "North Coogee" being only recently been applied (2005).
- The beach immediately adjacent to our community is a Category 1 listed (=exceptional significance) heritage site officially named "South Beach", representing the highest grade of heritage listing for City of Cockburn historical sites.
- Historical South Beach is also known as "South Beach Horse Exercise Area", honouring the first horse race in WA (1833), the extensive history of horse training, CY O'Connor's death and its continued use by the horse-riding community to this day.
- The beautiful coastline of South Beach is the most dominant geographical feature in our area, defining the entire eastern border of our area.
- The Coogee lake, from which the name "North Coogee" is derived, lies over 4.5km away from the nearest point in our area (McTaggart Cove).
- The portion of South Beach adjacent to our community is longer and holds a higher significance of heritage listing than the portion within South Fremantle (Level 2 as per City of Fremantle).
- The "South Beach Battery (Remains)" is another heritage listed site that directly overlooks the South Beach and Shoreline Estates.
- CY O'Connor Beach was originally known as "South Beach" as described as such in the CY O'Connor Statue heritage listing.
- Similarity between the names "North Coogee" and "Port Coogee" exacerbates confusion about the actual location of the South Beach and Shoreline Estates.
- The Perth metropolitan area already has suburbs named "North Beach" and "City Beach", therefore "South Beach" would be appropriate given our location relative to the city centre.
- There are no other suburbs in Australia named "South Beach".





The case for renaming Port Coogee and Power Station Precinct from
North Coogee to Port Coogee

The name "Port Coogee" is already in common use and reflects important maritime history.

- The "Port Coogee" community is well established with a clearly defined boundary strongly separated from the Shoreline and South Beach Estates.
- The public marina is geographically significant to all Western Australians. The Marina's proposed expansion will likely solidify this identity further into the future.
- The Port Coogee community has a strong sense of identity linked to their location represented by the marina and maritime history.
- The Port Coogee area sits adjacent to the shores of Owen Anchorage, Beagle Anchorage and Cockburn Sound. This area was historically viewed as a "port related site" and used since European settlement as an "anchorage and landing place".
- Historical documents registering many of the shipwrecks in the area list the anchorage as the "port" they were originally entering or leaving. Three shipwrecks lie off the shores of Port Coogee and are protected under shipwreck legislation.
- The only refuelling jetty between Fremantle and Rockingham is located in the Port Coogee Marina making it a significant port of call and important that it be noted on mapping. It is a public port of call used by maritime services including the Water Police, Sea Rescue and Fisheries Department.
- National Maritime maps in use today identify the area as "Port Coogee".
- Residents find the North Coogee name confusing when dealing with tradesmen, emergency workers and visitors. It necessitates advising them the full address plus the rider "at Port Coogee". Google maps, widely used for navigation, identifies the area as Port Coogee.
- Businesses have found the North Coogee name problematic and already use Port Coogee in their name or publicity material to clarify their location.
- The award-winning Omeo Wreck and Maritime Dive Trail further strengthens the maritime identity. This is widely known to be "at Port Coogee".
- The Power Station precinct is closely connected to Port Coogee community by its proximity and its beach which is well used by Port Coogee residents.
- The Cockburn Coast Master Plan identifies future development of the Power Station precinct commencing from the South contiguous with Port Coogee. This development will remain separated from the northern residential area by CY O'Connor reserve and the Cockburn Coast Oval. It is better aligned with Port Coogee creating an area and future population of sufficient size to be considered a suburb in its own right under the GNC policy guidelines.
- There is no other suburb in Australia named Port Coogee. It is unique.

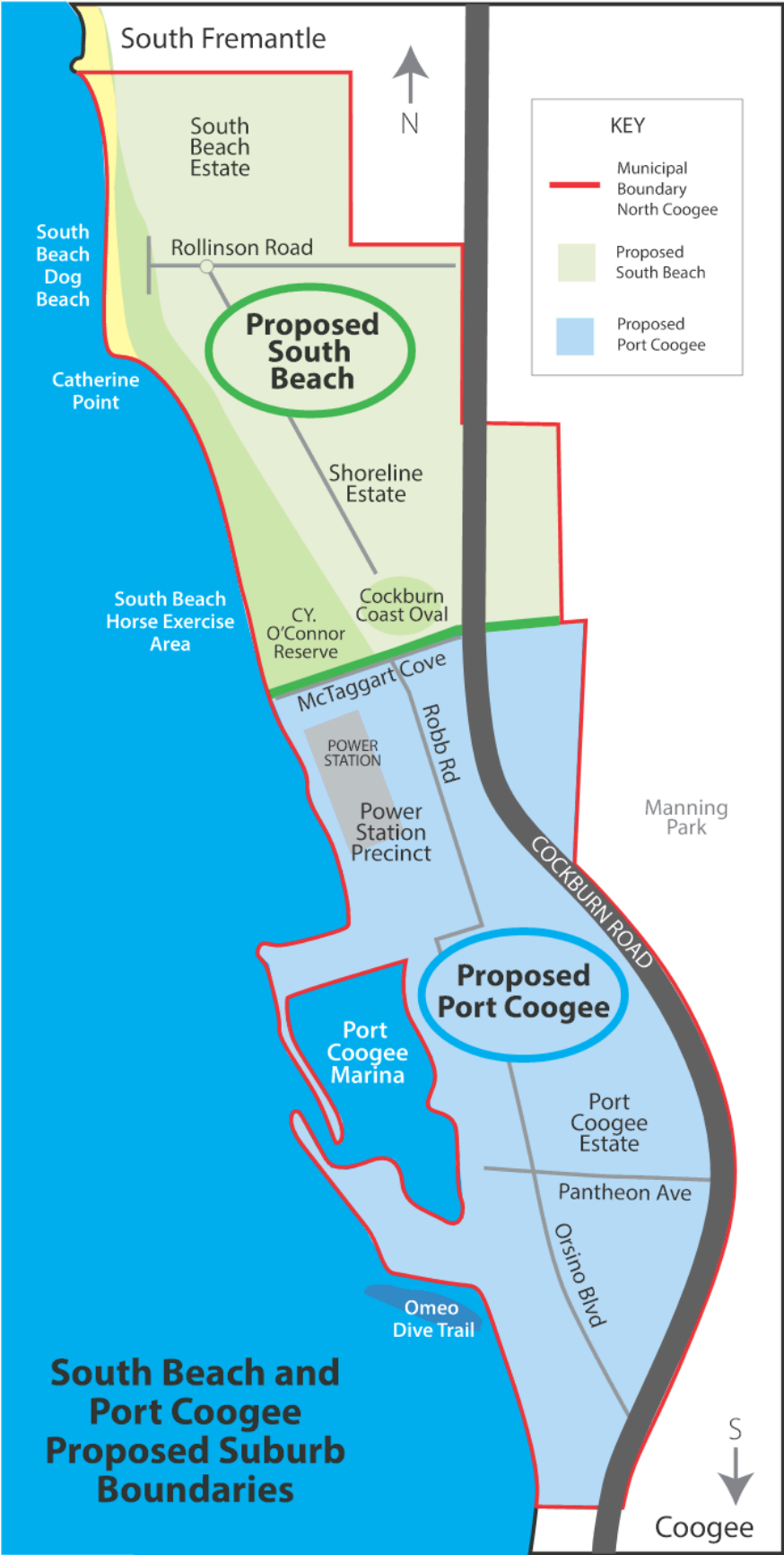
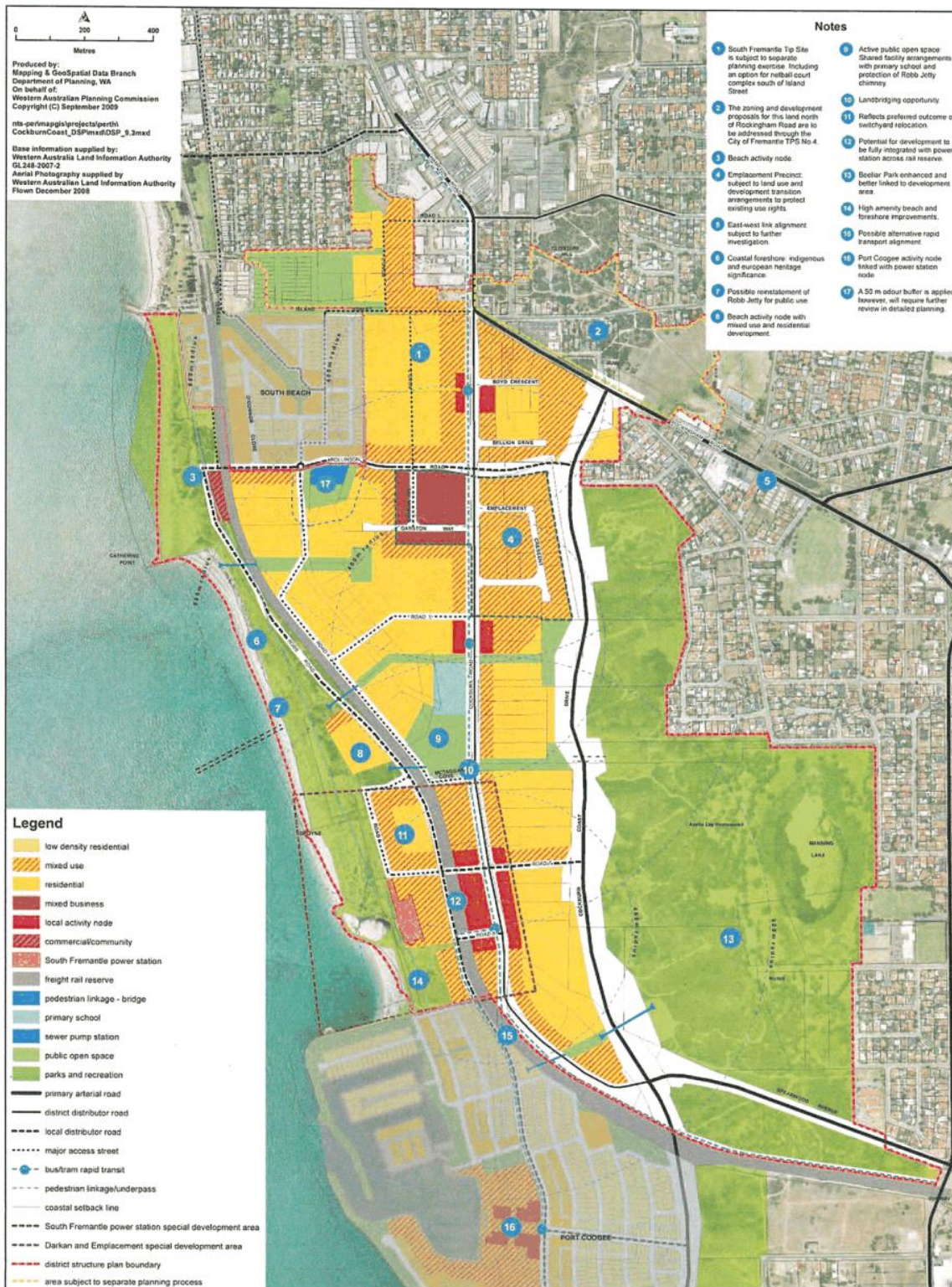


Figure 2.1: District structure plan



Declaration of Interest

The Presiding Member advised two Declarations of Interest had been received for Item 13.3:

1. Cr Corke submitted a Declaration of Impartiality Interest, pursuant to Regulation 22 *Local Government (Model Code of Conduct) Regulations 2021*.

The nature of the interest is that Cr Corke wrote a letter of support for the funding application from The Hub6163 in her capacity as the Chair of the Hamilton Hill Community Group.

2. Cr Stone submitted a Declaration of Impartiality Interest, pursuant to Regulation 22 *Local Government (Model Code of Conduct) Regulations 2021*.

The nature of the interest is that Cr Stone's partner, David Egan, is on the Executive Committee for Friends of the Community, whom asked for a grant from the City.

13.3 (2021/MINUTE NO 0062) MINUTES OF GRANTS AND DONATIONS COMMITTEE MEETING - 20 APRIL 2021

Author(s) K Jamieson

Attachments 1. Minutes of Grants and Donations Committee Meeting - 20 April 2021 [↓](#)

RECOMMENDATION

That Council:

- (1) RECEIVES the Minutes of the Grants and Donations Committee Meeting held on Tuesday, 20 April 2021; and
- (2) ADOPTS the recommendations contained therein.

COUNCIL DECISION

MOVED Cr M Separovich SECONDED Cr P Eva

That the recommendation be adopted subject to amending grant allocation to Item 9.1 "Grants and Donations Committee Recommended Allocations 2020/21" in respect of Friends of the Community" by increasing the donation by \$800 to \$4,800.

CARRIED UNANIMOUSLY 9/0

Reason for Decision

Friends of the community are friends of the Council, attending on average around 40 events a year within the city. As an organization that gives 100% in the community it would be right to be giving them 100% of their very specific amount requested.



Background

The Grants and Donations Committee conducted a meeting on 20 April 2021. The Minutes of the meeting are required to be presented for adoption by a resolution of Council.

Submission

N/A

Report

The Committee recommendations are now presented for consideration by Council and if accepted, are endorsed as the decisions of Council.

Any Elected Member may withdraw any item from the Committee meeting for discussion and propose an alternative recommendation for Council consideration. Any such items will be dealt with separately, as provided for in Council's Standing Orders.

Council approved a budget for Grants and Donations for 2020/21 of \$1,455,000, to be distributed as grants, donations, sponsorship and subsidies.

The Grants and Donations Committee is empowered to recommend to Council how these funds should be distributed.

At its meeting of 21 July 2020, the Committee recommended a range of allocations of grants, donations and sponsorships, which were duly adopted by Council on 13 August 2020.

Following the September 2020 round of grants, donations and sponsorship funding opportunities, the Committee, at its meeting of 20 October 2020, recommended a revised range of allocations which were duly adopted by Council on 12 November 2020.

The March 2021 round of grants, donations and sponsorship funding opportunities has now closed and the Committee, at its meeting of 20 April 2021, considered revised allocations for the grants and donations budget, as well as the following applications for donations and sponsorship.



The donations recommended to Council are as follows:

Applicant	Requested Amount	Recommended Amount
Friends of the Community Comment: In line with similar sized organisations and reach of services	\$4,790	\$4,000
The Hub 6163 Comment: A large portion of income is already provided through grants and donations from the City and there is insufficient demonstration of additional benefits to disadvantaged people by increasing funding	\$10,000	\$6,000
Second Harvest Australia Comment: As requested	\$20,000	\$20,000
Black Swan Health Comment: As requested	\$20,000	\$20,000
Anglicare WA (Y-Shac) Comment: This service is already receiving recurrent operational funding from the Government.	\$20,000	\$0
Imagined Futures (formerly South West Metropolitan Partnership Forum) Comment: As requested	\$15,000	\$15,000
YouthCARE Comment: As requested	\$3,000	\$3,000

The sponsorships recommended by the Committee are as follows:

Applicant	Requested Amount	Recommended Amount
Business Foundations Comment: Request for increased funding is unsubstantiated based on level of services to be provided and was increased by \$5,000 last year	\$20,000	\$15,000
Spinnaker Health Research Foundation Comment: As requested	\$15,000	\$15,000
Curtin University Comment: As requested	\$6,500	\$6,500



Strategic Plans/Policy Implications

Community, Lifestyle and Security

A vibrant healthy, safe, inclusive and connected community.

- Provide a diverse range of accessible, inclusive and targeted community services, recreation programs, events and cultural activities that enrich our community.
- Foster local community identity and connection through social inclusion, community development, and volunteering opportunities.

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.

Budget/Financial Implications

Council approved a budget for Grants and Donations for 2020/21 of \$1,455,000. Following is a summary of the proposed grants, donations and sponsorship allocations.

Summary of Proposed Allocations

Committed/Contractual Donations	\$426,127
Donations	\$170,125
Sponsorship	\$68,000
Specific Grant Programs	\$790,748
Total	\$1,455,000

Legal Implications

N/A

Community Consultation

In the lead up to the March 2021 round, grants, donations and sponsorship funding opportunities were promoted through the local media and Council networks. The promotional campaign has comprised:

- Three advertisements in the Cockburn Gazette on 18 February, 4 March, and 18 March 2021.
- City of Cockburn Facebook promotional posts on 15 and 21 February 2021.
- Promotion to community groups through the Community Development Service Unit email networks, contacts and community group meetings.



- Attendance and presentation at the Community Development 'Schools Sundowner' event on 24 February 2021.
- Attendance and presentation at the 'Successfully Write Grants and Acquittals' workshop for community groups and not-for-profit organisations on 3 March 2021.
- Additional advertising through Community Development promotional channels.
- Internal promotion of re-formatted funding landing page on City of Cockburn website.
- Information available on the City of Cockburn website.
- Email banner on outgoing City of Cockburn emails from 8 March 2021.
- Reminder email sent to previous and regular applicants, and people who made enquiries during the application period.

Risk Management Implications

The Council allocates a significant amount of money to support individuals and groups through a range of funding programs. There are clear guidelines and criteria established to ensure that Council's intent for the allocation of funds are met.

To ensure the integrity of the process there is an acquittal process for individuals and groups to ensure funds are used for the purpose they have been allocated.

The reputation of the City of Cockburn could be seriously compromised should funds allocated to individuals or groups who did not meet the criteria and guidelines and or did not use the funds for the purposes they were provided. Adherence to these requirements is essential.

Advice to Proponents/Submitters

Applicants have been advised that this matter is to be considered at the 13 May 2021 Ordinary Council Meeting.

Implications of Section 3.18(3) *Local Government Act 1995*

Nil





City of Cockburn Grants & Donations Committee **Minutes**

For Tuesday, 20 April 2021

These Minutes are subject to confirmation

Presiding Member's signature

Date: 20 July 2021



GAD 20/04/2021

CITY OF COCKBURN

SUMMARY OF MINUTES OF THE GRANTS & DONATIONS COMMITTEE
MEETING HELD ON TUESDAY, 20 APRIL 2021 AT 6.00PM

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CITY OF COCKBURN**MINUTES OF GRANTS & DONATIONS COMMITTEE
HELD ON TUESDAY, 20 APRIL 2021 AT 6.00PM****PRESENT:****ELECTED MEMBERS**

Mr L Howlett	-	Mayor (Presiding Member)
Ms P Corke	-	Councillor
Mr P Eva	-	Councillor
Mr T Widenbar	-	Councillor

IN ATTENDANCE

Mr T Brun	-	Chief Executive Officer
Ms K Jamieson	-	Head of Community Development
Ms M Bolland	-	Grants and Research Coordinator
Ms B Miller	-	Grants and Research Officer

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6:26pm.

“Kaya, Wanju Wadjuk Budjar” which means “Hello, Welcome to Wadjuk Land”

The Presiding Member acknowledged the Nyungar People who are the traditional custodians of the land on which the meeting is being held and pay respect to the Elders of the Nyungar Nation, both past and present and extend that respect to Indigenous Australians who are with us tonight.

2. APPOINTMENT OF PRESIDING MEMBER (IF REQUIRED)

Nil

**3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN
DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT
OF INTEREST (BY PRESIDING MEMBER)**

Cr Phoebe Corke - Impartiality Interest Item 9.1

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4. APOLOGIES & LEAVE OF ABSENCE

Cr Lee-Anne Smith - Apology

5. CONFIRMATION OF MINUTES

5.1 (2021/MINUTE NO 0001) MINUTES OF THE GRANTS & DONATIONS COMMITTEE MEETING - 20/10/2020

RECOMMENDATION

That Committee confirms the Minutes of the Grants & Donations Committee Meeting held on Tuesday, 20 October 2020 as a true and accurate record.

COMMITTEE RECOMMENDATION

MOVED Cr P Eva SECONDED Cr P Corke

That the recommendation be adopted.

CARRIED UNANIMOUSLY 4/0

6. DEPUTATIONS

Nil

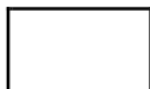
7. BUSINESS LEFT OVER FROM PREVIOUS MEETING (IF ADJOURNED)

Nil

8. DECLARATION BY MEMBERS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING

Nil

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9. COUNCIL MATTERS

Declaration of Interest

The Presiding Member advised the meeting he had received a Declaration of Impartiality Interest from Councillor Phoebe Corke in relation to Item 9.1, pursuant to Regulation 22 *Local Government (Model Code of Conduct) Regulations 2021*.

The nature of the interest being that Councillor Corke is the Chair of the Hamilton Hill Community Group and wrote a letter of support for The Hub 6163 donation application.

9.1 (2021/MINUTE NO 0002) GRANTS AND DONATIONS COMMITTEE RECOMMENDED ALLOCATIONS 2020/21

Author(s) K Jamieson

Attachments 1. Grants, Donations, Sponsorship Recommended Allocations Budget 2020/21 [↓](#)

RECOMMENDATION

That Council adopts the revised grants, donations and sponsorship allocations for 2020/21 as attached to the agenda.

COMMITTEE RECOMMENDATION

MOVED Cr T Widenbar SECONDED Cr P Corke

That the recommendation be adopted.

CARRIED UNANIMOUSLY 4/0

Background

Council approved a budget for Grants and Donations for 2020/21 of \$1,455,000. The Grants and Donations Committee is empowered to recommend to Council how these funds are to be distributed.

At its meeting of 21 July 2020, the Committee recommended a range of allocations of grants, donations and sponsorships, which were duly adopted by Council on 13 August 2020.

Following the September 2020 round of grants, donations and sponsorship funding opportunities, the Committee, at its meeting of 20 October 2020, recommended a revised range of allocations which were duly adopted by Council on 12 November 2020.

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The March funding round was advertised to close on 26 March 2021. A total of 54 applications were received including 19 applications for Community Grants, 13 applications for Sustainability Grants, eight for Environmental Education for Schools Grants and four applications for Cultural Grants; which are being reviewed under the delegated authority of the Manager Community Development. The remainder include seven applications for Donations and three applications for Sponsorship to be considered by the Committee.

Submission

N/A

Report

In the summary of Grants, Donations and Sponsorship Recommended Allocations Budget 2020/21, attached to the agenda, there are the following items for the Committee to consider:

- Seven applications for donations (shaded yellow)
- Three applications for sponsorship (shaded yellow) and one adjustment (shaded blue)
- Five proposed adjustments to grant program funding allocations (shaded blue).

The applications for donations and sponsorship are described in brief below, followed by the proposed adjustments to grant program funding allocations.

COMMITTED AND CONTRACTUAL FUNDING

As can be seen in the attachment, a number of donations are deemed to be committed by legal agreements, such as leases, or by Council decision.

There are no proposed adjustments to the commitments for the 2020/21 financial year.

The total proposed for committed/contractual donations for 2020/21 is \$426,127.

DONATIONS

The proposed total for donations for 2020/21 is \$170,125.

Following are the latest round of donation application summaries for consideration.



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Applicant: **Friends of the Community****Requested:** **\$4,790****Recommended:** **\$4,000**

Friends of the Community (FOC) are a not-for-profit group made up entirely of volunteers, of which there are currently 40 registered. The group raises funds through a variety of activities, predominantly by sales of food, drinks and equipment hire, with profits and fundraising all returned to the community through donations.

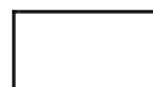
The group has a small food van which sells sandwiches, tea and coffee, ice creams and cool drinks; however their main source of income comes from running sausage sizzles. They introduced a Living Healthy project and now sell lighter, healthier snacks and meals too. They also have some equipment and resources available to community groups for hire, and they manage the community trailer for the City of Cockburn.

FOC attends 37 to 42 events per annum, with many throughout the City of Cockburn and for other organisations, councils, P&Cs, Healthy Lifestyle, Repair Cafe, Coogee Surf Life Saving Club to list a few.

The group provides assistance to the community, as follows:

- Homelessness: Assistance with food, clothing and referral to appropriate government bodies, currently assisting three families.
- Student assistance: Provision of up to three \$1,000 scholarships. Since 2013 have provided a total of 25 scholarships to a total of \$25,000. In 2021, a new scholarship program will start with Hammond College of two per annum at \$1,000 each or four at \$500 as per request.
- Modalities for better health with support to people in sports or recreation groups by providing \$1,900 for fees, uniforms, kit bags.
- Supporting local P&Cs and other smaller groups with a one-off donation to increase membership.
- Partnerships and referrals with other organisations: On average this is 182 referrals requesting assistance by individuals or other organisations.
- Volunteering: Offer opportunity for wide cross section of people, including students, to volunteer with the organisation to gain experience, skills and formal qualification certificates. Since 2006 the organisation has contributed approximately 20,000 hours of service (or to the value of \$890,000).

The group report that they have provided over \$170,000 in funding to worthy organisations such as Cancer Council WA, Heart Association WA, Starlight Children Foundation, St Pats and local groups Beeliar Soccer, Coolbellup Early Learning Centre and Yangebup Family Centre. Some previous project support also includes rebuilding the



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Jandakot Old School kitchen, provision of school books, shoes, uniforms and sports uniforms to the value of \$1,600, and purchase of wheelchairs and assisted mobility equipment to support individuals and organisations.

FOC have previously received the following community grants (for specific projects) and donations from the City:

2020, September \$3,000 (COVID-19 Recovery Grant)

2020, March \$3,660 (Community Grant)

2018, September \$2,000 (Donation)

2018, March \$2,000 (Donation)

2017, March \$2,000 (Donation)

2015, March \$5,000 (Community Grant)

2014, March \$2,000 (Donation)

2013, March \$2,160 (Donation)

2011, September \$1,300 (Community Grant)

2010, March \$1,799 (Community Grant)

2007, March \$4,000 (Community Grant)

The organisation will use the donation as a contribution towards running the office, internet, telephone and mobile, including insurances and licenses, which cost over \$9,200 annually. There is also the requirement for servicing and maintenance, and an allocation to a renewal program for vehicles, food vans and computers.

The group report that since the COVID-19 pandemic hit, they have experienced increased demand for services, for around 200 people, ranging from assistance with transport to medical appointments for cancer treatment, mental health appointments, food parcels and some bill paying assistance. However, service costs have increased and their income decreased due to COVID-19 related cancellation of events.

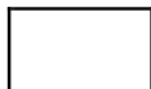
FOC have not received a donation towards operating costs since September 2018, and have only applied for grants related to specific projects and not running costs for the organisation.

The City's various residents associations support the group, and often draw on them for event food services and hire of equipment as do many other community groups, sporting clubs and schools who benefit from the assistance offered. Letters of support have been provided by Semple Property Group and Australian Navy Cadets Cockburn.

Recommendation:

The application scored 13/18 and the group has requested a donation of \$4,790 towards operating and admin costs to allow them to provide the maximum amount of their fundraising back to the community. This is a small but very active group in the community who are well supported through financial and in-kind support from the City. It is recommended

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to support this application for \$4,000 in line with similar sized organisations and reach of services.

Applicant: **The Hub 6163**

Requested: **\$10,000**

Recommended: **\$6,000**

The vision of the Hamilton Hill Community Hub has, at its heart, the intent to foster a culture that facilitates and nurtures:

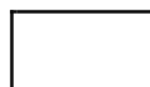
- A physical space where people of all ages and walks of life can come together to learn about themselves and each other in ways that create resilient and inclusive community.
- A network of community connections characterised by respectful relationships, clear communication, and simple acts of reciprocal kindness.
- Ways of 'doing things together' that raise awareness of ecological and social sustainability, allows difference to thrive, and helps our community meet future challenges.

Operating since July 2018, these objectives are achieved through providing low cost workshops and activities (both Hub run and privately run) and a space to hire for the community. It endeavours to connect members of the community with each other by providing space for these activities that contribute to an individual's mental and physical wellbeing. These range in regular activities such as choir, textile workshops, yoga and meditation to meet these needs.

The Hub also provide a regular meeting place for groups such as Alcoholics Anonymous (AA) and local groups such as the Cockburn Community Wildlife Corridor (CCWC) and the Hamilton Hill Community Group (HHCG), music bands or choir, and wellness groups including yoga who have a limited choice of venues for regular meetings. In addition, a playgroup operates twice a week providing a much needed service for parents.

The Hub generates its income by providing a managed venue for a range of activities that benefit the local community. The Hub's regular (40 weeks/year) class/workshop and meeting attendance amounts to a total of 140 people per week. In addition, one-off or casual events have brought an extra 375 people over the last 12 months who have used the Hub's facilities. The group report that just over 60% of participants live in Hamilton Hill while another 30% live in nearby suburbs such as Coolbellup, Spearwood and Bibra Lake.

The Hub 6163 Facebook page currently has 1,400 members, which has doubled in the last 12 months and is also indicative of their outreach.



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They actively pursue activities and groups that fit in with the ethos of trying to address social isolation by:

- enabling local residents to form connections with others who have similar interests and skills
- supporting people with mental and physical issues
- providing low cost physical health workshops for people who cannot afford more costly options
- having a safe space for people to informally share their current life concerns through a social setting orientated around an activity
- providing a low cost venue for people to practise hobbies and arts based activities

Testimonials from centre users and support letters have been provided by Cockburn Community Wildlife Corridor, Hubbub, Hamilton Hill Community Group, Alcoholics Anonymous, Slow Jam and South Fremantle Writers Group.

They are seeking a donation towards operational costs associated with the Hub allowing them to continuing providing the current services and improve on efficiency by retaining and increasing the volunteer base, keeping the building neat and organised for activities to take place, as well as keeping the price of workshops low. This includes having a regular cleaner and effective administration (both software and a dedicated worker) and effective, broad-reaching advertising. The applicant advises this will mean that the hub volunteers will be able to concentrate on alternative tasks.

The group states that the communication, financial administration, cleaning and maintenance of the Hub requires more than one full-time worker and much of the work is carried out by unpaid volunteers. A paid contribution to the tasks performed reduces the stress on workers at the Hub and creates the possibility of timely and dependable communication and book-keeping tasks. They also state the current funding of \$5,000 is not sufficient to allow continuation of current activities.

The Hub has previously received the following funding from the City:

2020, September \$3,055 (COVID-19 Recovery Grant)

2020, June \$4,485 (COVID-19 Response Grant)

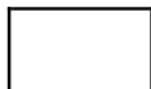
2020, March \$4,900 (Donation)

2019, September \$4,991.72 (Community Grant)

Recommendation:

The application received a score of 14/18 and the group provides ongoing benefits and assistance to the vulnerable and disadvantaged in the community with a range of services. The proposed funding will provide approximately 25-30% of the total income generated by the

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hub. Whilst the Hub does provide a service within the immediate catchment, there is insufficient demonstration of additional benefits to disadvantaged people by increasing funding. A large portion of income is already provided through grants and donations from the City. It is recommended to support a donation of \$6,000 in line with their growth in centre users, which is also attributable to COVID-19 grant-funded activities.

Applicant: Second Harvest Australia

Requested: \$20,000

Recommended: \$20,000

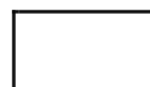
Second Harvest Australia is a self-funded, not-for-profit organisation with a 38-year heritage. The objective of Second Harvest is to relieve hardship in the community, which is achieved by:

- Emergency food relief to families and individuals in the Cockburn area and dispensing mother and baby hampers to Fiona Stanley Hospital. This also includes Christmas hampers to the wider community.
- The community food centre providing low cost food, free fruit, bread and vegetables, tea and coffee, and provision to purchase low priced clothing, shoes, furniture and household items (previously facilitated through the Opportunity Shop).
- Delivery of fruit and bakery products to Southwell Primary School daily and sourcing and donation of books and other consumables.

Furthermore, by providing:

- Opportunities for volunteers to engage and assist with others in their community.
- Work for the Dole, community youth programs and advocacy.
- Support and connecting with other not-for-profit groups in Cockburn such as being a host site for the Freo Street Doctor to attend every Thursday.

Emergency Relief (ER) is a vetted process whereby individuals and families experiencing financial hardship are provided with food hampers to feed themselves for 3-4 days with basic nutritious food lines. In further support of its emergency relief strategy, Second Harvest also delivers bread and fruit regularly to Southwell Primary School for children who are attending school without breakfast or lunch. The community centre supports these programs but also provides a safe, non-threatening environment for people to connect with others and an avenue for volunteering. As volunteers are becoming harder to engage, Second Harvest partners with Work for the Dole agencies and has assisted individuals in returning to paid employment.



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Since the previous donation in March 2020, Second Harvest has reported an increase in services and the number of families and individuals who directly benefitted from their work, including:

- 180 recipients of mother and baby hampers delivered to Fiona Stanley Hospital (previously 100)
- 80 recipients of Christmas hampers distributed within Cockburn
- An average of 240 people who access the Food Centre weekly, which represents 9,600 people based on 40 weeks.
- A total of 11,770 individuals assisted.

Second Harvest has received the following funding from the City to assist with their ongoing costs:

2020, June \$3,000 (COVID-19 Response Grant)
2020, March \$20,000 (Donation)
2019, March \$18,000 (Donation)
2018, March \$18,000 (Donation)
2017, March \$18,000 (Donation)
2016, March \$16,000 (Donation)
2015, March \$14,000 (Donation)
2014, March \$12,000 (Donation)
2013, March \$10,000 (Donation)
2012, March \$8,850 (Community Grant for fridge and freezer)

Second Harvest is also supported by Lotterywest, ATCO Gas, Commonwealth Bank Spearwood and Gateways, FinanceCorp, Fiona Stanley Hospital, Coogee Deli, Mooba, Fremantle Street Doctor, Great Life Church, Woolworths Gateways and Southwell Primary School.

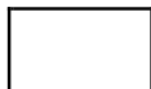
Unfortunately due to COVID, future staffing, anti-social behaviour being experienced at the site and operating at a loss, the Op Shop store closed in September 2020, however the organisation still run an 'Op Shop' within the community centre that offers the same provisions on a smaller scale.

Second Harvest report that they continue to run an emergency relief program which has seen higher numbers since government assistance has reduced and now finished. According to the Department of Social Services (2021), Hamilton Hill (the primary client base) recorded a 60% increase in the percentage of the 15-64 age population who are registered for JobSeeker. At the time of writing, 13.5% of residents subsist on the fortnightly payment whilst Western Australia as a whole record less than 6%.

Recommendation:

The application received a score of 17/18 and provides ongoing direct benefits and assistance to the vulnerable and disadvantaged in the community with a range of services in emergency relief, access to food

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and clothing at reduced prices, work programs and advocacy. The group have requested the maximum available donation of \$20,000; and it is recommended to support the organisation with a donation of \$18,000, plus an additional \$2,000 contribution due to increased demand for services whilst government COVID support payments are being reduced and ceased.

Applicant: **Black Swan Health**

Requested: **\$20,000**

Recommended: **\$20,000**

Black Swan Health's primary objective is to achieve the best possible primary health, mental health and social welfare outcomes for the community as a whole, and for individuals who require care and support. This is achieved by delivering services including, but not limited to:

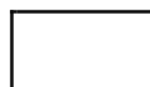
- Freo Street Doctor
- Partners in Recovery
- headspace services
- headspace Youth Early Psychosis Program
- Counselling Services
- Chronic Disease Management
- Pain Management, and
- National Disability Insurance Scheme supports.

This application for funding is specifically for a donation to assist with the costs of operating the Freo Street Doctor service in Cockburn.

Freo Street Doctor is a free, visible, easily accessible, culturally appropriate and non-judgmental, accredited, mobile medical service. The service provides treatment to disadvantaged, marginalised and at risk populations; including young people, Aboriginal and Torres Strait Islander people, people with diagnosed and undiagnosed mental illness, homeless people, people with little or no income, and drug users.

Freo Street Doctor provides a full suite of general practice medical services delivered from a purpose-fitted vehicle. All medical services provided at mainstream practices are available to Street Doctor patients.

Each clinic is staffed by a GP, Registered Nurse and Outreach Worker. While the GP and Nurse focus on the primary health and mental health issues of patients, the Outreach Worker provides education regarding other supports and services available, including housing and employment, taking a holistic approach. Services are delivered at the



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same time and location each week, on a no-appointment required basis.

Patients attend Freo Street Doctor because of accessibility, availability, bulk-billing of all patients, cultural appropriateness and flexibility. The Freo Street Doctor patient cohort does not readily engage with mainstream services and experience many barriers in accessing medical care. This service removes those barriers, enabling people to address their health issues and improve their lives.

Freo Street Doctor delivers weekly clinics in the City of Cockburn at the Jean Willis Centre and Second Harvest. Black Swan Health regularly reviews the service efficiency of clinic locations and relocates clinics to optimise support for the community. They are projecting at least 1,100 physical and mental health opportunities being available during the funding period roughly in line with 2019's projections; with the recovery from COVID-19 expected to allow patronage to return to previous levels.

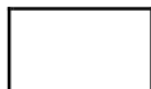
In the past year in Cockburn, Freo Street Doctor delivered more than 400 medical consultations and 350 mental health interactions. Of these, 63% are female, 47% identify as Aboriginal or Torres Strait Islander people, 18% are over 65 years of age and 66% of patients have at least two chronic health conditions. In fact, 99% of City of Cockburn patients indicated that Freo Street Doctor is their regular GP. The service therefore improves the health outcomes not only of these individuals but of the entire City of Cockburn – reducing communicable disease and treating and managing non-communicable diseases.

This shortfall in 2020 can almost exclusively be attributed to the impacts of COVID and lockdowns in the community. While the service continued uninterrupted throughout the pandemic months, service users were less inclined to seek healthcare and/or mental health support during these times, as the general population was encouraged to stay at home.

Freo Street Doctor is advised by a consortium of partner agencies that work with people that use the Street Doctor services and understand the unique requirements of this group. The purpose of this consortium is to ensure ongoing improvement of service provision to better meet the needs of the clients through systemic change, advocacy and research. The consortium has been operational since October 2014 and includes Cockburn Integrated Health, SMYL Community Services, St Patricks Community Centre, Ruah Homeless Services, Fremantle Hospital, Mental Health Services, Nyungar Outreach, Fremantle Women's Health Centre and Silver Chain.

Freo Street Doctor receives monetary and non-monetary donations in the form of medical and general supplies from individuals and community groups, which assists in reducing overall costs. Monetary

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donations assist in purchasing important non-budgeted items to assist clients in significant need and disadvantage, such as patient taxi vouchers, sleeping swags, and toiletries. The organisation receives operational funding from South Metropolitan Health Service, Medicare Australia and donations.

The City has provided annual donations for this program for the last four years, as follows:

2020, March \$20,000
 2019, March \$15,000
 2018, March \$15,000
 2017, March \$15,000

The City of Fremantle have allocated a budget item funding the Freo Street Doctor's Fremantle Services for \$20,000 in 2020/21 to support six weekly clinics operating for three hours with a general practitioner, volunteer nurse and outreach worker.

Recommendation:

This application scored a 17/18 for delivering services to disadvantaged and vulnerable people within Cockburn. It is recommended to maintain the level of support with a donation of \$20,000 this year. While reported services have decreased according to number of consultations in 2020, it is still a valuable and worthwhile service, with anticipated increased patronage in the wake of COVID-19.

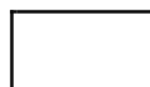
Applicant: Anglicare WA

Requested: \$20,000

Recommended: \$0

Anglicare WA is one of the largest social services not-for-profit organisations in Western Australia. The services across the State are at the forefront of tackling some of the most difficult challenges faced by the WA community, including poverty, youth homelessness, family and domestic violence, grief, mental wellbeing and other forms of crisis and trauma. They seek to address the root-causes of social disadvantage through a commitment to counselling, crisis intervention and outreach. Anglicare WA is non-discriminatory and non-judgemental, and works in a spirit of reconciliation between Aboriginal and non-Aboriginal Australians. In 2019/20, Anglicare WA supported nearly 42,000 people in 47 communities across Western Australia through 70 different services.

One of these focus areas is on youth homelessness. Y-Shac Spearwood has been operating in Cockburn for eight years and is a



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multipurpose space providing support services to youth including emergency and transitional housing; drug and alcohol support; referral to specialist services; independent living and group engagement activities with access to support workers 24/7. They report that not only does this increase the health, safety and wellbeing of the whole Cockburn community; it ensures that no individual is left behind during the City's development. Y-Shac Spearwood aims to provide early intervention and support for young people and in 2019 and 2020, supported 24 and 31 different young people, respectively. The number of young people that Y-Shac Spearwood can support each year is largely dependent upon vacancy rates at the accommodation site (up to 12 people per night). Previously, young people were restricted to a three to six month stay at Y-Shac, in line with the original need, to provide crisis and transitional accommodation. Over time, Anglicare WA has adapted this policy to determine length of stay on a case-by-case basis. There are currently three young people engaged long-term with Y-Shac Spearwood, two engaged in crisis support, and the remaining engaged in transitional accommodation and support services. Most of the young people who are referred have previously resided in the City of Cockburn or the City of Fremantle. All of the young people currently engaged with Y-Shac Spearwood are from the City of Cockburn.

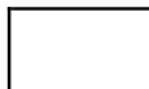
Y-Shac Spearwood can be accessed by anyone aged 15-25 years who is homeless or at risk of homelessness, provided there are vacancies. The support services provided within the program are only available to those individuals currently living in the accommodation services, with young people usually engaged with Y-Shac Spearwood for between three to thirty-six months. Anglicare WA will often maintain contact with these young people for many years.

Vulnerable young people are referred to Y-Shac Spearwood through numerous channels including, but not limited to: high schools (such as Port High School), chaplains, Centrelink, Department of Child Protection, mental health providers, hospitals (such as Fiona Stanley, general practitioners, churches and parishes, and community groups). Y-Shac Spearwood engage with a variety of other services within the City of Cockburn, however have not provided any organisation names or support letters in their application or subsequent follow-up.

The service is fully funded from recurring state government operating grants, with 50% of funding going to the Spearwood site, and the other 50% to Y-Shac Rockingham. This budget allocation is broken down into approximately:

- Client Support 1%
- Motor Vehicle costs 2%
- Repairs and maintenance 2%
- Salaries and Wages 75%, and
- Other 20%.

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The applicant reports that the donation request for \$20,000 is to be put towards general operational costs, such as completing much needed maintenance in a more timely manner. This would then make funds available to provide more personalised support for every individual housed.

The City has previously provided Anglicare WA a COVID-19 Recovery Grant of \$1,250 in September 2020. However this project, and subsequent acquittal, are not due to be completed until October 2021.

Recommendation:

This application scored a 10/18 for delivering services to disadvantaged and vulnerable people within Cockburn. The City's Youth Services Manager has previously advised they have had limited to nil contact with Y-Shac in the past. Anglicare offer crisis accommodation in Cockburn, however is not the only organisation to do so. To date, the organisation has not formed any partnerships or sought support in-kind or financial from the City. Whilst the City recognises the valuable contribution the organisation makes to the community, there are no additional services, programs, nor increase in capacity or benefits to the wider community by this well-funded service. It is recommended to not provide any financial support at this stage; however we would encourage Anglicare to foster a relationship with the City to engage with referrals and other in-kind support.

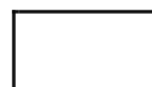
Applicant: **Imagined Futures (formerly South West Metropolitan Partnership Forum)**

Requested: **\$15,000**

Recommended: **\$15,000**

Complex social issues and their impact, especially upon women, children and young people, are beyond the capacity of any single organisation to resolve. Imagined Futures (IF), previously known as the South West Metropolitan Partnership Forum (SWMPF), recognises that the only way to effect large-scale social change is through working together, pooling and mobilising the vast resources available in the community to achieve shared social goals. In order to achieve this, IF brings together 60 not-for-profit and government service providers, as well as business, philanthropy and community members, to work on a collective impact model to address complex social issues and foster systemic change to overcome barriers for effective service delivery to vulnerable members of the community.

IF was established in 2013 through a Social Innovation Grant from the Department of Local Government and Communities to trial collaborative



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and innovative approaches to respond to complex social issues in three local government areas of Cockburn, Fremantle and Melville. The previous grant agreements ceased in July 2017, and IF was granted a reduced amount of funding (\$200,000) by the Department of Communities to cover a two-year period until 31 July 2019, and a further \$80,000 per annum for five years commencing in July 2019. IF is auspiced by St Patrick's Community Support Centre to manage funds received.

Priorities for IF include:

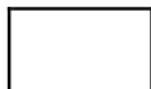
- Youth - intervening early to prevent at risk young people from disengaging from school. Keeping kids connected and engaged in school can improve their future life prospects. The working group is keen to build upon this work to look for opportunities to support young people's mental health.
- Housing and homelessness - taking a collaborative approach to implementing the State's 10-year Housing and Homelessness Strategy.
- Mental Health - responding to increasing numbers of people experiencing mental distress. IF is hosting an 'Alliance Against Depression' to improve care and treatment of depression and a reduction in suicide.

IF coordinated an at-risk youth initiative which provided direct benefits to young people at South Lake Primary School and Lakeland Senior High School with previous funding from the City. An example of how the community of Cockburn benefited from this ongoing work can be seen through the significantly improved attendance rates from the vulnerable children at South Lake Primary School who have been participating in the resilience building project over the last five years. As new cohorts of children pass through the program, the benefits to the community grow.

The expanded IF youth program includes a transition to high school component developed to target those children who are falling through the net post primary school. Leadership and mentoring programs at Lakeland Senior High School also work to build a cohort of young people as role models in the community. The programs have proven outcomes in increasing attendance rates in at-risk young people, in improving their social and emotional resilience, and their conduct at school. They have also improved their sense of belonging at school, helping young people find their place and stay engaged.

With ongoing funding, IF will be able to continue its collaboration with agencies and coordination of the IF youth program to continue to work with young people in South Lake Primary School and Lakeland Senior High School, to improve their school attendance, their social and emotional resilience, and their confidence. Through the 'Keeping Vulnerable Kids Engaged Project', in 2021, Lakeland Senior High School plans to put 90 of their students through the program, South

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Lake Primary School currently has 20 people engaged in their year-long program for a total of 110 students through the program.

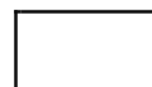
In June 2020 the partnership released a COVID-19 Response Plan to guide a whole of community response to mitigating the impacts of the pandemic. This approach involved adapting and strengthening existing programs (Keeping Kids Engaged Project and the Community initiative) and undertaking new bodies of work using collective impact principles.

IF stepped in to host an 'Alliance Against Depression' group, this work is an evidence-informed, community-led initiative that has been shown to improve treatment and care of people with depression and reduce the number of suicides. The model involves raising community awareness, brokering training to gatekeeper groups and organisations to better support people with mental ill-health, training GPs in the best standard of care and supporting high risk groups. It is expected that residents in the City will benefit from this collective impact approach. Further, the work that IF is doing in supporting the triage project and through directories of local services is designed to assist in connecting people to the help they need when they need it.

IF has been working closely with the City and service providers based in Cockburn to ensure that Cockburn residents benefit from this work. Further, IF has secured funding from Lotterywest to undertake a co-design project aimed at linking emerging cohorts of people experiencing disadvantage to the right help at the right time to prevent them entering into entrenched cycle of disadvantage.

South Lake Primary School and Lakeland Senior High School continue to be committed to the IF Keeping Kids Engaged Project because they can see the benefits of the program to the students who participate in the program directly, and these benefits then extend to the school more broadly. The schools actively promote the program to students and their families. COVID-19 impacted on the expected number of students able to participate in the Keeping Kids Engaged program. 77 students from Cockburn participated in the program in 2020. 12 students from South Lake attended weekly resilience building sessions, 24 students from Lakeland Senior High School participated in a term of weekly two hour boxing, mental health and resilience building sessions, and 40 students from Lakeland SHS participated in the Change Champions leadership/transition program across Terms 3 and 4. Imagined Futures also partnered with Lakeland SHS to produce an "At Home Workbook" to support students during lockdown (in particular those that do not have access to internet or computers at home) to be engaged in fun and educational activities that promoted pro social behaviours and mental and physical wellbeing.

Other organisations working in Cockburn that support IF include:
Lakeland Senior High School, South Lake Primary School, Palmerston



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Association, Black Swan Health, Meerilinga, RUAH, Cockburn Integrated Health, Anglicare WA, WA Police, Department for Communities – Child Protection and Family Services.

Imagined Futures has previously received the following funding from the City to assist with their operations:

2020, March \$15,000
2019, March \$10,000
2017, September \$10,000

Recommendation:

This application received an assessment score of 15/18 due to its work with disadvantaged youth in Cockburn. The City's Children's Development Officer is supportive of the application however noted that other local government partners City of Fremantle and City of Melville have not recently provided funding to the program. It is recommended to support this donation request for \$15,000, which is the cost of the program at Cockburn schools due to anticipated reach and outcomes from its youth program in Cockburn.

Applicant: YouthCARE

Requested: \$3,000

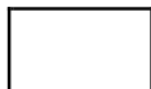
Recommended: \$3,000

The Hamilton Hill YouthCARE Council previously supported a full time chaplain at Hamilton Hill Senior High School. Since its closure, they offer the same service at Fremantle College, two chaplains sharing a four-day chaplaincy at North Lake Senior Campus, and also support chaplains at ten other primary schools including six in Cockburn (East Hamilton Hill, Phoenix, Southwell and Spearwood Primary schools, Spearwood Alternative School and Coolbellup Community School).

The YouthCARE mission is to provide pastoral care, and provide personal and professional development to staff and volunteers. Each year, YouthCARE helps thousands of students, staff and family members in Western Australian public school communities by providing an essential social, emotional and mental health support service.

Chaplains are there to listen, and provide a supportive place to talk. They offer confidential, non-judgmental pastoral care and values education based on respect, compassion and service. Chaplains are trained in pastoral care, with ongoing training opportunities provided to specialise in critical incidences, community members living in isolation and mental health initiatives.

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The wider Cockburn area is affected by the health and function of its schools. As such, this donation can assist the aim of chaplaincy, which is to support young people and their communities who may be facing challenging personal and social issues. The chaplains listen, understand and refer to extra help, as appropriate.

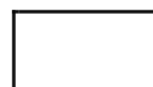
This year, YouthCARE are seeking funding for North Lake Senior Campus, where there are currently 313 students registered, of which 125 (approximately 40%) are Cockburn residents. This number also increases with the number of families and staff from the Cockburn area who are also accessing chaplaincy services. North Lake Senior Campus is a co-educational public education campus for secondary and mature age students, and offers an Intensive English centre for students new to Australia to prepare for Years 11 and 12, training, university and employment. It caters for a culturally diverse student base with representation from over 51 countries.

In 2020, the YouthCARE chaplaincy service in the Cockburn area registered 1,200 formal conversations with students with the top topics of conversations around school concerns, COVID-19, family relationships and mental health. In addition, they offered meals through breakfast club programs, provided emergency meals, ran lunch time programs for students, held 66 social, emotional and physical programs focusing on prevention of bullying, developing leadership and improving general wellbeing as well as 17 sessions around mental health.

Chaplains within the City of Cockburn provided programs and had contact with a range of different students and parents from different demographics and situations including Indigenous Australians, refugees and wards of the state.

The City has provided annual donations for this program for a number of years, as follows:

2020, March \$12,000
2019, March \$9,000
2018, March \$9,000
2017, March \$9,000
2016, March \$9,000
2015, March \$9,000
2014, March \$9,000
2013, March \$9,000
2012, March \$9,000
2011, March \$9,000
2010, March \$9,000
2009, March \$9,000
2008, March \$9,000
2006, October \$9,000



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YouthCARE Council has requested a donation of \$3,000 to assist with their aim to serve the school community at North Lake Senior Campus and provide positive benefits for the whole community. This is a decrease in funding from previous years as Fremantle College have stated they no longer require additional funds/chaplaincy service days. This previously accounted for chaplaincy services extended to the 843 students of which nearly 70% resided in the Cockburn.

Recommendation:

Based on an assessment score of 15/18, it is recommended to support this application with a \$3,000 donation based on the current enrolments from Cockburn students and demonstrated uptake of services. This application was also reviewed by the City's Children's Development Officer who supports a full funding request due to the noted work already occurring at this campus, especially during the COVID-19 pandemic last year.

SPONSORSHIP

The proposed total for sponsorship for 2020/21 is \$68,000.

Following are the latest round of proposal summaries.

Applicant: Business Foundations

Proposal: Small Business Support Services
'Co-branding of specialised services'

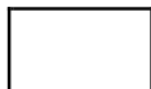
Requested: \$20,000

Recommended: \$15,000

Business Foundations is a not-for-profit provider of enterprise and business development services to owners of small to medium (SME) businesses in Cockburn. Their services benefit the local community and economy through employment creation, economic development and generation of financial activity. Clients range from people wanting to start a small business to existing small to medium sized businesses wanting to grow.

The services are provided for free or low cost and they include one-to-one advisory sessions, small business mentoring and small group training. Business Foundations provides an important service to people wanting to start in business or become self-employed and to existing business owners that require professional business management knowhow.

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Business Foundations have been providing services for over 25 years and continue to innovate, providing new services every year, including training seminars with a focus on online marketing, specific supports for home-based businesses and enterprise development for youth. They currently assist more than 4,000 business people a year across all industry areas and customer groups.

Business Foundations supports small business owners by providing business expertise and knowledge to these small business operators in an affordable and accessible manner. By supporting small businesses they can provide new opportunities to create employment, enhance prosperity and drive economic development throughout the entire community.

Over the past year, Business Foundations has advised that in the City of Cockburn they have:

- delivered 44 emergency advisory interactions to 40 COVID-19 affected small business owners.
- provided business development training to a further 44 Cockburn businesses.
- supported the creation of 60 new small businesses within the City of Cockburn.
- Provided small business training and advice to 163 City of Cockburn residents to become new entrepreneurs and to start their own business venture.

As the economic repercussions of the COVID-19 pandemic continue to flow through the local economy, Business Foundations is working collaboratively with the City's Business Engagement Officer to provide Cockburn small businesses access to sponsored advisory support. This program provides advisory support for business owners to gain clear direction on strategies they can implement, government supports available to them and strategies to preserve cashflow.

The organisation has received funding from the City in previous years, as follows:

2020, March \$15,000
2019, March \$10,000
2018, March \$10,000
2017, March \$10,000
2016, March \$10,000
2015, March \$10,000
2014, March \$10,000
2013, March \$10,000
2012, March \$10,000
2011, March \$10,000
2010, March \$10,000
2009, March \$10,000
2007, October \$10,000



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This year, Business Foundations have applied for \$20,000 Sponsorship to work with the City of Cockburn's Business Engagement Officer to deliver services to support SMEs within the City. Projected for this funding period is to run four quarterly education sessions for the City targeting 25 individuals at each. These workshops will be held locally, and will be targeted towards addressing specific issues that are challenging local businesses. They are also seeking to continue providing Advisory Services to City of Cockburn small businesses on an as needed basis. This is hoped to engage with 30-40 small business owners through the year offering three, one hour sessions for each business owner (90 – 120 advisory sessions in total).

Opportunities will be provided for local business owners to network, learn from business experts and develop new knowledge to enable their businesses to continue to thrive. The program will demonstrate a collaborative effort between the City of Cockburn and Business Foundations towards achieving economic development goals of the City.

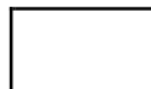
In collaboration with the City's Business Engagement Officer, they advise they are developing and delivering the following types of activities for the benefit of Cockburn businesses:

- 1) Develop and deliver a series of specialised workshops to address business challenges facing City of Cockburn business owners. These will be delivered throughout the year and will be co-branded with the City.
- 2) To continue to provide a business advisory service enabling local business owners to access sponsored business advisory services in an accessible, timely and local manner.
- 3) Continue to offer emergency business support services to Cockburn business owners in the event COVID-19 forces further government lockdowns. This service supports local businesses in an emergency fashion to navigate the economic ramifications of lockdowns and social distancing.

Many of the activities planned with the City's Business Engagement Officer will be targeted towards the small to medium business segment, and are expected to engage with between 60 - 80 businesses through the program of events.

In return for Sponsorship, the applicant advises that all marketing material for events sponsored by the City of Cockburn will be co-branded between the City and Business Foundations. This will require that the City's logo feature prominently in both electronic and printed material related to the events. The City's support for these events will also be acknowledged at the beginning of each event ensuring that all participants know that it is through the support of the City that it is taking place.

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Business Foundations is supported by major State and Federal Government funding bodies, including receiving funding through the Department of Industry, Innovation and Science and from the New Enterprise Incentive Scheme.

Recommendation:

The application for Sponsorship achieved an assessment score of 14/21. This year, Business Foundations has requested funding of \$20,000, however, the levels of outcomes remain at similar or lower levels to previous years, so the request for increased funding is unsubstantiated and the recommendation is for sponsorship of \$15,000. The value that is added through the funding support of the City of Cockburn enables Business Foundations to support currently operating small businesses within Cockburn, assist with targeted recovery from COVID and provide specialised services in conjunction with the City's Business Engagement Officer.

Applicant: **Spinnaker Health Research Foundation**

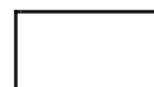
Proposal: **City of Cockburn Award - Spinnaker Health Research Foundation Grants 2022**
'Naming Rights' Sponsorship

Requested: **\$15,000**

Recommended: **\$15,000**

Spinnaker Health Research Foundation was established as independent charitable entity Fremantle Hospital Medical Research Foundation in 1996, and later re-branded Spinnaker in an homage to founding Chair, Warren Jones under an expanded agreement with Fiona Stanley Hospital. The expansion of the foundation built on the commitment to the health of the wider south metropolitan community.

Since 1999, Spinnaker has granted almost \$4,600,000 to support vital health research for Western Australians. As the only medical research foundation south of the river, Spinnaker has expanded its traditional mission of support for early career research and seed grants to include priority areas that are recognised gaps in knowledge and yet critical to the community. The Foundation's purpose is to support innovative research into the causes, prevention, treatments and cures of the illnesses and diseases most prevalent in the local community. Uniquely positioned in partnership with WA's leading tertiary hospital, the Foundation funds the entire life cycle of health, from maternity to geriatrics, including newborns, paediatrics, life-impacting diseases such as cardiovascular and diabetes, cancer, mental health and rare disease.



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Their grant-making strategy focuses on improving diagnosis, treatment and care of patients in hospitals and prevention of disease for improved community health. The foundation state that they strive to:

- Support research that responds to identified needs of the south metropolitan community of Perth
- Support and inspire research with demonstrable translation to clinical practice
- Improve patient outcomes across all areas of disease and injury
- Support research for the prevention of chronic health conditions
- Provide opportunities for the translation of knowledge for the benefit of all members of the community.

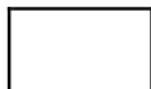
Applications for the Spinnaker Grant projects must demonstrate how their projects will address current health concerns in South Metropolitan Perth and how they'll use their research to address the problem in order to receive funding. The full benefit of these projects to the community is immeasurable. For many of the donors, the knowledge that doctors, nurses, clinicians and allied health staff are performing research outside of their paid position is reassuring as they are constantly striving for cures, new treatments and better practices for the improved health of the community. Spinnaker grant projects are scored by an esteemed Scientific Advisory Committee (SAC) against the National Health and Medical Research Council guidelines, to be the most feasible projects to demonstrate outcomes that translate into improved health and enhanced clinical practices for our community.

In many cases, Spinnaker grants are the commencement of an initial idea, and once the project is complete the researchers leverage the funding provided to secure grants from peak bodies, such as the National Health and Medical Research Council. Over 20 million dollars has been secured in additional funding for the grants, with monitoring of projects over their life cycle.

Spinnaker offer to work with the City to select an appropriate project to support from the successful research projects recommended by the SAC and Board in October 2021. The individual research project sponsored by the City of Cockburn will be conducted in a lab or health facility within the South Metropolitan area, most likely being Fiona Stanley Hospital.

In partnership with the City of Cockburn, a research project from the 2022 pool of applications (received between May-June 2021) will be selected for the City's funding and will align closely to the City's Strategic Community Plan. The specific project selected will be reflected as the City of Cockburn Award and will be awarded to the chosen applicant at the Foundation's Annual Award Ceremony on 24 November 2021 at the Esplanade Hotel in Fremantle.

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The event will recognise the successful grant recipients, as well as the donors or named sponsors that made the grants possible. The City will have the opportunity to present their award in front of an audience of 120-150 guests comprised of research grant recipients, university representatives, South Metropolitan Health Service Executives, South West Local Government Councillors and Mayors, corporate and community partners, Fremantle and Attadale Rotary Club supporters, media and suppliers.

The applicant advises that it will promote and publicise the City of Cockburn's sponsorship support through:

- Logo promotion on their supporters webpage
- Newsletter distributed to 1,035 subscribers
- Naming in the Event Program
- Naming in the Foundation's Annual Review
- On-screen logo at the Awards night
- Social media post acknowledgment including use of event hashtags.

Branding benefits include:

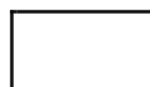
- Naming of an Award
- Opportunity for the City to be involved in the selection of the project receiving the award in line with the City's Strategic Community Plan in the area of Community, Lifestyle and Security - providing safe, attractive, healthy programs and infrastructure for a diverse range of activity and people
- Invitation for the Mayor, CEO and suggested staff members to attend the Annual Awards night on 24 November 2021
- Opportunity for City representative to present Award at the Annual Awards night
- Opportunity for City to provide pull up banner to display at Awards night.

Other benefits include:

- City to receive outcomes and benefits of the City's sponsored award via partnership report or grant acquittal
- Publicity and photos of the Award Ceremony provided to the City
- Certificate of Appreciation
- Invitation to the Foundations other key events provided to the CEO and Mayor.

The City has assisted this applicant in previous years as below:

September 2019,	\$15,000
September 2012,	\$15,000
September 2011,	\$15,000
September 2010,	\$15,000
September 2009,	\$10,000



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September 2008, \$10,000
October 2007, \$10,000
October 2006, \$10,000

The application is supported by Attadale Rotary Club, and the application states that Spinnaker has a large base of supporters and donors including Austal Shipping, South Metropolitan Health Service, Little Creatures Brewing, Fremantle and Attadale Rotary Clubs and South Metropolitan Perth philanthropists.

Recommendation:

The proposal has achieved an assessment score of 19/21. The sponsorship opportunity is in line with the City's desired image. The recommendation is for sponsorship of \$15,000 in line with other naming rights sponsorships the City has provided and the potential longevity and immeasurable benefits to the community.

Applicant: Curtin University

Proposal: Curtin Ignition 2021
'Program Sponsor'

Requested: \$6,500

Recommended: \$6,500

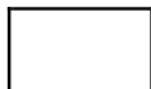
Ignition is a 5½-day intensive, inspirational, practical, entrepreneurial educational program held annually in Perth, run by the Curtin University's Business School. Ignition brings together the WA innovation, start-up, professional, investor and public sector communities. The purpose of the program is to deliver world-class entrepreneurial education with the goal of stimulating commercialisation and creating a more diversified industry base in WA. To date it has aided potential high growth ventures raise equity funding, helped create new enterprises and created over 200 new jobs in alumni ventures.

Ignition attracts 100+ contributors who have the credibility to teach and assist entrepreneurs. Around 50 - 60 delegates attend each Ignition program, and, since inception in 2011, over 450 delegates have attended and are members of the prestigious alumni and community of innovation practice.

Curtin University report the benefits to the Ignition program include:

- Stimulates the creation of new high growth ventures
- Increases knowledge in the start-up community
- Fosters entrepreneurial spirit in WA

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- Increases the level of collaboration between corporate innovation partners, universities, government departments, small and large businesses
- Increases employment opportunities
- Encourages the creation of new connections
- Improves business and innovation knowledge and capability
- Improves access to advice from key experienced professionals
- Creates linkages between delegates, students and the business community.

The program is split into different themes on each day, which are as follows:

Sunday - Welcome/Induction
 Monday - Business Models and Marketing
 Tuesday - Intellectual Property
 Wednesday - Finance and Investment
 Thursday - Team Building/Launching your Idea
 Friday - Clinics, Posters, Presentation Pitch

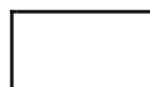
Each day has 3-4 presentations from industry experts. At the end of all presentations the delegates split into groups of 5-6 and are able to apply the day's learnings to their own businesses one on one with their mentor. On Tuesday and Wednesday there are panel sessions in the evening, one is "Ask the Alumni", and the second is a "Finance" panel. The program then culminates on the final day where the delegates have the opportunity to have two 30 minute appointments of their choice with a range of different clinicians i.e. IP lawyer, marketing expert, after this each delegate gives a 10 minute pitch on their business to panel of experts and receive 10 minutes of feedback on their pitch.

Ignition has already generated over \$6,000,000 of economic activity for WA over the 10 years. The program is a chance for early stage businesses or people who have an early stage idea in the Cockburn area to expand on their venture and test its capability in a safe environment with the guidance of industry experts and one on one mentors. To date it has aided potential high growth ventures raise equity funding, helped create new enterprises and created over 214 new full time jobs and over 83 part time jobs in alumni ventures.

In the lead up to the event, Ignition host 20 information sessions at either a sponsor venue or internal Curtin venue to provide prospective delegates a chance to talk one on one with any questions they may have. Alumni member are invited to attend each session so prospective delegates can hear their perspective on how they found they program and what they got out of it.

The sponsorship benefits for the City include:

- Logo and link on the Curtin Ignition Website



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- Inclusion on Ignition social media channels
- Inclusion of City's logo on appropriate PR communications
- Opportunity to display City's banner in the teaching room for Ignition's duration
- Opportunity to provide collateral for the delegate bags
- An invitation for two people to the 'Welcome' session', 'Ask the Alumni Panel Session' and 'Funding Panel Session'
- Opportunity to attend a selection of the keynote sessions
- An invitation for two people to attend the finale Cocktail Function
- Exposure to high level industry guests, media and attendees
- Entry in and copy of the contributor directory booklet
- Members of the organisation to be invited to be a member of the Pitch Panel and the one on one clinics
- Access to the Ignition program's extensive network of entrepreneurs and corporate innovators.

The City has previously provided sponsorship of \$6,500 in March 2020 to the applicant for the 2020 program.

The application is supported by Landgate, UWA, WA AustCyber Innovation Hub, Cities of Canning, Subiaco, Vincent, Wanneroo and Town of Victoria Park amongst others; and 2020 City of Cockburn members who attended the program (five in total).

Recommendation:

This application received an assessment score of 17/21. It provides an opportunity to promote local business and startups with links in the local community. It is strongly supported by the City's Business Engagement Officer who would also be involved in supporting the program and be a key to its success within Cockburn. It is also indicated the City would have a role in selecting the sponsored delegates with the cost of the program being \$3,250 per delegate which includes all teaching, materials, mentoring, networking sessions and catering.

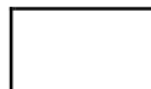
September 2020 Round Sponsorship Update - Spacecubed

Spacecubed was offered Sponsorship of \$10,000 from the City in the September 2020 funding round, however chose to decline the offer. No funds were disbursed, so this allocation has been reduced to \$0 on the budget attachment.

GRANTS

As can be seen in the budget attachment, there are a number of grant programs for which there are established criteria and processes in place.

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There are five proposed adjustments to grant allocations for the 2020/21 financial year, as follows:

- Increase Community Grants Program allocation from \$100,000 to \$120,000 due to higher quantity of applications and requested amount of funding in March 2021 round.
- Increase Grants for General Welfare from \$10,000 to \$15,000 to allow for increased requests to support Cockburn vulnerable people during COVID-19 recovery.
- Increase Grants to Schools from \$9,000 to \$15,000 for minor items due to increased requests and over-subscription this year.
- Increase Security Subsidy for Seniors from \$50,000 to \$60,000 due to increased promotion and applications.
- Additional Economic Development (Business) Grants funding of \$25,000, to bring total funding available in this program to over \$80,000 in 2020/21.

The total allocation proposed for grants programs is \$790,748.

Strategic Plans/Policy Implications

Community, Lifestyle & Security

A vibrant healthy, safe, inclusive and connected community.

- Provide a diverse range of accessible, inclusive and targeted community services, recreation programs, events and cultural activities that enrich our community.
- Foster local community identity and connection through social inclusion, community development, and volunteering opportunities.

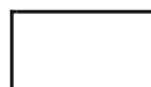
Listening & Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.

Budget/Financial Implications

Council approved a budget for Grants and Donations for 2020/21 of \$1,455,000. Following is a summary of the proposed grants, donations and sponsorship allocations.



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Summary of Proposed Allocations

Committed/Contractual Donations	\$426,127
Donations	\$170,125
Sponsorship	\$68,000
Specific Grant Programs	\$790,748
Total	\$1,455,000

Legal Implications

N/A

Community Consultation

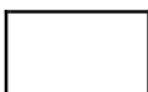
In the lead up to the March 2021 round, grants, donations and sponsorship funding opportunities were promoted through the local media and Council networks. The promotional campaign has comprised:

- Three advertisements in the Cockburn Gazette on 18 February, 4 March, and 18 March 2021.
- City of Cockburn Facebook promotional posts on 15 and 21 February 2021.
- Promotion to community groups through the Community Development Service Unit email networks, contacts and community group meetings.
- Attendance and presentation at the Community Development 'Schools Sundowner' event on 24 February 2021.
- Attendance and presentation at the 'Successfully Write Grants and Acquittals' workshop for community groups and not-for-profit organisations on 3 March 2021.
- Additional advertising through Community Development promotional channels.
- Internal promotion of re-formatted funding landing page on City of Cockburn website.
- Information available on the City of Cockburn website.
- Email banner on outgoing City of Cockburn emails from 8 March 2021.
- Reminder email sent to previous and regular applicants, and people who made enquiries during the application period.

Risk Management Implications

The Council allocates a significant amount of money to support individuals and groups through a range of funding programs. There are clear guidelines and criteria established to ensure that Council's intent for the allocation of funds are met. To ensure the integrity of the process there is an acquittal process for individuals and groups to ensure funds are used for the purpose they have been allocated.

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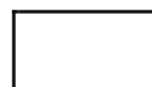
The reputation of the City of Cockburn could be seriously compromised should funds allocated to individuals or groups who did not meet the criteria and guidelines and or did not use the funds for the purposes they were provided. Adherence to these requirements is essential.

Advice to Proponent(s)/Submitters

Applicants have been advised that their applications are to be considered at the 20 April 2021 Grants & Donations Committee, and May 2021 Ordinary Council Meeting.

Implications of Section 3.18(3) *Local Government Act, 1995*

Nil



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Item 9.1 Attachment 1

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GRANTS, DONATIONS & SPONSORSHIP RECOMMENDED ALLOCATIONS BUDGET 2020/21						
Activity OP 315 Natural Acc 6810	Description	Allocated 2020/21	Actual as at April 2021	Proposed Adjustments 2020/21	Comments	Council Decision/ Delegated Authority
Donations						
Committed/Contractual						
8896	Cockburn Community Men's Shed Coordinator	36,000	36,000	36,000	Funding for Cockburn Community Men's Shed Inc. to support the annual administration costs of a part-time coordinator	Council Decision
9239	Native ARC	93,782	93,782	93,782	Donation to support the annual administration costs of Native ARC (plus CPI 2.2%)	Council Decision
9310	The Wetlands Centre Cockburn	93,782	93,782	93,782	Donation to support the annual administration costs of The Wetlands Centre Cockburn (plus CPI 2.2%)	Council Decision
9317	Pineview Preschool Maintenance Contribution	8,126	8,126	8,126	Annual contribution for maintenance of grounds and building (plus CPI 2.2%)	Lease Agreement
9322	Cockburn ARC/Dolphin Swim Club Subsidy	150,000	112,500	150,000	Subsidised fees for Dolphin Swim Club at Cockburn ARC (as to Minute 6057 of OCM 13 April 2017)	Council Decision
9398	Cockburn Senior Citizens Building Donation	9,972	9,972	9,972	Assists with maintenance costs as per lease agreement (plus CPI 2.2%)	Lease Agreement
9559	Cockburn Cricket Club Insurance	1,500	1,500	1,500	Commitment included in the lease agreement (flat fee)	Lease Agreement
9574	Spearwood Dalmatinac Club - Rates Reimbursement	12,964	12,201	12,964	Reimbursement of 50% of annual rates payable by Spearwood Dalmatinac Club for 42 Azelia Rd, Spearwood as to Council Decision 14 May 2009	Council Decision
9244	Melville Cockburn Chamber of Commerce (MCCC)	20,000	20,000	20,000	Two-year agreement for \$20,000 per annum in 2020/21 and 2021/22, and peppercorn lease, subject to development of a Memorandum of Understanding (MOU) and the MCCC meeting and reporting on agreed Key Performance Indicators	Council Decision
	Future Allocations	73,873		0		
	Committed/Contractual Sub Total	500,000	387,864	426,127		
Donations to Organisations						
9196	Donations to Organisations	137,875		0	Remainder of Donations funding	Council Decision
9196	Cockburn Volunteer Sea Search and Rescue Group	9,000	9,000	9,000	Request for \$9,000 Donation towards operating costs for 24/7 radio coverage and sea search and rescue service	Council Decision
9196	City of Cockburn RSL Sub-Branch	10,000	10,000	10,000	Request for \$10,000 Donation towards their activities, operations and commemorative services such as the ANZAC Youth Parade	Council Decision
9196	Cockburn Community and Cultural Council	10,000	10,000	10,000	Request for \$10,000 Donation towards their general operating costs	Council Decision
9196	Yangebup Family Centre	13,125	13,125	13,125	Request for \$13,125 Donation towards operating three creche sessions a week to support crafters, PlayClub and community parenting workshops	Council Decision
9196	Cooby Cares	5,000	5,000	5,000	Request for \$5,000 Donation towards operating costs to assist with emergency relief activities in Coolbellup and surrounding suburbs	Council Decision
9196	Meerilinga Young Children's Service	10,000	10,000	10,000	Request for \$10,000 Donation towards operations of family and children's services in Cockburn	Council Decision
9196	Cockburn Toy Library	7,000	7,000	7,000	Request for \$7,000 Donation towards their rent and other expenses	Council Decision
9196	Cockburn Central YouthCARE Council (CCYC)	20,000	20,000	20,000	Request for \$20,000 Donation towards chaplaincy services at Atwell College, Lakeland Senior High School and Hammond Park Secondary College	Council Decision
9196	Constable Care Child Safety Foundation	12,000	12,000	12,000	Request for \$12,000 Donation towards operating costs to deliver personal safety and crime prevention programs through theatre-in-education to children in Cockburn	Council Decision
9196	Volunteer Home Support	6,000	6,000	6,000	Request for \$8,000 Donation to assist with garden waste removal costs for Cockburn homes	Council Decision
9196	Friends of the Community			4,000	Request for \$4,790 Donation towards operating and admin costs to allow funds raised to be returned to the community	Council Decision
9196	The Hub 6163			6,000	Request for \$10,000 Donation towards operating costs including admin and cleaning for community space, programs and workshops	Council Decision
9196	Second Harvest Australia			20,000	Request for \$20,000 Donation towards operating costs and providing emergency relief food hampers and community food centre in Cockburn	Council Decision
9196	Black Swan Health			20,000	Request for \$20,000 Donation towards operating costs of the Free Street Doctor service in Cockburn	Council Decision
9196	Anglicare WA			0	Request for \$20,000 Donation to support operating costs of Y-Shac Spearwood to support homeless youth	Council Decision
9196	Imagined Futures (formerly South West Metropolitan Partnership Forum)			15,000	Request for \$15,000 Donation towards operating costs for collaboration and coordination of services to address complex social issues	Council Decision
9196	YouthCARE			3,000	Request for \$3,000 Donation to assist with chaplaincy costs for Cockburn students at North Lake Senior Campus	Council Decision
	Donations to Organisations Sub Total	240,000	102,125	170,125		

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Item 9.1 Attachment 1

Activity OP 315 Natural Acc 6810	Description	Allocated 2020/21	Actual as at April 2021	Proposed Adjustments 2020/21	Comments	Council Decision/ Delegated Authority
	Sponsorships					
9197	Sponsorships	58,500		0	Remainder of Sponsorship funding	Council Decision
9197	Cockburn Masters Swimming Club	11,500	11,500	11,500	Request for \$11,500 'Major Event Partner' Sponsorship for Coogee Jetty to Jetty Swim 24.5, Sunday 7 March 2021	Council Decision
9197	Southern Lions Rugby Union Football Club	10,000	0	10,000	Request for \$10,000 'Naming Rights' Sponsorship of City of Cockburn 10s Rugby Tournament, Saturday 20 February 2021	Council Decision
9197	Spacecubed	10,000	0	0	Declined sponsorship offer	Council Decision
9197	Business Foundations			15,000	Request for \$20,000 Sponsorship for co-branding of specialised business support services for Cockburn SMEs	Council Decision
9197	Spinnaker Health Research Foundation			15,000	Request for \$15,000 'Naming Rights' Sponsorship of City of Cockburn Award of Health Research Grant for 2022	Council Decision
9197	Curtin University			6,500	Request for \$6,500 'Program' Sponsorship for two Cockburn delegates to attend Curtin Ignition 2021 program	Council Decision
9197	Individual Sponsorships	10,000	0	10,000	Formal sponsorship program for individuals	Delegated Authority
	Sponsorships Sub Total	100,000	11,500	68,000		
	Grants					
8040	Landowner Biodiversity Conservation Program	35,000	14,857	35,000	Financial and natural resource management training support program for Cockburn landowners to conserve the natural bushland and wetland areas on their property	Delegated Authority
9004	Emergency Disaster Fund	30,000	15,000	30,000	For one-off emergency and disaster situations	Delegated Authority
9015	Youth Academic Grants	2,000	0	2,000	Assists young people to travel to attend academic programs and activities	Delegated Authority
9031	Junior Sports Travel Assistance Program	55,000	0	55,000	Assists young people in Cockburn representing WA or Australia in interstate or international team or individual sports to travel to competitions	Delegated Authority
9240	Sustainability Grants Program	40,000	5,220	40,000	Grants program established in accordance with Council Decision on 13 May 2010	Delegated Authority
9241	Len Packham Hall Subsidy (Burdya)	6,000	1,377	6,000	Subsidy program that assists Indigenous and multicultural Cockburn families with hall hire costs for hosting funerals, memorials and cultural events	Delegated Authority
9312	Community Grants Program	100,000	17,101	120,000	Formal grant process for local community groups and organisations	Delegated Authority
9314	Provide Bins Sporting Events	1,000	0	1,000	Provide bins to schools for sports carnivals	Delegated Authority
9327	Community/Residents Assoc. Hall Hire Subsidy and Support Program	12,000	4,374	12,000	Assists community groups with hall hire for monthly meetings and events, incorporation/set up funds for new residents associations, small PO box hire funds	Delegated Authority
9329	Cultural Grants Program	40,000	5,645	40,000	Provide small grants to cultural and artistic groups and individuals	Delegated Authority
9331	Bus Hire Subsidy	1,500	75	1,500	Provides a subsidy towards the bus hire for community organisations	Delegated Authority
9335	Grants General Welfare	10,000	9,170	15,000	Miscellaneous requests for small donations as per Community Funding Guidelines	Delegated Authority
9341	Community Group Newsletter Subsidy	11,000	5,255	11,000	Assists community groups to disseminate information	Delegated Authority
9373	Small Events Sponsorship Program	40,000	11,746	40,000	Small Events Sponsorship Program for local events for community organisations	Delegated Authority
9396	U Fund	1,000	0	1,000	Small grants for youth for cultural/arts initiatives and events	Delegated Authority
9399	Youth Arts Scholarships	5,000	0	5,000	Assist young people to travel in order to participate in performing/arts events and also for further study	Delegated Authority
9490	Environmental Education Initiatives Program	15,000	4,000	15,000	Assists schools to facilitate environmental education	Delegated Authority
9517	Cockburn Community Group Volunteer Insurance	15,000	12,954	15,000	Cockburn Community Group Insurance Program	Delegated Authority
9535	Council Match Staff Donation	2,000	569	2,000	Council to match staff fundraising effort	Delegated Authority
9649	Safety House/Walk to School Program	1,000	0	1,000	Support to schools for safety programs for children getting to school and to attend Safety House shows in Safety House month	Delegated Authority
9673	Sport and Recreation Club Grants	35,000	20,423	35,000	Grants matched by local sporting clubs for minor capital works on Council owned facilities and sporting equipment	Delegated Authority
9674	Grants to Schools	9,000	9,814	15,000	For small donations to schools for minor items	Delegated Authority
9688	Security Subsidy for Seniors	50,000	49,349	60,000	Subsidy program for security devices for seniors	Delegated Authority
9732	Economic Development (Business) Grants	0	0	25,000	For one-off projects or activities that support local economic development	Delegated Authority
9495	Donation and Grants General Account	98,500	5,000	208,248	Remainder of funding allocations	
	Grants Programs Sub Total	615,000	191,929	790,748		
	Totals	1,455,000	693,418	1,455,000		
	Budget	1,455,000		1,455,000		
	Balance	0		0		
	Carried Forward 2019/20 GAD Budget					
9732	COVID-19 Community Funding / Economic Development (Business) Grants	113,543	86,160	113,543	Funding Program adopted by Council on 14 May 2020 (balance of funds from 2019/20 to be carried forward to 2020/21 financial year)	Delegated Authority

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10. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY MEMBERS OR OFFICERS

Nil

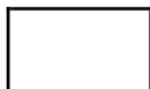
11. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

Nil

12. CLOSURE OF MEETING

The meeting closed at 6:42pm.

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14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 (2021/MINUTE NO 0063) PROPOSED DEVELOPMENT APPLICATION - DA 20/0973 - LOTS 39 AND 40 (200) BARRINGTON STREET, BIBRA LAKE - PROPOSED MODIFICATION TO PREVIOUS APPROVAL - DA19/0686 – INDUSTRY GENERAL (LICENCED) - PROPOSED ADDITION OF CRUSHING FACILITY TO CRUSH BUILDING WASTE (CONSTRUCTION AND DEMOLITION)

Author(s)	L Harris
Attachments	<ol style="list-style-type: none"> 1. Location and Context Plan ↓ 2. Site Plan ↓ 3. Elevation Plans - Sea Container Barrier ↓ 4. Applicant Report ↓ 5. Dust Management Plan ↓ 6. Acoustic Report ↓ 7. Asbestos Management Plan ↓ 8. Outstanding Concerns (CONFIDENTIAL) 9. DA 19/0686 (Previous DA details) (CONFIDENTIAL) 10. Previous Planning Approval DA19/0686 ↓ 11. Schedule of Submissions ↓
Location	Lot 39 and 40 (200) Barrington Street
Owner	Demo Investment 6 Pty Ltd, Demo Investment 7 P/L
Applicant	Brajkovich Landfill and Recycling
Application Reference	DA20/0973

RECOMMENDATION

That Council:

- (1) REFUSES DA20/0973 which is a proposed modification to a previous approval DA19/0686 – Industry General (Licenced) with the proposed addition of crushing facility to crush building waste [construction and demolition (C and D)] at Lots 39 and 40 (200) Barrington Street, Bibra Lake, for the following reasons:

Reasons

1. The proposal does not comply with Draft *State Planning Policy No. 4.1 Industrial Interface* November 2017.
2. The proposal does not comply with the *Environmental Protection Authority Guidance for the Assessment of Environmental Factors Separation Distances between Industrial and Sensitive Land Uses No. 3 – June 2005*.
3. The proposal does not comply with the relevant factors of the *South Metropolitan Peel Sub-regional Planning Framework March 2018*.
4. The proposal does not comply with the *City of Cockburn Town*

- Planning Scheme No. 3 including the “aims of the scheme”.*
5. The proposal has not adequately audited, defined and accounted for the potential impacts on [potential] “sensitive [industrial] premises”.
 6. The proposal does not comply with the *Department of Water and Environmental Regulations Guideline - Managing asbestos at construction and demolition waste recycling facilities April 2021*.
 7. The proposal does not meet 14 of the objectives outlined under Schedule 2 part 9 of Clause 67 “Matters to be considered by local government” under the *Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions*.
 8. The proposal has not suitably addressed compliance with the “relevant legislation, policies and Guidelines” under section 1.3 of the applicants Revised Dust Management Plan.
 9. The Dust Management Plan submitted has not demonstrated how dust emissions from the site will be adequately addressed and mitigated.
 10. The Asbestos Management Plan submitted does not account for crushing operations at the site and has not been prepared in accordance with the *Guideline for Managing Asbestos at Construction and Demolition Waste Recycling Facilities*, revised as of April 2021.
 11. The Acoustic Report submitted has not demonstrated how noise emissions from the site will be adequately addressed and mitigated.
 12. The site plan provided does not accurately depict the ‘true’ location of the structures and bunds on site and is generally insufficient.
 13. The proposal is not demonstrated to be environmentally acceptable for the impacts on human health, flora and fauna.
 14. The nature of this industry/ type of business is not acceptable in this locality under the precautionary approach.
 15. The proposal is not considered to accord with the provisions of orderly and proper planning. As such the proposal is likely to reduce the quality of life enjoyed by the surrounding inhabitants and is therefore considered to be “poor planning”.
- (2) NOTIFIES the Applicant and those who made a submission during the public consultation period of Council’s Decision.

COUNCIL DECISION

MOVED Cr C Terblanche SECONDED Cr C Stone

That the recommendation be adopted.

CARRIED UNANIMOUSLY 9/0

Background



The subject site is 6.06 hectares in area and is bounded by industrial development to the north, east, and west, and Barrington Road to the south. Attachment No. 1 provides a Location and Context Plan identifying the surrounding zonings in proximity to the proposal.

On 28 May of 2020 the City of Cockburn ('the City') approved under delegation an application (DA19/0686) for *Industry – General (Licensed) (Solid Waste Depot, Transfer Station, Salvage Yard, and Transfer Depot)* at Lot 39 & 40 (200) Barrington Street ('the subject site').

The previous application/ approval DA19/0686 outlined the following types of Material to be permitted on site;

"Construction and Demolition materials are accepted to Site, inclusive of excess or waste material arising from the demolition of buildings and structures or pavements. Primarily the construction and Demolition wastes and materials accepted to site will be inclusive of 'concrete, brick, rubble, asphalt, metals (ferrous and non-ferrous), timber, wallboard, glass, plastics, soil and other building materials and products.' Toxic materials are excluded from the accepted materials".

Confidential attachment No. 8 (DA19/0686) provides a copy of the previous development application report as submitted by the [then] applicant. Attachment No. 8 provides details in relation to the already approved practices on the subject site. Please note the previous application does not including crushing of building material, only stockpiling.

Confidential attachment No. 9 provides the City's development approval for the previous DA inclusive of the approved plans with the associated conditions as imposed by City officers. Condition No. 6, as imposed by City officers, specifies *"no crushing of materials on site"*.

The approval under DA19/0686 constituted a northern 4m high earth bund (to shield industrial receptors), stockpile of the above mentioned material and processing areas for materials, parking areas, a screener, loaders, excavators and general site amenities (office and lunch room).

In conjunction with the approval issued by the City a works approval for a Category 62: Solid Waste Depot was issued by the *Department of Water and Environmental Regulation* ('DWER') on 10 June 2020.

The proposal presented before Council (the subject proposal) is DA 20/0973. This application proposes to delete Condition 6 by seeking approval for crushing. DA 20/0973 was received by the City on 7 October 2020. This proposed modification is the subject of this report for Council's consideration. The intent of this application is to permit the crushing of construction and demolition materials that are brought to the site. This includes but is not limited to bricks, limestone and concrete.



In accordance with the Environmental Protection Authority's *Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses* a 1000m buffer should be established between crushing operations of building materials and sensitive land uses (including industrial and residential).

The proposal does not meet the above mentioned buffer requirement. Accordingly, the proposal was advertised in accordance with the requirements of clause 64 (3) and (6) (Advertising Applications) of the Regulations. This included letters to owners and residents for all industrial, commercial, and residential properties that fall within the 1,000m buffer area from the site. A total of 2,442 letters were sent to approximately 700 residential addresses and 900 industrial addresses.

Over the course of the advertising period a total of 339 submissions were received. The breakdown of responses is as follows:

Response Type	No. of Responses
Objection	328
Non-Objection	10
Comment Only	1

The application DA 20/0973 is being presented to Council for determination as City officers do not have delegated authority to determine applications where Industry – General (Licensed) proposals do not meet the above referenced buffer requirement.

Submission

N/A

Report

Proposal

The current proposal seeks to modify a previous approval granted by the City for an industry general (licensed) facility to incorporate the crushing of oversized construction and demolition materials into site operations.

Key aspects of the proposal are as follows:

- The site is to be fully enclosed on all 4 boundaries at the perimeter with earth bunds to a height of 4m above the relative ground level of the adjacent sites. In the event that not enough earth is available, sea containers will be utilised;
- Crushing of bricks, stones or concrete is proposed to be undertaken at an estimated 150,000 tonnes/ annum with maximum stockpile heights proposed to be 5m.
- Crushing is proposed to be restricted to the Processing Shed and Workshop at the north-eastern portion of the site.



- Oversized construction and demolition material (C&D) that enters the site is proposed to be crushed for the following purposes;
 - o Fines,
 - o Hardstand aggregate
 - o Road Base; and
 - o Drainage aggregateAll material will be crushed to a size <100mm.
- Approved equipment to be utilised onsite includes the following;
 - o Screener
 - o Excavator; and
 - o Loader
- As part of this application the following is proposed;
 - o 1 x Kleeman 120 Drill Crusher; and
 - o 1 x McClosky Impact Crusher.
- Hours of operation proposed are 7:00am through to 6:00pm Monday to Saturday.

To support the proposal the applicant has provided the following documentation:

- Site Plan
- Elevation Plans of the proposed sea container barriers
- Application report
- Dust Management Plan
- Acoustic Report
- The applicant stated as part of their development report that operations relating to the containment of asbestos would be undertaken in accordance with the Asbestos Management Plan (AMP) previously submitted as part of the previous application. It is important to note this asbestos management plan does not address the proposed crushing of C&D material. As such the AMP is not considered to be acceptable.

The above referenced reports, including the previous Asbestos Management Plan, have been included as attachments to this report.

Previous Approval

The previous application submitted and approved by the City stated that no crushing would take place on the site.

The application was assessed as an Industry General (Licensed) for Solid Waste Depot, Transfer Station, Salvage Yard, and Transport Depot.

Review of the Environmental Protection Authority's *Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses* indicated that the following separation distances to land uses were applicable:



Figure 1 – Transport Depot Separation Buffer

Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) / environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
Transport vehicles depot	buses, trucks and other heavy vehicles depot		DoIR, local gov't		√	√	√	√		200

Figure 2 – Waste Depot Separation Buffer

Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) / environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
waste depot	premises on which waste is stored or sorted, pending final disposal or re-use	√ (62)	DoH, WRC, local gov't	Guidelines for Acceptance of Solid Waste to Landfill - Jan 2001		√	√	√		200

Figure 3 – Screening Works Separation Buffer

Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) / environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
Screening works	screening or sieving of sand, rocks, chemicals and minerals	√ (12, 70)	DoIR, local gov't			√	√			500

The proposal was noted to meet the buffer distance requirement as the nearest residential land use (a deemed sensitive receiver) was 530m from the site. To this end delegation to determine the application remained with City officers.

The operation of the screening process on the site would separate the materials accepted at the site into the following categories of materials:

Figure 4 – Categories of materials:



Given that the operations on site would not constitute the crushing of any of the above materials and rather the screening and sorting of the following materials:

- *Construction and Demolition materials*
- *Waste material arising from the demolition of buildings and structures or pavements.*
- *inclusive of 'concrete, brick, rubble, asphalt, metals (ferrous and non-ferrous),*
- *timber,*
- *wallboard,*
- *glass,*
- *plastics,*
- *soil and other building materials and products.'*
- *Toxic materials are excluded from the accepted materials".*

The previous approval (DA 19/0686) was deemed acceptable by the City and as such the proposal was approved subject to conditions controlling the operations of the site. Specifically, as mentioned above, condition 6 of the previous approval stated that no crushing of materials was permitted to occur on the site.

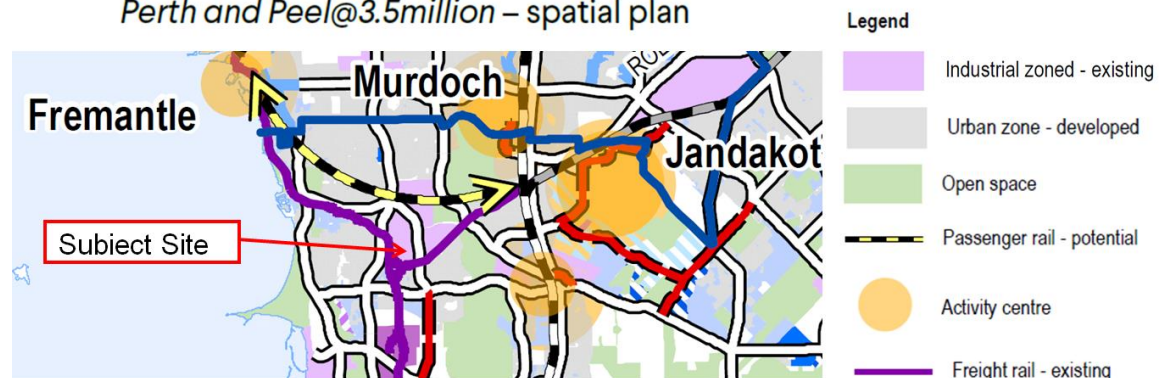
Planning Framework

South Metropolitan Peel Sub-regional Planning Framework March 2018

Perth and Peel @ 3.5 Million identifies the subject site as being within the "Industrial zoned – existing" area namely the Bibra Lake Industrial area. This locality is on the periphery of a relatively small industrial estate which is approximately 5.2sqkm in area.

The Bibra Lake Industrial area is surrounded by developed Urban zone (residential) including areas of regionally significant open space (Bibra Lake Reserve, South Lake Reserve, Little Rush Lake, Beeliar Regional Park).

Figure 5 – Sub-regional Planning Framework:
Perth and Peel@3.5million – spatial plan



Due to the relatively small scale of the subject industrial estate (*in comparison to Perth and Peel's various industrial areas*) this assessment needs to consider the context further from a "land use compatibility" perspective.

As mentioned this industrial area is relatively small and surrounded by medium density residential in close proximity. This includes the following suburbs including areas of sensitive land uses;

- Yangebup;
- Spearwood;
- Bibra Lake;
- South Lake; and
- Coolbellup

The subject site is approximately;

- 2,000m from the residential land to the north
- 530m from the residential land to the south
- 1,001m from the residential land to the east
- 1,070m from the residential land to the west

The Sub-regional framework provides 10 principles for urban consolidation when considering broad land use planning principles. Under principle 6 the framework specifies;

*"Industrial Centres; Promote the current and proposed supply and/or development of industrial centres as key employment nodes and **prevent incompatible residential encroachment on these areas**".*

It is important to consider the context of this proposal in relation to the wider area. As the framework suggests; land use planning needs to consider whether this proposal is "incompatible with [existing] residential". It is also important to note that the industrial area itself consists of "sensitive land uses" as identified below under Figure 6.



Figure 6 – Aerial Photograph as @ 27 February 2021:



Figure 6 above identifies the context and type of industrial estate the proposal seeks to expand into. The blue text above (within the image) provides details on the types of “industrial” activities/ businesses that are present in the estate and to what extent the proposal may/ or may not be consistent with these.

Furthermore what needs to be considered is the impact the proposal may have on the viability of the “key employment node” in addition to the potential impacts on the residential areas.

The City is not satisfied that the proposal, as submitted by the applicant, will adequately protect these existing businesses or residential home owners/ occupiers from negative impacts on amenity and health. This is discussed further below within the report.

A number of businesses within the industrial area objected to the proposal on the basis that these business owners and employees were of the opinion the proposal is considered to be incompatible with their industrial amenity.

Zoning and Land Use

The subject site is zoned 'Industrial' under the Metropolitan Region Scheme (MRS) and 'Industry' under the City of Cockburn's Town Planning Scheme No. 3 (TPS 3). The objective of the Industry Zone in TPS 3 is:

*“To provide for **manufacturing** industry, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas.”*

Industry Use means:

“Premises used for the manufacture, dismantling, processing, assembly, testing, servicing, maintenance or repairing of goods or products on the same land used for-

- a) the storage of goods;*
- b) the work of administration or accounting;*
- c) the selling of goods by wholesale or retail; or*
- d) the provision of amenities for employees”.*

An Industry - General (Licensed) land use is defined as follows under TPS 3:

“means an industry which is a category of prescribed premises set out in Schedule 1 of the Environmental Protection Regulations, notwithstanding the production or design capability for each category of prescribed premises specified in the Schedule, but where a prescribed premises is also included in Schedule 2 of the Health Act, the Health Act prevails, for the purpose of the Scheme.”

Within the Industry Zone an Industry – General (Licensed) land use is a ‘D’ land use, which means:

*“...that the use is **not permitted unless** the local government has exercised its discretion by granting planning approval.”*

Draft State Planning Policy 4.1 – Industrial Interface

The objectives of the Western Australian Planning Commission (WAPC) SPP 4.1 are to:

- “(a) protect existing and proposed industry, and infrastructure facilities from encroachment by incompatible land uses that would adversely affect efficient operations;*
- (b) avoid land use conflict between existing and proposed industry/ infrastructure facilities and sensitive land uses; and*
- (c) promote compatible land uses in areas impacted by existing and proposed industry and infrastructure facilities.”*

The above objectives have particular relevance to this proposal and are important in the decision making process.

“Sensitive Land Uses” are defined within SPP 4.1 as:

*“Land uses that **are residential or institutional in nature**, where people live or regularly spend extended periods of time. These include dwellings, short-stay accommodation, schools, hospitals and childcare centres, **and generally excludes commercial or industrial premises***.”*



The bolded text above “generally excludes commercial or industrial premises” SPP 4.1 does define “separation distance” as follows:

“As defined in Environmental Protection Guidance Statement No.3 Separation Distances Between Industrial and Sensitive Land Uses, a recommended distance necessary to separate a source of emissions (gaseous and particulate emissions, dust, odour and noise) from sensitive land uses in order to avoid impacts to health and amenity”.

The definition of “sensitive land use” in Statement No. 3 it provides the following;

*“Land use sensitive to emissions from industry and infrastructure. Sensitive land uses include residential development, hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds and some public buildings. **Some commercial, institutional and industrial land uses** which require high levels of amenity or are sensitive to particular emissions may also be considered “sensitive land uses”. **Examples include some retail outlets, offices and training centres, and some types of storage and manufacturing**”.*

Based on the above, some commercial, institutional and industrial land uses may be “sensitive land uses”. The applicant has not adequately audited, defined and accounted for the potential impacts on these [potential] “sensitive [industrial] premises” in their proposal. As such the assessing officers are not able to make an informed consideration in that regard.

Objective “a” above specifically indicates Council needs to consider if the proposal will “*protect existing and [future] proposed industry and infrastructure...that would adversely affect efficient operations*”. In the view of the technical officers this proposal has not adequately demonstrated compliance with this objective.

The policy is considered to be of importance to the application at hand as the proposal as submitted is considered to have the potential to create conflict with nearby sensitive land uses, given that the nearest residential property is 530m from the subject site. Objective “b” specifies “avoid land use conflict...”

Clause 6.8 of SPP 4.1 states that when contemplating an application for development the following requirements are to apply:

“(a) The provisions of clause 5.2.2 of SPP 4.1 [discussed below].

(c) Development on land within a buffer should be consistent with the purpose of the buffer and should not constrain the existing operations, or the proposed development/expansion of the buffered industrial area or infrastructure facility.

(d) Development applications should include information on the nature and extent of any off-site impacts, and proposed management plans.

(e) Development applications should identify any approvals required under other legislation, such as works approval and licencing required under Division 3, Part V of the Environmental Protection Act 1986 and safety requirements under the Dangerous Goods Safety Act 2004 and Petroleum and Geothermal Energy Resources Act 1967.”

Clause 5.2.2 of the policy outlines the principles that should be applied through the decision-making process for proposals that generate off-site impacts and sensitive uses that may be impacted by these, as follows:

“(b) New industrial land uses in Light Industry zones (or other non-industrial zones) should not generate off-site impacts;

(c) New industrial land uses in General Industry zones should contain off-site impacts within the Industrial zone, or within surrounding compatible land use zones and/or reserves where in existence (such as Light Industry and Commercial zones and Public Open Space reserves);

(d) New industrial land uses in Strategic Industry zones should contain off-site impacts within the buffer;

(g) The following approach should be taken to determine the extent of off-site impacts and if clauses 5.2.2(a)-(f) can be achieved:

- i. where the new or existing industrial land use/ infrastructure facility is a Prescribed Premises, the planning decision-maker should rely on technical environmental advice from the DWER in relation to the extent of potential off-site impacts;*

To determine whether this proposal is a “prescribed premises” SPP 4.1 refers to the following definition;

“Certain industrial premises with the potential to cause emissions and discharges to air, land or water which trigger regulation under the Environmental Protection Act 1986. Prescribed premises categories are outlined in Schedule 1 of the Environmental Protection Regulations 1987.”

Schedule 1 of the EP Act specifies:

Category number	Description of category	Production or design capacity
13	Crushing of building material: premises on which waste building or demolition material (for example, bricks, stones or concrete) is crushed or cleaned.	1 000 tonnes or more per year



The proposal is for; “the crushing of building material (example bricks, stones or concrete) at 150,000 tonnes per annum”. The proposal is therefore considered to be a category 13 “prescribed premises”.

As mentioned above, the applicant should provide a development application which;

1. “includes information on the nature and extent of any off-site impacts, and proposed management plans.
2. Should not generate off-site impacts (particularly to residential land);
3. Identify the “sensitive” industrial premises and that the proposal will not impact the amenity of these industrial premises. Should there not be any then demonstrate that the proposal can contain off-site impacts within the Industrial zone.
4. Comply with all of the Department of Water and Environmental Regulation and Department of Health requirements.

In the view of the technical staff, the applicant has not yet provided sufficient information in relation to points 1 to 4 above.

Should Council consider approving the proposal Council may wish to defer the item pending the City receiving the final comments from DWER/ DoH. Alternatively Council may consider approving the proposal without these final comments.

Clause 66 (1) Schedule 2 Part 9 – Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* specifies;

“Consultation with other authorities - When, in the opinion of the local government, an application for development approval may affect any other statutory, public or planning authority, the local government is to provide a copy of the application to the authority for objections and recommendations.”

As City officers are recommending refusal, for the reasons listed on the first page of this report, the comments from DWER are not considered to be overly necessary at this stage (assuming refusal). This is also to do with the fact that the proposal is considered to lack the above mentioned detail and therefore not appropriate for final referral to DWER and DoH.

Should the applicant appeal the decision, of Council to potentially refuse the application, to the State Administrative Tribunal (SAT) City officers will need to rely upon DWERs comments in addition to our expert witnesses.

In conclusion of this section, the proposal is not considered to meet the proper and orderly planning principles as specified by Draft State Planning Policy 4.1 – Industrial Interface.



Separation Distances between Industrial and Sensitive Land Uses

The Environmental Protection Authority (EPA) has prepared a number of guidance statements to provide advice to proponents, responsible authorities, and the general public for the assessment of environmental factors and the minimum requirements that should be expected to be met when a proposal is considered. As mentioned above, SPP 4.1 refers specifically to this guidance statement as a “planning consideration”.

Statement No. 3 – Separation Distances between Industrial and Sensitive Land Uses identifies that a 1000m buffer to a sensitive land use, as defined above, should apply for any operation that proposes ‘crushing’ be undertaken on site.

The document also states that some commercial and industrial land uses may also be considered sensitive land uses if they require a high level of amenity (such as retail outlets or offices) or are sensitive to particular emissions (such as some specialty manufacturing facilities).

It is noted within Clause 4.2 of the EPA guidance statement that the generic buffer distances are to be used as a tool to determine suitable separation distances to sensitive land uses. Additionally, Clause 4.4.1 of the document outlines the following:

*“Where the separation distance is **less** than the generic distance, a scientific study based on site- and industry-specific information must be presented to demonstrate that a lesser distance will not result in unacceptable impacts.”*

This means that an application that does not meet the buffer requirements can be considered by the local government subject to appropriate documentation being provided by the proponent identifying that any potential amenity impacts on surrounding sensitive receivers have been addressed and mitigated appropriately.

The reports provided by the applicant note that the nearest sensitive residential receiver is located within the above mentioned 1000m buffer (at 530m from the site).

The policy specifies if the setback is less than the recommended separation distance other options include;

- *“modifying the project to reduce emissions via engineering controls such as process design, process enclosure or other means; and*
- *pursuing land use planning and management controls (e.g. land acquisition, rezoning) to reduce environmental impacts to acceptable levels”.*



In line with the first point as listed above, should the applicant propose to fully enclose the full site (stockpiles crushing, loaders, excavators [everything]) then the technical officers might consider recommending approval for the proposal. This is however not what the applicant has applied for and therefore we are unable to recommend this outcome to Council.

In relation to dot point 1 above City officers have met, on a without prejudice basis, with the applicant during the assessment and attempted to convince the applicant to fully enclose the full site. The City was not able to convince the applicant to make these changes to the proposal.

Notwithstanding the above, the applicant agreed to compromise and proposes to partially surround the stockpiles with sea containers. Please refer to attachment 3 for details.

Whilst this modification to the proposal may [partially] address the impacts of dust (to some extent) this solution was upon further assessment not considered to be acceptable to the City's officers.

This solution does not meet the above guideline objective and therefore is not considered to be enough of a change to warrant an approval.

Should Council consider approving or deferring the proposal Council should be aware that the guidance statement specifies that the proposal may be referred to the EPA. The EPA may recommend that the proposal or scheme is not environmentally acceptable.

In conclusion of this section, the proposal is not considered to meet the proper and orderly planning principles as specified by EPA Guidance No. 3 – Separation distances between Industrial and Sensitive Land Uses.

Further Considerations

Proposals Response to Objective of Zone

As noted in the 'Zoning and Land Use' section of this report above the objective of the industry zone is:

*"To provide for **manufacturing** industry, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas."*

The operations on site of Salvage Yard, Transport Depot, Solid Waste Depot and Transfer Depot are considered to meet with the 'storage and distribution of goods and associated uses' portion of the above definition. However, further review of the operations to be undertaken on site and the supporting documentation provided is required to be undertaken to determine if the proposal would be suitable at the subject site.



Are the Submitted Plans Accurate?

The plans submitted as part of the application were reviewed to determine if they represented a 'true and accurate' depiction of the future layout of the site. Any plans approved by the City are required to be adhered to through the development process and so it is critical that the submitted plans accurately reflect what will be realised at the site.

A copy of the site plan has been included as an attachment to this report. It is noted on the plans that the applicant proposes to construct bunds around the exterior of the site to a height of 4m as indicated by the green line on the site plan below under figure 7.

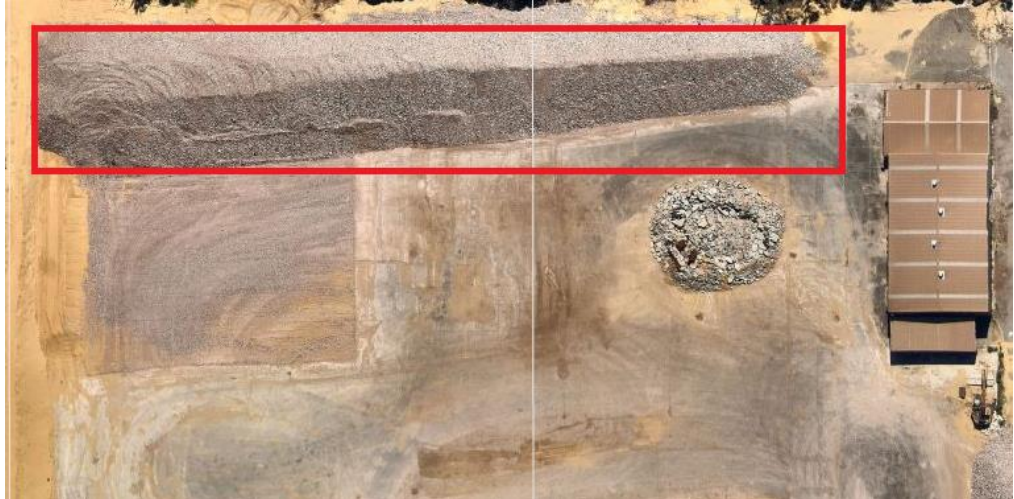
Figure 7 – Proposed Site Plan



Review of the latest aerial imagery (Refer Figure 8 below) available for the property has identified that the location of the bund that has been constructed in accordance with the previously issued approval DA19/0686 will interfere with the intended location of the 100,000l Tank, Drainage Sump, and internal access roads identified in the above image.



Figure 8 – Noted area of inconsistency between plans and on site



Further to this, and noting the width of the base of the existing bund it is expected that any further bunds will have a similar impact on the layout of the site and location of internal services.

It is imperative that any development accord with any stamped and approved plans. To this end the City is concerned that the plans as submitted do not represent a true and accurate depiction of what will occur at the site.

Is the buffer Distances appropriate?

As noted within the 'Planning Framework' section of this report above assessment of the proposal should be undertaken with due regard to Draft State Planning Policy 4.1 – Industrial Interface and the EPA's Guidance Statement 3.

As noted within the Guidance Statement the appropriate separation distance between a site that operates the crushing of building materials is 1000m.

Figure 9 – Crushing operations buffer requirement

Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) / environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
Crushing of building material	crushing or cleaning of waste building or demolition material	√ (13)	local gov't			√	√			1000

The document indicates that this distance is recommended in order to mitigate the potential for noise and dust impacts on sensitive receivers.

It is noted that the nearest sensitive receiver to the subject site is 530m away, which does not accord with the requirements of the buffer recommended by the EPA. To this end the proposal was advertised to all properties within 1000m of the subject site.

Upon the conclusion of the consultation period significant concerns had been received from the community regarding the proposal not adhering to the 1000m buffer.

In addition to concerns received from residential properties the City also received objections from nearby and impacted industrial/commercial operators who indicated that the nature of their work also permitted them the status of a 'sensitive receiver'.

Further information regarding the community consultation process and the responses received is contained within the 'Community Consultation' section of this report.

The City understands that the EPA guidance statement does allow for consideration of lesser buffer distances based on the provision of site and industry specific supporting documentation; and that confirms that any emissions from the site can be appropriately mitigated.

However, review of the documentation provided by the applicant has been determined to be deficient and does not accurately address the City's concerns. A list of concerns relating to the submitted documentation has been included as an attachment to this report (Refer Confidential Attachment 8).

Will Dust Emissions be Appropriately Mitigated?

The recommended EPA 1000m buffer for crushing facilities is not limited to dust emissions from the crushing activities alone, because substantial dust emissions are known to be from stockpiles especially as they are being worked, and from the movement and transfer of crushed material.

Officers from the City have, in February 2021, issued three infringements for fugitive dust from the crushing facility at Lot 1 Rockingham Road Henderson and on each occasion the source of the dust was the stockpiles and not the crushing or screening machinery. Therefore the proposed location of the crushing plant inside a shed is not sufficient justification to allow the 1000m buffer to be reduced by almost 50%.

From a compliance and regulatory perspective, the regulation of fugitive dust is extremely complicated because it typically depends upon an officer witnessing visible dust crossing the property boundary. This is often very difficult even when the officer can very clearly recognise the presence of unreasonable dust in their eyes and face. This adds weight to the need to follow the precautionary principle.

City officers have regularly witnessed plumes of dust emitted from stockpiles when winds exceed 20 knots. It is impossible to control dust from stockpiles of crushed and screened demolition materials during very hot and very windy conditions that are common in Perth during summer.



As noted above, one of the key impacts of a crushing operation is the release of dust into the area. The City is required to be satisfied that any dust emission from the site can be appropriately managed in order to ensure that the impacts on the surrounding properties is effectively mitigated.

To support the proposal and suggest that the 1000m EPA buffer not be required in this instance the applicant has provided a Dust Management Plan (Refer Attachment 4) to demonstrate how dust will be treated at the subject site.

The City requires that all dust management plans submitted in support of an application are developed as per guidance listed within the *Department of Environment: Guidelines for the Prevention of Dust and Smoke Pollution from Land Development Sites and Prevention of Sand Drift from Subdivisions & Development Sites*.

The documents set out guidance points on preparing plans for the management of dust. The documents note that dust emissions from a site may contain contaminants and it is therefore important that management measures for dust and other air pollutants are put in place to avoid emissions or reduce the levels in the ambient air to acceptable levels.

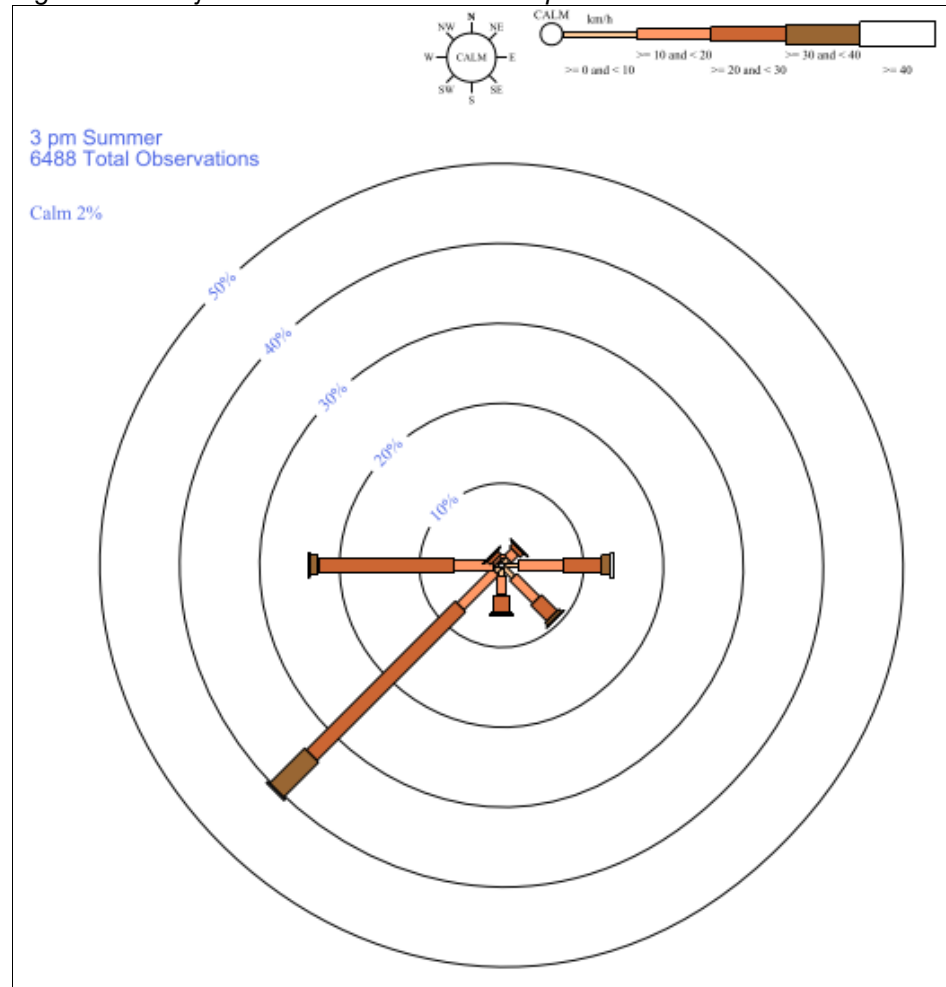
It is also noted that the dust management plan is required to be approved by a determining authority prior to works commencing on the site. The decision maker in this instance is considered to be the City of Cockburn.

Regarding the submitted management plan, a reference image has been included on page 32 of the Management Plan that outlines the predominant wind speed and direction as measured at 3pm over the season of summer.

The image suggests that winds will be predominantly blowing across the site from a south-westerly direction, however it is noted that at various times winds are noted to blow with the potential for high wind speeds from all directions (Refer Figure 10).



Figure 10 – Projection of wind direction and speed in Summer



Noting the direction and strength of the winds the City considers that the sites most likely to be impacted by dust should it remain unchecked are identified in Figure 11 (below).



*Figure 11 – Estimation of properties impacted by dust following wind modelling
Disclaimer: Please note that this image has been prepared as an example for the purposes of identifying potentially impacted properties and has no scientific background, nor has it been prepared by a suitably qualified environmental consultant.*



Given the potential for impact on a number of residential properties the management of dust is considered to be imperative to the proposal.

Significant concerns regarding the appropriateness of the dust management plan and the potential impacts of dust emission from the site were raised over the course of the community consultation period.

Further information regarding the community consultation process and the responses received is contained within the 'Community Consultation' section of this report.

Review of the Dust Management Plan provided by the applicant has determined that the document is deficient and does not accurately address how dust will be appropriately mitigated on the subject site. A summary of the concerns that the City has regarding the document is noted in Confidential Attachment 8 to this report.

As Planners we are guided by “the Aims of our scheme” as extracted below;

1.6 The Aims of the Scheme

1.6.1 The aims of the Scheme are to -

- a) ensure that development and the use of land within the district **complies** with accepted standards and practices for public amenity and convenience;
- b) ensure that the future development and use of land within the district occurs in an **orderly and proper** way so that the quality of life enjoyed by its inhabitants is not jeopardised by poor planning, unacceptable development and the incompatible use of land.

The applicant’s “dust management plan” provides under section 1.3 the relevant legislation, policies and guidelines” that the applicant considers being relevant to this proposal. In the City’s opinion the list is not exhaustive. In relation to the items listed the applicant has not, in the opinion of the assessing officers, specified exactly how the proposal will meet the details of the relevant legislation, policies and guidelines listed. This is of concern.

In addition to the above, the proposal doesn’t fully explain how water will be sourced in the event of the rainwater tanks being empty. The only location that appears to address water source is on page 14 under section 5.2 of the revised dust management plan. This is of concern to the City as the ability for the proponent to address dust relies heavily on the adequate sourcing of water. A number of questions in this regard remain outstanding including, but not limited to;

- How will the water tanks will be filled during summer months?
- Is the use of a bore recommended/feasible? If so, is there a cap on the amount of water that can be drawn for the site?
- The site is an identified contaminated site, does this have any impact on the ability to draw water at the property?

The Dust Management Plan states that sprinklers will be triggered when the PM10 reaches 450ug/m3 over a 15 minute period. However, this criteria has not been explained and it does not appear to have any justification.

The Dust Management Plan does not specify any specific dust management methods, rather, it states that some will be implemented but does not outline what they will be in any great detail.

Given that the dust management plan has been deemed to be deficient in information the City has no confidence that dust will be able to be appropriately mitigated on the subject site so as not to cause amenity impacts on the surrounding properties.

As such, in the view of the assessing officers, the proposal is not compliant with the acceptable standards and practices for public amenity and convenience.



In addition the [potential] future proposed development and use of the land is not “proper and orderly”.

As such the proposal is likely to reduce the quality of life enjoyed by the surrounding inhabitants and is therefore considered to be “poor planning”.

For these reasons the City is recommending that the proposal not be supported

Will Noise Emissions be Appropriately Mitigated?

One of the key impacts of a crushing operation is the potential for noise pollution. The City is required to be satisfied that any potential for noise impacts of the proposal can be appropriately managed in order to ensure that the impacts on the surrounding properties is effectively mitigated.

To support the proposal and suggest that the 1000m EPA buffer not be required in this instance the applicant has provided an Acoustic Report (Refer Attachment 6) to demonstrate how noise impacts will be mitigated.

It is noted that the allowable noise levels at surrounding properties is prescribed under the *Environmental Protection (Noise) Regulations 1997*. The regulations stipulate specific allowable noise levels for sensitive land uses by stating a fixed allowable baseline for industrial noise emissions that then has an ‘influencing factor’ added to it (Refer Figure 12).

Figure 12 – Baseline assigned noise levels

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL				
Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		$L_{A, 10}$	$L_{A, 1}$	$L_{A, max}$
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Industrial	All hours	65	80	90

Note: $L_{A, 10}$ is the noise level exceeded for 10% of the time.
 $L_{A, 1}$ is the noise level exceeded for 1% of the time.
 $L_{A, max}$ is the maximum noise level.
 IF is the influencing factor.

The above factors are taken into account to determine whether operations on site meet the legislative requirements or whether mitigation measures are required to be put in place.

Significant concerns regarding the potential for noise emission from the site and the impact on amenity were raised over the course of the community consultation period.



Further information regarding the community consultation process and the responses received is contained within the 'Community Consultation' section of this report.

Review of the Acoustic Report provided by the applicant has determined that there are inconsistencies between it and the submitted Dust Management Plan. Additionally, the report does not account for one of the proposed crushers, nor does it comment on the state of the existing shed on site and whether any remedial works would need to be undertaken to address sound leak via holes etc.

A summary of the concerns that the City has regarding the document is noted in Attachment 8 to this report.

Given that the acoustic report has been deemed to be deficient in information the City has no confidence that noise will be able to be appropriately mitigated on the subject site so as not to cause amenity impacts on the surrounding properties. For this reason the City is recommending that the proposal not be supported

Will Asbestos Be Appropriately Mitigated?

The applicant has indicated that their proposed operations on the subject site will accord with the previous Asbestos Management Plan that was submitted as part of DA19/0686. The management plan has been included as an attachment to this report (Refer Attachment 7).

Asbestos Management Plans for proposals such as this are required to be prepared in accordance with the Department of Water and Environmental Regulations *Guideline for Managing Asbestos at Construction and Demolition Waste Recycling Facilities April 2021*. Any management plan submitted as part of an application is required to be assessed against these requirements. It is noted that in April of 2021 this guideline has been recently updated. The application does not make reference to this guideline.

Significant concerns regarding the potential release, or mismanagement of, asbestos as part of the operations undertaken on the site were received as part of the community consultation period.

Further information regarding the community consultation process and the responses received is contained within the 'Community Consultation' section of this report.

Though the applicant has indicated operations would accord with the previously supplied management plan the document itself does not reference crushing being undertaken at the site. Additionally, the document does not reflect the requirements of the updated guideline referenced above.

A summary of the concerns that the City has regarding the document is noted in Attachment 8 to this report.



Given that the asbestos management plan does not reflect the new proposed operations at the site and does not correctly refer to updated guidelines the City has no confidence that the correct management and handling of asbestos will occur at the subject site so as not to cause amenity impacts on the surrounding properties. For this reason the City is recommending that the proposal not be supported

Is the Site Appropriate for Undertaking Crushing?

As noted within the “Proposals Response to Objective of Zone” section above the land uses proposed are seen to generally accord with the objectives of the Industry Zone.

However, as stipulated within Clause 67 (Consideration of Application by Local Government) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) in considering an application for development approval the local government must give due regard to other additional matters, including:

- “(a) the aims and provisions of this Scheme*
- (b) the requirements of orderly and proper planning...*
- (c) any approved State planning policy (SPP 4.1 in this context).*
- (d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*
- (f) any policy of the State (DWER, DoH, DPLH);*
- (m) the compatibility of the development with its setting, including —*
 - (i) the compatibility of the development with the desired future character of its setting; and*
 - (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
- (r) the suitability of the land for the development taking into account the possible risk to human health or safety;*
- (s) the adequacy of —*
 - (i) the proposed means of access to and egress from the site; and*
 - (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*



- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) any submissions received on the application;*
- (za) the comments or submissions received from any authority consulted under clause 66;*
- (zb) any other planning consideration the local government considers appropriate”.*

The above 14 points are considered to be key, additional points, for Council to consider in line with Clause 67 in determining whether the addition of crushing to the site is appropriate or not.

Generally, it is acknowledged that such industries are required to exist and that they provide an important service within the demolition and construction industry. However, a crushing operation is noted to be one that is difficult to manage appropriately whilst still managing to operate within the requirements of the business. Potentially, to approve such a proposal subject to stringent conditions could be considered to be onerous.

This proposal may be acceptable in a location suitably away from sensitive premises or in the current location if the site was, without prejudice, fully enclosed within a suitable structure.

As an example of this, the City is aware of another crushing operation that is located within the boundaries of the City. The site is subject to development approval subject to conditions and is required to operate accordingly within the boundaries of those conditions. Historically, there have been instances where the requirements of the conditions have not been able to be adhered to. This has in turn created a ‘flow on’ effect that has impacted the amenity of the surrounding properties and required compliance actions to be undertaken. In this context the best treatment is prevention.

Review of the proposal at a general level has indicated that there are numerous areas for concern and inconsistencies with the documentation provided that do not speak to a site that can be permitted to undertake crushing whilst being able to adhere to any conditions of approval granted.

A summary of the concerns that the City has regarding the document is noted in Attachment 8 to this report.

With the above in mind, the City must consider the relationship that such a development will have on the adjoining properties and the impact that the proposal may have on the amenity of the locality in accordance with the 14 matters under clause 67 as noted above.

To this end, the City considers that a precautionary principle should be implemented in this instance as there is no guarantee and no supporting proof provided that the development will not have an undue impact on the area and the amenity of those surrounding it.



For this reason the proposal is not considered to accord with the requirements of orderly and proper planning and is not supported.

Strategic Plans/Policy Implications

City Growth and Moving Around

A growing City that is easy to move around and provides great places to live.

- Plan to provide residents with great places to live, activated social connections and high quality open spaces.

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Listen to, communicate, consult and engage with our residents, businesses and community in a timely, open and collaborative manner.

Budget/Financial Implications

Should Council resolve to refuse the application the applicant has available to them a right of review of the decision with the State Administrative Tribunal (SAT).

Should this occur there may be costs involved in defending the decision, particularly if legal counsel is engaged.

Legal Implications

Should Council refuse the proposal the applicant has available to them to option to lodge a review of the decision with the SAT. Should this occur the City may be required to engage legal counsel.

Community Consultation

The proposal was advertised for community consultation in accordance with the requirements of clause 64 (3) and (6) (Advertising Applications) of the Regulations, and took the form of the following:

- Letters being sent to surrounding properties notifying them of the proposal;
- The application and supporting documentation being placed on the City's 'Comment on Cockburn' website;
- A sign was erected on site for the duration of the advertising period.

As the proposal did not meet the buffer requirements of the EPA guidance statement it was determined that the letters would be sent to owners and residents for all industrial, commercial, and residential properties that fall within the 1000m buffer area from the site. A total of 2442 letters were sent to approximately 700 residential addresses and 900 industrial addresses.



The period of advertising was originally set at 28 days in accordance with the Regulations, however following written consent of the applicant the advertising period was extended for a further seven days.

Over the course of the advertising period a total of 339 submissions were received. The breakdown of responses is as follows:

Response Type	No. of Responses
Objection	328
Non-Objection	10
Comment Only	1

Key concerns raised by submitters related to noise, dust, and asbestos pollution, increases in traffic volumes, and the potential loss of property value. These key concerns are summarised and addressed as follows:

Dust Pollution within the surrounding area:

The concerns raised by the submitters are noted. As part of the application package provided the proponent submitted a Dust Management Plan (DMP) for review with the City of Cockburn.

The report was reviewed by City officers and determined to be deficient in addressing how dust would be appropriately mitigated. Key shortfalls within the document can be noted in Attachment 7 to this report.

It is therefore considered that the DMP provided by the applicant does not adequately address how dust will be mitigated on the site. This shall be reflected in the report to Council.

Noise Pollution within the surrounding area:

The concerns raised by the submitters are noted. As part of the application package provided the proponent submitted an Acoustic Report for review with the City of Cockburn.

The report was reviewed by City officers and determined to be deficient in addressing how noise would be appropriately mitigated. Key shortfalls within the document can be noted in Attachment 7 to this report.

It is therefore considered that the Acoustic Report provided by the applicant does not adequately address how noise emissions from the site will be appropriately mitigated. This shall be reflected in the report to Council.

Traffic Volume Increase:

While acknowledging the operational and congestion concerns which can be witnessed currently at the intersection between Barrington St/Spearwood Ave, specifically the long queues forming along Barrington St west approach which might result in access impediments to/from 200 Barrington St, the City also notes the following:



As per the previously approved Development Application DA19/0686, a maximum of 120 vehicle movements will occur for the site daily. This is inclusive of 60 movements into the site and 60 movements out of the site occurring sporadically throughout the day. The proposed crushing operation will not alter the vehicular movement or increase the amount of staff on site. The Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments (2016) provides the following guidance for the assessment of traffic impacts;

“As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material on any particular section of road, but increases over 10 percent may. All sections of road with increases of over 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore, any section of road where development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis”

The proposed development will not increase traffic flows on any roads adjacent to the site in excess of the quoted WAPC threshold of +100 vehicles per hour to warrant further analysis.

Further to this, Barrington Street is configured as a “District Distributor B – DD B” type according to MRWA Road Information Mapping System website. The predominant purpose of DD B roads according to the Main Roads WA Road Hierarchy for WA – Road Types and Criteria is “reduced capacity but movement of high traffic volumes travelling between industrial, commercial, and residential areas”.

As such, Barrington Street is designed to carry about 7000 to 15,000 vehicles per day according to Table 3 - Function and characteristics of arterial routes within Element 2 of the WAPC’s *Liveable Neighbourhoods Guidelines* (2009).

The estimated daily trip generation of the proposed development represents less than the 10 percent threshold of the daily road capacity. Therefore it can be reasonably accommodated within the surrounding road network. Existing 2019/2020 traffic data obtained from Main Roads WA Online Trafficmap website along Barrington Street shows the road currently has a daily volume of about 7,500 vehicles per day.

Therefore, the addition of the proposed development would not result in this road exceeding its expected maximum daily traffic flow.

Asbestos/Silica Pollution within the surrounding area:

The concerns raised by the submitters are noted. The applicants’ submission indicated that they would operate the site in accordance with the previous Asbestos Management Plan submitted to support DA19/0686.



However, the previous Asbestos Management Plan did not account for the crushing process that is being proposed as part of this application and does not adequately address mitigation methods by which the potential for asbestos/silica release can be managed through the crushing process.

Key shortfalls within the document can be noted in Attachment 7 to this report.

The Asbestos Management Plan, whilst considered to be appropriate to cover the operations included as part of the previous DA19/0686, is not adequate in addressing the new proposal and is not supported by City officers.

House Values Will be Negatively Affected:

This is not a valid planning concern.

A full list of submissions and the officer responses has been included as attachment 11 to this report.

Risk Management Implications

Should the applicant lodge a review of the decision with the State Administrative Tribunal there may be costs involved in defending the decision, particularly if legal counsel is engaged.

Should the application be approved without appropriate conditions requiring that all management plans be adhered to at all times, there is potential for amenity impacts upon the surrounding properties.

Should that application be approved with deficient management plans there is potential for amenity impacts upon the surrounding properties.

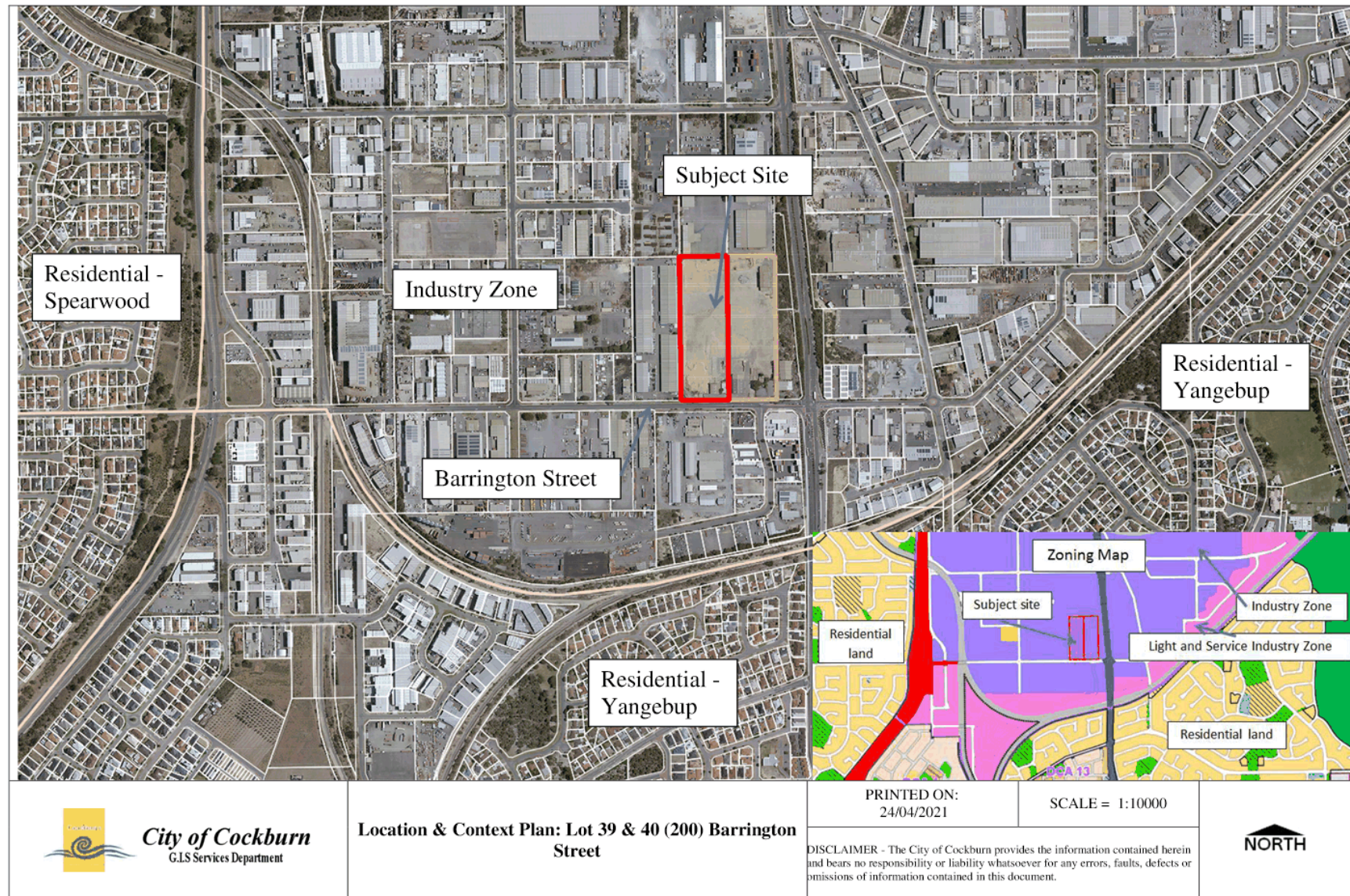
Advice to Proponents/Submitters

The Proponents and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 13 May 2021 Ordinary Council Meeting.

Implications of Section 3.18(3) *Local Government Act 1995*

Nil





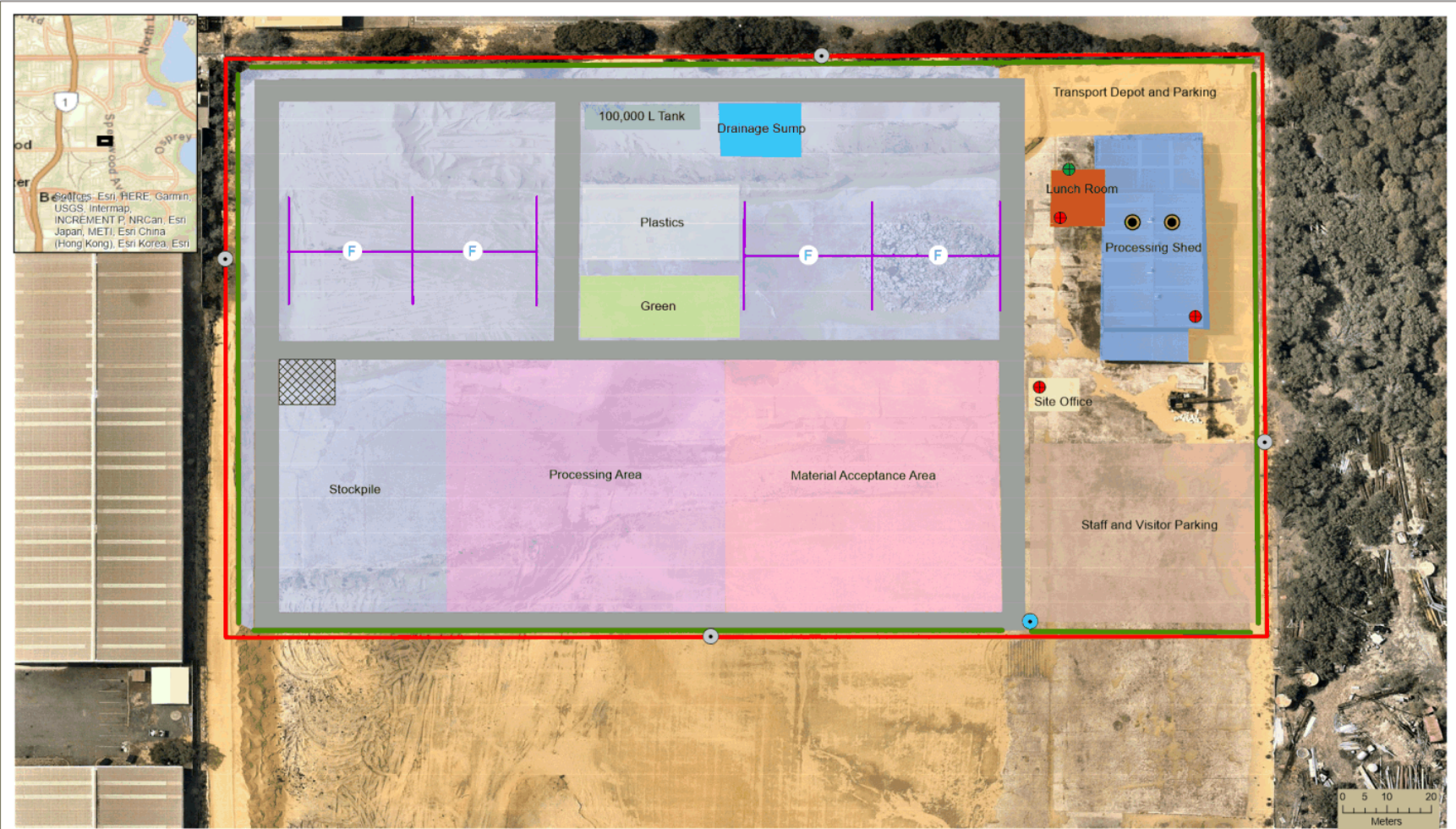


Figure 1: Site Layout


























 SERS Site Environmental Remediation Services		Job No: 161856 Client: Brakovich Landfill & Recycling Pty Ltd Address: 200 Barrington Street, Bibra Lake	Scale: 1:1,000 Original size: A3 Imagery from: 03/01/2021 Source: Neamaps	Date drawn: 10/02/2021 Revision: 2 Drawn by: S.P Checked by: B.D	<div>Legend</div> <div><div> Crusher</div><div> Sprinkler (Sea Containers)</div><div> Dust Monitors</div><div> Wheel Wash</div><div> Effluent disposal system</div><div> Fire-fighting equipment</div><div> Sea Container</div><div> Bund (4m)</div><div> Shed</div><div> Site Boundary</div><div> 100,000L rainwater tanks</div><div> Quarantine Area</div><div> Plastics</div><div> Drainage Sumps</div><div> Green Waste</div><div> Internal Road</div><div> Lunch Room and Amenities</div><div> Staff and Visitor Parking</div><div> Site Office</div><div> Processing Shed & Workshop</div><div> Transport Depot</div><div> Stockpiling Area</div><div> Processing Area</div><div> Material Acceptance Area</div></div>
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Figure 1: Front/Rear Elevation Plan

City of Cockburn - 200 Barrington Street, Bibra Lake

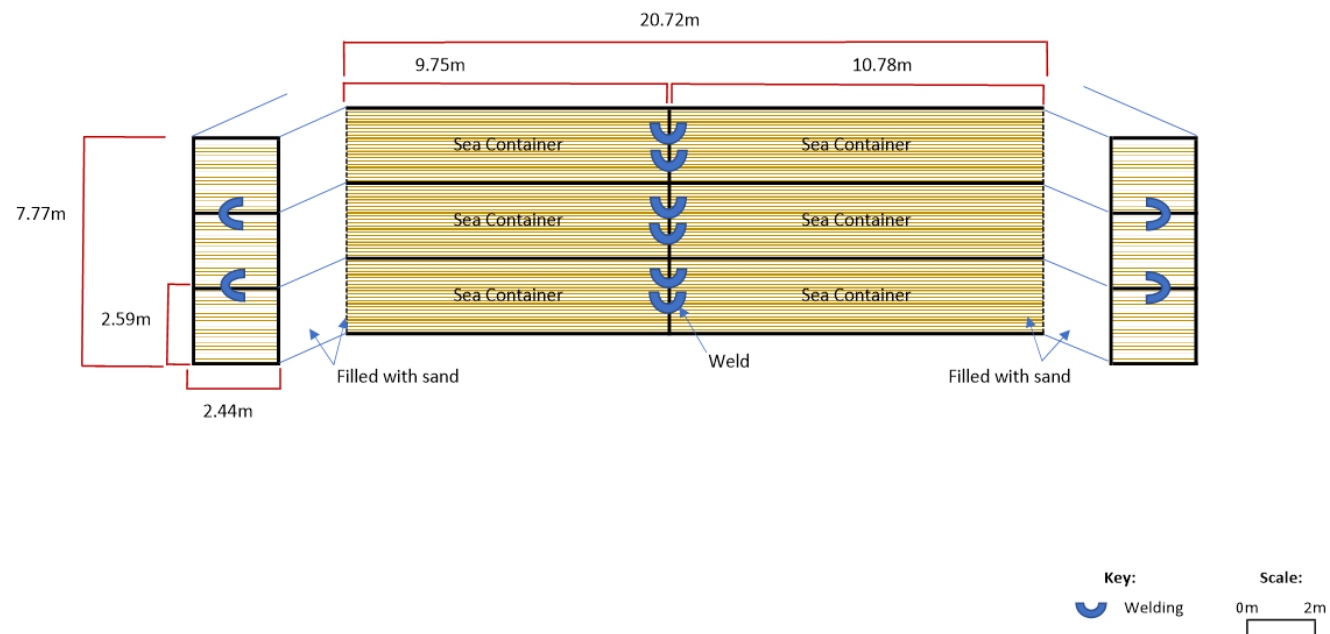
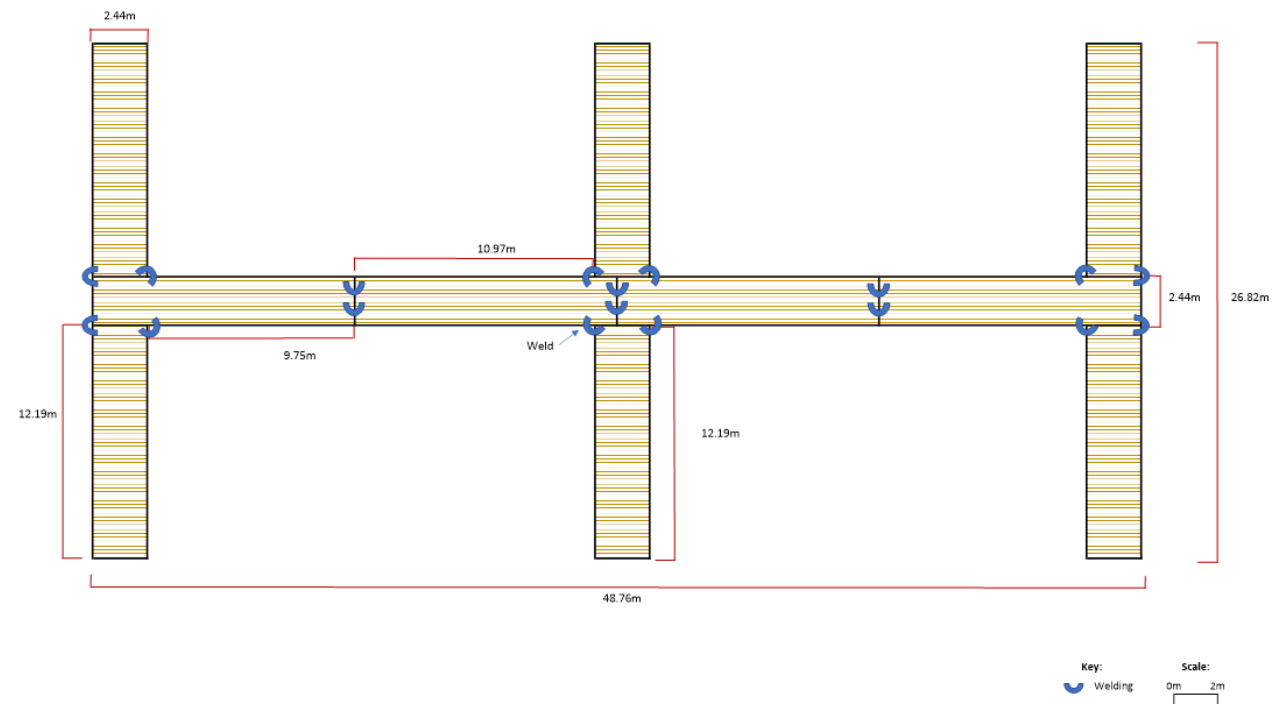




Figure 2: Aerial Elevation Plan

City of Cockburn - 200 Barrington Street, Bibra Lake





SERS
Site Environmental and
Remediation Services

Revised Development Application Report

Crushing Proposal

200 Barrington Street, Bibra Lake



On behalf of:

BRAJKOVICH
LANDFILL & RECYCLING PTY LTD

ABN: 13 161 973 931
1868 Great Northern Hwy, Upper Swan WA 6069

Brajkovich Landfill & Recycling

1868 Great Northern Highway, Upper Swan WA 6069

**Document Control Sheet**

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Abbreviations

Abbreviation	Definition
"the Site"	200 Barrington Street, Bibra Lake
AHD	Australian Height Datum
BLR	Brajkovich Landfill & Recycling Pty Ltd
CBD	Central Business District
City of Cockburn	CoC
DWER	The Department of Water and Environmental Regulation
EAPL	Emission Assessments Pty Ltd
LGA	Local Government Authority
m	Metres
mbgl	Metres Below Ground Level
MRS	Metropolitan Region Scheme
RAV	Restricted Access Vehicles
SERS	Site Environmental and Remediation Services
SIMS	SIMS Metal Management Pty Ltd
WARR Act	Waste Avoidance and Resource Recovery Act 2007
TPS3	Town Planning Scheme No. 3





Executive Summary

This report has been prepared in support of a Development Application (DA) to approve crushing operations at Lots 39 and 40 (200) Barrington Street, Bibra Lake (hereafter referred to as 'the site'). This site was acquired by Demo Investment 6 (Lot 39) and Demo Investment 7 (Lot 40) as of February 2019 and nominated Brajkovich Landfill & Recycling (BLR) as the onsite operators.

On the 28th May 2020, BLR acquired approval from the City of Cockburn (CoC Ref DA19/0686-6018185), to operate the site as a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot. It is proposed that in the acquisition of the sought crushing approval, Brajkovich Landfill & Recycling will further utilise the site in resource recovery and processing, in line with the objectives of the *Waste Avoidance and Resource Recovery Act 2007* (WARR Act).

To reduce potential dust emissions caused from onsite crushing, this revised amendment seeks to obtain approval for the proposed construction and use of support structures onsite to control dust emissions (stockpile cells). These structures shall be erected using sea containers and will ultimately encapsulate stockpiles on three sides. Further details are provided in **Section 5.1.1**.

Due to the current zoning of the land, the site is situated within a desirable location. The site is zoned as 'Industrial' under the Metropolitan Region Scheme (MRS) and located approximately 18km south-west of the Perth Central Business District (CBD).

The closest sensitive receptors are located 530m south of the site, which are separated by a series of industrial practices and a railway line. The residential receptors are situated between 43m and 46m Australian Height Datum (AHD), whilst the site is situated approximately 5m lower (41m AHD).



1. Introduction

1.1 The Proponent

Brajovich Landfill & Recycling (BLR) form part of the Brajkovich group, who focus on resource recovery and recycling. It is proposed that in the acquisition of the sought planning approval, BLR will utilise the site in further resource recovery and processing, in line with the objectives of the Waste Avoidance and Resource Recovery Act 2007.

Address: 1686 Great Northern Highway,
Upper Swan WA 6069

1.2 Consultant

Site Environmental Remediation Services (SERS) is an environmental consultancy specialising in development approvals, environmental approvals, contaminated land assessment and site remediation. SERS are assisting BLR in the preparation of the relevant development reports to gain approval for the operation of onsite crushing.

Address: 281 Newcastle Street, Northbridge WA 6003
(08) 9220 2000

Key Contact: Sarah Poulton
Environmental Planner
Phone: (08) 9220 2000
Email: planning@sers.net.au

1.3 Summary of Proposed Development

Within this Development Application Report, it is proposed to undertake crushing within the existing Processing Shed and Workshop located on the north-eastern periphery of the site boundary. Operations are proposed to be in-line with the following definition, as taken from Schedule 1 – Prescribed Premises within the *Environmental Protection Regulations 1987*:

- **Crushing**
Premises on which waste building or demolition material (for example, bricks, stones or concrete) is crushed or cleaned.





Due to the nature of this proposal, it is essential that the works approval amendment is acquired from the Department of Water and Environmental Regulation (DWER) following the attainment of a Development Approval from the City of Cockburn (CoC).

A Development Approval Application Form and Planning Approval Application Form have been included as **Appendix A** and **Appendix B**.

As such, the following licences are proposed to be sought following the attainment of a Development Approval:

- **Category 13:** Crushing of building material
Premises on which waste building or demolition material (for example, bricks, stones or concrete) is crushed or cleaned (estimated throughput of 150,000 tonnes/annum).

Crushing operations will be restricted to the Processing Shed and Workshop, as illustrated within **Figure 3**.

Site entry will occur off Barrington Street situated south of the site. There is an accessible driveway suitable for Restricted Access Vehicles (RAV) vehicles, which will be utilised in site access and egress. On arrival, vehicles will be inspected by site personnel and the volume of waste within vehicles calculated using vehicle dimension. The type, volume, date and time of arrival of waste accepted at the premises will be recorded and this information will be maintained within the premises.

Vehicles carrying waste will be directed to the Materials Acceptance Area in the south eastern area of the premises (within the site boundary), where waste will be deposited into the area pending sorting. This acceptance area has been chosen to provide ease for vehicles entering the site, as it is situated immediately adjacent to the site entry. Loaders and excavators will be utilised in the sorting of waste materials. Oversized construction and demolition material (C&D) that enters the site is proposed to be crushed for the following purposes:

1. Fines;
2. Hardstand aggregate;
3. Road base; and
4. Drainage aggregate.

All material will be crushed to a size <100mm.

Once processed, material will be stockpiled on the west of the site pending on-sale and recycling. Due to the vast size of the site, the Stockpile Area is large enough to contain these four additional processed materials. As part of this revised amendment application, support structures shall be



utilised onsite to encapsulate the fines/sand product and road base aggregate resulting from the crushing process.

Where wastes cannot be recycled, they will be stored within a contained area onsite pending removal within 4 weeks of the materials being received. Following the processing of materials, they will be separated and stockpiled.

During the processing period, a screener will be utilised. The screener will be situated within the Processing Area, situated in the southern central portion of the premises. Excavators will additionally be located within this area.

Stockpiles will be separated into three areas clearly marked for Unprocessed Waste, Products tested for ACM and Products awaiting testing for ACM. The unprocessed waste stockpiles will be clearly separated from the processed waste by a minimum of 3m distance. Where it is not possible for separation by distance, an impermeable barrier will be installed to ensure no cross-contamination of stockpiles. Clearly visible and legible signage is to be installed in proximity of each stockpile. The maximum stockpile heights are proposed to be 5m.

Plastics, timber, green waste and any other non-conforming items identified during processing will be stored on the Premises to be removed from site for disposal at an appropriately licenced facility within 4 weeks of being identified.

The structures on the north-east portion of the site are intended to be utilised as a lunchroom, amenity block for site staff, and a processing and maintenance shed. Approval to construct or install an apparatus for the treatment of sewage and disposal of effluent was received from the City of Cockburn on the 12th May 2020.

Approved equipment to be utilised onsite includes the following:

- 1 x McClosky R155 Screener;
- 2 x Daewoo 225 (22.5tonne) Excavators; and
- 1 x Komatsu 480 Loader.

As part of this application, the following equipment is proposed:

- 1 x Kleeman 120 Drill Crusher; and
- 1 x McClosky Impact Crusher.

The approved site operations and layout has been displayed within **Figure 2**. The proposed site operations and layout has been displayed within **Figure 3**.





1.4 Purpose of Report

The purpose of this report is to provide the relevant planning and environmental information in support of the development application at 200 Barrington Street, Bibra Lake.

This report details the currently approved project activities (as per CoC Ref DA19/0686-6018185), in addition to the proposed crushing activity, land use planning, assessment of the environmental impacts, environmental management strategies and supporting information.

1.5 Regulatory Approvals Required

The following planning and environmental approvals are required prior to the commencement of project activities:

- Development Application (CoC);
- Works Approval Amendment (DWER); and
- Licence (DWER).

It is proposed that the works approval amendment be applied for following the acquisition of planning approval, as DWER cannot permit any works where planning approval is not granted.

Relevant application forms specific to the CoC have been included as **Appendix A**.



2. Planning Considerations

2.1 Metropolitan Regional Scheme

The Metropolitan Region Scheme (MRS) is a legal land plan administered by the Western Australian Planning Commission outlining Urban Planning objectives and zoning throughout the Perth Metropolitan Area.

Under the provisions of the MRS, the subject site is zoned '*Industrial*' and abuts a '*District Distributor B Road*', namely Barrington Street. Surrounding MRS land zoning is displayed in **Figure 4**.

Zones and reservations in the MRS are broad categories and are not precisely defined or limited. The following is used to describe the '*Industrial*' and '*Special Industrial*' zone, which is described as:

"Land in which manufacture, processing, warehousing, and related activities are undertaken."

The proposal to conduct crushing activities is consistent with the general description of an '*Industrial*' zone.

2.2 Local Planning Scheme

Local Planning Schemes (LPS) are generated in guidance of Part 5 of the Planning and Development Act 2005. Schemes that include zoning and classifications are generated in reference to the Planning and Development (Local Planning Schemes) Regulations 2015.

The City of Cockburn operates under the LPS (also known as Town Planning Scheme) No. 3 (TPS3). The TPS3 outlines and regulates a series of planning functions including:

- Classification and zoning;
- Guides land use developments;
- Outlines procedures for assessment and determination of planning applications; and
- Implements administration and enforcement of the TPS3.

The site is zoned as '*Industry*' as per the TPS3. Under *Part 3 – Zones and the Use of Land* within the Scheme, the objective of an industry zone is to:

- Provide for **manufacturing** industry, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas.

The '*Industry*' term has been further defined within *Part 6 – Terms referred to in Scheme (2. Land Use Definitions)* as:





“Premises used for the manufacture, dismantling, processing, assembly, testing, servicing, maintenance or repairing of goods or products on the same land used for –

- a) The storage of goods;
- b) The work of administration or accounting;
- c) The selling of goods by wholesale or retail; or
- d) The provision of amenities.

Under the CoC TPS3, the already approved Transport Depot, Storage Yard and General Industrial have listed classifications. In accordance with *Table 1 – Zoning Table* within the TPS3, Transport Depot, Storage Yard and General Industrial are considered as a “P” land use, which means that the uses are permitted by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.

A Transport Depot is defined within the TPS3 as:

“Land or buildings used or intended to be used for the transfer of goods or persons from one motor vehicle to another motor vehicle for hire or reward, including management, maintenance and repair of the vehicles used and includes the garaging or parking of such vehicles associated with this use, but does not include the parking of a commercial vehicle in the residential and rural land use areas.”

The TPS3 states within *Table 4 – Industrial Use Classes – Vehicle Parking*, that where a Transport Depot is proposed, it is required that one parking bay is allocated per employee (1:1 ratio) and one delivery bay per Building (1: Building). These specifications will be reflected onsite.

A Storage Yard is defined within the TPS3 as:

“Premises used for the storage of goods, equipment, plant or materials.”

The TPS3 states within *Table 4 – Industrial Use Classes – Vehicle Parking*, that where a Storage Yard is proposed, it is required that one parking bay is allocated per employee (1:1 ratio). These specifications are reflected onsite.

Similar to the Waste Storage and Recycling Facility, the activity of crushing has been considered under ‘Uses not listed’. This is to be considered in accordance with **Clause 3.4.2** of the TPS3, which states the following:

“3.4.2 If a person proposes to carry out any use that is not specifically mentioned in the:-

- a) **Zoning Table – Table 1** and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category in the table the local government may –



- i) Determine that the use is consistent with the **objectives** of the particular zone and is therefore permitted;
 - ii) Determine that the use may be consistent with the **objectives** of the zone and therefore follow the advertising procedures of **clause 64(3)** of the deemed provisions in considering an application for planning approval; or
 - iii) Determine that the use is **not consistent** with the objectives of the particular zone and is therefore not permitted.
- b) **Land Use Suitability – Table 1** contained in the **Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy** which applies to the permissibility of use and development of land in the **Resource Zone**, and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category in the Table, the use is not permitted.”

It is considered that the operation of crushing is consistent with the *‘Industrial’* zoning of the site. The site intends to store and distribute goods in line with recycling practices, processing wastes to product in the act of resource recovery.

However, whilst zoning and other industrial receptors separate the site from sensitive receptors, there is an inadequate buffer distance between the intended crushing operation and residential properties located to the south. This is further discussed within **Section 3.2**.





3. Premises Details

3.1 Site Details and History

The site is located approximately 18.0 km south-west of the Perth CBD and is bounded by industrial receptors to the north, east and west. Barrington Street, a Distributor B Road network, borders the premises to the south. Vehicle access to the site is gained off Barrington Street (**Figure 2**).

The proponent, BLR, has acquired the site with intention of repurposing the site from its previous use (metal processing facility) to a recycling facility, transport depot and waste storage facility, with the approval to crush oversized materials within the processing shed. Approval is sought from the Local Government Authority (LGA), City of Cockburn (CoC).

Historically, the site consisted of remnant vegetation dating back to 1953. Clearing occurred in 1965, and a building was developed. The site appeared to be utilised for agricultural purposes at this time. SIMS Metal Management Pty Ltd (SIMS) acquired Lot 39 in 1971, and Lot 40 in 1975.

The site has been used for the storage and processing of scrap metals by SIMS from early 1975 until late 2017. Most of the site was utilised in the storage of ferrous scrap metal, with approximately 50% of the site sealed with concrete hardstand materials. Previous operations were inclusive of a shredder, maintenance shed, sump, wash down bay, non-ferrous processing area and amenities. The site has additionally operated in the storage and recycling of transformers.

Onsite operations eventually led to the site being listed as 'Contaminated – remediation required' in November 2014. However, the site has since been remediated and the memorial changed on the Certificate of Title. This is further discussed within **Section 3.4 Contaminated Site Status**.

Prior to the eventual retirement of SIMS operations onsite, an environmental consultancy, Emissions Assessments Pty Ltd (EAPL), were contracted to conduct a full-scale contamination assessment. The investigation identified soil contamination in shallow soils within unsealed portions of the site. As such, it was determined that there was a low risk to human health from the contaminant exceedances of assessment criteria.

BLR acquired the site in February 2019, with the intention of conducting operations in line with the land use of a recycling facility, transport depot and waste storage facility. A Development Application has since been submitted and approved by the City of Cockburn (28/05/2020) to authorise these activities. This application, however, is seeking further approval to undertake crushing within the pre-existing processing shed, located on the north-eastern periphery. The proposed development has been provided within **Section 1.3 Summary of Proposed Development**.



The closest sensitive receptors are located 530m south of the site. The site is separated from the sensitive receptors by a series of industrial sites, including, but not limited to, the Worldwide Timber Traders yard, the ABC Self Storage containers, ABC containers, and CPE switchboards. Additionally, a railway line is situated between the site and residential receptors at a depression of up to 4.0m. The site sits at approximately 41m Australian Height Datum (AHD), which is up to 5m lower than the sitting of the residential receptors, which are between 43m – 46m AHD.

The site has been selected as a desirable location, due to its current zoning and location. Refer to **Figure 1** for the site location.

Relevant details regarding the land tenure have been provided on the respective certificates of title for Lots 39 and 40, which are provided within **Appendix C**.





3.2 Surrounding Land Use

The surrounding land is primarily zoned as 'Industrial'. A regional road reserve and residential area is additionally located to the south, a primary regional road reserve is located to the west, and a road reserve is located to the east (**Figure 5**).

The nearest sensitive receptors are located 530m to the south of the site. Further information has been provided within **Table 3.1** below. There are only industrial receptors located within 450m of the site boundary. Measurements have been taken conservatively from the closest boundary of the site to the boundary of the receptor. It should be noted that operation areas will have additional buffer distances due to their location onsite and strategic positioning.

Table 3.1 Sensitive Receptors Proximity to Site

Receiver	Description	Location	Proximity to site boundary ¹
1	Residential	52 Torenia Way, Yangebup	530m
2	Residential	50 Torenia Way, Yangebup	530m
3	Residential	48 Torenia Way, Yangebup	530m
4	Residential	46 Torenia Way, Yangebup	530m
5	Residential	44 Torenia Way, Yangebup	530m
6	Residential	42 Torenia Way, Yangebup	530m
7	Residential	40A Torenia Way, Yangebup	530m
8	Residential	23 Larkspur Cross, Yangebup	530m

¹ Distances to sensitive receptors have been determined through measurement platforms on Nearmaps (2020).

3.3 Project Characteristics

As per the previous Development Application (CoC Ref DA19/0686-6018185), it is proposed that the northern subdivision portion of the site (2.84 ha) be used for activities associated with the operations of BLR, with the exception of the middle office space which will be utilised by an external company. The proposed crushing operation estimates 150,000 tonnes/annum of material.

Operations are proposed to take place in locations as outlined within **Figure 3**.

Equipment proposed to be mobilised to site in aid of the proposed operations, includes:

- 1 x Kleeman 120 Drill Crusher; and
- 1 x McClosky Impact Crusher.



A summary of the site details has been listed below in **Table 3.2**.

Table 3.2 Summary of the Project Site and Relevant Information

Aspects	Characteristics								
Street Address	Lots 39 and 40 (200) Barrington Street, Bibra Lake								
Land Area	6.0885 hectares (combined land area of Lots 39 and 40)								
Landowner	Brajkovich Landfill & Recycling Pty Ltd								
Certificate of Title	Lots 5 and 6: Volume 1273 Folio 132, Diagram 47584								
Local Government Authority	City of Cockburn								
Metropolitan Region Scheme (MRS) Zoning	Industrial								
Local Government Authority (LGA) Land Zoning	Town Planning Scheme 3: Industrial								
Land Use	Lots 39 and 40 were previously utilised as a metal processing and storage facility dating back to the late 1970's.								
Site Access	The site is accessed from Barrington Street along the southern boundary. Please refer to Figure 2 .								
Neighbouring Properties	<table> <tr> <td>North:</td><td>Industrial Receptors;</td></tr> <tr> <td>East:</td><td>Industrial Receptors;</td></tr> <tr> <td>South:</td><td>Industrial Receptors (Residential further south);</td></tr> <tr> <td>West:</td><td>Industrial Receptors.</td></tr> </table>	North:	Industrial Receptors;	East:	Industrial Receptors;	South:	Industrial Receptors (Residential further south);	West:	Industrial Receptors.
North:	Industrial Receptors;								
East:	Industrial Receptors;								
South:	Industrial Receptors (Residential further south);								
West:	Industrial Receptors.								
Applications	<p>Development Application to approve the Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot <i>approved</i> by the City of Cockburn on 28/05/2020.</p> <p>Works Approval to begin construction for a Category 62: Solid Waste Depot <i>approved</i> by DWER on 10/06/2020.</p>								





3.4 Contaminated Site Status

Both Lot 39 and Lot 40 (200) Barrington Street, Bibra Lake were listed on the DWER Contaminated Site database as “Contaminated – remediation required” based on contamination as a result of historical site use (metal recycling and recovery facility operated by SIMS). The sites were listed on the 09th July 2018.

It was listed as a memorial on both titles where the nature and extent of contamination was as follows:

- Petroleum hydrocarbons (such as from petrol, diesel or oil) are present in soils within the embankment of the wastewater sump, in the base of the sump and within the vicinity of the wash-down bay at the site, located within the central-northern portion of the site;
- Metals including lead, cadmium, copper, manganese and zinc are present in soils within the central-northern portion of the site, encompassing the oily water separator, wash-down bay, diesel above ground storage tank and on-site sump; and
- Metals including cadmium, copper, nickel, lead and zinc are present in groundwater beneath the site.

The majority of soil impacts were delineated to the surface one metre of the soil profile, with the exception of one sample within the top two metres of the soil profile.

Further groundwater investigations determined that impacts in groundwater were as a result of offsite sources due to the relatively deep groundwater table and the fact that metal exceedances in soils are generally restricted to the top 2m of the soil profile.

Per and Poly fluoroalkyl Substances (PFAS) were investigated due to the number of historical fires that had taken place onsite. All soil impacts were below relevant criteria and sediments within the central southern portion of the site were below relevant criteria.

The basic summary of records for both Lot 39 and Lot 40 (200) Barrington Street, Bibra Lake stated that the action required consisted of remediation of the site to mitigate potential risks to human health, the environmental and/or any environmental value. These investigations were required within the submission of a remediation and validation report.

Remedial works under the new ownership were undertaken progressively from the 01st April 2019 to the 10th May 2019, in which soils were excavated from Lot 40 to required depths to remove contamination as delineated within the EAPL Detailed Site Investigation (EAPL, 2016). On the 09th August 2019, the area on Lot 40 that was classified as “Contaminated – Remediation Required” was reclassified “Decontaminated” by DWER. Please refer to **Appendix E** for further information.



All points determined to be contaminated on Lot 39 have been remediated and validated in line with relevant criteria. On the 12th February 2020, Lot 39 was reclassified by DWER from “Contaminated – Remediation Required” to “Remediated for Restricted Use”. Please refer to **Appendix F** for further information.





4. Project Summary

The onsite project activities are as per the original application dated 10/09/2020 (CoC ref DA19/0686-6018185). The proposed amendment has been detailed and provided in **Table 4.1** below:

Table 4.1 Summary of the Project Activities

ASPECT	PROPOSAL CHARACTERISTIC
GENERAL SITE CRITERIA	
Site Staff	As per original application.
Hours of Operation	
Site Amenities	
WASTE ACCEPTANCE	
Process	As per original application.
Summary of materials to be accepted	
WASTE/MATERIAL STORAGE	
Movement of Materials onsite	<p>Once accepted onto the site, materials will be transported to the Materials Acceptance Area, where they will be sorted pending reallocation onsite.</p> <p>Waste materials will be stored pending processing.</p> <p>Crushing will occur for oversized inert Construction and Demolition (C&D) material.</p> <p>Once waste materials have been processed (crushed and screened), they will be stockpiled into appropriate product stockpiles for the purpose of resource recovery (fines, hardstand aggregate, road base and drainage aggregate).</p> <p>Fines/sand and road base material will be stored within one of the eight sea container cells located onsite.</p> <p>Non-conforming materials will be separated and isolated and removed offsite within 4 weeks of identification.</p> <p>As per original application.</p>
Containment of crushed C&D materials	<p>Shipping containers shall be used onsite as support structures, to contain materials post crushing (fines/sand and road base). A total of eight cells shall be erected: four located in the north-western corner and four located in the central-northern portion of the site.</p> <p>The sea container dimensions are as follows:</p> <p>Length – 12.19m</p> <p>Width – 2.44m</p> <p>Height – 2.59m</p>
Stockpiling specifications	As per original application.
WASTE PROCESSING	
Process	As per original application.



Separation of non-conforming materials	As per original application. All asbestos material to be handled in accordance with the asbestos management plan entitled "Asbestos Management Plan – 200 Barrington Street, Bibra Lake" Reference: 00424_AMP_AC_110919.
TRANSPORTATION	
Access and Egress	As per original application
Vehicle Movements	





5. Project Management

5.1 Site Operations

5.1.1 Waste Acceptance

The proposed crushing operation will not increase the amount of material expected to be received on site per annum.

As per the previous application, waste acceptance will occur at the site entrance on the southern boundary. Office staff will record waste/products and volumes, clientele, and materials prior to, or on arrival of new loads.

Loads will be assessed for non-conforming materials on arrival. Where non-conforming materials are identified, the loads will be rejected. In the event that non-conforming materials are identified further in the material processing or storage process onsite, the non-conforming materials will be isolated within the area as outlined within **Figure 2** and **Figure 3**, and removed from site within 4 weeks of identification, with the exception of asbestos which will be removed as soon as possible.

Loads are wet down prior to tipping to ensure minimal generation of errant dust. Each load is inspected by the truck driver post-tipping. If hazardous materials are found within the load the following actions are required to be taken:

- The driver is to alert the supervisor of the facility immediately;
- The supervisor/driver is to alert the operator of the source of the load and remedial action at the origin of load is to occur; and
- The load tipped is to be flagged and isolated and moved when an appropriate risk assessment can be made.

Following acceptance, the materials will be transported to the Materials Acceptance Area to be sorted. All material will undergo screening within the Processing Area; however, oversized C&D material shall be directly transported to the Processing Shed to be crushed to $\leq 100\text{mm}$. This includes, but is not limited to, the following inert material:

- Bricks;
- Limestone; and
- Concrete.

Following the crushing and screening of materials, all products will be stockpiled within the Stockpile Area as displayed within **Figure 2** and **Figure 3**.



To reduce dust emissions from the fines produced from the crushing process, the inert C&D material will be stockpiled within an onsite support structure (Refer to **Figure 3**). The structure will be developed with 12m x 2.4m x 2.6m sea containers stacked three-high, which shall ultimately encase the stockpile cells on three sides. Each cell will have the following dimensions:

- Length: 20.72m
- Width: 12.19m
- Height: 7.77m

The top of the stockpile shall not encroach closer than 0.5m to the top of the support structure, allowing for a maximum of 1800m³ of material per cell. Elevation plans have been included as **Appendix G**, to provide further illustration.

A total of eight stockpile bays are proposed within this application, four of which shall be located within the north-western corner of the site. Fines/sand material are proposed to be stored within these four cells.

The remaining four cells shall be located within the central-northern portion of the site. Fines/sand material are proposed to be stored within the two western cells, and road base material is proposed to be stored within the two eastern cells. To guarantee the stability of the sea container structure, each joint shall be welded together, and the bottom layer shall be filled with sand.

5.1.2 Waste Processing

After passing through the screener, product aggregate of specified sizes collects in different piles. These materials are then transported by a loader to the appropriate stockpile, generally:

- Fines
- Hardstand Aggregate
- Road Base Aggregate
- Drainage Aggregate

Aggregate materials will be considered to be part of the 'products awaiting testing for ACM' stockpile location, until asbestos testing has been undertaken to confirm no ACM is present above guideline values.

Material is inspected by the loader operator throughout loading, transport and tipping.

Should any suspected asbestos material be identified during the crushing or screening phase, the following measures will be undertaken:





- The emergency stop button on the screener and/or crusher is to be engaged immediately and loading of the material is to cease;
- The screener and/or crusher is to be stopped, and a further inspection is required of the material upon the screen and all current stockpiles from the screen;
- Removal of material from the machine and the cleaning of the machine where material is confirmed hazardous; and
- A risk assessment is to be carried out.

5.1.3 Waste Storage

During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved.

The location of the stockpiles is to be within the area as outlined within **Figure 2** and **Figure 3**. It is proposed that stockpiling occurs in three categories, inclusive of:

- Unprocessed materials;
- Processed materials awaiting asbestos testing; and
- Processed materials tested for asbestos.

If an operator sees the presence of asbestos in any moved bucket or within the stockpile, the following procedures will be put into action:

- Operation of the loader is to cease, and a further inspection is required; and
- A risk assessment is to be carried out.

At the conclusion of the above being carried out by a competent person, one of the following options will apply:

Option 1

Manual hand picking of affected area with appropriate handling measures put into practice. All ACM will be bagged and disposed of as per regulatory requirements. Prior to further mechanical works, inspection to be carried out and the process repeated until no ACM is visually detected within the material.

**Option 2**

If the affected area is identified as an isolated area but not suitable for hand picking, the affected area is to be treated as Class 1 Contaminant. The affected area will be mechanically loaded onto suitably lined semi-tippers for disposal at a suitably licenced landfill facility approved to accept ACM.

The liner will then be sealed, and the loaded trailer is to be suitably wet down during loading and covered with a suitable membrane for transportation. The membrane shall cover the entire load and not allow any dust or fragments to exit the vessel during transportation.

The above 2 options shall be repeated until a competent person is satisfied that the presence of Asbestos is not evident in the affected area.

Option 3

If the affected area cannot be isolated and is not suitable for hand picking, the whole of the accepted material stockpile is to be removed offsite as Class 1, Asbestos Contaminant.

The affected area will be mechanically loaded onto suitably lined semi tipplers for disposal at a suitably licenced landfill facility approved to accept ACM. The liner is then sealed, and the loaded trailer is suitably wet down during loading and covered with an appropriate membrane for transportation as per the *Code of Practice for the Safe Removal of Asbestos* (NOHSC:2002(2005)).

5.1.4 Onsite Transport Depot Specifications

Maintenance, where required, will occur in the maintenance shed on the southern boundary of the site. This maintenance shed will additionally be utilised for the maintenance of onsite machinery where required. Fuel storage will be mobilised to the site where required. Vehicles will be stored on hardstand as not to contaminate the soil beneath the area.

5.2 Site Access and Traffic Movements

Access and egress of vehicles, equipment and machinery will be via the access road connecting to Barrington Street. It is proposed that the driveway be constructed as part of the subdivision works, as which will be suitable for RAV vehicles. Barrington street is categorised as a Distributor B Road network (MRWA, 2019), deeming it suitable for heavy vehicles and above 6,000 vehicles per day.

As per the approved Development Application DA19/0686-6018185, a maximum of 120 vehicle movements will occur for the site daily, this is inclusive of 60 movements into the site and 60 movements out of the site. The proposed crushing operation will not alter the vehicular movement or increase the amount of staff on site.





Access and movement within the property will be via the internal roads. These roads shall be constructed using 19mm crushed aggregate at a thickness of 300mm. The internal roads will be effectively wetted using a water cart to prevent dust uplift.



6. Environmental Management Plan

A summary of the environmental factors and relevant details are provided in **Table 6.1** below:

Table 6.1: Summary of Environmental and Heritage Factors

Environmental Factors	
Flora	Lots 39 and 40 have previously been cleared of native vegetation. As the site has operated as an industrial site for the previous 30 years there is negligible vegetation remaining. No Threatened or Priority flora are recorded on the site.
Fauna	No threatened or Priority fauna have been identified on the site. As the site has been previously cleared of native vegetation, the site provides little fauna habitat. The southern brown bandicoot (quenda) is located approximately 80m south east of the premises.
Wetland	Yangebup Lake (Bush Forever Site 256) – 1800m east of the premises Little Rush Lake (Bush Forever Site 256) – 1600m north east of the premises South Lake (Bush Forever Site 254) – 1400m north east of the premises
Conservation Areas	Beeliar Regional Park resides approximately 1700m east of the site.
Depth to Groundwater	Groundwater ranges from a depth of 34m on the central portion of the site, to 41m on the southern boundary (Perth Groundwater Atlas, September 2020).
Public Drinking Water Source Areas (PDWSAs)	Perth Groundwater Atlas (September 2020) indicates that the site is not within a proclaimed public drinking water catchment area.
Topography	The site slopes from the southern end of the property at 45.47m AHD to the northern end of the property which sits at 37.46m AHD (EAPL, 2016). There are a series of depressions where hardstand has been removed across the property.
Sensitive Receptors	Residential properties are located approximately 530m south of the site. Industrial receptors are located within 450m of the Site boundary.





Environmental Factors	
Aboriginal Heritage	A search of the Aboriginal Heritage Inquiry System (September 2020) identified no Registered Aboriginal Sites or Other Heritage Places are within a 1000m radius.
Native Title	Native Title has been extinguished on Freehold land.
European Heritage	No European heritage sites exist in or near the site.
DFES Bushfire Prone Areas	A search of the DFES Map of Bushfire Prone Areas (September 2020) indicates that this site is not within a bushfire prone area.

6.1 Flora and Vegetation

The site has been previously cleared of native vegetation. The remaining vegetation is scarce and is isolated to the site boundaries. It appears the vegetation has been planted as a screen to surrounding receptors.

As the proposed crushing is to occur within the existing processing shed, vegetation will not be affected.

6.2 Conservation Areas

Beeliar Regional Park is located approximately 1.7km east of the site and encompasses an area of approximately 3,400 ha. It consists of two chains of wetlands including 26 lakes and numerous wetlands. The entire park has been placed on the Interim List of the Register of the National Estate, with three of the lakes (Booragoon Lake, Thomsons like and The Spectacles) has been listed on the Directory of Important Wetlands in Australia.

Yangebup Lake and Little Rush Lakes (Bush Forever Site 256) is sited within this Park, located approximately 1.8km and 1.6km east of the site boundary, respectively. South Lake wetland (Bush Forever Site 254) is additionally within the Park and located approximately 1.4km north-east of the site.

It is not expected that the proposed crushing works will have an impact on the Beeliar Regional Park.

6.3 Fauna

As the site has been previously cleared of native vegetation, the site contains little to no fauna habitat.

It has been indicated within the Western Australian Land and Groundwater Association (WALGA) Planning Tool (2019) that the site is not located in a breeding or potential feeding area for Carnaby's



Black Cockatoos. It is indicated that the area is within a potential roosting area for Carnaby's Black Cockatoos, but studies within the Birdlife Australia "Great Cocky Count" indicate that the area has not been subject to roosting within years of the study.

6.4 Wetlands and Watercourses

The closest wetland is South Lake located approximately 1.4km north-east of the site. The wetland is classified as a Geomorphic Wetland under the Geomorphic Wetlands of the Swan Coastal Plain. The immediate surrounds of the wetland are classified as a Multiple Use wetland while the wetland body is classified as a Resource Priority wetland.

As excerpted from the DWER "Wetland management categories and objectives applied to the Swan Coastal Plain" (2008), the assigned wetland categories to the "South Lake" have the following descriptions:

- Resource Enhancement
Wetland which supports a high level of attributes and functions where the objective of classification is to preserve and protect the existing conservation values of the wetlands through various mechanisms.
- Multiple Use
Wetlands with few remaining important attributes and functions where the objective of the classification is to use, develop and manage in the context of ecologically sustainable developments, where best management practices in catchment planning should be applied through landcare.

No watercourses occur onsite.

6.5 Surface and Groundwater

All surface water will be contained onsite.

Given the sandy and free draining soils which are exposed within the proposed project area, it is unlikely that flooding would occur in extreme rainfall events. The retained hardstand materials will deviate surface water to the excavated permeable onsite sump. The basin will have the following dimensions:

- Length: 20m
- Width: 15m
- Depth: 4mbgl





Due to the natural contours of the and the presence of hardstand across the majority of the site, stormwater will flow in a north-easterly direction, as shown in **Figure 7**. Water will not be retained onsite for long periods. It is proposed that the collected water (once treated within the oil and water separator and deemed suitable) will be utilised onsite for the purpose of dust suppression.

6.6 Topography and Elevation

The site slopes from the southern end of the property at 45.47m AHD to the northern end of the property which sits at 37.46m AHD (EAPL, 2016). There are a series of depressions where hardstand has been removed across the property.

6.7 Soils

The site resides within a sandplain, mainly eolian in origin with some residual deposits present. State interpreted bedrock geology, as per Department of Mines Industry Regulation and Safety (DMIRS), has classified the site under Bioclastic limestone with basal sandstone.

6.8 Visual Amenity

The boundaries of the site are mostly screened by planted trees, particularly the northern, western and eastern boundaries. The southern boundary is screened by large industrial gate structures and a series of buildings, including two large sheds, the caretaker's facility, a carpark and an office building.

The crushing is proposed to occur within the processing shed and therefore, is not expected to have an impact on the surrounding visual amenity.

6.9 Heritage

No heritage controls are proposed for the implementation of the site activities as there are no Heritage sites within a 1.0km radius of the site boundary.

6.10 Air Quality

Dust has the potential to be generated as a result of the proposed crushing activities, which can in turn, impact the quality of air in the direct vicinity of the site. The sources of dust that are associated with the proposed activities include:

- Stockpiling of materials;
- Vehicle movements;
- Process of crushing of materials; and
- Material transfer (loading), storage and transportation.



Dust has the potential to impact local amenity and cause a nuisance to surrounding land users. In extreme situations, when dust is suspended in the atmosphere, it may reduce visibility, settle on native vegetation and effect human health.

It is unlikely that dust will become problematic due to the proposed controls. The main factor influencing dust as part of the project activities is the suspension and dispersal of dust in the wind. Once dust enters the atmosphere, it may transfer to the surrounding environment and impact surrounding landowners. However, the proposed crushing activities are unlikely to be affected by climatic conditions since the equipment will be utilised inside the processing shed. In addition, material entering the crusher will be wet from the onsite sprinklers and water cart and will be further wetted down through the crushers in built dust suppression. An updated Dust Management Plan entitled "Revised Dust Management Plan - 200 Barrington Street, Bibra Lake" reference 161856_DMP_12022021 (**Appendix H**) shall be strictly followed. This updated plan supersedes the previously submitted and approved Dust Management Plan (reference 00424_DMP_AC_120919).

Dust management controls are inclusive of:

- Installation and maintenance of reticulation systems surrounding stockpiles to ensure that stockpiles are wetted down. Four sprinklers will be installed, and each will cover an approximate diameter of 70-80m. Refer to **Figure 8**;
- Installation of four dust monitors on the site boundary, to be monitored by a relevantly qualified environmental technician as contracted by BLR;
- A portable wheel wash at the site exit. Wheel washes are commonly installed at site exits as it effectively ensures that dirt/mud/sand/slurry and other pollutants are not being tracked off site on the wheels of the trucks. This therefore reduces the potential for dust to be dragged onto the main road (Barrington Street);
- Operation and maintenance of an onsite water cart to ensure stockpiles and internal roads are wetted down at all times;
- Establishment of cells for crushed inert material (fines/sand and road base product), enclosed by sea containers; and
- A sprinkler reticulation system installed along the back wall of each cell. These sprinklers shall be automatically activated when the level of PM_{10} reaches an average of $450\mu g/m^3$ over a 15-minute period. The sprinklers shall continue to operate until dust levels are below $450\mu g/m^3$ average over a 15-minute period. Sprinkler locations have been further illustrated within **Figure 3**.





6.11 Noise

Within this proposal, the additional operation of two crushers has the potential to affect surrounding land users. The EPA guidelines for the *Assessment of Environmental Factors No. 3 Separation Distances between Industrial and Sensitive Land Uses* has been used to identify the minimum buffer between the site and the nearest sensitive receptors. This guideline states that 1000m should be reserved as a buffer around a crushing location.

The nearest residential receptors are located to the south of the site, adjacent to the railway, at approximately 530m. Management measures are proposed to mitigate the level of noise leaving the premises by:

1. Crushing within an enclosed area (processing shed); and
2. Through the establishment of site barriers.

As per the previous application, the noise bunds will be constructed using earth bunds or, in the event that not enough earth is available, sea containers will be utilised. The soil will be hydro mulched with seeds to prevent erosion and dust lift. Bunds will be constructed to an approximate height of 4m on the northern, eastern, and southern boundary. An earth bund is already existing on the western periphery. The bund will shield industrial receptors to the north and run against the length of the boundary stopping short of the new access road and retained warehouse shed. Furthermore, both crushers are proposed to operate within the existing processing shed, to reduce the level of noise leaving the site boundary.

The Noise Assessment has been developed for the site by Herring Storer Acoustics and attached as **Appendix I**.

6.12 Dieback Management Plan

Dieback of vegetation is often attributed to *Phytophthora Cinamomi* even though there are other *Phytophthora* species and other diseases such as *Armillaria* that can cause dieback like symptoms. Microscopic soil-borne fungi of the genus *Phytophthora* kill a wide range of native plants and can cause severe damage to many vegetation types, particularly those from the families *Proteaceae*, *Epacridaceae*, *Xanthorrhoeaceae* and *Myrtaceae*.

In most cases dieback is caused by a pathogen which infests the plant and causes it to lose vigour, with leaves dying, and over time may kill the plant. As such the management of Dieback is essentially related to plant hygiene when coming onto a site and within a site.

There are several guides to the management of Dieback:



- Department of Environment and Conservation CALM Dieback Hygiene Manual 1992 is a practical guide to Dieback management.
- Department of Environmental and Conservation CALM Best Practice Guidelines for the Management of *Phytophthora Cinnamomi*, draft 2004.
- Dieback Working Group 2000, Management of Phytophthora Dieback in Extractive Industries.

As the site is mostly cleared (2% midstory coverage over the lot) and the Site is within an Industrial zoned area, the dieback risk is minimal. However, as a matter of good environmental practice management BLR will use practices that will minimise the introduction of weeds and plant pathogens. The aim of dieback management during the proposed Site operations is to minimise the risk of entry of dieback into the site.

In many ways the management of site for dieback is similar to that for the management of weeds, and the two management practices should be considered together.

The other management is to ensure that all equipment and road transport vehicles are clean and free from soil and vegetation matter prior to entering the site. This is normal practise by BLR who strive for high levels of resource hygiene to minimise any potential for dieback spread.

The following actions will be taken on this site to reduce to risk of dieback spread:

- Illegally dumped rubbish is to be removed promptly;
- No contaminated or suspect soil or plant material is to be brought onto the site.
- A portable wheel wash will be installed at the exit of the site; and
- A sign will be installed at the site entrance directing the sole use of sealed hardstand when navigating the site, as to not spread any potential plant pathogens into the exposed soil or boundary vegetation.

The successful implementation of these methods is expected to reduce the risk of dieback spreading to the site.

6.13 Weed Management Plan

The management of weeds is essentially similar to that for plant diseases. Weeds have a high potential to spread to surrounding localities, therefore it is important to ensure they are controlled as processes occur. It is desirable that the site does not become a haven for environmental weeds and therefore a management and control program is warranted.





Weeds can be declared under the *Agriculture and Related Resources Protection Act 1976* which requires that declared weeds are eradicated. Other weeds are not declared but may be classified as Environmental Weeds because they are well known for impacting on vegetation.

Generally, the application of methods to prevent the spread of Dieback are applied which will usually ensure the control of environmental weeds in the process. There are no significant weeds that currently require treating.

The management of weeds will employ the following principles:

- All equipment to be used during site operations will be cleaned and free from soil or plant material when arriving at site;
- Illegally dumped rubbish is to be removed promptly;
- No contaminated or suspect soil or plant material is to be brought onto the site;
- A portable wheel wash will be installed at the exit of the site;
- A sign will be installed at the site entrance directing the sole use of sealed hardstand when navigating the site, as to not spread any potential plant pathogens into the exposed soil or boundary vegetation;
- Declared weeds or environmental weeds should be treated promptly by digging out or spraying; and
- Weeds will be treated promptly no matter how few there are.

6.14 Bushfire Prone Areas

The site is not located within Department of Fire and Emergency Services Bushfire Prone Areas map.

6.15 Complaints Management

A complaints register will be established for the site in the event of any complaints in relation to the operations. All complaints shall be treated promptly by BLR and will be dealt with in accordance with the complaints management system and issue resolution procedure. The procedure for managing complaints shall be as follows:

- Site signage displaying the contact details of the site manager will be positioned at the entry of the site at all times;
- Any complaints made to the site manager shall be documented and dealt with expeditiously;
- Any complaints received either directly from the complainant or via the CoC will be reviewed by the operator and interested parties to assess:
- The legitimacy of the complaint;



- The aspects of the operation that triggered the complaint;
- Management actions required to address the issues raised to bring operations into line with conditions imposed by the CoC;
- Actions deemed necessary to bring operations into line with relevant legislation, regulations and licence conditions will be undertaken immediately and before works are recommenced;
- Summaries of complaints and actions taken to address each specific issue will be recorded in the Complaints Register;
- A record of all complaints shall be retained onsite for inspection by the CoC as necessary; and
- Amendments to the complaint's management process will be implemented reflective of conditions within the development approval as issued by the CoC and the WAPC.

6.16 Roles and Responsibilities

BLR and the site manager will be responsible for the implementation of the management methods listed throughout this document and those listed within the appendices. The site manager will be more so responsible for implementation of management methods of the operational processes, whilst BLR will be responsible for, but not limited to, pre-operational and oversight of processes. It is the responsibility of all employees to report environmental incidents immediately to their shift supervisor, who will alert the site manager of the occurrence for immediate response.





7. Conclusion

On the 28th May 2020, BLR received conditional approval from the City of Cockburn for the establishment of a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot at the site located at 200 Barrington Street, Bibra Lake. This application seeks to apply for the relevant approval to undertake crushing within the existing processing shed, located on the north-eastern periphery.

Due to the location of the site, it is considered that the proposed works are within a favourable and appropriate location. Whilst the activity of crushing has been considered under the 'Uses not listed' within the CoC's TPS3., the proposed activity is consistent with the '*Industrial*' zoning of the site.

Numerous plans and mitigation measures have been previously supplied to the City of Cockburn and the Department of Water and Environmental Regulation, which detailed the management of asbestos, dust and noise. These will be closely followed to ensure that the proposed development has a minimal impact on the surrounding natural and human environment. Onsite monitoring and the handling of material will be in accordance with the Dust Management Plan submitted in February 2021 (161856_DMPA_12022021) and the Asbestos Management Plan (00424_AMP_AC_110919) submitted in September 2019.

The Noise Assessment undertaken by Herring Storer Acoustics has identified that the proposed project will comply with the regulations as outlined within the *Environmental Protection (Noise) Regulations 1997*.

It is in the opinion of SERS, in consultation with BLR, that the above management measures are sufficient to ensure the protection of the surrounding environment.



8. References

- CSIRO (2017) CSIRO Land and Water, Australian Soil Resource Information System (ASRIS), Commonwealth Government, Canberra Australian Capital Territory. Retrieved from: <http://www.asris.csiro.au/mapping/viewer.htm> on 6 December 2017.
- DFES (2017) Department of Fire and Emergency Services, Map of Bush Fire Prone Areas Accessed from <https://maps.slip.wa.gov.au/landgate/bushfireprone/> on 18/12/2017.
- DPIRD (2017) Department of Primary Industries and Regional Development, (Agriculture and Food Division), Perth Western Australia. Retrieved from <https://maps.agric.wa.gov.au/nrm-info/> on 7 December 2017.
- DPLAH (2017) Department of Planning, Lands and Heritage. Aboriginal Heritage Inquiry System, WA Government, Perth, Western Australia. Retrieved from <https://maps.daa.wa.gov.au/AHIS/> on 28 November 2017.
- DPLAH (2017) Department of Planning, Lands and Heritage, Heritage Council of Western Australia. inHerit State Heritage Database, WA Government, Perth, Western Australia. Retrieved from: <http://www.inherit.stateheritage.wa.gov.au/Public/> on 5 December 2017.
- DoW (2017) Formerly the Department of Water, currently the Department of Environment Regulation and Water, Gazetted public drinking water source areas, Water Quality Protection Note.
- DAFWA (2017) Department of Primary Industries and Regional Development, Sensitive Sites Database accessed from <https://www.agric.wa.gov.au/grains/sensitive-sites-western-australia> on 14/12/2017
- WAPC (2016) Western Australian Planning Commission, Planning Bulletin 111/2016, Planning in Bushfire Prone Areas Perth Western Australia, Accessed from https://www.planning.wa.gov.au/dop_pub_pdf/Planning_Bulletin_111_2016.pdf on 19/12/2017
- ASRIS (2017) CSIRO, Australian Soil Resource Information System. Accessed from <http://www.asris.csiro.au/mapping/viewer.htm> on 20/12/2017





Figure 1 – Site Location

200 Barrington Street, Bibra Lake
Brajkovich Landfill & Recycling

34

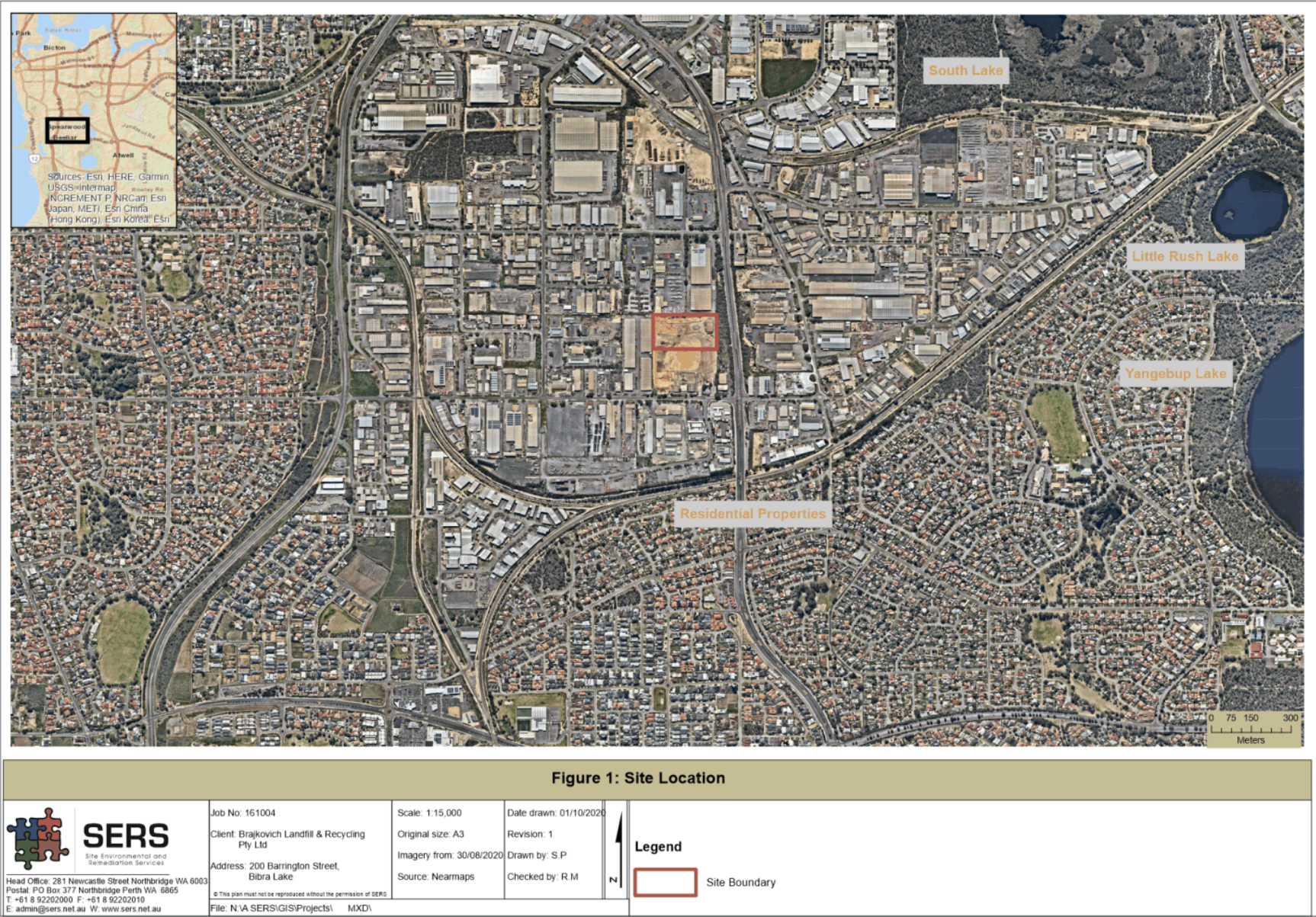




Figure 2 – Site Layout (Approved)

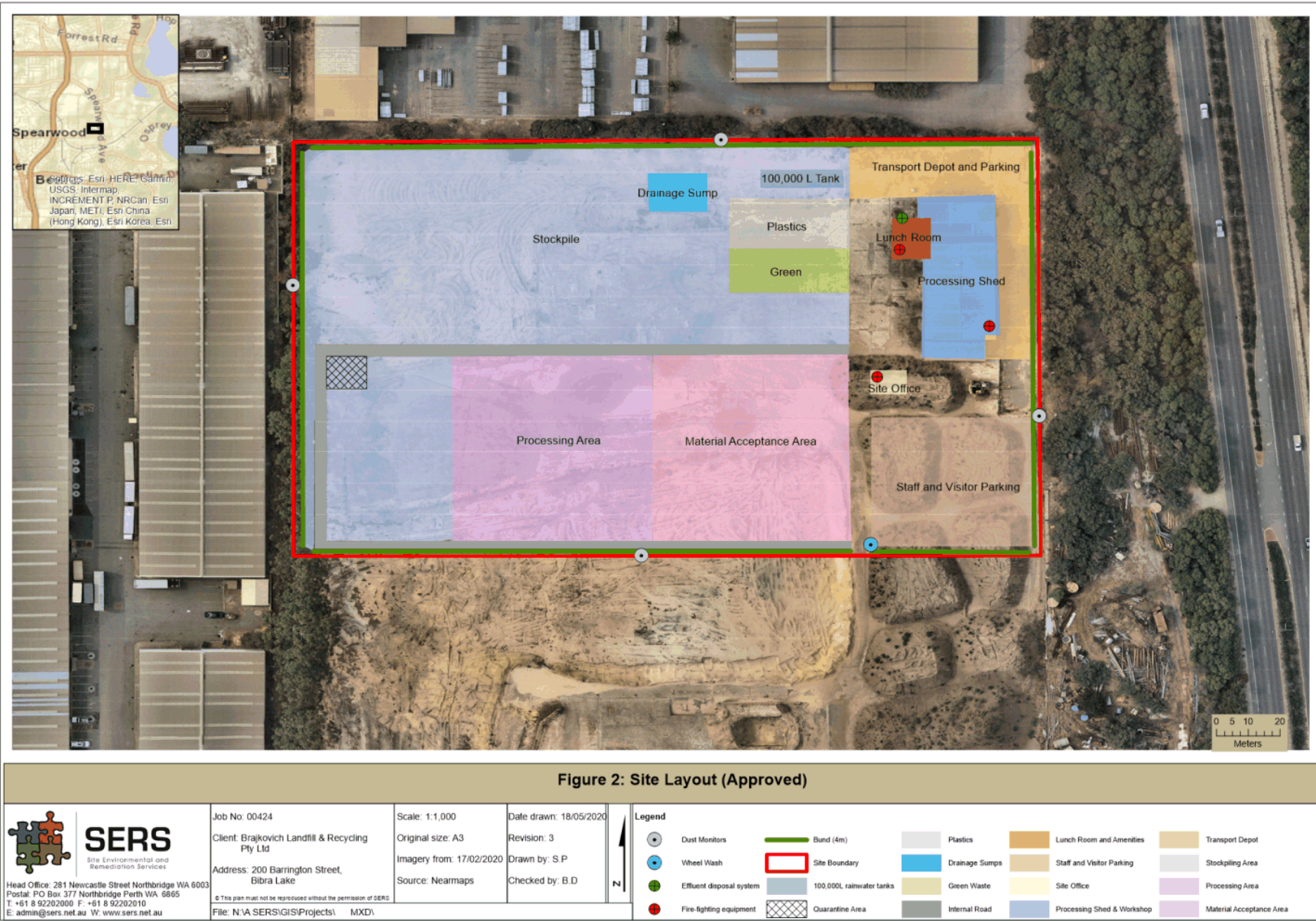




Figure 3 – Site Layout (Proposed)



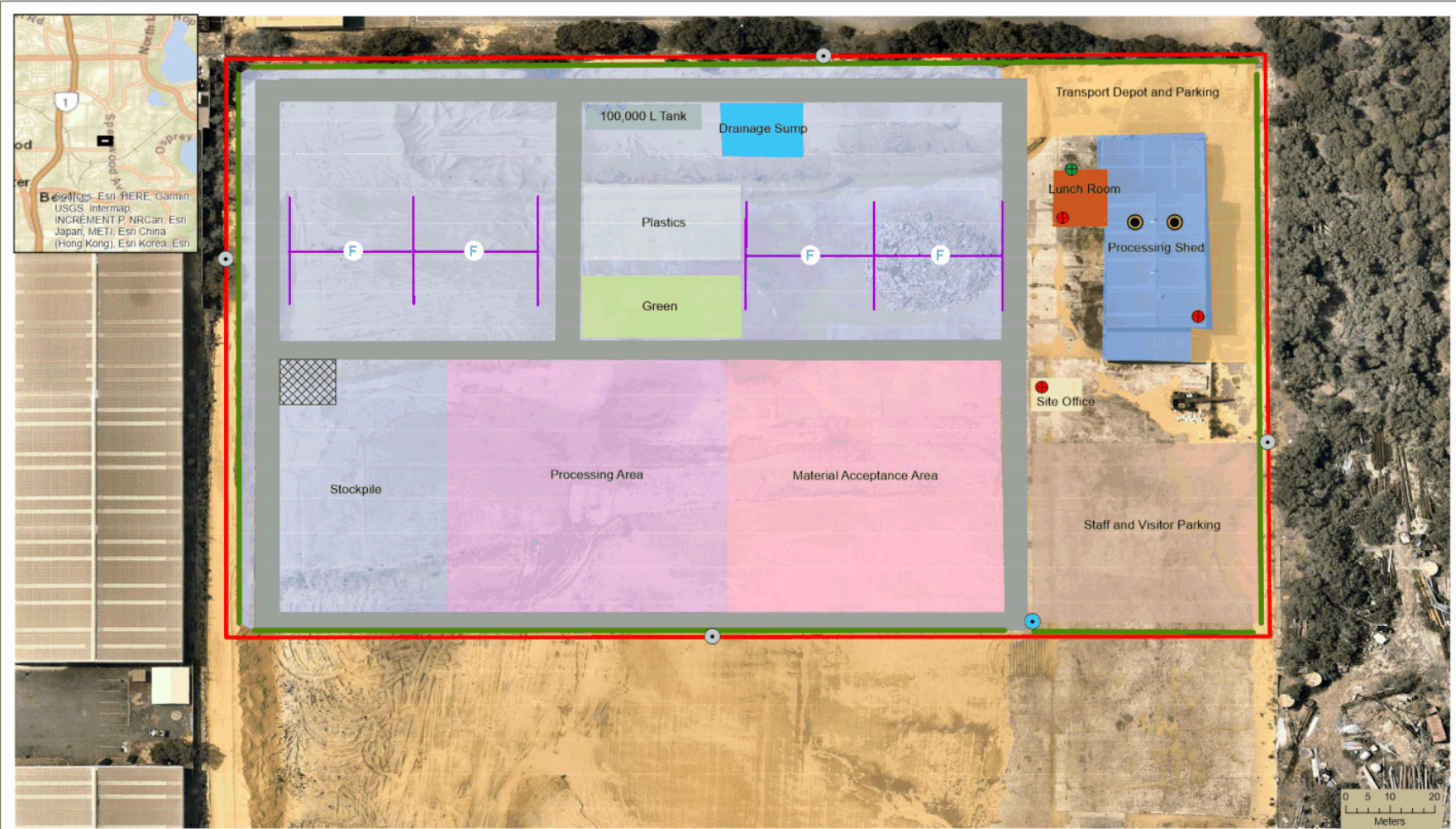


Figure 3: Site Layout (Proposed)


























 SERS Site Environmental and Remediation Services		Job No: 161856 Client: Brakovich Landfill & Recycling Pty Ltd Address: 200 Barrington Street, Bibra Lake © This plan must not be reproduced without the permission of SERS File: N:\A\SERS\GIS\Projects\ MXD\	Scale: 1:1,000 Original size: A3 Imagery from: 03/01/2021 Source: Neamaps	Date drawn: 10/02/2021 Revision: 2 Drawn by: S.P Checked by: B.D	Legend <div><div> Crusher</div><div> Sprinkler (Sea Containers)</div><div> Dust Monitors</div><div> Wheel Wash</div><div> Effluent disposal system</div><div> Fire-fighting equipment</div><div> Sea Container</div><div> Bund (4m)</div><div> Shed</div><div> Site Boundary</div><div> 100,000L rainwater tanks</div><div> Quarantine Area</div><div> Plastics</div><div> Drainage Sumps</div><div> Green Waste</div><div> Internal Road</div><div> Lunch Room and Amenities</div><div> Staff and Visitor Parking</div><div> Site Office</div><div> Processing Shed & Workshop</div><div> Transport Depot</div><div> Stockpiling Area</div><div> Processing Area</div><div> Material Acceptance Area</div></div>
--	--	---	--	---	---



Figure 4 – Surrounding Land Uses

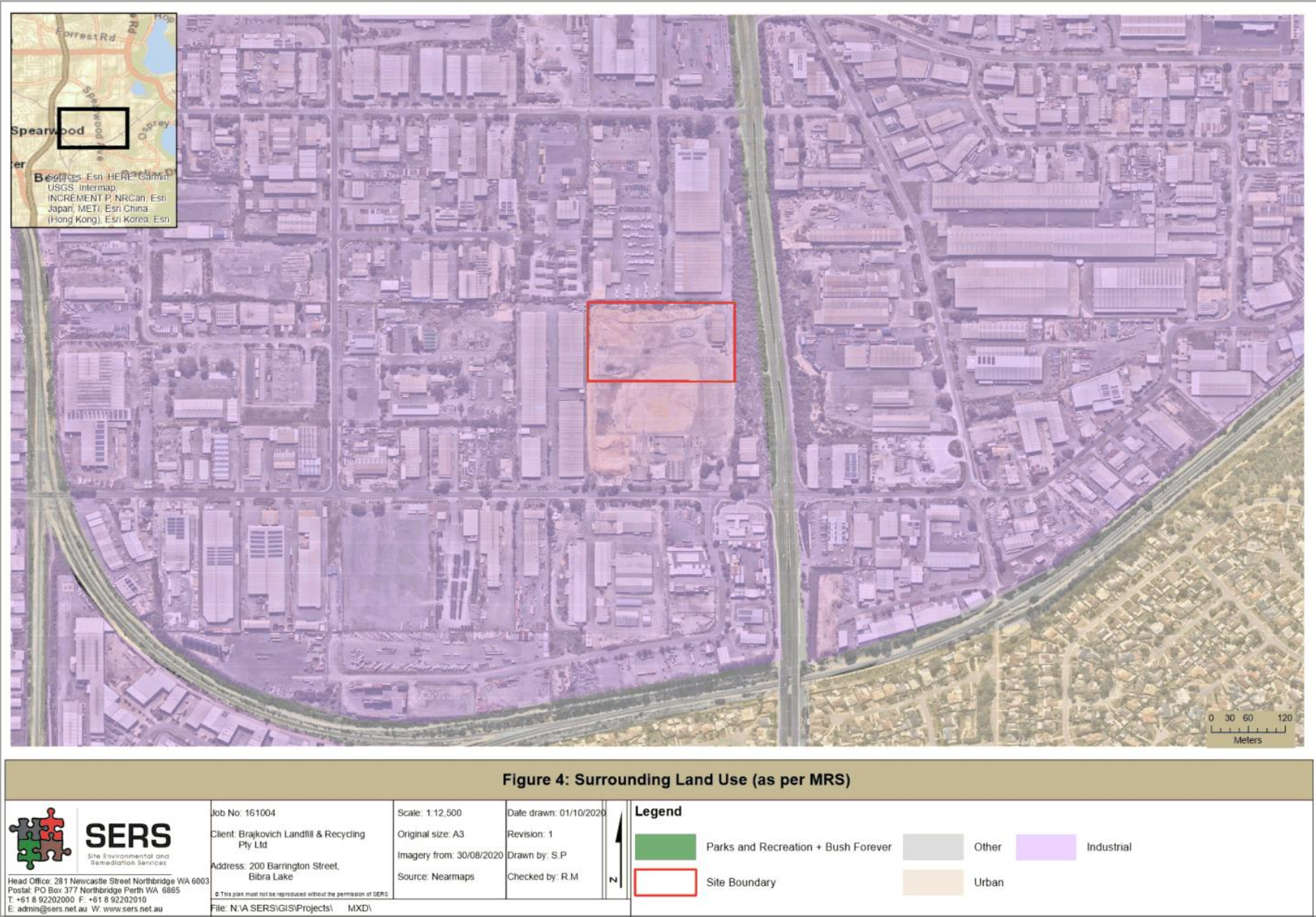




Figure 5 – Buffer Zones and Surrounding Sensitive Receptors

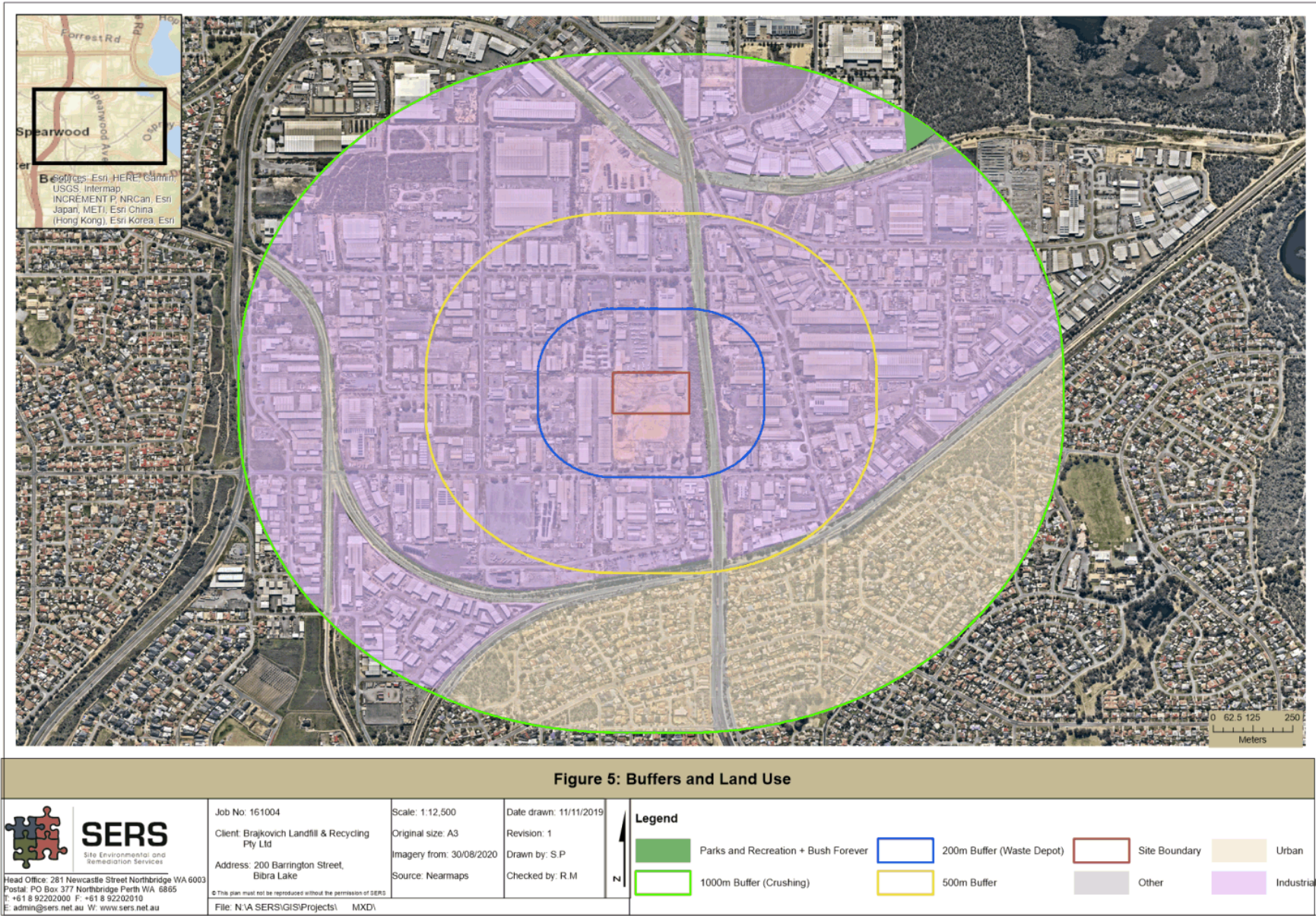




Figure 6 – Distance to Sensitive Receptors



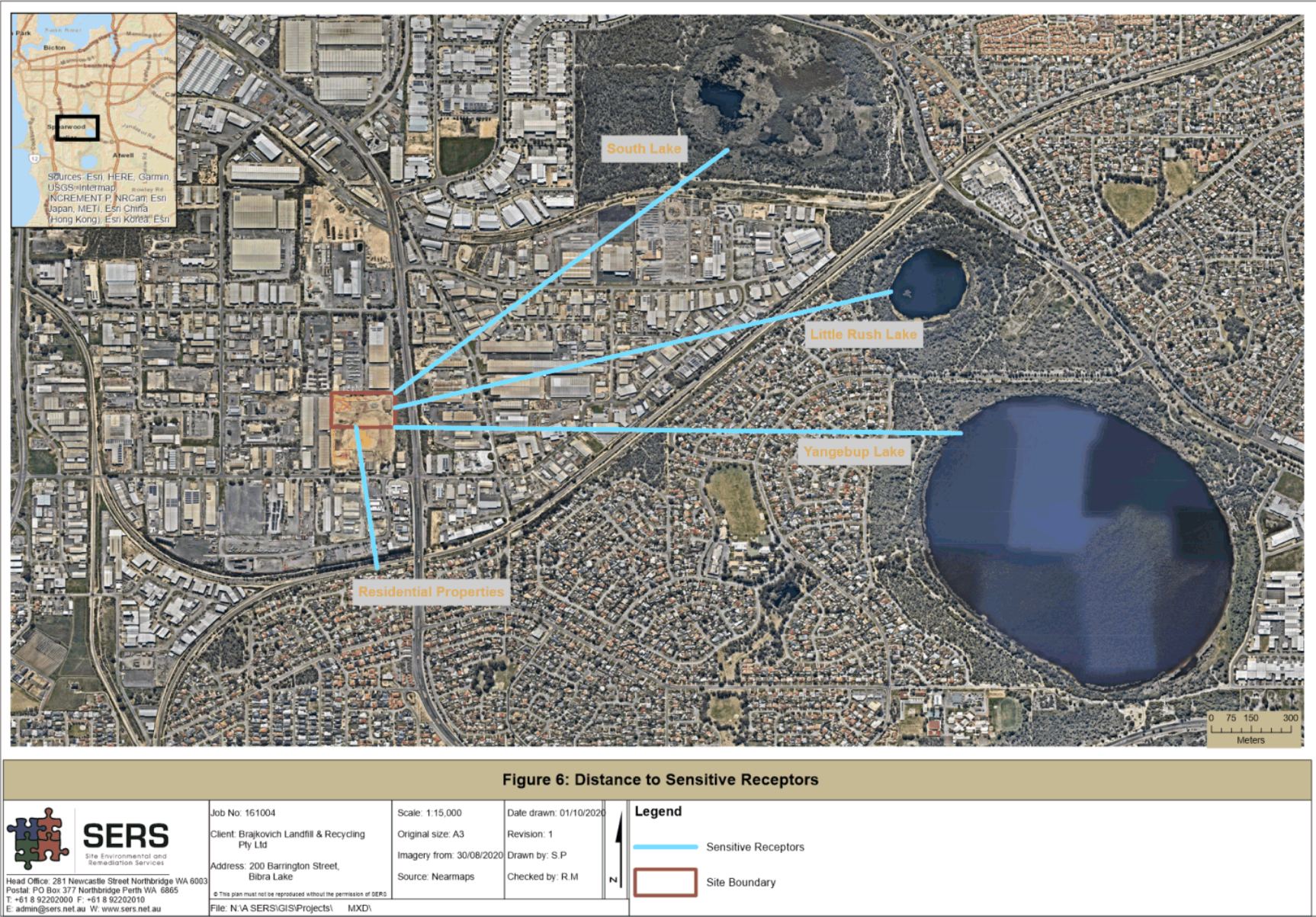




Figure 7 – Surface Water Flow



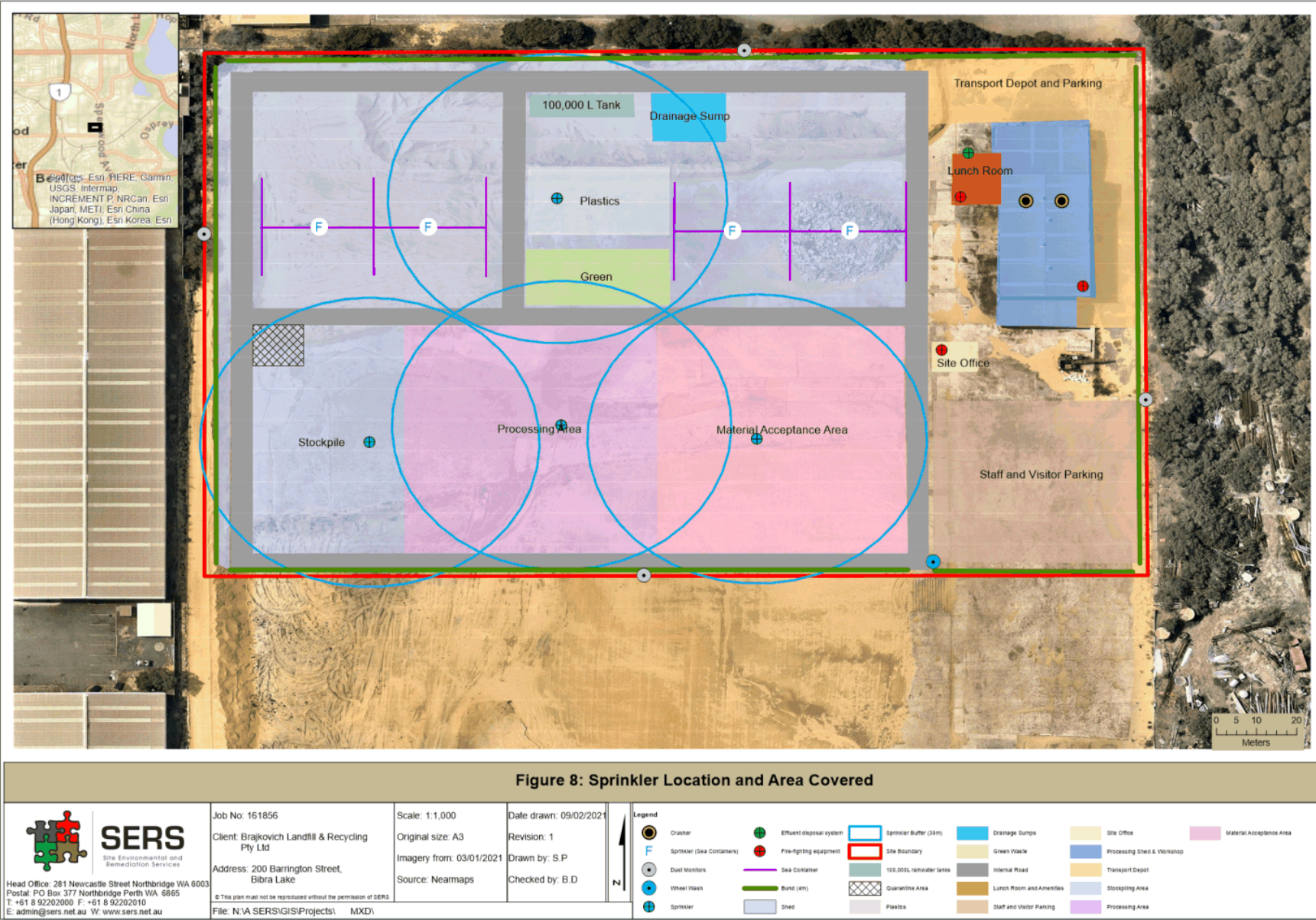
Figure 7: Surface Water Flow

 SERS Site Environmental and Remediation Services Head Office: 281 Newcastle Street Northbridge WA 6003 Postal: PO Box 377 Northbridge Perth WA 6865 T: +61 8 92202000 F: +61 8 92202010 E: admin@sers.net.au W: www.sers.net.au	Job No: 00424 Client: Brakovich Landfill & Recycling Pty Ltd Address: 200 Barrington Street, Bibra Lake © This plan must not be reproduced without the permission of SERS File: N:\ASERS\GIS\Projects\ MXD\	Scale: 1:1,000 Original size: A3 Imagery from: 08/12/2019 Source: Neamaps	Date drawn: 03/02/2020 Revision: 2 Drawn by: S.P Checked by: R.M	Legend Surface Water Flow Boundary Drainage Sumps Staff and Visitor Parking Processing Shed and Workshop 100,000L rainwater tanks Lunch Room and Amenities Site Office
---	---	--	---	---



Figure 8 – Onsite Sprinklers







Appendix A – Form of Application for Development Approval





Form of Application for Development Approval

OWNER DETAILS		
Name: Adrian Brajkovich		
ABN (if applicable): 13 161 973 931		
Address: 1686 Great Northern Highway, Upper Swan		
Postcode: 6069		
Phone: Work: (08) 9227 8222 Home: Mobile: 0418903141	Fax:	Email: planning@sers.net.au
Contact person Sarah Poulton		
Signature:		Date: 01/10/2020
Signature:		Date: 01/10/2020
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Town Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).		
APPLICANT DETAILS (IF DIFFERENT TO OWNER)		
Name: Brajkovich Landfill and Recycling		
Address: 1686 Great Northern Highway, Upper Swan		
Postcode: 6069		
Phone: Work: (08) 9220 2000 Home: Mobile:	Fax:	Email: planning@sers.net.au
Contact person for correspondence: Sarah Poulton		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature:		Date: 01/10/2020




PROPERTY DETAILS		
Lot No: 39 and 40	House/Street No: 200	House/Street No:
Diagram or Plan No: 3699	Certificate of Title Vol. No: 1135 and 1120	Folio: 866 and 451
Title encumbrances (e.g. easements, restrictive covenants): Lot 39 - Memorial (remediat		
Street name: Barrington Street		Suburb: Bibra Lake
Nearest street intersection: Barrington Street and Spearwood Avenue		
PROPOSED DEVELOPMENT		
Nature of development: <input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use		
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use		
Description of proposed works and/or land use: Crushing of material		
Description of exemption claimed (if relevant): N/A		
Nature of any existing buildings and/or land use: Office Building, Processing		
Approximate cost of proposed development (excludes GST):		
Estimated time of completion:		

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference No:	



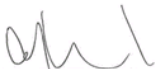
Please note that the City is moving to a paperless environment and therefore applications are to be submitted on a USB Drive in PDF, JPEG & TIFF format with only x1 set of plans and supporting documentation in hard copy

Information Requirements	Tick
Completed Application for Development Approval (and/or Schedule 6 for signage) signed by property owner/ responsible authority attached	✓
Appropriate fee	✓
Consent for Indemnity	✓
Current copy of Certificate of Title with Diagram and Strata Plan where applicable – <i>These can be obtained from www.landgate.wa.gov.au</i>	✓
Detailed written statement in support of the proposal including:	✓
• Full details of the use/development	
• Compliance with Scheme/R-Codes/Policies	
• Justification for any variations	
• Any further information that the City may reasonably require to better understand the proposed development	
• Design Quality Statement for 3 or more grouped/multiple dwellings	
Lots identified in Bushfire prone areas require the following:	✓
• Bushfire attack level assessment carried out in accordance with the methodology contained in the Planning for Bush Fire Protection Guidelines (Latest Edition)	
• A statement or report that demonstrates that all relevant bushfire protection acceptable solutions, or alternatively all relevant performance criteria, contained in the <i>Planning for Bush Fire Protection Guidelines (Latest Edition)</i> have been considered and complied with, and effectively address the level of bush fire hazard applying to the land	
Site Plan, Floor Plan & Elevations to scale of 1:100, 1:200 or 1:500 (1 copy)	✓
• The property in the context of its surroundings	
• Lot number(s), area, boundaries, dimensions of the site and North point	
• Location of existing buildings to be retained	
• Location of proposed buildings and their features (e.g. air conditioning units, clothes drying facilities, etc)	
• Details of roads, access ways, crossovers, car parking and manoeuvring, fencing and verge treatments	
• Location and details of existing and proposed landscaping	
• Details of open space and outdoor living areas	
• Site levels and floor levels	
• Location and details of cut/fill and method of retaining	
• Method of stormwater treatment	
• Location of bin storage areas (4 or more grouped dwellings and commercial/industrial developments only)	
• Location of adjoining buildings and separation distances	
• Feature & Contour Survey	
Additional Requirements:	
• Coloured streetscape perspectives for all new build commercial and industrial development irrespective of the estimated cost of development	
• Coloured streetscape perspectives for all new build residential development exceeding \$500,000 (and includes Single Houses)	
• Developers endorsement of the proposed development (where required)	
• Waste Management Plan	
• Acoustic Report/Noise Management Plan	✓
• Landscape Plan	
Applications will only be accepted if they are accompanied by the complete package of information as detailed above, including this Checklist, and signed by the Applicant below.	
	Sarah Poulton
	01/10/2020
Applicant Signature	Print Name
	Date
Notes:	
1. The above information is required to enable an initial assessment of the application only. If required the City may make a further request for additional supporting information to facilitate the assessment process.	
2. This is not an application for a Building Permit. A separate application must be made to the City's Building Service.	
3. Please note that the lodgement of an application may trigger the requirement for the payment towards a development contribution plan. Please ensure as the signing authority you are aware of this liability.	

Document Set ID: 6695190
Version: 9, Version Date: 31/05/2019



CONSENT AND INDEMNITY FORM

Proposed development: This proposal seeks the approval of crushing onsite within the processing shed.	
Lot No. 39 and 40	Street No. 200
Street Name: Barrington Street	Suburb: Bibra Lake
"the applicant hereby consents to copies of this application and all accompanying plans and documents being made available to the Council and members of the public, under the provisions of the Local Government Act 1995 and indemnifies the City against all loss and damage which it may suffer in respect of any claims brought against the City for infringement of copyright or breach of confidence relating from copies of any such plans or other documents being made available to members of the public."	
Author of Plans Signature: 	Date: 02/10/2020
<i>The Council acknowledges that where an applicant refuses to sign the consent and indemnity form, plans may still be included on an agenda and be displayed to members of the public (outside the statutory requirements) as the City still has a statutory duty to receive and determine development applications. (Note: There is no legal basis upon which an applicant can be required to sign the indemnity and consent form as a condition of having the application processed.)</i>	



PLANNING SERVICES FEES & CHARGES

DEVELOPMENT

Determination of development application (other than for an extractive industry) where the estimated cost of the development is –

Under \$50,000	\$147
\$50,000 - \$500,000	0.32% of the estimated cost of development
\$500,000 - \$2.5 million	\$1,700 + 0.257% for every \$1 in excess of \$500,000
\$2.5 million - \$5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million
\$5 million - \$21.5 million	\$12,633 + 0.123% for every \$1 in excess of \$5 million
More than \$21.5 million	\$34,196
and, if the development has commenced or been carried out, an additional amount, by twice the amount of the maximum fee payable for determination of the application.	

Change of Use	\$295
Application for alteration or extension or change of a non-conforming use and, if the change of use, the alteration or extension or change of non-conforming use has commenced, the fee is by way of penalty, twice that fee.	\$295
Renewal/Modification or Cancel of Development Approval	\$295
Home Occupation/ Home Business and, if the home occupation is already commenced an additional amount of \$444 by way of penalty.	\$222

Schedule of Fees and Charges
9 Coleville Crescent, Spearwood WA 6163 PO Box 1215, Bibra Lake DC WA 6965 P 08 9411 3444 F 08 9411 3333 cockburn.wa.gov.au

Document Set ID: 6695190
Version: 9 Version Date: 31/05/2019





Extractive Industry and, if the development has commenced or been carried out, the fee above plus by way of penalty, twice that fee \$1478.	\$739
---	--------------

ADVERTISING OF DEVELOPMENT APPLICATIONS

0-9 Letters	\$220
10-50 Letters	\$330
51-500 Letters	\$550
501+Letters	\$1110

SUBDIVISION CLEARANCES

Not more than 5 lots	\$73 per lot
More than 5 lots but not more than 195 lots	\$73 per lot for the first 5 lots then \$35 per lot
More than 195 lots	\$7,393

BUILT STRATA

Not more than 5 lots	\$65 per lot + a base rate of \$656
Fee per lot in excess of 5 lots	\$43.50 per lot for 6 – 100 + base rate of \$981
More than 100 lots	\$5,113.50

LOCAL DEVELOPMENT PLANS

Local Development Plan	\$1500
Modification to Local Development Plan	\$750

MISCELLANEOUS

Zoning Statements/Zoning Certificates	\$73
Reply to a property settlement questionnaire	\$73
Issue of written planning advice <i>Also applies to research and written information not associated with a current development, subdivision or rezoning application.</i>	\$73
Section 40 Liquor Licensing Certificates	\$200

NOTE: While this list describes application fees, please be aware you may be subject to **DEVELOPMENT CONTRIBUTIONS** if your proposal is approved. For more information visit: www.cockburn.wa.gov.au/developmentcontributions or contact 9411 3444.

Schedule of Fees and Charges
9 Coleville Crescent, Spearwood WA 6163 PO Box 1215, Bibra Lake DC WA 6965 P 08 9411 3444 F 08 9411 3333 cockburn.wa.gov.au

2



Appendix B – Form of Application for Planning Approval





Schedule 6 – Form of application for planning approval

Office Use Only
Application No. _____

Form 1

Hope Valley-Wattleup Redevelopment Act 2000

(Section 26(1))

Hope Valley-Wattleup Redevelopment Regulations 2000

To: The Western Australian Planning Commission

1.	Name(s) of Owner(s) in full Surname (or company name) <u>Brajkovich</u> Other Names <u>Adrian</u> Surname (or company name) Other Names Surname (or company name) Other Names						
2.	Address in full <u>Lots 39 and 40 (200) Barrington Street, Bibra Lake</u>						
3.	Applicant's name in full (if owner put self) <u>Adrian Brajkovich</u>						
4.	Address for correspondence <u>281 Newcastle Street, Northbridge</u> Telephone No <u>(08) 9220 2000</u>						
5.	Locality of development (street number, street, suburb) <u>Lot 39 and 40 (200) Barrington Street, Bibra Lake</u>						
6.	<table border="0"> <tr> <td>Titles Office Description of land: Lot No(s) <u>39 and 40</u> Location No <u>200</u></td> <td></td> </tr> <tr> <td>Plan/Diagram No <u>Lot 39 on Plan 3699</u> Certificate of Title Vol <u>1135</u> Folio <u>866</u></td> <td></td> </tr> <tr> <td>Plan/Diagram No <u>Lot 40 on Plan 3699</u> Certificate of Title Vol <u>1120</u> Folio <u>451</u></td> <td></td> </tr> </table>	Titles Office Description of land: Lot No(s) <u>39 and 40</u> Location No <u>200</u>		Plan/Diagram No <u>Lot 39 on Plan 3699</u> Certificate of Title Vol <u>1135</u> Folio <u>866</u>		Plan/Diagram No <u>Lot 40 on Plan 3699</u> Certificate of Title Vol <u>1120</u> Folio <u>451</u>	
Titles Office Description of land: Lot No(s) <u>39 and 40</u> Location No <u>200</u>							
Plan/Diagram No <u>Lot 39 on Plan 3699</u> Certificate of Title Vol <u>1135</u> Folio <u>866</u>							
Plan/Diagram No <u>Lot 40 on Plan 3699</u> Certificate of Title Vol <u>1120</u> Folio <u>451</u>							

Hope Valley Wattleup Redevelopment Project	Page 84 of 115	
Master Plan	Gazetted	4 March 2005
	Revision	Amended – 31 May 2013 (Amendment No.2)

Document Set ID: 6621533
Version: 1 Version Date: 04/09/2017



7.	Name of nearest road junction/intersection	Barrington Street and Spearwood Avenue
8.	Description of proposed development	Crushing of large Construction and Demolition material that enters the site
9.	Purpose for which land is currently being used	Transport Depot, Waste Depot and Salvage Yard
10.	State nature of existing buildings on land	Shed Structures
11.	Materials and colour to be used on external surfaces (including the roof) and any paved areas of the building	N/A
12.	Estimated cost of development \$	
13.	Estimated date of completion	
	Signature of Owner(s) of the land	Signature of Applicant(s)
	 Date 01/10/2020 Date Date Date Date	
	State position if signing on behalf of a Company	
<p><i>Note 1: This application is to be accompanied by 6 copies of the plan(s) and the specifications for the development and the prescribed fee.</i></p> <p><i>Note 2: It is an offence under Regulation 8 for a person –</i></p> <p>(a) <i>to make a statement or give any information which that person knows to be false in a material particular in connection with an application for approval of a development; or</i></p> <p>(b) <i>to omit to supply to the Commission any information or particulars which that person knows to be relevant to the application.</i></p> <p><i>The offence is punishable by a fine of up to \$1,000.</i></p>		

Hope Valley Wattleup Redevelopment Project	Page 85 of 115	
Master Plan	Gazetted	4 March 2005
	Revision	Amended – 31 May 2013 (Amendment No.2)

Document Set ID: 6621533
 Version: 1 Version Date: 04/09/2017





Appendix C – Certificate of Title

REGISTER NUMBER 40/P3699	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

WESTERN AUSTRALIA


RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1120** FOLIO **451**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 40 ON PLAN 3699

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DEMO INVESTMENT 7 PTY LTD OF 1686 GREAT NORTHERN HIGHWAY UPPER SWAN WA 6069
(T O119263) REGISTERED 28/3/2019

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *E508049 MEMORIAL. ENVIRONMENTAL PROTECTION ACT 1986. REGISTERED 12/12/1990.
*E552075 AMENDMENT OF MEMORIAL REGISTERED 21/2/1991.
2. *O119284 CAVEAT BY SIMSMETAL SERVICES PTY LTD LODGED 28/3/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1120-451 (40/P3699)
PREVIOUS TITLE: 1112-233
PROPERTY STREET ADDRESS: 200 BARRINGTON ST, BIBRA LAKE.
LOCAL GOVERNMENT AUTHORITY: CITY OF COCKBURN

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
O119282

LANDGATE COPY OF ORIGINAL NOT TO SCALE 29/09/2020 03:01 PM Request number: 61073581


Landgate
www.landgate.wa.gov.au



REGISTER NUMBER 39/P3699	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

WESTERN AUSTRALIA


RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1135** FOLIO **866**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 39 ON PLAN 3699

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DEMO INVESTMENT 6 PTY LTD OF 1686 GREAT NORTHERN HIGHWAY UPPER SWAN WA 6069
(T O119296) REGISTERED 28/3/2019

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *E508049 MEMORIAL. ENVIRONMENTAL PROTECTION ACT 1986. REGISTERED 12/12/1990.
*E552075 AMENDMENT OF MEMORIAL REGISTERED 21/2/1991.
2. *O119309 CAVEAT BY SIMSMETAL SERVICES PTY LTD LODGED 28/3/2019.
3. *O361302 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 9/3/2020.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1135-866 (39/P3699)
PREVIOUS TITLE: 1112-233
PROPERTY STREET ADDRESS: 200 BARRINGTON ST, BIBRA LAKE.
LOCAL GOVERNMENT AUTHORITY: CITY OF COCKBURN

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
O119307

LANDGATE COPY OF ORIGINAL NOT TO SCALE 29/09/2020 03:01 PM Request number: 61073581


Landgate
www.landgate.wa.gov.au



Appendix D – Letter of Authority



LETTER OF AUTHORITY

APPLICATION SUBMISSIONS

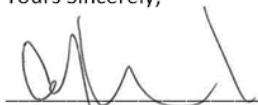
Department of Water and Environmental Regulation
Locked Bag 10
Joondalup DC WA 6919

Dear Sir/Madam,

Authority to lodge development application – Lots 39 and 40 (200) Barrington Street, Bibra Lake

The undersigned as director of the applicant company, Brajkovich Landfill & Recycling Pty Ltd and director of the company in ownership of the lot, Demo Investment 6 Pty Ltd and Demo Investment 7 Pty Ltd, hereby authorise Site Environmental and Remediation Services (SERS) to lodge the application for approval in respect of the aforementioned property.

Yours Sincerely,



Adrian Brajkovich

Land owner/Director

Brajkovich Landfill & Recycling Pty Ltd
Demo Investment 6 Pty Ltd
Demo Investment 7 Pty Ltd

17/02/2021

Date





Appendix E – Lot 40 Reclassification





Government of Western Australia
Department of Water and Environmental Regulation

Your ref:
Our ref: DMO 1330
Enquiries: Justin Ritchie
Phone: 1300 762 982
Fax: (08) 6364 7001
Email: info@dwer.wa.gov.au

Demo Investment 7 Pty Ltd
1686 Great Northern Hwy
Upper Swan WA 6965

Dear Sir/Madam

**NOTICE OF A CLASSIFICATION OF A KNOWN OR SUSPECTED CONTAMINATED
SITE GIVEN UNDER SECTION 15 OF THE CONTAMINATED SITES ACT 2003**

The site detailed below (**the site**), consisting of 1 parcel(s) of land, was reported to the CEO of DWER as a known or suspected contaminated site and has been classified under the Act:

- LOT 40 ON PLAN 3699 as shown on certificate of title 1120/451 known as 200 Barrington St, Bibra Lake WA 6163

Following the submission of further information, the site has been re-classified.

This notification is being sent to you in accordance with section 15(1) of the Act on the grounds that you, as the recipient, are one or more of the following:

- (a) owner of the site (contact details sourced from the current certificate of title);
- (b) occupier of the site;
- (c) relevant public authority;
- (d) person who, in the CEO's opinion, there is particular reason to notify;
- (e) person who made the report under section 11 or 12; and
- (f) person who, in the CEO's opinion, may be responsible for remediation of a site classified as *contaminated – remediation required*.

Re-classification of the Site

Category of site classification: Decontaminated

Date of site classification: 08/08/2019

Reasons for classification: Lots 39 and 40, known as 200 Barrington Street, Bibra Lake were reported to the Department of Water and Environmental Regulation (DWER) as per reporting obligations under section 11 of the 'Contaminated Sites Act 2003' (the Act), which commenced on 1 December 2006. Lots 39 and 40 were first classified under section 13 of the Act based on information submitted to DWER by May 2007. DWER has been provided with additional technical information in May 2019 for Lot 40 only (the site). The site has been classified again under section 13 of the Act to reflect the additional information submitted to DWER by July 2019.

Prime House, 8 Davidson Terrace Joondalup Western Australia 6027
Locked Bag 10 Joondalup DC WA 6919
Telephone: 1300 762 982 Facsimile: 08 6364 7001
www.dwer.wa.gov.au

This site has been used as a metal recycling facility including metal shredding and battery recycling. These are activities that have the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation, 2014). The site has now been decommissioned and the future landuse of the site is unknown.

The site has been subject to multiple soil and groundwater investigations. The most recent site investigations were undertaken in 2016.

Soil investigations undertaken in 2016 identified hydrocarbons (such as from diesel and oil), metals (such as copper and lead) and polychlorinated biphenyls in soil at concentrations exceeding Health Investigation Levels or Management Limits for commercial and industrial land, as published in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM).

Impacted soils were excavated to a depth of 2 metres below ground surface level between April and May 2019 and placed on a hardstand area located on the adjacent parcel of land (Lot 39). Validation soil sampling has indicated that all identified impacted soils have been successfully remediated from the site, with the exception benzo(a)pyrene which was detected in an isolated location near the south-western corner of the site. This sample exceeded Ecological Screening Levels for commercial and industrial land but was below Health Investigation Levels for commercial and industrial land, as published in the NEPM.

The most recent groundwater investigations were conducted in 2016. No contamination was found to be present in groundwater at concentrations exceeding non-potable use of groundwater, as published in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation, 2014).

As the site has had a number of historical fires, an investigation into the presence of Per and Poly-fluoroalkyl Substances (PFAS) in soils and groundwater was undertaken in August 2017. Investigations identified low concentrations of PFAS in shallow soils. However, all soil impacts were below the relevant guidelines.

Groundwater sampled during the 2017 investigation identified PFOS and PFHxS in groundwater beneath the north-western portion of this site exceed the recommended drinking water quality values, but do not exceed the values for recreational or other non-potable uses, as per the Food Standards Australia New Zealand (FSANZ) revised health-based guideline values for PFOS, PFOA and PFHxS (April 2017).

A risk assessment has indicated that the levels of benzo(a)pyrene present on the site does not pose an unacceptable risk to human health, the environment or any environmental value under all land uses.

The site has been successfully remediated and is suitable for all land uses. Therefore, the site is classified as 'decontaminated'

DWER, in consultation with the Department of Health, has classified this site based on the information available to DWER at the time of classification. It is acknowledged that the contamination status of the site may have changed since the information was collated and/or submitted to DWER, and as such, the usefulness of this information may be limited.

In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, DWER recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.



Other Relevant Information:

Additional information included herein is relevant to the contamination status of the site and includes DWER's expectations for action that should be taken to address potential or actual contamination described in the Reasons for Classification.

Action Required:

DWER notes that the site is in an area zoned 'industrial' under the Metropolitan Region Scheme. It is therefore possible that a potentially contaminating activity, industry or land use may have taken place at the site after the remedial works conducted in May 2019. For this reason, DWER recommends that further assessment of potential contamination should be undertaken before any change in land use to a more sensitive land use (such as residential, primary school or childcare centre) in the future.

General Information

The nature and extent of contamination and any restrictions on the use of the land, if applicable, are listed in Attachment A.

Information relating to the classification of the site is also available by submitting a request for a summary of records (using Form 2) to: Department of Water and Environmental Regulation, Locked Bag 10, Joondalup DC, WA 6919. A fee of \$30 currently applies for a Basic Summary of Records. Forms are available from www.der.wa.gov.au/contaminatedsites.

In some instances DWER has had to classify sites based on historical information. A site may be re-classified at any stage when additional information becomes available, for example where a new investigation or remediation report completed in accordance with DWER's 'Contaminated Sites Guidelines' and the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, is submitted to DWER. The current site classification is the classification most recently conferred on the site.

Memorials

In accordance with section 58(3) of the Act, DWER will give notice to Landgate to withdraw the current memorial(s) lodged against the Certificate(s) of Title relating to the site. Parcel(s) without a registration number or certificate of title will not have a memorial lodged against them until a certificate of title has been created.

Once complete, confirmation of the lodgement of the memorial(s) will be forwarded to the following people:

- (a) each owner,
- (b) Western Australian Planning Commission;
- (c) CEO of the Department of Health;
- (d) Local Government Authority;
- (e) relevant scheme authority.

Owner
CSSID = 1330

Page 3 of 5

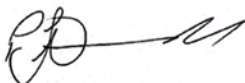
Appealing the Site Classification

All site classifications given by DWER are appealable. However, only certain people can lodge a valid appeal. The people who can lodge a valid appeal varies, depending on the classification category, as detailed in Fact Sheet 4: *Site classifications and appeals*. Appeals need to be lodged in writing with the Contaminated Sites Committee at Forrest Centre, Level 22, 221 St Georges Terrace, Perth WA 6000, within **45 days** of being given this notification. The appeal should set out the appellant's relationship to the site, and must include the grounds and facts upon which it is based. An appeal fee (currently \$45) applies.

To find out more about the appeal process, see the Contaminated Sites Committee website at www.csc.wa.gov.au or contact the office of the Committee on (08) 6364 7264.

For further information on all aspects of site classification, please refer to Fact Sheet 4 and the 'Contaminated Sites Guidelines', which are available from DWER's website at www.der.wa.gov.au/contaminatedsites or by contacting the Contaminated Sites Information Line on 1300 762 982.

Yours sincerely



Paul Newell, Manager

CONTAMINATED SITES REGULATION
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

09/08/2019

Enc. Attachment A – Nature and Extent and Restrictions on Use.

[Fact Sheet 4: Site classifications and appeals](#)

[Fact Sheet 5: Buyer beware – buying and selling contaminated land](#)



ATTACHMENT A – Nature and Extent and Restrictions on Use

- LOT 40 ON PLAN 3699

Nature and Extent: Following remediation, no contamination remains at the site.

Restriction on Use: There are no restrictions on use applicable to the site.

Owner
CSSID = 1330

Page 5 of 5

DMO1330 Lot 40 Barrington Street, Bibra Lake





Appendix F – Lot 39 Reclassification





Government of Western Australia
Department of Water and Environmental Regulation

Demo Investment 6 Pty Ltd
1686 Great Northern Hwy
Upper Swan WA 6965

Your ref:
Our ref: DMO 11432
Enquiries: Justin Ritchie
Phone: 1300 762 982
Fax: (08) 6364 7001
Email: info@dwer.wa.gov.au

Dear Sir/Madam

**NOTICE OF A CLASSIFICATION OF A KNOWN OR SUSPECTED CONTAMINATED
SITE GIVEN UNDER SECTION 15 OF THE CONTAMINATED SITES ACT 2003**

The site detailed below (the site), was classified by the Department of Water and Environmental Regulation (DWER) under the *Contaminated Sites Act 2003* (the Act) on 9 July 2018 as 'contaminated - remediation required':

- LOT 39 ON PLAN 3699 as shown on certificate of title 1135/866 known as 200 Barrington St, Bibra Lake WA 6163

Following the submission of further information, the site has been reclassified.

This notification is being sent to you in accordance with section 15(1) of the Act on the grounds that you, as the recipient, are one or more of the following:

- (a) owner of the site (contact details sourced from the current certificate of title);
- (b) occupier of the site;
- (c) relevant public authority;
- (d) person who, in the CEO's opinion, there is particular reason to notify;
- (e) person who made the report under section 11 or 12; and
- (f) person who, in the CEO's opinion, may be responsible for remediation of a site classified as *contaminated - remediation required*.

Site Re-classification

Category of site classification: Remediated for restricted use

Date of site classification: 11/02/2020

Reasons for classification: Lots 39 and 40, known as 200 Barrington Street, Bibra Lake were reported to the Department of Water and Environmental Regulation (the department) as per reporting obligations under section 11 of the 'Contaminated Sites Act 2003' (the Act), which commenced on 1 December 2006. Lots 39 and 40 were first classified under section 13 of the Act based on information submitted to the department by May 2007. Additional technical information was provided to the department in January 2020 for Lot 39 only (the site). The site has been classified again under section 13 of the Act to reflect the additional information submitted to the department by January 2020.

Prime House, 8 Davidson Terrace Joondalup Western Australia 6027
Locked Bag 10 Joondalup DC WA 6919
Telephone: 1300 762 982 Facsimile: 08 6364 7001
www.dwer.wa.gov.au



This site has been used as a metal recycling facility including metal shredding and battery recycling. These are activities that have the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation, 2014). The site has now been decommissioned, however, the site is proposed for ongoing commercial/industrial use.

The site has been subject to multiple soil and groundwater investigations. The most recent site investigations were undertaken in January 2020.

Soil investigations undertaken in 2016 identified hydrocarbons (such as from diesel and oil) and lead in soil at concentrations exceeding Health Investigation Levels or Management Limits for commercial and industrial land, as published in the 'National Environment Protection (Assessment of Site Contamination) Measure 1999' (the NEPM).

As the site has had a number of historical fires, an investigation into the presence of per and poly-fluoroalkyl substances (PFAS) in soils and groundwater was undertaken in August 2017. Investigations identified low concentrations of PFAS in shallow soils, although concentrations were below the relevant guidelines.

Remedial works comprising excavation and onsite stockpiling of impacted soils from both Lot 40 and this site were undertaken between April and May 2019. The stockpiled soils from Lot 40 and this site were temporarily deposited on hardstand along the eastern portion of this site.

PFAS-impacted stockpiled soil was disposed offsite in December 2019. Validation sampling undertaken in January 2020 indicated that potential stormwater run-off from the stockpiled PFAS-impacted soil had not contaminated underlying soils. The remaining stockpiled soil was analysed between April and July 2019.

Lead, benzo(a)pyrene and polychlorinated biphenyl's were identified in the stockpiles at concentrations exceeding Health Investigation Levels for commercial and industrial land, as published in the NEPM. However, calculations on this stockpiled material (conducted according to guidance in the NEPM) indicated that the 95% Upper Concentration Limit of all contaminants were below Health Investigation Levels for commercial and industrial land, as published in the NEPM. The department has been informed that the stockpiled soil will be reused on the site as fill.

Groundwater investigations conducted in 2016 and 2017 did not identify any contaminants in groundwater at concentrations exceeding non-potable use of groundwater, as published in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation, 2014).

The site has been remediated such that it is suitable for proposed continued commercial/industrial use, but may not be suitable for a more sensitive land use. Therefore, the site is classified as 'remediated for restricted use'.

The department, in consultation with the Department of Health, has classified this site based on the information available to the department at the time of classification. It is acknowledged that the contamination status of the site may have changed since the information was collated and/or submitted to the department, and as such, the usefulness of this information may be limited.

In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, the department recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.

Other Relevant Information:

Additional information included herein is relevant to the contamination status of the site and includes the department's expectations for action that should be taken to address potential or actual contamination described in the Reasons for Classification.

Where the land is part of a transaction - sale, mortgagee or lease agreement, the land owners **MUST PROVIDE WRITTEN DISCLOSURE** (on the prescribed Form 6) of the site's status to any potential owner, mortgagee (e.g financial institutions) or lessee at least 14 days before the completion of the transaction. A copy of the disclosure must also be forwarded to the department.

Action Required:

The department notes that the site is in an area zoned 'industrial' under the Metropolitan Region Scheme. It is therefore possible that a potentially contaminating activity, industry or land use may have taken place at the site after the remedial works conducted in May 2019. For this reason, the department recommends that further assessment of potential contamination should be undertaken before any change in land use to a more sensitive land use (such as residential, primary school or childcare centre) in the future.

General Information

The nature and extent of contamination and any restrictions on the use of the land, if applicable, are listed in Attachment A.

Information in relation to the classification of the site is available free of charge as a summary of records via the Contaminated Sites Database at www.der.wa.gov.au/contaminatedsites.

In some instances DWER has had to classify sites based on historical information. A site may be re-classified at any stage when additional information becomes available, for example where a new investigation or remediation report completed in accordance with DWER's 'Contaminated Sites Guidelines' and the *National Environment Protection (Assessment of Site Contamination) Measure 1999*, is submitted to DWER. The current site classification is the classification most recently conferred on the site.

Memorials

In accordance with sections 58 (1) and (3) of the Act, DWER will give notice to Landgate to withdraw the current memorial(s) lodged against the Certificate(s) of Title relating to the site, and subsequently lodge a new memorial against the Certificate(s) of Title which will record the new site classification. Parcel(s) without a registration number or certificate of title will not have a memorial lodged against them until a certificate of title has been created. Once complete, confirmation of the lodgement of the memorial(s) will be forwarded to the following people:

- (a) each owner,
- (b) Western Australian Planning Commission;
- (c) CEO of the Department of Health;
- (d) Local Government Authority;
- (e) relevant scheme authority.

Given that memorial(s) will be lodged against the site, the Western Australian Planning Commission (WAPC) may not approve the subdivision of the land under Section 135 of the *Planning and Development Act 2005*, or the amalgamation of that land with any other land without seeking, and taking into account, the advice of DWER as to the suitability of the land for subdivision or amalgamation. Furthermore, a responsible authority (e.g. Local Government Authorities) may not grant approval under a scheme for any proposed development of the land without seeking, and taking into account, advice from DWER as to the suitability of the proposed development.

CSSID = 11432

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Disclosure upon sale / lease / mortgage of the site

Where the land is part of a transaction – sale, mortgage or lease agreement – and is classified as

- *contaminated – remediation required;*
- *contaminated – restricted use; or*
- *remediated for restricted use;*

land owners MUST PROVIDE WRITTEN DISCLOSURE (on the prescribed Form 6 enclosed) of the site's status to any potential owner, mortgagee (e.g. financial institutions) or lessee at least 14 days before the completion of the transaction. A copy of the disclosure must also be forwarded to DWER.

Important note: Failure to provide written notice is an offence and carries a penalty of up to \$125,000 and a daily penalty of \$25,000.

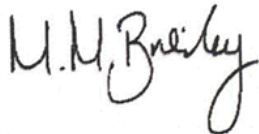
Appealing the Site Classification

All site classifications given by DWER are appealable. However, only certain people can lodge a valid appeal. The people who can lodge a valid appeal varies, depending on the classification category, as detailed in Fact Sheet 4: *Site classifications and appeals*. Appeals need to be lodged in writing with the Contaminated Sites Committee at Forrest Centre, Level 22, 221 St Georges Terrace, Perth WA 6000, within **45 days** of being given this notification. The appeal should set out the appellant's relationship to the site, and must include the grounds and facts upon which it is based. An appeal fee (currently \$45) applies.

To find out more about the appeal process, see the Contaminated Sites Committee website at www.csc.wa.gov.au or contact the office of the Committee on (08) 6364 7264.

For further information on all aspects of site classification, please refer to Fact Sheet 4 and the 'Contaminated Sites Guidelines', which are available from DWER's website at www.der.wa.gov.au/contaminatedsites or by contacting the Contaminated Sites Information Line on 1300 762 982.

Yours sincerely



Michelle Brierley, A/Manager

CONTAMINATED SITES REGULATION
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

12/02/2020

Enc. Attachment A – Nature and Extent and Restrictions on Use.

[Fact Sheet 4: Site classifications and appeals](#)
[Fact Sheet 5: Buyer beware – buying and selling contaminated land](#)
[Form 6 – Land Owner's Disclosure Before Completion of Land Transaction](#)

CSSID = 11432

Page 4 of 5

ATTACHMENT A – Nature and Extent and Restrictions on Use

- LOT 39 ON PLAN 3699

Nature and Extent: Remedial works were carried out in 2019. However, site derived soils impacted by lead, benzo(a)pyrene and polychlorinated biphenyl have been reused as fill. This material has been demonstrated to be suitable for a commercial/industrial land use. No groundwater contamination has been identified.

Restriction on Use: The land use of the site is restricted to commercial/industrial use. The site should not be developed for a more sensitive use such as recreational open space, residential use or childcare centres without further contamination assessment and/or remediation.

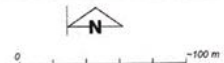


387119mE

387765mE

DMO11432 Lot 39 Barrington Road Bibra Lake**LEGEND**

WIN Groundwater Sites
 Road Centrelines
 Cadastre_1



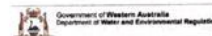
Scale 1:3705
 (Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Prepared by:
 Prepared for:
 Date: 5/02/2020 4:33:17 PM

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



WA Crown Copyright 2002

* Project Data. This data has not been quality assured. Please contact map author for details.



Government of Western Australia
Department of Environment Regulation

CONTAMINATED SITES
FACT SHEET

4

Site classifications and appeals

Purpose

This fact sheet is designed to provide targeted information on contaminated site classifications and appeals in Western Australia.

Introduction

The *Contaminated Sites Act 2003* (the Act) was introduced to identify, record, manage and clean up contamination. Under the Act, known or suspected contaminated sites must be reported to the Department of Environment Regulation (DER), investigated and, if necessary, cleaned up (remediated).

Investigating and cleaning up contaminated sites is, in most cases, the responsibility of the polluter or current site owner. DER administers and enforces the Act which includes classifying sites (in consultation with the Department of Health) and making information on contaminated sites available to the public.

Site classifications – what do they mean?

A site classification is a description assigned to an area of land that has been reported to the DER under the Act, as a site that is known or suspected to be contaminated.

Contaminated – in relation to land, water or a site, means having a substance present in or on that land, water or site at above background concentrations that presents, or has the potential to present, a risk of harm to human health, the environment or any environmental value.

DER can allocate any one of seven possible classifications to sites:

1. **Contaminated – remediation required.** The site is contaminated and needs to be investigated and cleaned up to ensure it does not present a risk to human health or the environment. This classification will remain until remediation is complete.
2. **Contaminated – restricted use.** The site is contaminated but suitable for limited uses (e.g. the site may be suitable for commercial use, but not residential use; or for residential use provided groundwater bores are not used and soil is not accessed).
3. **Remediated for restricted use.** The site was contaminated but has been cleaned up to a standard where it is suitable for limited uses (e.g. the site may be suitable for an apartment block, but not for a kindergarten).
4. **Possibly contaminated – investigation required.** There are grounds to indicate soil, groundwater and/or surface water at the site may be contaminated but further inquiry is needed to confirm or dismiss the possibility of contamination.
5. **Decontaminated.** The site has been remediated and is suitable for all uses. It does not pose a risk to the environment or human health.
6. **Not contaminated – unrestricted use.** After investigation, no contamination was found at the site.
7. **Report not substantiated.** There is not enough information to indicate that the site could be contaminated.

DER2014/001128

According to the Act: 'remediation' in respect of a site that is contaminated includes –

- (a) the attempted restoration of the site to the state it was in before the contamination occurred;
- (b) the restriction, or prohibition, of access to, or use of, the site;
- (c) the removal, destruction, reduction, containment or dispersal of the substance causing the contamination, or the reduction or mitigation of the effect of the substance;
- (d) the protection of human health, the environment or any environmental value from the contamination.

How are sites classified?

All classification decisions are based on a thorough review and assessment of all information available to DER at the time and take into account relevant guidelines for site investigations and management.

Notification of classification

The Act requires DER to notify the following people of a site's classification:

- site owner;
- site occupier;
- relevant public authority, for example, Water Corporation, local government authority;
- person who reported the site; and
- those responsible for remediating the site (where classified *contaminated – remediation required*).

Can I appeal?

Under the Act, you may be able to appeal against a decision. Depending on the nature of the case, your appeal will be considered by either the Contaminated Sites Committee or on a point of law only to the Supreme Court.

You can appeal:

- a site classification assigned by DER;
- an investigation or clean up notice issued by DER;
- a responsibility for remediation determination by the Contaminated Sites Committee; and
- a notice relating to the recovery of costs incurred by the State on an orphan site (given to the person who would have been responsible for remediation).

You cannot appeal against receiving a hazard abatement notice. This notice addresses an immediate and serious risk to human health, the environment or any environmental value.

Contaminated Sites Committee

The Contaminated Sites Committee is an independent statutory body appointed by the Minister for Environment to:

- determine appeals against site classifications and regulatory notices;
- determine who is responsible for remediation; and
- decide the extent to which parties are responsible for remediation (more than one person may be responsible for remediating a site).

Who can appeal?

Depending on the nature of the classification, certain people can appeal against the classification to the [Contaminated Sites Committee](#) (see table overleaf). An appeal must include the reasons why the person lodging the appeal disagrees with the site classification and include any relevant supporting information.

Appeals against site classifications

To lodge an appeal against a site classification, you must:

- submit reasons why you disagree with assigned site classification; and
- include any relevant supporting information.

An appeal must be lodged with the Committee within 21 days (or timeframe specified in the notice of classification). The Committee's decision on appeals against site classifications is final.

Appeals against an investigation or clean-up notice

To lodge an appeal against an investigation or clean-up notice, you must:

- submit the details of the case and grounds for appeal to the Committee.

An appeal must be lodged within 21 days of receiving the notice. The Committee's decision on an appeal against a notice is final.

Requests for a decision on responsibility for remediation

Where responsibility for remediation is in question, the Committee can determine who must clean up the site and to what extent.

You can appeal the Committee's decision to the Supreme Court on a point of law only. An appeal to the Supreme Court must be made in accordance with the rules of the court and be within 21 days of receiving the Committee's decision.

There is a \$45 fee to appeal against a site classification, investigation or clean-up notice. The disputed decision, classification or notice requirement applies while you are waiting for the outcome of the appeal.

Note: Appeal timeframes can be quite long as there are often multiple rounds of consultation between parties before the Committee makes its final decision.

False or misleading information (s 94)

When reporting contamination, requesting information from DER, disclosing contamination under s 68 or providing information to the CEO or Contaminated Sites Committee, a person must not provide false or misleading information or fail to disclose all relevant information.

Maximum penalty: \$125,000.

Possible maximum daily penalty: \$25,000.

More information on the appeal process

See the [Contaminated Sites Committee's website](#).

Department of Environment Regulation

CONTAMINATED SITES
FACT SHEET

4

Who can appeal?

Classification	Owner/occupier	Person responsible for remediation	Person who reported a suspected contaminated site
Contaminated – remediation required	Yes	Yes	
Contaminated – restricted use	Yes	Yes	
Remediated for restricted use	Yes	Yes	
Possibly contaminated – investigation required	Yes		
Decontaminated	Yes		
Not contaminated – unrestricted use	Yes		
Report not substantiated			Yes

More information

For advice on contaminated sites or related matters, please contact DER's **contaminated sites information line 1300 762 982** or email contaminated.sites@der.wa.gov.au

This document is available in alternative formats and other languages on request.

Related documents

Other fact sheets in this series:

1. Identifying and reporting contaminated sites
2. How to access information on contaminated sites
3. Seeking help from contaminated sites experts
5. Buyer beware – buying and selling contaminated land

Guidelines relating to investigating and managing contaminated sites are available at www.der.wa.gov.au/contaminatedsites

Legislation

This document is provided for guidance only. It should not be relied upon to address every aspect of the relevant legislation. The full text of the *Contaminated Sites Act 2003* is available electronically from the State Law Publisher website at www.slp.wa.gov.au

Disclaimer

The information contained in this document is provided by DER in good faith as a public service. However, DER does not guarantee the accuracy of the information contained in this document and it is the responsibility of recipients to make their own enquiries as to its accuracy, currency and relevance. The State of Western Australia, DER and their servants and agents expressly disclaim liability, in negligence or otherwise, for any act or omission occurring in reliance on the information contained in this document or for any consequence of such act or omission.

Limitation

The Western Australian Government is committed to providing quality information to the community and makes every attempt to ensure accuracy, currency and reliability of the data contained in this document. However, changes in circumstances after the time of publication may impact on the quality of information. Confirmation of the information may be sought from the relevant originating bodies or the department providing the information. DER and the State of Western Australia reserve the right to amend the content of this document at any time without notice.

Legal advice

The information provided to you by DER in relation to this matter does not constitute legal advice. Due to the range of legal issues potentially involved in this matter, DER recommends that you obtain independent legal advice.



Government of Western Australia
Department of Water and Environmental Regulation

LAND OWNER'S DISCLOSURE BEFORE COMPLETION OF LAND TRANSACTION

Form 6 [r. 34]

Contaminated Sites Act 2003, section 68

NOTE: Under the *Contaminated Sites Act 2003* section 68, this disclosure is to be given to a person at least 14 days before the completion of a transaction -- in the case of a sale, settlement date; in the case of a mortgage, the date the mortgage is registered; and in the case of a lease, the date the lease is signed. A copy of this disclosure must be provided to the Department of Water and Environmental Regulation.

OWNER	
Family name:	Given name(s):
Company (if applicable):	
ABN (if applicable):	Postal address:
Suburb/Town:	Post code:
Phone:	Fax:
Email:	

LAND / SITE DETAILS — DESCRIPTION OF LAND / SITE	
Lot No. _____ and/or Street No. _____	Street name: _____
Certificate of Title (e.g. Reference No. / Volume and Folio and/or Lot on Plan / Diagram No.):	Suburb/Town: _____
	Post code: _____
(incl. copy of Certificate of Title)	Local government: _____

REASON FOR DISCLOSURE
<input type="radio"/> Sale
<input checked="" type="radio"/> Lease
<input type="radio"/> Mortgage

CLASSIFICATION AND / OR NOTICE UNDER THE ACT PART 4
As at (date) the land described in this form comprised all, or part, of a site classified under the <i>Contaminated Sites Act 2003</i> as:
<input type="radio"/> Contaminated - remediation required
<input type="radio"/> Contaminated - restricted use
<input type="radio"/> Remediated for restricted use



Government of Western Australia
Department of Water and Environmental Regulation

LAND OWNER'S DISCLOSURE BEFORE COMPLETION OF LAND TRANSACTION

Form 6 [r. 34]

Contaminated Sites Act 2003, section 68

AND / OR

As at (date)

a notice under the *Contaminated Sites Act 2003* Part 4 has been given, and a memorial lodged, in respect of the land described in this form. The notice is:

- ☐ an investigation notice
- ☐ a clean up notice
- ☐ a hazard abatement notice

CONTAMINATION

The nature and extent of all identified contamination of the land described in this form is as follows:

If, at the date set out in this form the land described in this form comprised all, or part, of a site classified under the *Contaminated Sites Act 2003* as:

- (a) contaminated - remediation required; or
- (b) contaminated - restricted use; or
- (c) remediated for restricted use;

then the restrictions on the use of the site are as follows:

Note that under the *Contaminated Sites Act 2003* section 94, it is an offence to:

- make a statement in making this disclosure which you know is false or misleading in a material particular; or
- make a statement in making this disclosure which is false or misleading in a material particular, with reckless disregard as to whether the statement is false or misleading in a material particular; or
- provide, or cause to be provided, in making this disclosure, information that you know is false or misleading in a material particular; or
- provide, or cause to be provided, in making this disclosure information that is false or misleading in a material particular, with reckless disregard as to whether or not the information is false or misleading in a material particular; or
- fail to disclose, or cause a failure to disclose; all information which you know is materially relevant to this disclosure statement.

Department of
Water and Environmental Regulation

Page 2 of 4





Government of Western Australia
Department of Water and Environmental Regulation

LAND OWNER'S DISCLOSURE BEFORE COMPLETION OF LAND TRANSACTION

Form 6 [r. 34]

Contaminated Sites Act 2003, section 68

IF THIS REPORT IS BEING MADE BY AN INDIVIDUAL:

Signature of person making the disclosure: _____	
Date: _____	Title and full name: _____
Postal address: _____	Suburb/Town: _____
Post code: _____	Phone: _____
Fax: _____	Email: _____

OR

IF THIS DISCLOSURE IS BEING MADE BY AN OWNER WHICH IS NOT AN INDIVIDUAL, IT MAY BE SIGNED ON BEHALF OF THE OWNER BY AN INDIVIDUAL AUTHORISED TO DO SO. IF THE OWNER IS A BODY CORPORATE, IT NEED NOT BE MADE UNDER ITS SEAL:

I, _____	Position: _____
am authorised by [_____] to make this disclosure on behalf of that body corporate.	
Signature: _____	Date: _____
Title and full name: _____	
Postal address: _____	Suburb/Town: _____
Post code: _____	Phone: _____
Fax: _____	Email: _____

ACKNOWLEDGMENT BY THIRD PARTY (OPTIONAL):

<input type="checkbox"/> Purchaser	
Signature: _____	Date: _____
Title and full name: _____	
Postal address: _____	Suburb/Town: _____
Post code: _____	Phone: _____
Fax: _____	Email: _____



Government of Western Australia
Department of Water and Environmental Regulation

LAND OWNER'S DISCLOSURE BEFORE COMPLETION OF LAND TRANSACTION

Form 6 [r. 34]

Contaminated Sites Act 2003, section 68

ACKNOWLEDGMENT BY THIRD PARTY (OPTIONAL):

☒ Lessee

Signature: _____	Date: _____
Title and full name: _____	
Postal address: _____	Suburb/Town: _____
Post code: _____	Phone: _____
Fax: _____	Email: _____

ACKNOWLEDGMENT BY THIRD PARTY (OPTIONAL):

☐ Mortgagee

Signature: _____	Date: _____
Title and full name: _____	
Postal address: _____	Suburb/Town: _____
Post code: _____	Phone: _____
Fax: _____	Email: _____

Give the original completed form to the potential owner / mortgagee / lessee and mail a copy to:

Manager, Contaminated Sites Branch
Department of Water and Environmental Regulation
Locked Bag 33
Cloisters Square
Perth WA 6850



(PSI). See [Fact Sheet 3, Seeking help from contaminated sites experts](#).

Potentially contaminating activities

DER's guideline, [Assessment and management of contaminated sites](#) includes a quick reference list of activities, industries and land uses which could lead to contamination. This list is not exhaustive and you should also consider surrounding and historical uses of the land which may have resulted in contamination at the property.

Who is responsible for remediation or cleaning up contamination?

If you are buying, selling or leasing contaminated land in Western Australia, you need to be aware of your obligations under the Act. It provides a hierarchy of responsibility for remediation and associated costs for investigating and cleaning up contamination. Under s 24 of the Act, a person is responsible for remediation of a site:

- if they have caused or contributed to the contamination of the site;
- if they are an owner or occupier of the site who has changed, or proposes to change, the use to which land that comprises all or part of the site is put; or
- if they are an owner of the site, or of a source site.

The term "owner" in the Act is defined to include a mortgagee in possession.

Under the Act, the person responsible for the remediation costs is responsible for cleaning up the land and water to make it safe and suitable for its current (zoned) use.

However, if you intend to change the land use, for example, develop a market garden into a residential housing estate, a land use that

requires the land to be cleaned up to a higher standard, it is the owner/occupier changing the land use who is responsible for any additional clean-up costs to ensure the site is fit for the new purpose.

Pre-sale disclosure requirements

Some site classifications require disclosure to potential new owners/occupiers when selling or leasing property. Disclosure is required for sites classified:

- contaminated – remediation required;
- contaminated – restricted use; or
- remediated for restricted use.

Site owners are required to complete and sign a [Form 6](#) and provide copies to a potential new owner, mortgagees or lessees and DER at least 14 days before transactions are completed – for example, 14 days before settlement date for a sale or date the mortgage is registered or lease is signed/commences. We suggest you also include a copy of the Basic Summary of Records which can be downloaded from [DER's website](#). You must also disclose if a regulatory notice such as an investigation or clean-up notice has been served on your property.

If you fail to disclose this information, you are committing an offence and a penalty may apply.

Maximum Penalty: \$125,000.

Possible maximum daily penalty: \$25,000.

Although it is not mandatory to disclose information on sites classified *possibly contaminated – investigation required*, DER recommends that sellers advise potential purchasers of a property's contamination status.

False or misleading information

When reporting contamination, requesting information from DER, disclosing contamination under s 68 or providing information to the CEO or Contaminated Sites Committee, a person must not provide false or misleading information or fail to disclose all relevant information.

Maximum penalty: \$125,000.

Possible maximum daily penalty: \$25,000.

More information

For advice on contaminated sites or related matters, please contact DER's **contaminated sites information line 1300 762 982** or email contaminated.sites@der.wa.gov.au

This document is available in alternative formats and other languages on request.

Related documents

Other fact sheets in this series:

1. Identifying and reporting contaminated sites
2. How to access information on contaminated sites
3. Seeking help from contaminated sites experts
4. Buyer beware – buying and selling contaminated land

Guidelines relating to investigating and managing contaminated sites are available at www.der.wa.gov.au/contaminatedsites

Legislation

This document is provided for guidance only. It should not be relied upon to address every aspect of the relevant legislation. The full text of the *Contaminated Sites Act 2003* is available electronically from the State Law Publisher website at www.slp.wa.gov.au

Disclaimer

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Limitation

The Western Australian Government is committed to providing quality information to the community and makes every attempt to ensure accuracy, currency and reliability of the data contained in this document. However, changes in circumstances after the time of publication may impact on the quality of information. Confirmation of the information may be sought from the relevant originating bodies or the department providing the information. DER and the State of Western Australia reserve the right to amend the content of this document at any time without notice.

Legal advice

The information provided to you by DER in relation to this matter does not constitute legal advice. Due to the range of legal issues potentially involved in this matter, DER recommends that you obtain independent legal advice.

(PSI). See [Fact Sheet 3, Seeking help from contaminated sites experts](#).

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Possible maximum daily penalty: \$25,000.

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Appendix G – Elevation Plan





Figure 1: Front/Rear Elevation Plan

City of Cockburn - 200 Barrington Street, Bibra Lake

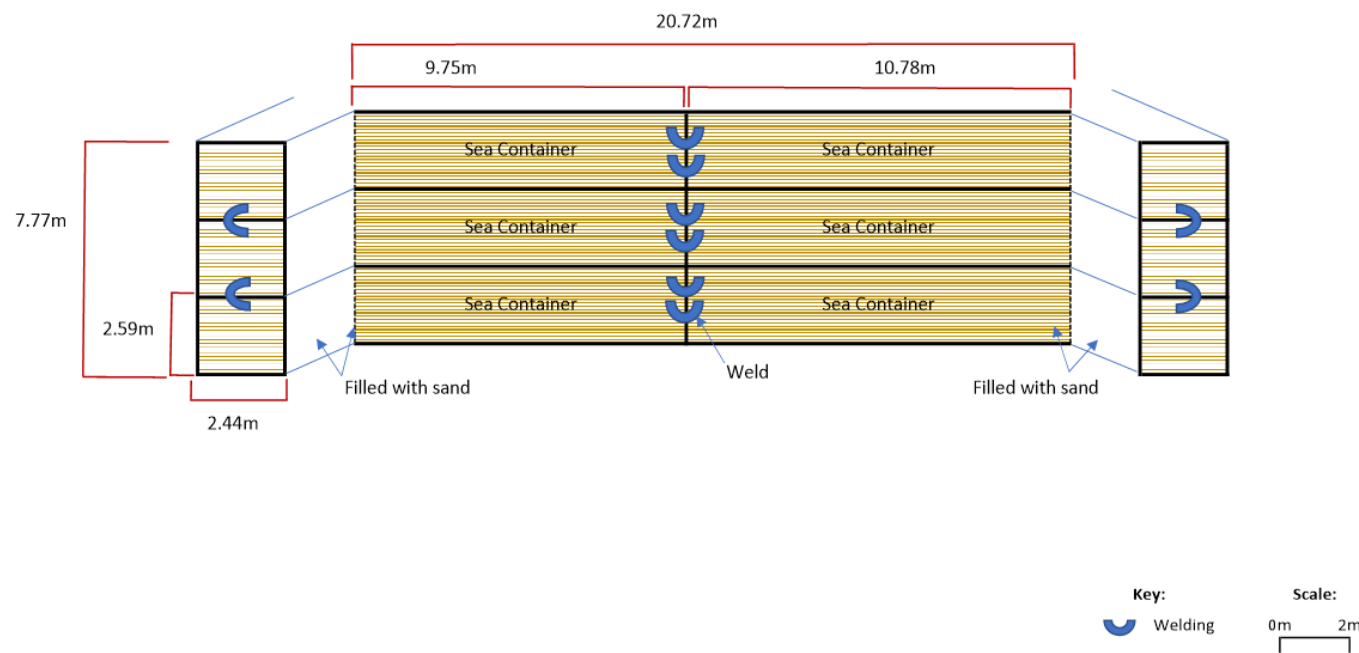
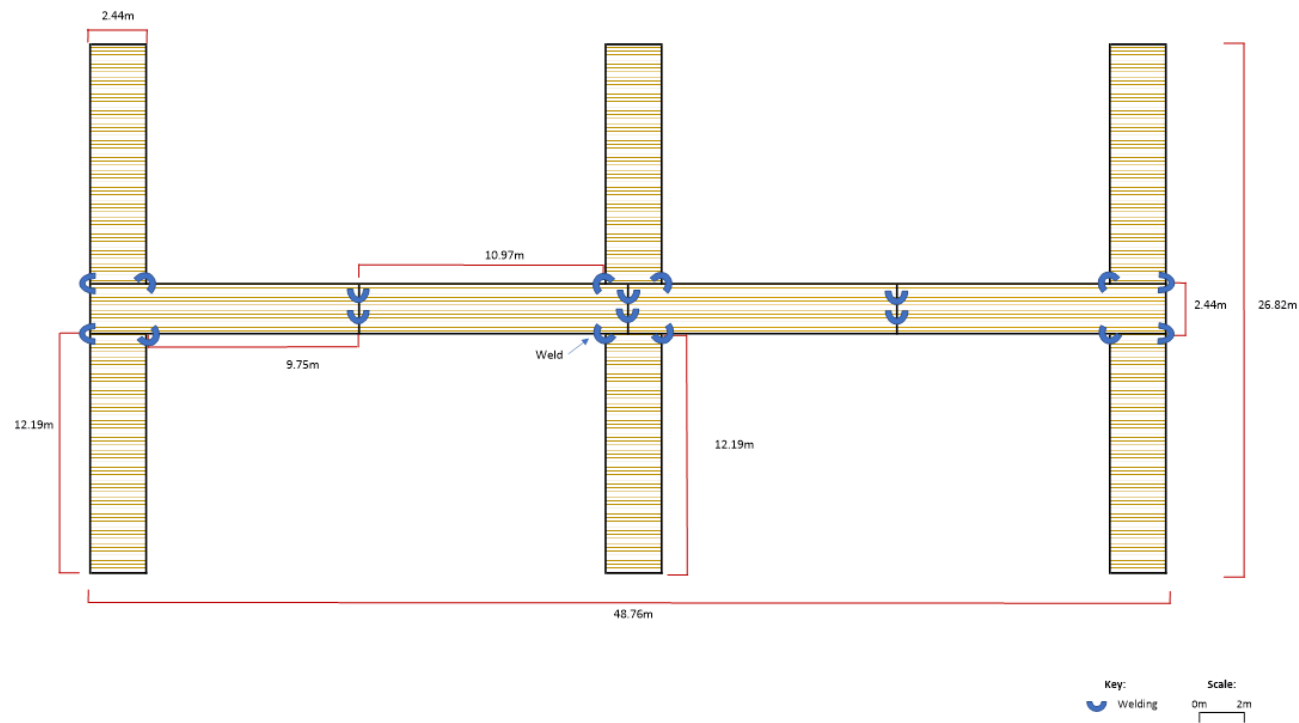




Figure 2: Aerial Elevation Plan

City of Cockburn - 200 Barrington Street, Bibra Lake





Appendix H – Dust Management Plan

**SERS**Site Environmental and
Remediation Services

Revised Dust Management Plan

Recycling Facility, Transport Depot and Salvage Yard

Proposed Crushing Facility

200 Barrington Street, Bibra Lake



On Behalf Of:

BRAJKOVICH
LANDFILL & RECYCLING PTY LTDABN: 13 161 973 931
1686 Great Northern Hwy, Upper Swan WA 6069

Brajovich Landfill & Recycling

1868 Great Northern Highway, Upper Swan WA 6069



**DOCUMENT CONTROL SHEET**

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Client: Brajkovich Landfill and Recycling Pty Ltd

Project: Crushing Application

Title: Revised Dust Management Plan – 200 Barrington Street, Bibra Lake

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1	8 th October 2020	Submission
2	17 th February 2021	Revised to include sea containers on the property

Revised Dust Management Plan
 200 Barrington Street, Bibra Lake
 Brajkovich Landfill & Recycling Pty Ltd

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**ABBREVIATIONS:**

ABS	Australian Bureau of Statistics
BOM	Bureau of Meteorology
BLR	Brajkovich Landfill & Recycling
CoC	City of Cockburn
SERS	Site Environmental Remediation Services Pty Ltd
DA	Development Application
DWER	Department of Water and Environmental Regulation
EPA	Environmental protection Authority
LGA	Local Government Authority
DER	Department of Environmental Regulation
DMP	Dust Management Plan
DMIRS	Department of Mines, Industry Regulation and Safety
EPA	Environmental Protection Authority
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection (Ambient Air Quality) Measure
PM	Particulate Matter
SIMS	Sims Metal Management Pty Ltd
WARR Act	Waste Avoidance and Resource Recovery Act 2007



1 Introduction

1.1 Purpose

Site Environmental and Remediation Services (SERS) have been engaged by Brajkovich Landfill & Recycling (BLR) to develop a Dust Management Plan in support of a Development Application (DA) located at 200 Barrington Street, Bibra Lake (hereby known as 'the Site'). The Site is zoned for industrial land use and has been cleared of natural vegetation for over 30 years. The surrounds of the Site are zoned for industrial use, with the closest sensitive receptor (residential) residing 530m south of the Site.

BLR are a company part of the Brajkovich group, whom focus on resource recovery and recycling. It is proposed that in the acquisition of the sought planning approval, BLR will utilise the Site in further resource recovery and processing, in line with the objectives of the Waste Avoidance and Resource Recovery Act 2007 (WARR Act).

It is proposed that the Site be utilised as a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot. This document outlines the proposed works, risks associated, and the dust management controls to be implemented in conjunction with this project.

1.2 EPA Objective

The EPA's environmental objective for the factor Air Quality is: "To maintain air quality and minimise emissions so that environmental values are protected" (EPA, 2016).

1.3 Relevant Legislation, Policies and Guidelines

Relevant Legislation, guidelines and policies to the Dust Management Plan are as follows:

Legislation:

- National Environmental Protection (Ambient Air Quality) Measure 1994
- *Environmental Protection Act 1986*

Guideline:

- A Guideline for Managing the Impacts of Dust and Associated Contaminants from Land Development Sites, Contaminated Sites Remediation and Other Related Activities (DEC, 2011)
- Environmental Factor Guideline – Air Quality (2016)
-

It is a requirement of the City of Cockburn (CoC) that dust management plans are developed as per guidance listed in the following documents:

- Department of Environmental Guidelines for the Prevention of Dust and Smoke Pollution from Land Development Sites; and
- Prevention of Sand Drift from Subdivisions & Development Sites.





2 Site Background

2.1 Site History

The Site is located approximately 18.0 km south-west of the Perth CBD and is bounded by Industrial receptors to the north, east and west, and Barrington Street, a Distributor B road network, to the south. Vehicle access to the site is gained off Barrington Street (**Figure 2 – Site Layout**).

BLR have recently acquired the site with intention of repurposing the site from its previous use as a metal processing facility, to a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot. Approval is sought from the Local Government Authority (LGA), CoC.

Originally the Site consisted of remnant vegetation dating back to 1953. Clearing occurred in 1965, and a building was developed. The Site appeared to be utilised for agricultural purposes at this time. SIMS Metal Management Pty Ltd (SIMS) acquired Lot 39 in 1971, and Lot 40 in 1975.

The Site has been used for the storage and processing of scrap metals by SIMS from early 1975 until late 2017. The majority of the site was utilised in the storage of ferrous scrap metal, with approximately 50% of the Site sealed with concrete hardstand materials. Previous operations were inclusive of a shredder, maintenance shed, sump, wash down bay, non-ferrous processing area and amenities. Historically, the site has additionally operated in the storage and recycling of transformers.

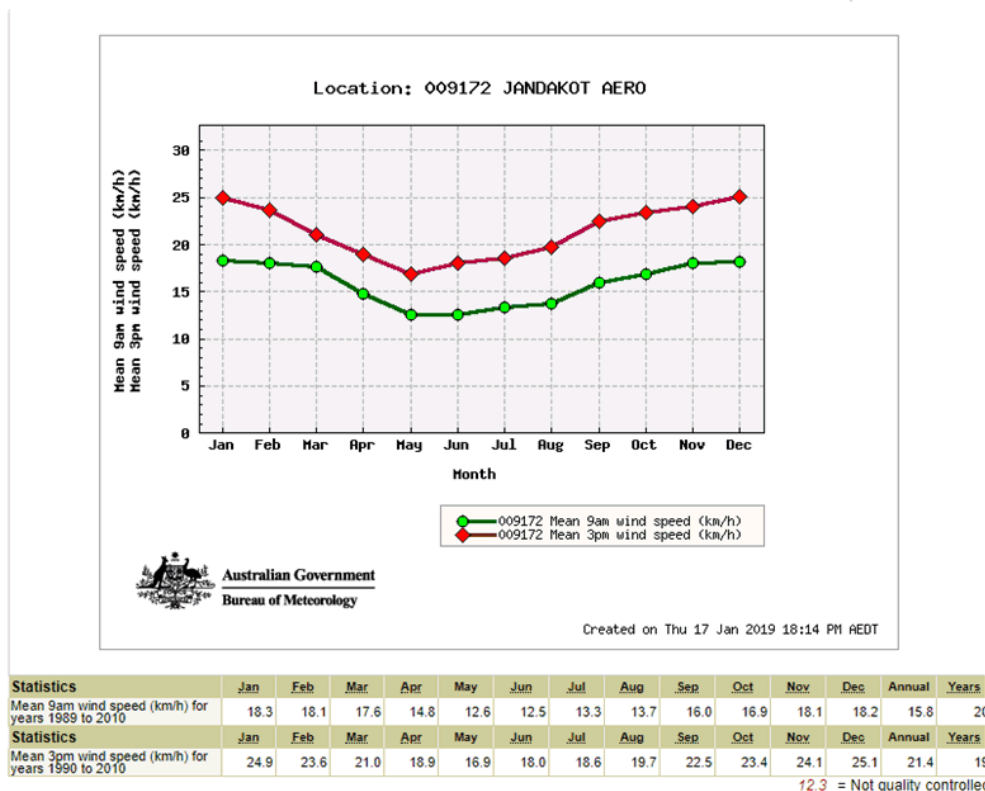
BLR acquired the Site in February 2019, with the intention of conducting operations in line with the land use of a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot.

2.2 Climate

The distribution and frequency of dust emissions is dependent on climate and wind conditions of the area. Perth weather is described as a Mediterranean climate, experiencing cold, wet winters and hot, dry summers (ABS, 2012). Dust lift is known to be more prevalent in hot, dry conditions.

Jandakot Airport (site number: 009172) is the closest Bureau of Meteorology (BOM) weather station and sits approximately 5.6km to the south-east of the Site. Jandakot Airport has been recording data from 1972. Annual recorded rainfall ranges between 10.7mm and 174.0mm (BOM, 2019). The mean annual rainfall over the duration of the data collection (1972 to 2019) was 68.67mm (BOM, 2019).

The mean 9am wind speed annual is 15.8km/h, highest wind speeds are seen in the summer months from November – March (Refer to **Figure 1** below) (BOM, 2019). The mean 3pm wind speed is 21.4km/h, the highest wind speeds at 3pm are in the summer between November and February (BOM, 2019).



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FIGURE 1: MEAN 9AM AND 3PM WIND SPEED DATA FROM JANDAKOT AIRPORT (BoM, 2017)

The nearest BOM monitoring site with recorded wind rose data is Jandakot Airport (site number: 009172). Jandakot airport is approximately 5.6km to the south-east of the Site and experiences a similar prevailing wind regime to the project area. The wind data from the Jandakot airport demonstrates the differences in wind speed and direction during winter and summer. Summer and winter wind roses were compiled from BOM data recorded during the period 1989 to 2018. The data presents morning (9am) and afternoon (3pm) wind conditions (**Appendix B**).

Summer:

Summer mornings (9am) generally have strong winds (>10km/h but <30km/h) from an easterly direction (BOM, 2019). Winds from the south had an approximate wind speed >10km/h and <20km/h (BOM, 2019). Winds from the north, north-west and west occur less frequently and predominantly reach speeds between 0km/h and <20km/h (BOM, 2019). The percentage of calm conditions were recorded at 6% (BOM, 2019). Wind roses, as supplied by BOM, are displayed in **Appendix B**.

Summer afternoons (3pm) generally have strong winds (>20km/h and <40km/h) from the south-west (BoM, 2019). Winds from the west predominantly had a wind speed >20km/h and <40km/h (BoM, 2019).



Winds from the north, north east, north-west, south and south-east occur less frequently and mainly reach speeds between >10km/h and <30km/h (BoM, 2019). <20km/h (BOM, 2019). The percentage of calm conditions were recorded at 2% (BOM, 2019). Wind roses, as supplied by BoM, are shown in **Appendix B**.

Winter:

Winter mornings (9am) generally have moderate winds (>10km/h and <20km/h) from the north-east (BoM, 2019). Winds from the north and east have recorded approximate wind speeds predominantly between >10km/h and <30km/h (BoM, 2019). Winds from the south-east, south, south-west, west and north-west occur less frequently and reach speeds predominantly between >10km/h and <30km/h (BoM, 2019). <20km/h (BOM, 2019). The percentage of calm conditions were recorded at 19% (BOM, 2019). Wind roses, as supplied by BoM, are shown in **Appendix B**.

Winter afternoons (3pm) generally have moderate winds (>10km/h and <30km/h) from the west (BoM, 2019). Winds from the north, north-east, east, south, south-west and north-west had an approximate wind speed >10km/h and <30km/h (BoM, 2019). Winds from the south-east occur less frequently and had an approximate wind speed >10km/h and < 20km/h (BoM, 2019). <20km/h (BOM, 2019). The percentage of calm conditions were recorded at 7% (BOM, 2019). Wind roses, as supplied by BoM, are shown in **Appendix B**.

Summary of Wind Conditions

Winds are stronger during summer, having higher gust strengths in comparison to winter. Summer morning winds are received primarily from the east, while afternoon winds are received primarily from the south-west (BoM, 2019). Winter morning winds are received primarily from the north-east, while afternoon winds are the most variable in direction, but mainly from the west (BoM, 2019). Dust will have to be managed more strenuously in summer due to higher wind speeds and lower percentages of calm conditions (BoM, 2019).

2.3 Topography

The site slopes from the southern end of the property at 45.47m AHD to the northern end of the property which sits at 37.46m AHD. There are a series of depressions where hardstand has been removed across the property.

2.4 Sensitive Receptors

The surrounding land is primarily zoned as Industrial, with the exception of regional road reserve and residential zoned area to the south, primary regional road reserve to the west, and road reserve to the east. The nearest sensitive receptor is 530m to the south of the Site. Measurements have been taken conservatively from the closest boundary of the Site to the boundary of the receptor. It should be noted that operation areas will have additional buffer distances due to their location onsite and strategic positioning. **Table 1** below lists sensitive receptors closest to the Site boundary.

The EPA recommends a buffer distance of 200m between the use of a Site as a Transport Depot and sensitive receptors. The EPA recommends that waste depots infer a buffer distance of 200m from sensitive receptors. As such, it is considered that these works are compliant with the separation distances as recommended by the EPA.



TABLE 1: SENSITIVE RECEPTOR DISTANCES FROM SITE BOUNDARY

Receiver	Description	Location	Proximity to site boundary ¹
1	Residential	52 Torenia Way, Yangebup	530m
2	Residential	50 Torenia Way, Yangebup	530m
3	Residential	48 Torenia Way, Yangebup	530m
4	Residential	46 Torenia Way, Yangebup	530m
5	Residential	44 Torenia Way, Yangebup	530m
6	Residential	42 Torenia Way, Yangebup	530m
7	Residential	40A Torenia Way, Yangebup	530m
8	Residential	23 Larkspur Cross, Yangebup	530m

¹ Distances to sensitive receptors have been determined through measurement platforms on Nearmaps (2019).





3 Proposed Works and Potential Impacts

3.1 Sources of Dust

Dust is a term used to describe solid airborne particles generated and dispersed into the air through processes such as handling organic materials and stockpiling of materials and windblown dust (DEC, 2011). Airborne particles are classified by size defined below as Particulate Matter (PM), PM₁₀, PM_{2.5} and Total Suspended Particles (TSP).

- PM₁₀: Dust particles/particulate matter with an equivalent aerodynamic diameter of up to 10 µg/m³
- PM_{2.5}: Dust particles/particulate matter with an equivalent aerodynamic diameter of up to 2.5 µg/m³
- TSP: All particles suspended in the atmosphere including fine, respirable particles (PM₁₀ and PM_{2.5}) and larger size particles settling out of the air causing nuisance impacts, usually measured as having an aerodynamic diameter of 50 µg/m³

(Source: EPA, 2008)

Dust and PM is a sub-factor pollutant to air quality and requires monitoring and management (EPA 2008). There are many anthropogenic sources of dust. The sources of dust in relation to the screening, sorting and stockpiling of materials are listed but not limited to;

- Bulk materials handling; and
- Storage, transport and stockpiling of soil or other materials onsite.

(Source: DEC, 2011)

3.2 Potential Impacts of Dust

Dust has the potential to impact local amenity and cause nuisance to surrounding land users. Nuisance dust has a larger particle size causing it to settle out of the air (EPA 2008). Generally, nuisance dust has an aerodynamic diameter is >50µm (EPA 2008). It is possible that dust can impact visual amenity of effected locations through suspension in the air influencing visibility. Dust is reliant on climate for dispersal, particularly wind factors. Wind can cause dust to disperse into the surrounding environment and cause environmental and health impacts.

Dust can impact the environment through settling on flora and influencing its photosynthesis, transpiration and respiration potential (Farmer, 1993). A particles effect on flora and fauna is dependent on its chemical composition. Exposure of large quantities of PM to ecosystems may deplete the nutrients in soil, influence nutrient concentration within water bodies and may influence the diversity of ecosystems (EPA, 2016).

PM_{2.5} to PM₁₀ are inhaled in the upmost part of the airways and lungs. PM_{2.5} and smaller are inhaled more deeply and can lodge in the alveolar region, particles of this size are deemed respirable dust (DEC, 2011). The World Health Organisation (WHO) and United States Environmental Protection Agency (USEPA) have identified increased respiratory symptoms to be a potential human health impact of dust exposure.



The National Environmental Protection Council (NEPC) has developed the following regulation standards for pollutant particulate matter concentrations within the National Environmental Protection (Ambient Air Quality) Measure (NEPM):

TABLE 2: NEPM EXCEEDANCE CRITERIA FOR PM₁₀ AND PM_{2.5}

Pollutant	Averaging Period	Maximum concentration standard	Maximum allowable exceedances
PM ₁₀	1 day	50 µg/m ³	None
	1 year	25 µg/m ³	None
PM _{2.5}	1 day	25 µg/m ³	None
	1 year	8 µg/m ³	None

(Source: DEPC, 2016)

Guidance within the 'Guidelines for the Prevention of Dust and Smoke Pollution from Land Development Sites' states that the maximum allowed level of dust concentration in the atmosphere for a 15minute period is 1000 µg/m³. Where dust is viewed crossing the property boundary, immediate action is to be taken to abate the dust lift-off.

3.3 Aspect and Impact Analysis

Nuisance dust includes large dust particle fractions (typically PM₁₀₋₅₀) that can cause amenity impacts by settling on surfaces and causing soiling and discolouration (DEC, 2011). The aspects and impacts of the project are outlined in **Table 3.2** below. In addition to this information, a risk rating has also been calculated and provided. The level of risk (low, medium, high) was determined in joint consideration of likelihood and consequence of the effect being attained.

The risk matrix has been taken from the 2017 Department of Environmental Regulation (now known as the Department of Water and Environmental Regulation) report, titled *Risk Assessments Part V, Division 3, Environmental Protection Act 1986*. The purpose of the risk assessment process is to ensure a systematic approach in assessing risk, and consequently to apply regulatory controls proportionate to the risk. Whilst this report is not directed at dust management protocols, the underlying criteria and definitions can be extrapolated and applied in dust management. The matrix has been included as **Appendix A**.





TABLE 3: ASPECTS AND IMPACT ANALYSIS OF THE PROJECT

Activity	Aspect	Impact	Risk Rating
Transport of materials	Transport of materials within the site may cause dust particles to become airborne	Tyre movement within the site may cause dust to disperse into the air. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>Medium</i> .	Medium
Stockpiling of materials	Stockpiling of waste and product materials may cause the release of dust particles into the air	Loading materials into stockpile locations may cause dust to disperse into the air, as particles become exposed to wind. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>High</i> .	High
Loading of onsite materials	Loading the waste and product may cause dust particles to become airborne	Loading materials into vehicles may cause dust to disperse into the air, as materials become exposed to wind. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>High</i> .	High
Screening	Screening/processing of waste materials to be stockpiled may cause dust particles to become airborne	The process of screening may physically disturb the waste materials and cause dust to disperse into the air. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>High</i> .	High
Crushing	Crushing of waste materials may cause dust particles to become airborne.	The process of crushing may physically disturb the waste materials and cause dust to disperse into the air. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>High</i> .	High

Revised Dust Management Plan
 Brajkovich Landfill & Recycling Pty Ltd
 200 Barrington Street, Bibra Lake



4 Dust Monitoring Program

4.1 Monitoring Methods

It is a requirement within the NEPM to monitor, assess and report particles as PM_{2.5} or PM₁₀ in accordance with the outlined protocol within the measure. Visual monitoring will be completed by all employees on site. When airborne dust has the potential to cause a nuisance by decreasing visibility on site, or clearly extending over the site boundary, employees will notify the site manager. The site manager will either cease works or implement more strenuous dust management methods depending on the severity of the dust incident.

Supervisors on shift are additionally responsible for identifying nuisance dust and notifying the site manager to implement management methods. Site employees will be required to identify and record any excessive dust as a result of their works and notify the site manager to ensure remediation of dust is immediate. The site manager will be responsible for recording details of all nuisance dust events in the Dust Incident Register located in the site office.

Dust Monitors will be installed on the northern, western, eastern and southern boundaries of the Site, which will be monitored by a relevantly qualified environmental technician from SERS, as contracted by BLR. The dust emissions will be assessed under the National Environment Protection Measure (NEPM) standard. For particles 10 microns and under (PM₁₀), the standard is a maximum (ambient) concentration of 50 µg/m₃ averaged over one calendar day (midnight to midnight) and 25 µg/m₃ averaged over one year. For particles 2.5 microns and under (PM_{2.5}), the standard is an ambient concentration of 25 µg/m₃ averaged over one calendar day and 8 µg/m₃ averaged over one year.

As meteorological conditions have a direct influence on dust generation, meteorological data will be monitored daily by accessing the BoM website. Wind direction and strength will be taken into consideration, in addition to temperature and rainfall conditions. If combined conditions look to be unfavourable for works, operations will cease for a recommended period of time.

In the event that a nuisance dust occurrence takes place, the following information will be recorded and stored within the Dust Incident Register located in the site office data base:

- Frequency of nuisance dust occurrence;
- Intensity of occurrence (quantity of dust);
- Duration of dust nuisance occurrence (date and time);
- Location of dust nuisance occurrence; and
- Mitigation strategies implemented.

(Refer to **Appendix C** for Dust Incident Form)

Registers of these events will provide indication of developing trends associated with the time and works, in addition to ensuring that the dust remedial methods remain effective. This will ensure remediation techniques are implemented at the best possible time.

In the event that several community concerns have been raised and the project operations have caused a nuisance to surrounding land uses, the CoC will be contacted regarding the additional management strategies.





4.2 Performance Criteria

The proponent will ensure that best practice measures are implemented to prevent or minimise the generation of dust throughout the duration of the project. The effectiveness of the Dust Management Plan will be reviewed against the following criteria:

- Compliance with the relevant legislation (Refer to **Section 1.3**);
- Number of complaints received in relation dust;
- Number of dust incidents recorded;
- No airborne dust being dispersed from internal access roads;
- Absence of nuisance dust originating from works area; and
- Level of impact on roads and works area.

Continuous review of dust management procedures and controls will be implemented following the above performance criteria to ensure dust is managed within and outside the project area.

A Site Assessment Chart has been included within **Appendix D**, the 'Application for Approval of a Dust Management Plan' assessing the risk the project has on surrounding receptors. The classification of the Site scored 399, which placed the risk within Category 2. This means that a contingency plan would be required, detailing the activities to be undertaken should dust impacts occur. Contingency measures have been discussed within **Section 4.1**.



5 Dust Management Program

5.1 Summary of Dust Management Requirements

By implementing a series of integrated dust management methods, the potential impacts of dust generated from the project will be minimised. A summary of the dust management controls, their associated risk and the roles and responsibilities of those employing them is in **Table 4**.

TABLE 4: SUMMARY OF DUST MANAGEMENT REQUIREMENTS

Item	Risk	Control Method	Responsibility	Revised Risk Matrix
1	Stockpiling causing errant airborne dust	Stockpiling area is located away from the Site boundary. Materials will be stockpiled using a wheeled loader and earthmoving equipment. Vegetation on the boundary of the Site is to be retained and maintained while stockpiles reside onsite. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible.	Employees to alert Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low
2	Loading materials into and off of trucks causing errant airborne dust	Materials will be adequately wet down prior to offloading and onloading. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible.	Employees to alert Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Medium
3	Transport of materials on internal hardstand may cause errant airborne dust	Sweeping and wetting down of hardstand roads to prevent dust uplift. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible. 10km/hour speed limit throughout site, supported by signage. Speed limit conveyed to drivers and operatives at the site. Truck loads will be securely covered with canvas material to prevent any dust escaping	Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low

Revised Dust Management Plan
Brajovich Landfill & Recycling Pty Ltd
200 Barrington Street, Bibra Lake



Item	Risk	Control Method	Responsibility	Revised Risk Matrix
4	Site access and egress may cause errant airborne dust	Sweeping and watering down of hardstand roads prevent dust uplift. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible. 10km/hour speed limit throughout site, supported by signage. Speed limit conveyed to drivers and operatives at the site. Truck loads will be securely covered with canvas material to prevent any dust escaping	Employees entering and leaving the site to alert Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low
5	Minimal screening for dust as land has been previously cleared	Remaining vegetation on the lot will be retained. Water carts will make regular passes around the Site. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible.	Proponent Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low
6	Impact to amenity of sensitive receptors 530m + away from extraction area	Wind direction and speed monitoring analysis undertaken before works to ensure suitability of the works. Reticulation systems will be installed where required. Water carts will make regular passes around the Site. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible. Watering down of hardstand roads to prevent dust uplift. 10km/hour speed limit through site to prevent dust uplift from trucks. Community consultation to record any complaints or comments in register.	Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low
7	Crushing causing errant dust	Crusher to be located within the onsite Processing Shed. Shutter doors to be closed when crushing is occurring.	Site Manager Employees operating crushing machinery	Medium



Item	Risk	Control Method	Responsibility	Revised Risk Matrix
8	Stockpiling of crushed material C&D	<p>Establishment of cells for crushed fines/sand and road base material, enclosed by sea containers.</p> <p>Installation of a sprinkler reticulation system along the back wall of each cell.</p> <p>These sprinklers shall be automatically activated when the level of PM₁₀ reaches an average of 450µg/m³ over a 15-minute period.</p> <p>In the event of an exceedance, an email alert will automatically be generated and sent to the Environmental Technician, Site Manager, Director, Area Manager and Supervisor. As many people as legitimately required can be incorporated into this email alert, allowing all staff to undertake the appropriate measures to control dust emissions. This can involve:</p> <ul style="list-style-type: none"> • Immediately ceasing site operations; and • Turning on site sprinklers. 	Site Manager	Medium





5.2 Summary of Dust Management Controls

In order for dust to be successfully mitigated onsite and offsite the following controls will need to be implemented:

- Retaining vegetation where possible (boundary vegetation);
- Maintaining the condition of hardstand onsite;
- Applying water to increase moisture in soil and prevent dust uplift (use of water cart onsite);
- Ensuring appropriate wetting down of stockpile locations and incoming loads;
- Installation and maintenance of dust monitors on Site boundaries;
- Consideration of wind direction and strengths during works;
- A 10km/hr speed limit imposed throughout the site;
- Installation and maintenance of reticulation systems surrounding stockpiles;
- Installation and maintenance of reticulation system on the back wall of the sea container cells; and
- These sprinklers shall be automatically activated when the level of PM₁₀ reaches an average of 450µg/m³ over a 15-minute period.

Water needed for dust suppression will be sourced from drainage sumps onsite, in addition to 100,000L rainwater tanks. Dust monitors will be installed on the boundaries of the Site (refer to **Section 4.1** for conditions), referring to the NEPM air quality standards for assessment criteria. Reports will be generated in regard to the exceedance criteria for PM₁₀ and PM_{2.5}.

5.3 Relevant Stakeholders

Stakeholders are all parties who have an interest in the project. It is a requirement of formerly Department of Environment Regulation (DER), currently Department of Water and Environment Regulation (DWER), for proponents to carry out community engagement for sites that pose a risk to human health, the environment, environmental values, or potentially impact sensitive off-site receptors (DER, 2014). The relevant stakeholders of this project include:

- Sensitive receptors within 500m of the project area;
- Residents of the Yangebup area;
- Indirectly affected members of the public;
- City of Cockburn; and
- Government Departments (e.g. DWER, DoH).

5.4 Roles and Responsibilities

The roles and responsibilities associated with the implementation of dust management controls have been outlined within the **Table 4** in **Section 5.1**.

5.5 Complaints Management

Information regarding any complaints of nuisance dust events from community members or employees and contractors must be documented and passed onto the site manager for review and action as soon as possible. A record of complaints will be kept within a register in the site office. Refer to Dust Incident database in **Appendix C**.



6 Conclusion

It is the opinion of SERS, in consultation with BLR, that the implementation of control measures outlined in this document, will successfully mitigate dust generation on-site. The Dust Management Plan is subject to ongoing review, and it is the aim of BLR to achieve continuous improvement in this area of operation. Implementation of the controls discussed in this report shall reduce the risk of dust onsite.





7 References

- Bureau of Meteorology (2019) Wind speed and direction rose – Summer 9am ACT Canberra
- Bureau of Meteorology (2019) Wind speed and direction rose – Summer 3pm ACT Canberra
- Bureau of Meteorology (2019) Wind speed and direction rose – Winter 9am ACT Canberra
- Bureau of Meteorology (2019) Wind speed and direction rose – Winter 3pm ACT Canberra
- Bureau of Meteorology (2018) Climate Statistics for Australian Locations – Monthly Climate Statistics Jandakot Airport ACT Canberra Accessed from
- CSIRO (2017) CSIRO Land and Water, Australian Soil Resource Information System (ASRIS), Commonwealth Government, Canberra Australian Capital Territory. Retrieved from: <http://www.asris.csiro.au/mapping/viewer.htm> on 15/01/2019.
- Department of Environment and Conservation (2011) Guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities Government of Western Australia.
- Department of Environment Regulation (2014) Contaminated sites guidelines: Assessment and management of contaminated sites Community Engagement Government of Western Australia 83-86.
- Department of Environment Regulation (2017) Guidance Statement: Risk Assessments Part V Division 3 Environmental Protection Act 1986 Government of Western Australia Accessed from https://www.der.wa.gov.au/images/documents/our-work/licences-and-works-approvals/GS_Risk_Assessments.pdf on 05/12/2017
- Department of Mines, Industry Regulation and Safety (2017) Interactive Geological Map Government of Western Australia Accessed from <https://geoview.dmp.wa.gov.au/GeoViews/?Viewer=GeoVIEW> on 15/01/2019
- DPIRD (2017) Department of Primary Industries and Regional Development, (Agriculture and Food Division), Perth Western Australia. Retrieved from <https://maps.agric.wa.gov.au/nrm-info/> on 15/01/2019
- Environmental Protection Agency (2016) Particulate Matter (PM) Pollution – Health and Environmental Effects of Particulate Matter (PM) United States EPA Accessed from <https://www.epa.gov/pm-pollution/health-and-environmental-effects-particulate-matter-pm> on 15/01/2019
- Environmental Protection Authority (2016) Environmental Factor Guideline: Air Quality, EPA, Western Australia Accessed from http://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/Guideline-Air-Quality-131216_2.pdf on 17/01/2019
- Farmer, A M (1993) The Effects of Dust on Vegetation – a Review. Environmental Pollution 79:1 63-75 Accessed from <http://www.sciencedirect.com/science/article/pii/026974919390179R> on 17/01/2019
- National Environmental Protection Council (2016) National Environment Protection (Ambient Air Quality) Measure, ACT Canberra.



Figure 2 – Site Location



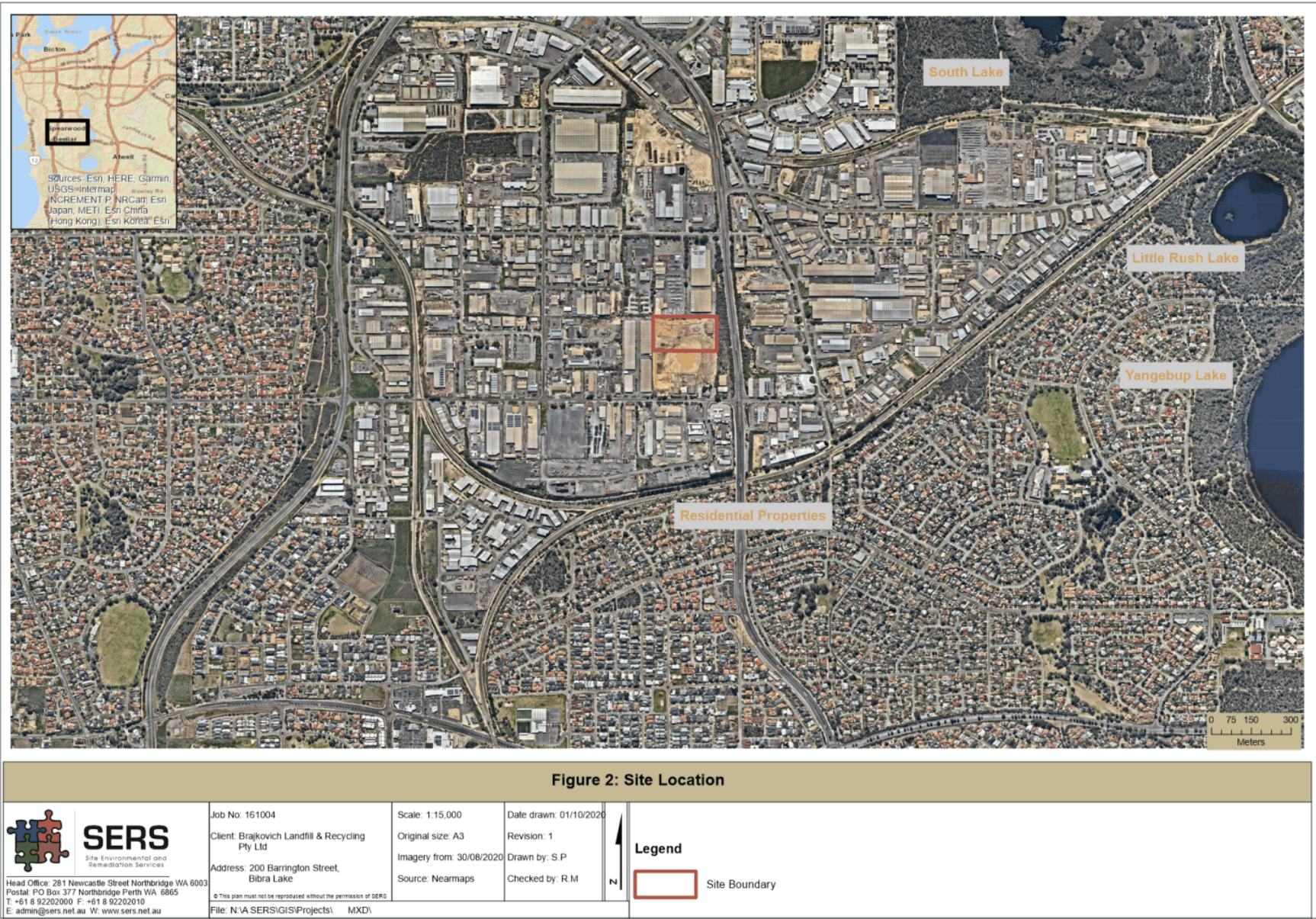




Figure 3 – Surrounding Land Uses



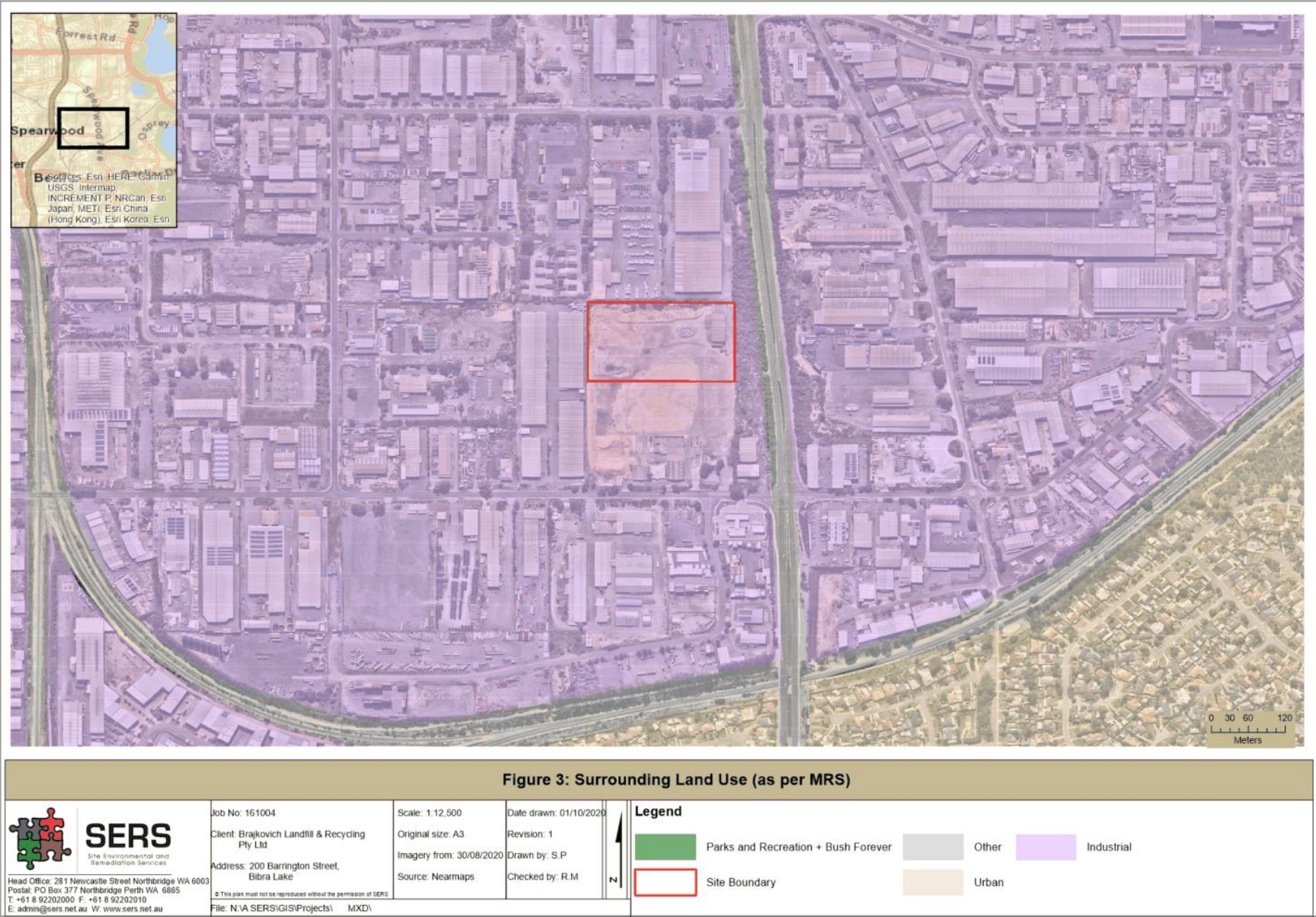




Figure 4 – Site Layout



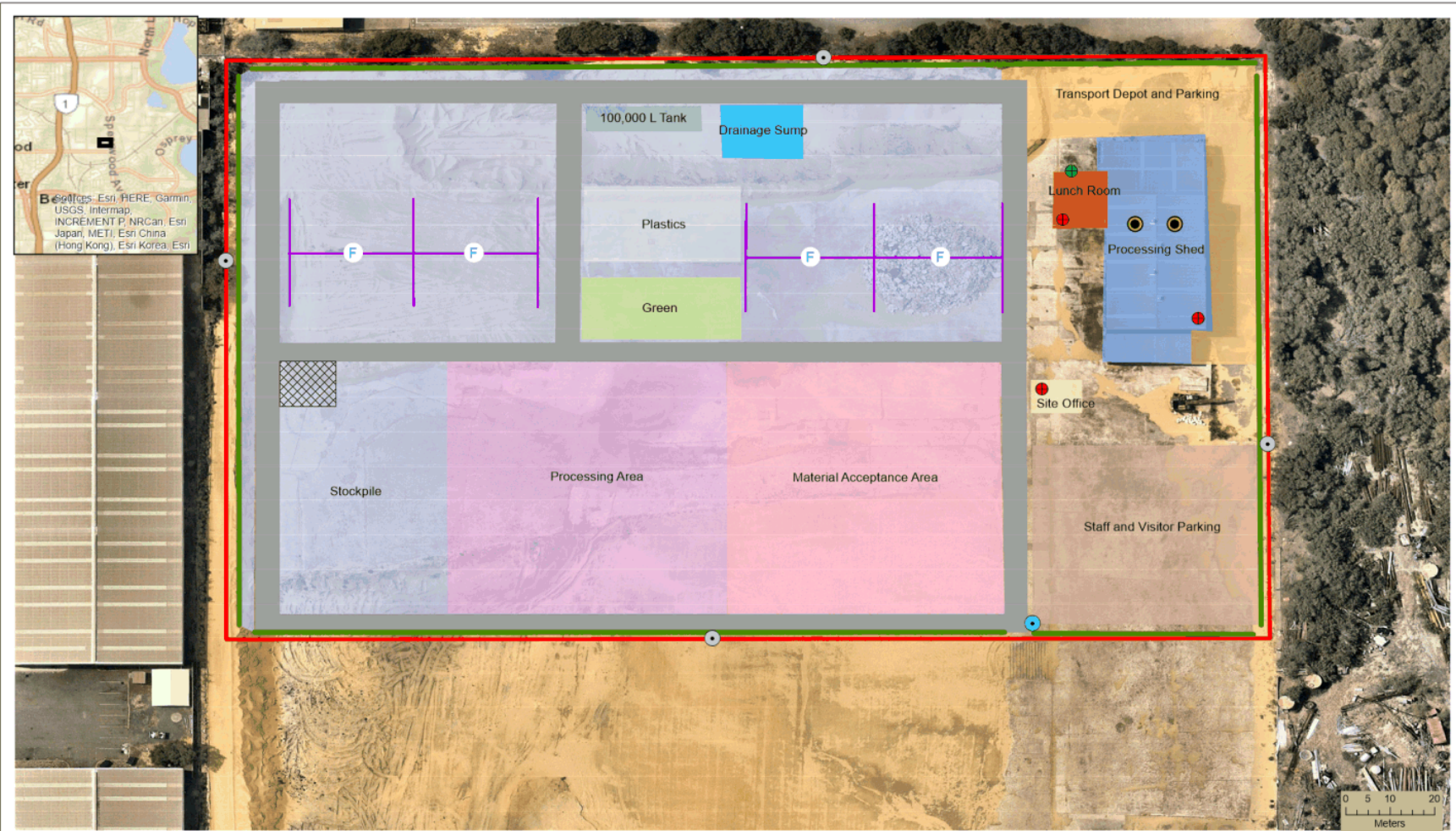



























Figure 4: Site Layout (Proposed)

 SERS Site Environmental and Remediation Services		Job No: 161856 Client: Brakovich Landfill & Recycling Pty Ltd Address: 200 Barrington Street, Bibra Lake	Scale: 1:1,000 Original size: A3 Imagery from: 03/01/2021 Source: Neamaps	Date drawn: 10/02/2021 Revision: 2 Drawn by: S.P Checked by: B.D	Legend <div><div> Crusher</div><div> Sprinkler (Sea Containers)</div><div> Dust Monitor</div><div> Wheel Wash</div><div> Effluent disposal system</div><div> Fire-fighting equipment</div><div> Sea Container</div><div> Bund (4m)</div><div> Shed</div><div> Site Boundary</div><div> 100,000L rainwater tanks</div><div> Quarantine Area</div><div> Plastics</div><div> Drainage Sumps</div><div> Green Waste</div><div> Internal Road</div><div> Lunch Room and Amenities</div><div> Staff and Visitor Parking</div><div> Site Office</div><div> Processing Shed and Workshop</div><div> Transport Depot</div><div> Stockpiling Area</div><div> Processing Area</div><div> Material Acceptance Area</div></div>
--	--	--	--	---	--



APPENDIX A - Risk Matrix





Consequence					
Likelihood	Slight 1	Minor 2	Moderate 3	Major 4	Severe 5
Almost Certain A	Medium	High	High	Extreme	Extreme
Likely B	Medium	Medium	High	High	Extreme
Possible C	Low	Medium	Medium	High	Extreme
Unlikely D	Low	Medium	Medium	Medium	High
Rare E	Low	Low	Medium	Medium	High

(Source: DER, 2017)

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 Brajkovich Landfill & Recycling Pty Ltd
 200 Barrington Street, Bibra Lake



Risk Treatment Table

Rating of Risk Event	Acceptability	Treatment
Extreme	Risks unacceptable	Risks associated are impossible to manage
High	Acceptable if control methods are outlined and implemented to remediate risks	Multiple regulatory control methods are outlined and implemented to decrease associated emissions, outcome and management based conditions will be considered.
Medium	Acceptable if control methods are outlined and implemented to remediate risks, risks of this category are generally tolerable subject under general controls	Regulatory controls outlined and implemented but risk is generally tolerable, outcome based controls are required for treatment
Low	Acceptable	No treatment needed, risk is acceptable





APPENDIX B – Wind Roses for Summer and Winter

Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 05 Apr 2016)

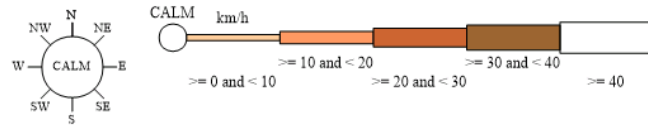
Custom times selected, refer to attached note for details

PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15.m

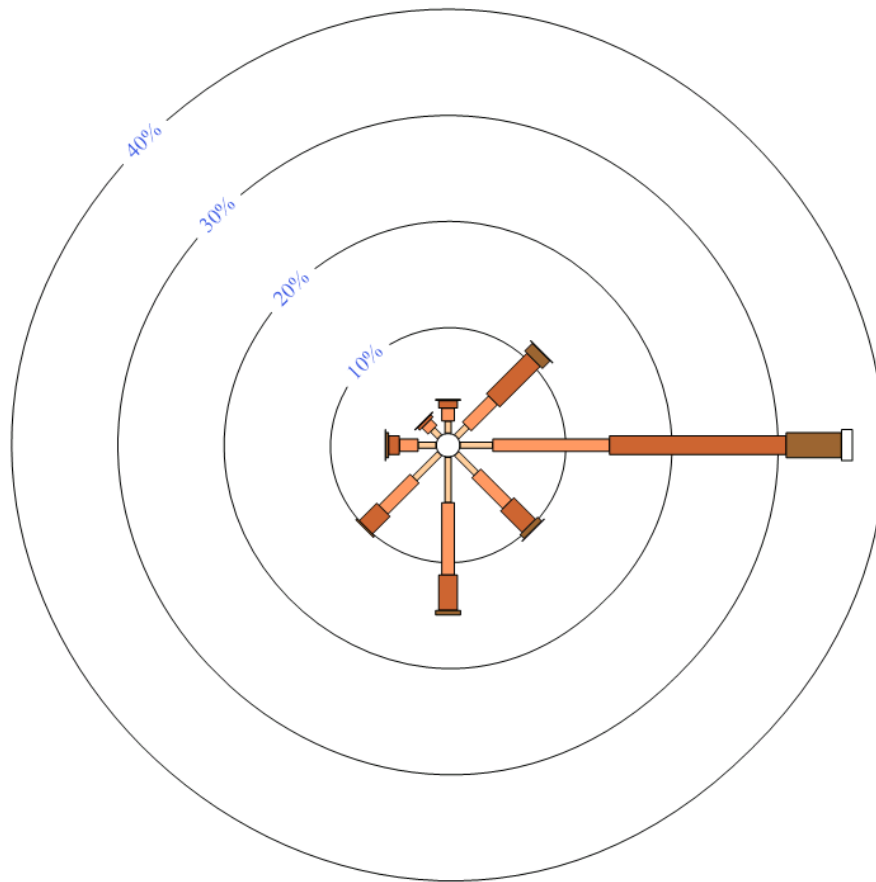
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Summer
6495 Total Observations

Calm 6%



Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 05 Apr 2016)

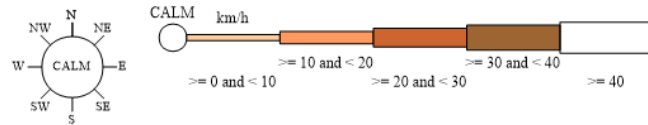
Custom times selected, refer to attached note for details

PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15.m

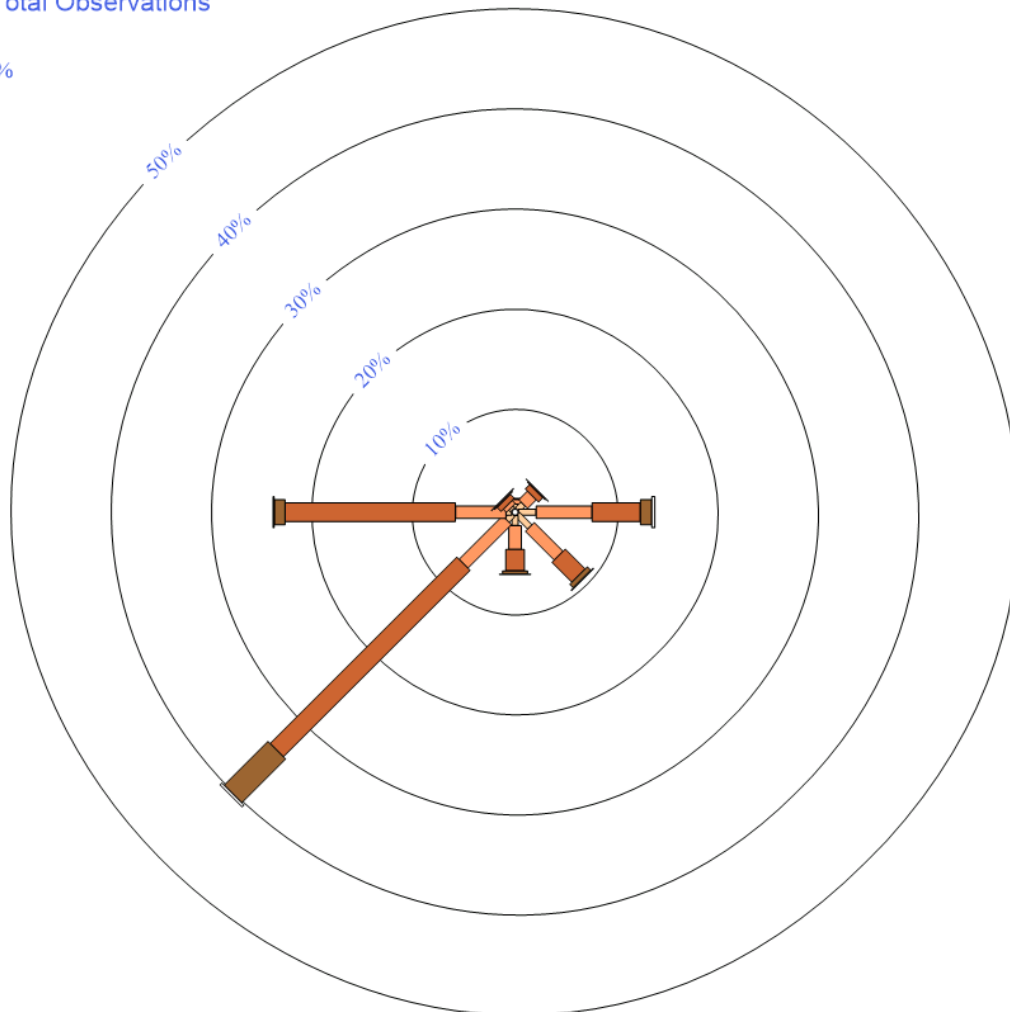
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Summer
6488 Total Observations

Calm 2%



Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 05 Apr 2016)

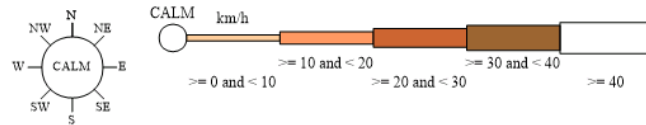
Custom times selected, refer to attached note for details

PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15.m

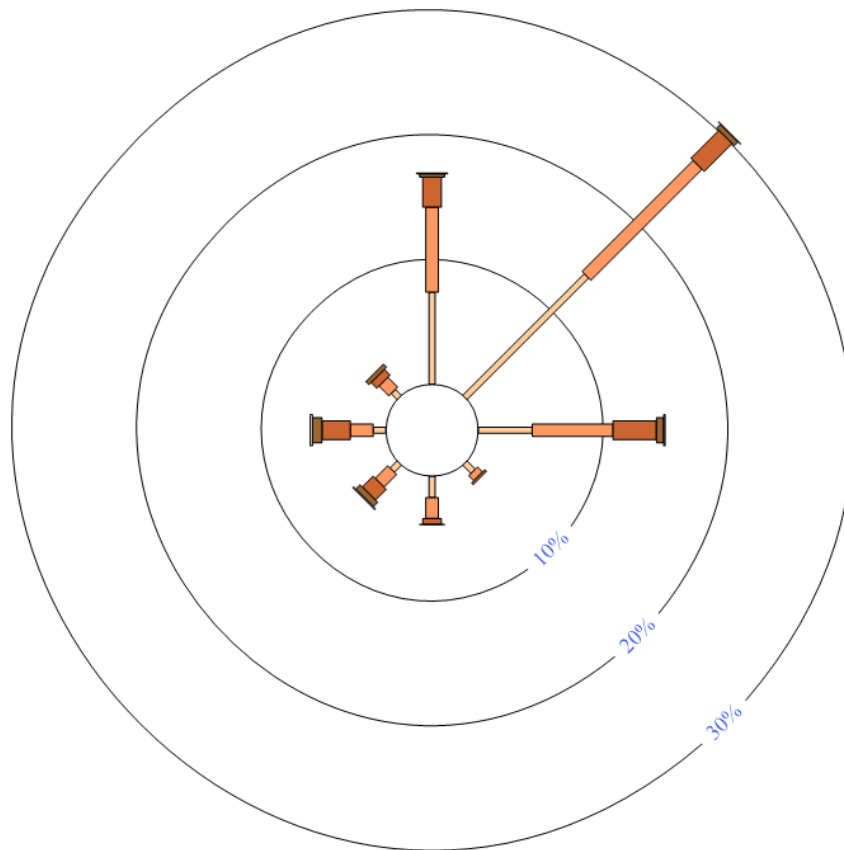
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Winter
6622 Total Observations

Calm 19%



Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 05 Apr 2016)

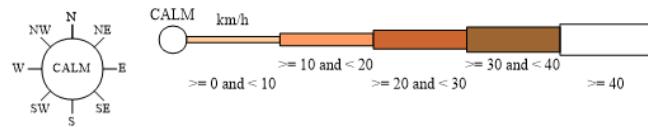
Custom times selected, refer to attached note for details

PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15.m

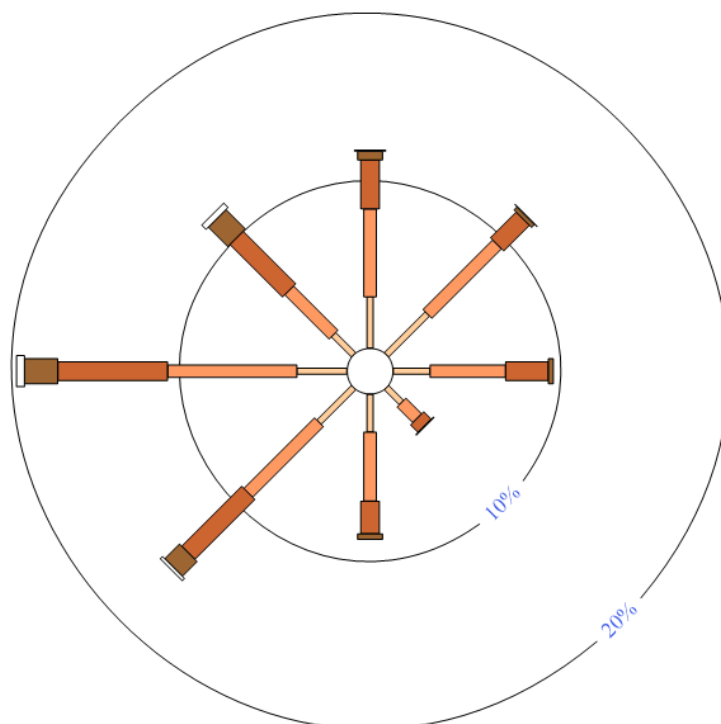
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Winter
6624 Total Observations

Calm 7%





APPENDIX C – Dust Incident Register





Incident Date	Reported By (Name & Contact Details)	Duration of Incident	Description of Incident	Location of Incident	Management Controls Employed	Date Completed
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					



APPENDIX D – City of Cockburn Application for Approval of a Dust Management Plan





CITY OF COCKBURN (LOCAL GOVERNMENT ACT) LOCAL LAWS 2000

APPLICATION FOR APPROVAL OF A DUST MANAGEMENT PLAN

The Dust Management Plan lodged in support of this application should be prepared in accordance with the City's "Guidelines for the Preparation of a Dust Management Plan for Development Sites within the City of Cockburn" and are to be lodged with the City's Health Services a minimum of 3 weeks prior to the proposed work. Assessment of applications failing to meet these requirements may be delayed or refused.

Any company commencing development earthworks including the clearing of land without an approved Dust Management Plan may be liable to a penalty of up to \$25,000.

Applicant's Details:	
Applicant's Name: ADRIAN BRATKOVICH	Ph: 08 9 227 8222
Contractor's Name:	ABN (if applic.):
Contact: ASHLEIGH CAVANAGH	Mob: (08) 9 220 2000
Mail Address: 281 NEWCASTLE STREET, NORTHBRIDGE	Post Code: 6003
Email: ADRIANB@BDEMO.COM.AU	
Developer's Name:	Contact:
E-mail:	Mob.:
Engineer's Name:	Contact:
E-mail:	Mob.:

Site Details:						
Proposed Development & Location: TRANSPORT DEPOT, WASTE STORAGE FACILITY AND RECYCLING FACILITY						
Proposed Works: (Mark ✓ or X)	<table border="1"> <tr> <th colspan="2">Bulk earthworks</th> <th rowspan="2">Civil Works <input checked="" type="checkbox"/></th> </tr> <tr> <td>Clearing vegetation <input type="checkbox"/></td> <td>Cut & Fill <input type="checkbox"/></td> </tr> </table>	Bulk earthworks		Civil Works <input checked="" type="checkbox"/>	Clearing vegetation <input type="checkbox"/>	Cut & Fill <input type="checkbox"/>
Bulk earthworks		Civil Works <input checked="" type="checkbox"/>				
Clearing vegetation <input type="checkbox"/>	Cut & Fill <input type="checkbox"/>					
Site Classification: 2 (see over for assessment chart)						
Proposed Works period: ONGOING						
<p>** APPLICANT TO NOTE – BULK EARTHWORKS MORATORIUM POLICY**</p> <p>Under the City of Cockburn Policy SPD7, entitled "Prevention of Sand Drift for Subdivision and Development Sites", bulk earthworks are <u>prohibited</u> on Class 3 or 4 development sites between 1 OCTOBER and 31 MARCH annually.</p> <p>The effect of this policy is that approvals for bulk earthworks, such as clearing vegetation and/or cut & fill, during this period are limited to works proposed for non-exposed, small sites which are less than 2ha in area and are a minimum of 500m from sensitive land uses.</p>						

SITE CLASSIFICATION ASSESSMENT CHART¹**Part A. Nature of site**

Item	Score Options				Allocated score
Nuisance potential of soil, when disturbed			Medium 4	High 6	4
Topography and protection provided by undisturbed vegetation	Sheltered and screened ... 1	Medium screening 6	Little screening 12	Exposed and wind prone 18	12
Area of site disturbed by the works	Less than 1ha 1	Between 1 and 5ha 3	Between 5 and 10ha 6	More than 10ha 9	3
Type of work being done	Roads or shallow trenches 1	Roads, drains and medium depth sewers.. 3	Roads, drains, sewers and partial earthworks 6	Bulk earthworks and deep trenches 9	N/A
TOTAL SCORE FOR PART A					19

Part B. Proximity to other land uses

Item	Score Options				Allocated score
Distance of other land uses from site	More than 1km 1	Between 1km and 500m 6	Between 100m and 500m 12	Less than 100m 18	12
Effect of prevailing winds (at time of construction) on other land uses	Not affected .. 1	Isolated land uses affected by one wind direction .. 6	Dense land uses affected by one wind direction .. 9	Dense land uses highly affected by prevailing winds 12	9
TOTAL SCORE FOR PART B					21

<p>The Site Class is determined by multiplying the two scores above:</p> <ul style="list-style-type: none"> Below 199 = Class 1 Site 200 to 399 = Class 2 Site 400 to 799 = Class 3 Site Over 800 = Class 4 Site 	<p>SITE CLASSIFICATION SCORE</p> <p>(A X B) = 399</p> <p>class 2 site</p>
--	--

1. "Land development sites and impacts on air quality – A guideline for the prevention of dust and smoke pollution from development sites in Western Australia", Appendix 1 - Department of Environmental Protection (WA), Nov 1996.

I have attached the following in support of this application:

- A Dust Management Plan – including a scaled site plan, a site works schedule and a copy of the written notice of works and site contact details to be distributed to affected residents.
- The application fee of \$182.00 (2018-19 financial year)

Signature: 

Date: 12/09/2019

WEBSITE REFERENCE:
www.cockburn.wa.gov.au/Council_Services/Health_Services/Pollution

Contact City Health Services

9 Coleville Crescent, Spearwood
 PO Box 1215 BIBRA LAKE DC WA 6965
 Ph: (08) 9411 3589 Fax: (08) 9411 3333
 E-mail: health@cockburn.wa.gov.au

PLEASE NOTE THAT SUBMITTING THIS APPLICATION DOES NOT AUTOMATICALLY RESULT IN AN APPROVAL



End of Report

Disclaimer

This report is prepared for a particular client objective and is formulated on this basis only. All limitations and conditions in the writing of this report are clearly agreed to by the client and SERS prior to its formulation and may not be suitable or applicable for any other use other than that of the original intended objective. No other parties other than the client and SERS should use this information without firstly conferring with SERS.

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Revised Dust Management Plan
Brajovich Landfill & Recycling Pty Ltd
200 Barrington Street, Bibra Lake

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Appendix I – Noise Assessment





BRAJKOVICH DEMOLITION & SALVAGE (WA) PTY LTD

SOLID WASTE DEPOT

**200 BARRINGTON STREET
BIBRA LAKE**

**LICENCE & WORKS APPROVAL APPLICATION
NOISE ASSESSMENT**

DECEMBER 2020

OUR REFERENCE: 25220-6-19323

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as:
HERRING STORER ACOUSTICS
P.O. Box 219, Como, W.A. 6952
(08) 9367 6200
hsa@hsacoustics.com.au



Herring Storer Acoustics

DOCUMENT CONTROL PAGE

NOISE ASSESSMENT
 200 BARRINGTON STREET,
 BIBRA LAKE

Job No: 19323

Document Reference: 25220-5-19323

FOR

BRAJKOVICH DEMOLITION & SALVAGE (WA) PTY LTD

DOCUMENT INFORMATION				
Author:	Paul Daly	Checked By:	Tim Reynolds	
Date of Issue:	19 December 2019			
REVISION HISTORY				
Revision	Description	Date	Author	Checked
1	Revised assessment to include crushing	06/10/2020	PLD	TR
2	Clarification of doors closed in crushing shed	26/11/2020	PLD	
3	Consideration of adjoining Lots	02/12/2020	PLD	
4	Inclusion of boundary bunding	8/12/2020	PLD	
5	Updated Plan	17/02/2021	PLD	
DOCUMENT DISTRIBUTION				
Copy No.	Version No.	Destination	Hard Copy	Electronic Copy
1	1	SERS – Ashleigh Cavanagh Email: planning@sers.net.au		✓
1	2	SERS – Sarah Poulton Email: planning@sers.net.au		✓
1	3	SERS – Sarah Poulton Email: planning@sers.net.au		✓
1	4	SERS – Sarah Poulton Email: planning@sers.net.au		✓
1	5	SERS – Sarah Poulton Email: planning@sers.net.au		✓
1	6	SERS – Sarah Poulton Email: planning@sers.net.au		✓



Herring Storer Acoustics

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1.	INTRODUCTION	1
2.	SUMMARY	1
3.	CRITERIA	2
4.	CALCULATED NOISE LEVELS	4
5.	RESULTS	6
6.	ASSESSMENT	6
7.	CONCLUSION	7

APPENDICIES

A	Figure A1 – Site Layout Figure A2 – Neighbouring Premises
B	Noise Contour Plot
C	Noise Barrier Location Plan

1. INTRODUCTION

Herring Storer Acoustics was commissioned by SERS on behalf of Brajkovich Demolition & Salvage (WA) Pty Ltd to undertake an acoustical assessment of noise emissions from a proposed site located at 200 Barrington Street, Bibra Lake.

The proposed site will be utilised as a solid waste depot. It is understood that material will be transported to the site, sorted and processed with a screen then stockpiled for transport at a later time. The proposed equipment required to operate the site will be as follows:

- 2 x Crushers
- 2 x Excavators
- 1 x Screen
- 1 x Loader

The closest highly noise sensitive receivers are approximately 570m south of the site, located within Yangebup.

Operational hours for the site are to be Monday to Saturday 0700 to 1800 hours.

Zoning for the land use at the proposed site and surrounding area is industrial.

As part of the study, the following was carried out:

- Determination of noise levels associated with operations at the proposed site in Bibra Lake.
- Assess the predicted noise levels at the nearest surrounding noise sensitive premises for compliance with the appropriate criteria.
- If exceedances are predicted, comment on possible noise amelioration options for compliance with the appropriate criteria.

For information, a locality plan is attached in Appendix A.

This assessment has been conducted to identify the acoustic impacts of the operations, with the report provided for support of the Works Approval and Licences.

2. SUMMARY

An assessment has been conducted on the proposed solid waste depot at 200 Barrington Street, Bibra Lake.

Assessed noise levels at the nearest highly noise sensitive premise has, in the worst case, been determined to be 35 dB(A) for day time operations (ie 07:00 to 19:00). This can be compared to the applicable assigned noise level criteria of 51 dB(A). We note that due to the ambient noise levels and the distance to the noise sensitive premises, it is unlikely the noise levels received from the operations would contain annoying characteristics such as tonality, hence the above does not include any adjustment for penalties. It is also noted that this is a conservative assessment as it includes all noise sources operating at the same time.



Assessed noise levels at the neighbouring industrial premises, in the worst case, without barriers, has been determined at less than 60 dB(A) for all operations occurring at the same time. This can be compared to the applicable assigned noise level criteria of 65 dB(A) at all times. Due to the distance of the boundary industrial premises, it is likely the noise levels received from the operations would contain annoying characteristics such as tonality, hence the above includes a +5 dB(A) penalty.

It is noted that there is 4m bunding included on the infrastructure of the site at all boundary locations. Given the inclusion of this bunding, the operations have the ability to comply with the assigned noise level at all locations, including the vacant lots to the east of the proposal.

Given these operating parameters, noise levels received at all neighbouring premises would comply with the *Environmental Protection (Noise) Regulations 1997* for the operating times as outlined in this assessment.

3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. For noise sensitive premises, Regulations 7 & 8 stipulate maximum allowable external noise levels determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For industrial premises, the allowable noise levels are fixed. The baseline assigned noise levels are listed in Table 3.1.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Industrial	All hours	65	80	90

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and L_{Amax Slow} is more than 15 dB when determined for a single representative event;

“modulation” means a variation in the emission of noise that –

- (a) is more than 3dB L_{A Fast} or is more than 3 dB L_{A Fast} in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and

(c) is regular, cyclic and audible;

“tonality”

means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\text{slow}}$ levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

The nearest potential noise sensitive premises to the proposed development have been identified using the area map in Figure A2 in Appendix A.

The influencing factor for the nearest residential premises, located to the south of the proposed operations, has been assessed as 6 dB based on the amount of industrial land contained in the inner and outer circle. Therefore, the assigned noise levels for the nearest noise sensitive premises are contained in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises Yangebup	0700 - 1900 hours Monday to Saturday	51	61	71
	0900 - 1900 hours Sunday and Public Holidays	46	56	71
	1900 - 2200 hours all days	46	56	61
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	41	51	61
Industrial boundary	All times	65	80	90

Note: L_{A10} is the noise level exceeded for 10% of the time.
 L_{A1} is the noise level exceeded for 1% of the time.
 L_{Amax} is the maximum noise level.

4. CALCULATED NOISE LEVELS

Noise immissions at the nearest neighbouring premises, due to noise associated with the proposed facility, were modelled with the computer programme SoundPlan. Sound power levels used for the calculations are based on measured sound pressure levels of the same type of equipment for use on this site or if equipment is to be purchased, on manufacturer data.

Predictive noise modelling for the proposed site has been undertaken based on the site layout plan provided (Appendix A). Assumptions used in the noise model, were as listed in Table 4.1. Note, worst case noise propagation conditions have been assumed.

TABLE 4.1: NOISE MODELLING INPUTS

Equipment	Sound Power Level dB(A)	Sound Pressure Level
<i>McCloskey Screen - S130</i>	<i>108</i>	<i>83 dB(A) at 7m</i>
<i>McCloskey J50 Jaw Crusher</i>	<i>113</i>	<i>-</i>
<i>Komatsu 430-6 Wheel Loader</i>	<i>105</i>	<i>80 dB(A) at 7m</i>
<i>CAT 325CL Excavator</i>	<i>99</i>	<i>74 dB(A) at 7m</i>
<i>Semi Trailer Truck</i>	<i>98</i>	<i>-</i>

The crushing of material on site will be contained within the processing shed, as noted in Figure 4.1. The layout of the site would be as shown on Figure 4.2. Predictive noise modelling has allowed for the crushers to be located within the building, via the calculation of an "industrial building". The Transmission loss of the building (enclosure) has been based on the existing built form of the shed, with pictures shown in Figure 4.1. It is noted that the predictive noise modelling for the industrial building assumes the doors of the shed are closed during internal crushing operations. The site layout with the various areas are shown in Figure 4.2.



FIGURE 4.1 – PROCESSING SHED HOUSING CRUSHERS

Based on noise emissions from the above equipment, a worst-case operating scenario has been developed. These scenarios represent periods of worst-case noise emissions for the operations and includes all noise sources operating at the same time.

Note: We understand that any reversing alarms will be of the broadband type. Hence, from our understanding are exempt from needing to comply with the Regulations, however they would not influence the overall noise levels.

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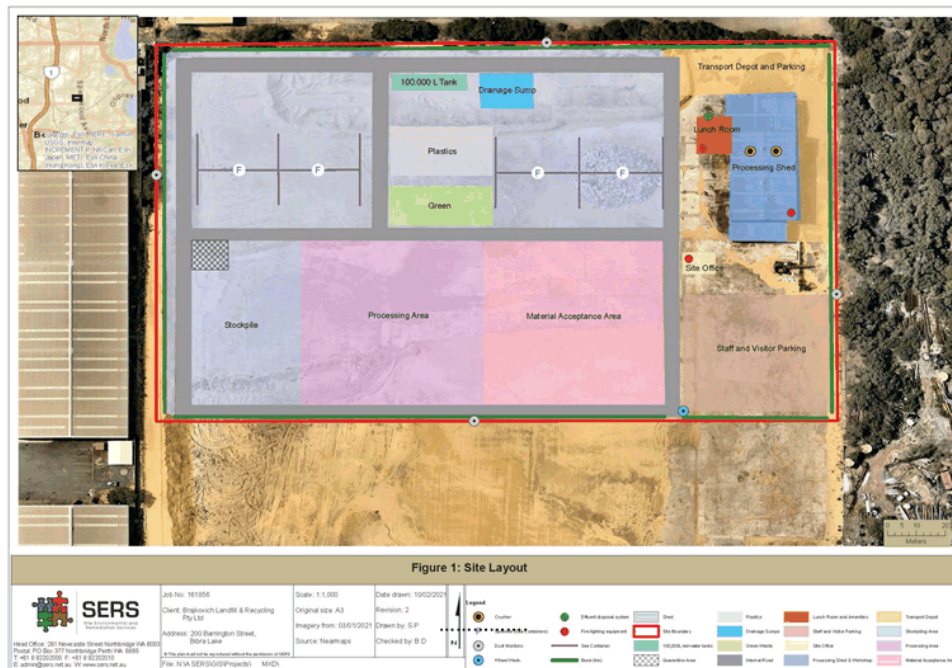


FIGURE 4.2 – SITE PLAN

Weather conditions for modelling were as stipulated in the Environmental Protection Authority's *"Draft Guidance for Assessment of Environmental Factors No. 8 - Environmental Noise"* and for the day period are as listed in Table 4.2.

TABLE 4.2 – WEATHER CONDITIONS

Condition	Day
Temperature	20°C
Relative humidity	50%
Pasquill Stability Class	E
Wind speed	4 m/s*

* From sources, towards receivers.

5. RESULTS

Calculated noise levels associated with the noise emissions from the facility, are summarised below in Table 5.1. The calculated noise contour plots are contained in Appendix C. The receiver locations are shown on the area plan attached in Appendix A.

TABLE 5.1 – CALCULATED NOISE LEVELS AT NEAREST NEIGHBOURS

Description	Location	Calculated Noise Level, dB(A)
Solid Waste Depot	A – Highly Sensitive	35
	Industrial Premise East	49
	Industrial Premise North	52
	Industrial Premise South	47
	Industrial Premise West	56
	Additional Vacant Lot (East)	60

6. ASSESSMENT

The applicable adjustments to the calculated noise levels, in accordance with the *Environmental Protection (Noise) Regulations 1997*, are listed in Table 6.1. Given the location and the distance to the nearest residence, it is considered that noise emissions would not contain a tonal characteristic as the traffic noise influence from other noise sources would mask tonality at the time of day associated with the proposed operation hours of the facility. However, at the boundary to the neighbouring industrial premises, noise could be considered as tonal, thus the +5 dB(A) penalty for a tonal component has been applied.

TABLE 6.1 – APPLICABLE ADJUSTMENTS AND ASSESSABLE LEVEL OF NOISE EMISSIONS, dB(A)

Receiver	Calculated Noise Level, dB(A)	Applicable Adjustments To Measured Noise Levels, dB(A)			Assessable Noise Level, dB(A)
		Where Noise Emission Is Not Music			
		Tonality	Modulation	Impulsiveness	
A – Highly Sensitive	35	-	-	-	35
Industrial Premise East	49	+5	-	-	54
Industrial Premise North	52	+5	-	-	57
Industrial Premise South	47	+5	-	-	52
Industrial Premise West	56	+5	-	-	61
Additional Vacant Lot (East)	60	+5	-	-	65

Hence, Table 6.2 summarises the applicable Assigned Noise Levels, and assessable noise level emissions.

TABLE 6.2 – ASSESSMENT OF NOISE LEVELS

Receiver	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L_{A10} Assigned Noise Level (dB)	Exceedance to Assigned Noise Level (dB)
A – Highly Sensitive	35	0700 - 1900 hours Monday to Saturday	51	Complies
Industrial Premise East	60	All Hours	65	Complies
Industrial Premise North	57			Complies
Industrial Premise South	52			Complies
Industrial Premise West	61			Complies
Additional Vacant Lot (East)	65			Complies

7. CONCLUSION

Assessment has been conducted on the proposed solid waste depot at 200 Barrington Street, Bibra Lake.

Assessed noise levels at the nearest highly noise sensitive premise has, in the worst case, been determined as 35 dB(A) for day-time operations (ie 07:00 to 19:00). This can be compared to the applicable assigned noise level criteria of 51 dB(A). We note that due to the ambient noise levels and the distance to the noise sensitive premises, it is unlikely the noise levels received from the operations would contain annoying characteristics such as tonality, hence the above does not include any adjustment for penalties. It is also noted that this is a conservative assessment as it includes all noise sources operating at the same time.

Assessed noise levels at the neighbouring industrial premises, in the worst case, without barriers, has been determined at less than 60 dB(A) for all operations occurring at the same time. This can be compared to the applicable assigned noise level criteria of 65 dB(A) at all times. Due to the distance of the boundary industrial premises, it is likely the noise levels received from the operations would contain annoying characteristics such as tonality, hence the above includes a +5 dB(A) penalty.

It is noted that there is 4m bunding included on the infrastructure of the site at all boundary locations. Given the inclusion of this bunding, the operations have the ability to comply with the assigned noise level at all locations, including the vacant lots to the east of the proposal.

Given these operating parameters, noise levels received at all neighbouring premises would comply with the *Environmental Protection (Noise) Regulations 1997* for the operating times as outlined in this assessment.



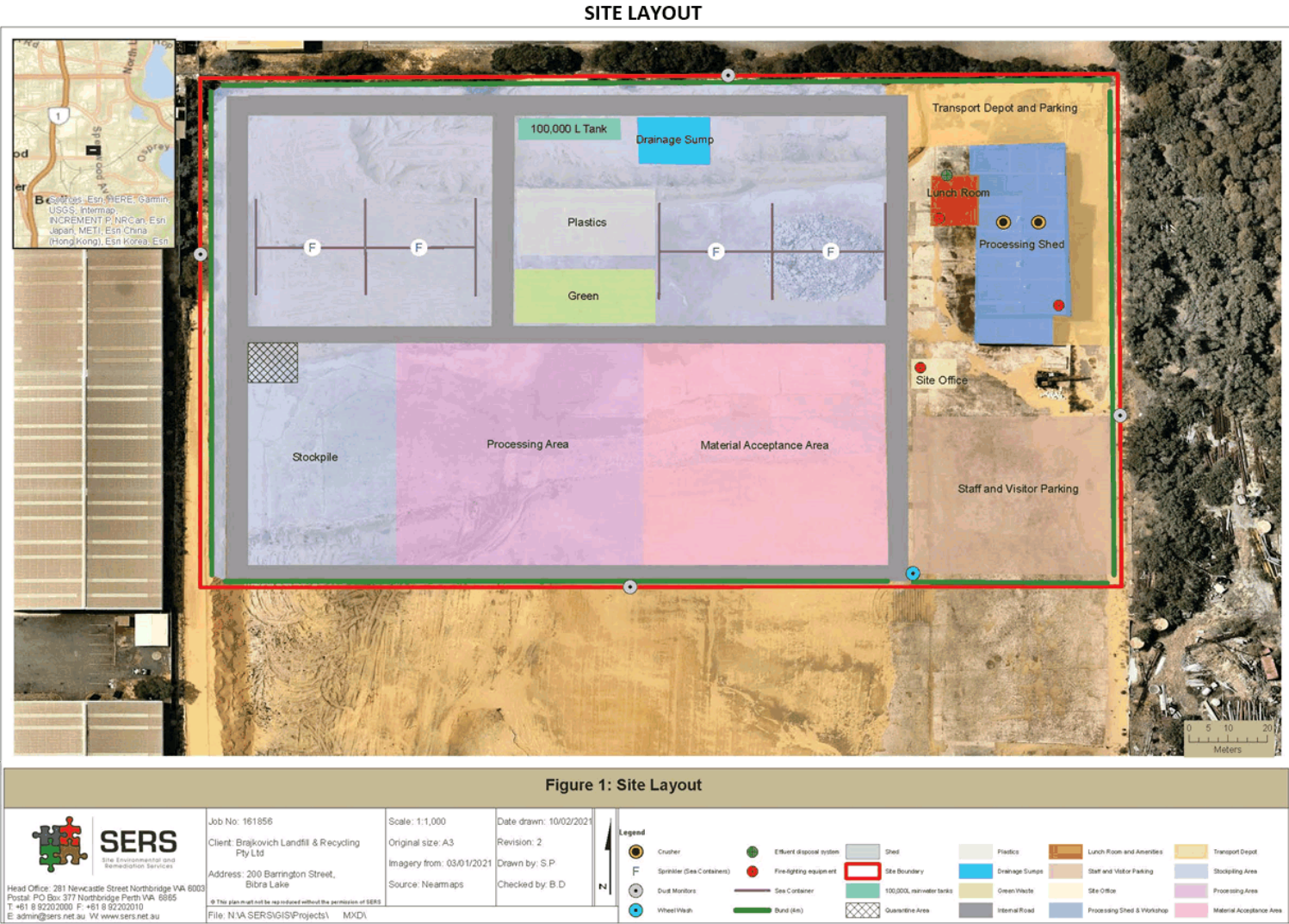
APPENDIX A

FIGURE A1 – SITE LAYOUT
FIGURE A2 – NEIGHBOURING PREMISES



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Appendix A



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Appendix A



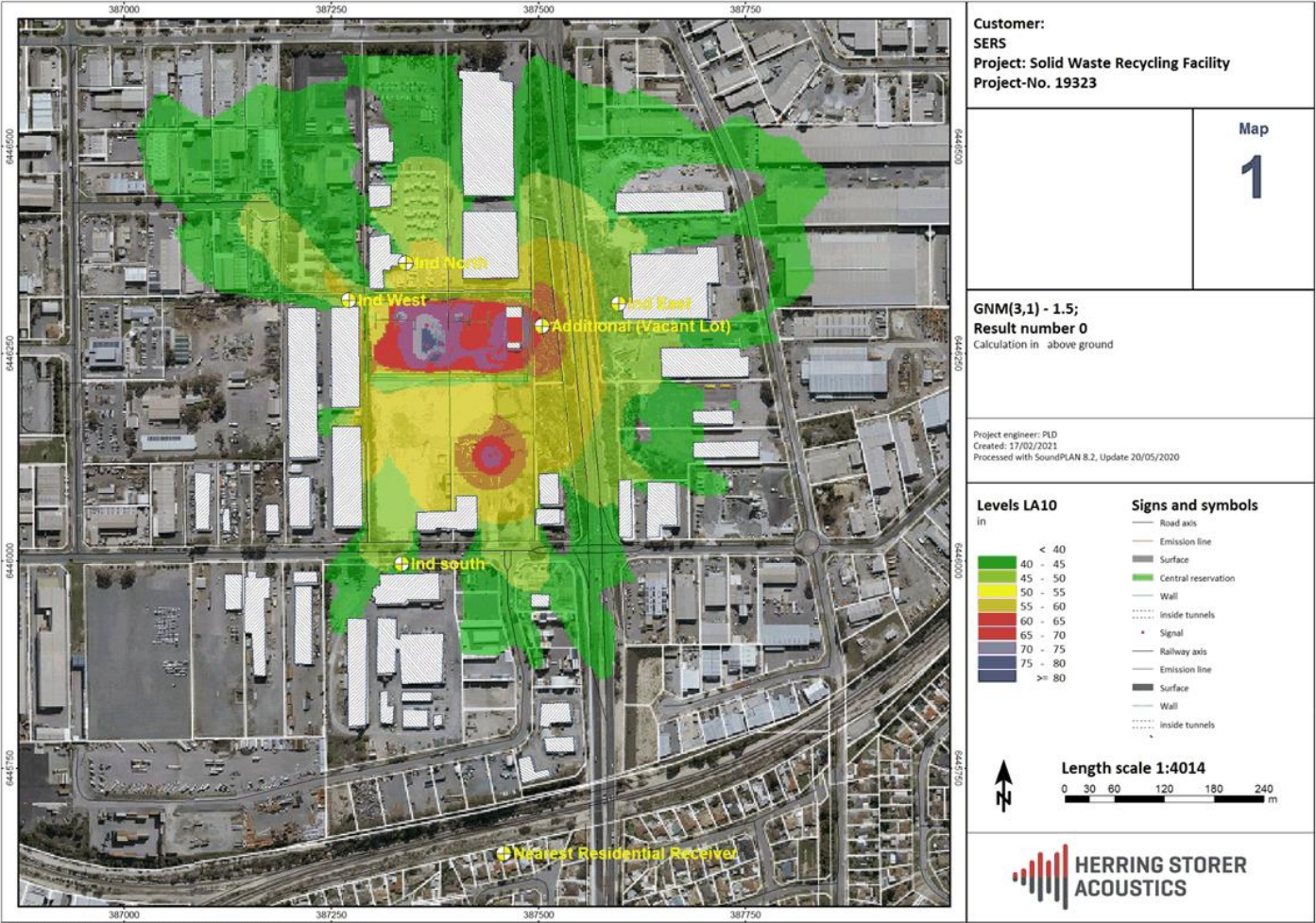
APPENDIX B

NOISE CONTOUR PLOT



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Appendix B





END OF REPORT

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200 Barrington Street, Bibra Lake
Brajkovich Landfill & Recycling

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**SERS**Site Environmental and
Remediation Services

Revised Dust Management Plan

Recycling Facility, Transport Depot and Salvage Yard

Proposed Crushing Facility

200 Barrington Street, Bibra Lake



On Behalf Of:

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Revised Dust Management Plan
 200 Barrington Street, Bibra Lake
 Brajkovich Landfill & Recycling Pty Ltd

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**ABBREVIATIONS:**

ABS	Australian Bureau of Statistics
BOM	Bureau of Meteorology
BLR	Brajkovich Landfill & Recycling
CoC	City of Cockburn
SERS	Site Environmental Remediation Services Pty Ltd
DA	Development Application
DWER	Department of Water and Environmental Regulation
EPA	Environmental protection Authority
LGA	Local Government Authority
DER	Department of Environmental Regulation
DMP	Dust Management Plan
DMIRS	Department of Mines, Industry Regulation and Safety
EPA	Environmental Protection Authority
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection (Ambient Air Quality) Measure
PM	Particulate Matter
SIMS	Sims Metal Management Pty Ltd
WARR Act	Waste Avoidance and Resource Recovery Act 2007





1 Introduction

1.1 Purpose

Site Environmental and Remediation Services (SERS) have been engaged by Brajkovich Landfill & Recycling (BLR) to develop a Dust Management Plan in support of a Development Application (DA) located at 200 Barrington Street, Bibra Lake (hereby known as 'the Site'). The Site is zoned for industrial land use and has been cleared of natural vegetation for over 30 years. The surrounds of the Site are zoned for industrial use, with the closest sensitive receptor (residential) residing 530m south of the Site.

BLR are a company part of the Brajkovich group, whom focus on resource recovery and recycling. It is proposed that in the acquisition of the sought planning approval, BLR will utilise the Site in further resource recovery and processing, in line with the objectives of the Waste Avoidance and Resource Recovery Act 2007 (WARR Act).

It is proposed that the Site be utilised as a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot. This document outlines the proposed works, risks associated, and the dust management controls to be implemented in conjunction with this project.

1.2 EPA Objective

The EPA's environmental objective for the factor Air Quality is: "To maintain air quality and minimise emissions so that environmental values are protected" (EPA, 2016).

1.3 Relevant Legislation, Policies and Guidelines

Relevant Legislation, guidelines and policies to the Dust Management Plan are as follows:

Legislation:

- National Environmental Protection (Ambient Air Quality) Measure 1994
- *Environmental Protection Act 1986*

Guideline:

- A Guideline for Managing the Impacts of Dust and Associated Contaminants from Land Development Sites, Contaminated Sites Remediation and Other Related Activities (DEC, 2011)
- Environmental Factor Guideline – Air Quality (2016)
-

It is a requirement of the City of Cockburn (CoC) that dust management plans are developed as per guidance listed in the following documents:

- Department of Environmental Guidelines for the Prevention of Dust and Smoke Pollution from Land Development Sites; and
- Prevention of Sand Drift from Subdivisions & Development Sites.



2 Site Background

2.1 Site History

The Site is located approximately 18.0 km south-west of the Perth CBD and is bounded by Industrial receptors to the north, east and west, and Barrington Street, a Distributor B road network, to the south. Vehicle access to the site is gained off Barrington Street (**Figure 2 – Site Layout**).

BLR have recently acquired the site with intention of repurposing the site from its previous use as a metal processing facility, to a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot. Approval is sought from the Local Government Authority (LGA), CoC.

Originally the Site consisted of remnant vegetation dating back to 1953. Clearing occurred in 1965, and a building was developed. The Site appeared to be utilised for agricultural purposes at this time. SIMS Metal Management Pty Ltd (SIMS) acquired Lot 39 in 1971, and Lot 40 in 1975.

The Site has been used for the storage and processing of scrap metals by SIMS from early 1975 until late 2017. The majority of the site was utilised in the storage of ferrous scrap metal, with approximately 50% of the Site sealed with concrete hardstand materials. Previous operations were inclusive of a shredder, maintenance shed, sump, wash down bay, non-ferrous processing area and amenities. Historically, the site has additionally operated in the storage and recycling of transformers.

BLR acquired the Site in February 2019, with the intention of conducting operations in line with the land use of a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot.

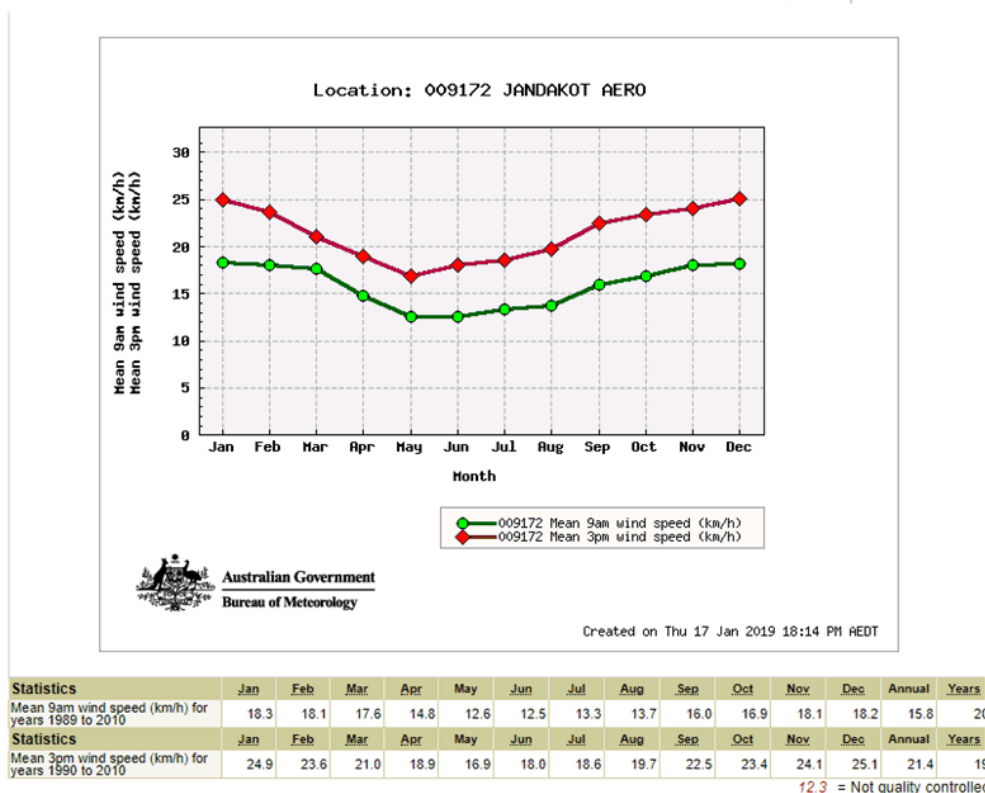
2.2 Climate

The distribution and frequency of dust emissions is dependent on climate and wind conditions of the area. Perth weather is described as a Mediterranean climate, experiencing cold, wet winters and hot, dry summers (ABS, 2012). Dust lift is known to be more prevalent in hot, dry conditions.

Jandakot Airport (site number: 009172) is the closest Bureau of Meteorology (BOM) weather station and sits approximately 5.6km to the south-east of the Site. Jandakot Airport has been recording data from 1972. Annual recorded rainfall ranges between 10.7mm and 174.0mm (BOM, 2019). The mean annual rainfall over the duration of the data collection (1972 to 2019) was 68.67mm (BOM, 2019).

The mean 9am wind speed annual is 15.8km/h, highest wind speeds are seen in the summer months from November – March (Refer to **Figure 1** below) (BOM, 2019). The mean 3pm wind speed is 21.4km/h, the highest wind speeds at 3pm are in the summer between November and February (BOM, 2019).





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FIGURE 1: MEAN 9AM AND 3PM WIND SPEED DATA FROM JANDAKOT AIRPORT (BoM, 2017)

The nearest BOM monitoring site with recorded wind rose data is Jandakot Airport (site number: 009172). Jandakot airport is approximately 5.6km to the south-east of the Site and experiences a similar prevailing wind regime to the project area. The wind data from the Jandakot airport demonstrates the differences in wind speed and direction during winter and summer. Summer and winter wind roses were compiled from BOM data recorded during the period 1989 to 2018. The data presents morning (9am) and afternoon (3pm) wind conditions (**Appendix B**).

Summer:

Summer mornings (9am) generally have strong winds (>10km/h but <30km/h) from an easterly direction (BOM, 2019). Winds from the south had an approximate wind speed >10km/h and <20km/h (BOM, 2019). Winds from the north, north-west and west occur less frequently and predominantly reach speeds between 0km/h and <20km/h (BOM, 2019). The percentage of calm conditions were recorded at 6% (BOM, 2019). Wind roses, as supplied by BOM, are displayed in **Appendix B**.

Summer afternoons (3pm) generally have strong winds (>20km/h and <40km/h) from the south-west (BoM, 2019). Winds from the west predominantly had a wind speed >20km/h and <40km/h (BoM, 2019).



Winds from the north, north east, north-west, south and south-east occur less frequently and mainly reach speeds between >10km/h and <30km/h (BoM, 2019). <20km/h (BOM, 2019). The percentage of calm conditions were recorded at 2% (BOM, 2019). Wind roses, as supplied by BoM, are shown in **Appendix B**.

Winter:

Winter mornings (9am) generally have moderate winds (>0km/h and <20km/h) from the north-east (BoM, 2019). Winds from the north and east have recorded approximate wind speeds predominantly between >10km/h and <30km/h (BoM, 2019). Winds from the south-east, south, south-west, west and north-west occur less frequently and reach speeds predominantly between >10km/h and <30km/h (BoM, 2019). <20km/h (BOM, 2019). The percentage of calm conditions were recorded at 19% (BOM, 2019). Wind roses, as supplied by BoM, are shown in **Appendix B**.

Winter afternoons (3pm) generally have moderate winds (>10km/h and <30km/h) from the west (BoM, 2019). Winds from the north, north-east, east, south, south-west and north-west had an approximate wind speed >10km/h and <30km/h (BoM, 2019). Winds from the south-east occur less frequently and had an approximate wind speed >10km/h and < 20km/h (BoM, 2019). <20km/h (BOM, 2019). The percentage of calm conditions were recorded at 7% (BOM, 2019). Wind roses, as supplied by BoM, are shown in **Appendix B**.

Summary of Wind Conditions

Winds are stronger during summer, having higher gust strengths in comparison to winter. Summer morning winds are received primarily from the east, while afternoon winds are received primarily from the south-west (BoM, 2019). Winter morning winds are received primarily from the north-east, while afternoon winds are the most variable in direction, but mainly from the west (BoM, 2019). Dust will have to be managed more strenuously in summer due to higher wind speeds and lower percentages of calm conditions (BoM, 2019).

2.3 Topography

The site slopes from the southern end of the property at 45.47m AHD to the northern end of the property which sits at 37.46m AHD. There are a series of depressions where hardstand has been removed across the property.

2.4 Sensitive Receptors

The surrounding land is primarily zoned as Industrial, with the exception of regional road reserve and residential zoned area to the south, primary regional road reserve to the west, and road reserve to the east. The nearest sensitive receptor is 530m to the south of the Site. Measurements have been taken conservatively from the closest boundary of the Site to the boundary of the receptor. It should be noted that operation areas will have additional buffer distances due to their location onsite and strategic positioning. **Table 1** below lists sensitive receptors closest to the Site boundary.

The EPA recommends a buffer distance of 200m between the use of a Site as a Transport Depot and sensitive receptors. The EPA recommends that waste depots infer a buffer distance of 200m from sensitive receptors. As such, it is considered that these works are compliant with the separation distances as recommended by the EPA.





TABLE 1: SENSITIVE RECEPTOR DISTANCES FROM SITE BOUNDARY

Receiver	Description	Location	Proximity to site boundary ¹
1	Residential	52 Torenia Way, Yangebup	530m
2	Residential	50 Torenia Way, Yangebup	530m
3	Residential	48 Torenia Way, Yangebup	530m
4	Residential	46 Torenia Way, Yangebup	530m
5	Residential	44 Torenia Way, Yangebup	530m
6	Residential	42 Torenia Way, Yangebup	530m
7	Residential	40A Torenia Way, Yangebup	530m
8	Residential	23 Larkspur Cross, Yangebup	530m

¹ Distances to sensitive receptors have been determined through measurement platforms on Nearmaps (2019).



3 Proposed Works and Potential Impacts

3.1 Sources of Dust

Dust is a term used to describe solid airborne particles generated and dispersed into the air through processes such as handling organic materials and stockpiling of materials and windblown dust (DEC, 2011). Airborne particles are classified by size defined below as Particulate Matter (PM), PM₁₀, PM_{2.5} and Total Suspended Particles (TSP).

- PM₁₀: Dust particles/particulate matter with an equivalent aerodynamic diameter of up to 10 µg/m³
- PM_{2.5}: Dust particles/particulate matter with an equivalent aerodynamic diameter of up to 2.5 µg/m³
- TSP: All particles suspended in the atmosphere including fine, respirable particles (PM₁₀ and PM_{2.5}) and larger size particles settling out of the air causing nuisance impacts, usually measured as having an aerodynamic diameter of 50 µg/m³

(Source: EPA, 2008)

Dust and PM is a sub-factor pollutant to air quality and requires monitoring and management (EPA 2008). There are many anthropogenic sources of dust. The sources of dust in relation to the screening, sorting and stockpiling of materials are listed but not limited to;

- Bulk materials handling; and
- Storage, transport and stockpiling of soil or other materials onsite.

(Source: DEC, 2011)

3.2 Potential Impacts of Dust

Dust has the potential to impact local amenity and cause nuisance to surrounding land users. Nuisance dust has a larger particle size causing it to settle out of the air (EPA 2008). Generally, nuisance dust has an aerodynamic diameter is >50µm (EPA 2008). It is possible that dust can impact visual amenity of effected locations through suspension in the air influencing visibility. Dust is reliant on climate for dispersal, particularly wind factors. Wind can cause dust to disperse into the surrounding environment and cause environmental and health impacts.

Dust can impact the environment through settling on flora and influencing its photosynthesis, transpiration and respiration potential (Farmer, 1993). A particles effect on flora and fauna is dependent on its chemical composition. Exposure of large quantities of PM to ecosystems may deplete the nutrients in soil, influence nutrient concentration within water bodies and may influence the diversity of ecosystems (EPA, 2016).

PM_{2.5} to PM₁₀ are inhaled in the upmost part of the airways and lungs. PM_{2.5} and smaller are inhaled more deeply and can lodge in the alveolar region, particles of this size are deemed respirable dust (DEC, 2011). The World Health Organisation (WHO) and United States Environmental Protection Agency (USEPA) have identified increased respiratory symptoms to be a potential human health impact of dust exposure.





The National Environmental Protection Council (NEPC) has developed the following regulation standards for pollutant particulate matter concentrations within the National Environmental Protection (Ambient Air Quality) Measure (NEPM):

TABLE 2: NEPM EXCEEDANCE CRITERIA FOR PM₁₀ AND PM_{2.5}

Pollutant	Averaging Period	Maximum concentration standard	Maximum allowable exceedances
PM ₁₀	1 day	50 µg/m ³	None
	1 year	25 µg/m ³	None
PM _{2.5}	1 day	25 µg/m ³	None
	1 year	8 µg/m ³	None

(Source: DEPC, 2016)

Guidance within the 'Guidelines for the Prevention of Dust and Smoke Pollution from Land Development Sites' states that the maximum allowed level of dust concentration in the atmosphere for a 15minute period is 1000 µg/m³. Where dust is viewed crossing the property boundary, immediate action is to be taken to abate the dust lift-off.

3.3 Aspect and Impact Analysis

Nuisance dust includes large dust particle fractions (typically PM₁₀₋₅₀) that can cause amenity impacts by settling on surfaces and causing soiling and discolouration (DEC, 2011). The aspects and impacts of the project are outlined in **Table 3.2** below. In addition to this information, a risk rating has also been calculated and provided. The level of risk (low, medium, high) was determined in joint consideration of likelihood and consequence of the effect being attained.

The risk matrix has been taken from the 2017 Department of Environmental Regulation (now known as the Department of Water and Environmental Regulation) report, titled *Risk Assessments Part V, Division 3, Environmental Protection Act 1986*. The purpose of the risk assessment process is to ensure a systematic approach in assessing risk, and consequently to apply regulatory controls proportionate to the risk. Whilst this report is not directed at dust management protocols, the underlying criteria and definitions can be extrapolated and applied in dust management. The matrix has been included as **Appendix A**.



TABLE 3: ASPECTS AND IMPACT ANALYSIS OF THE PROJECT

Activity	Aspect	Impact	Risk Rating
Transport of materials	Transport of materials within the site may cause dust particles to become airborne	Tyre movement within the site may cause dust to disperse into the air. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>Medium</i> .	Medium
Stockpiling of materials	Stockpiling of waste and product materials may cause the release of dust particles into the air	Loading materials into stockpile locations may cause dust to disperse into the air, as particles become exposed to wind. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>High</i> .	High
Loading of onsite materials	Loading the waste and product may cause dust particles to become airborne	Loading materials into vehicles may cause dust to disperse into the air, as materials become exposed to wind. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>High</i> .	High
Screening	Screening/processing of waste materials to be stockpiled may cause dust particles to become airborne	The process of screening may physically disturb the waste materials and cause dust to disperse into the air. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>High</i> .	High
Crushing	Crushing of waste materials may cause dust particles to become airborne.	The process of crushing may physically disturb the waste materials and cause dust to disperse into the air. Dust may become a nuisance and cause loss of amenity to surrounding land uses. During hot, dry and windy conditions with no controls implemented, the risk rating was calculated at <i>High</i> .	High

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4 Dust Monitoring Program

4.1 Monitoring Methods

It is a requirement within the NEPM to monitor, assess and report particles as PM_{2.5} or PM₁₀ in accordance with the outlined protocol within the measure. Visual monitoring will be completed by all employees on site. When airborne dust has the potential to cause a nuisance by decreasing visibility on site, or clearly extending over the site boundary, employees will notify the site manager. The site manager will either cease works or implement more strenuous dust management methods depending on the severity of the dust incident.

Supervisors on shift are additionally responsible for identifying nuisance dust and notifying the site manager to implement management methods. Site employees will be required to identify and record any excessive dust as a result of their works and notify the site manager to ensure remediation of dust is immediate. The site manager will be responsible for recording details of all nuisance dust events in the Dust Incident Register located in the site office.

Dust Monitors will be installed on the northern, western, eastern and southern boundaries of the Site, which will be monitored by a relevantly qualified environmental technician from SERS, as contracted by BLR. The dust emissions will be assessed under the National Environment Protection Measure (NEPM) standard. For particles 10 microns and under (PM₁₀), the standard is a maximum (ambient) concentration of 50 µg/m₃ averaged over one calendar day (midnight to midnight) and 25 µg/m₃ averaged over one year. For particles 2.5 microns and under (PM_{2.5}), the standard is an ambient concentration of 25 µg/m₃ averaged over one calendar day and 8 µg/m₃ averaged over one year.

As meteorological conditions have a direct influence on dust generation, meteorological data will be monitored daily by accessing the BoM website. Wind direction and strength will be taken into consideration, in addition to temperature and rainfall conditions. If combined conditions look to be unfavourable for works, operations will cease for a recommended period of time.

In the event that a nuisance dust occurrence takes place, the following information will be recorded and stored within the Dust Incident Register located in the site office data base:

- Frequency of nuisance dust occurrence;
- Intensity of occurrence (quantity of dust);
- Duration of dust nuisance occurrence (date and time);
- Location of dust nuisance occurrence; and
- Mitigation strategies implemented.

(Refer to **Appendix C** for Dust Incident Form)

Registers of these events will provide indication of developing trends associated with the time and works, in addition to ensuring that the dust remedial methods remain effective. This will ensure remediation techniques are implemented at the best possible time.

In the event that several community concerns have been raised and the project operations have caused a nuisance to surrounding land uses, the CoC will be contacted regarding the additional management strategies.



4.2 Performance Criteria

The proponent will ensure that best practice measures are implemented to prevent or minimise the generation of dust throughout the duration of the project. The effectiveness of the Dust Management Plan will be reviewed against the following criteria:

- Compliance with the relevant legislation (Refer to **Section 1.3**);
- Number of complaints received in relation dust;
- Number of dust incidents recorded;
- No airborne dust being dispersed from internal access roads;
- Absence of nuisance dust originating from works area; and
- Level of impact on roads and works area.

Continuous review of dust management procedures and controls will be implemented following the above performance criteria to ensure dust is managed within and outside the project area.

A Site Assessment Chart has been included within **Appendix D**, the 'Application for Approval of a Dust Management Plan' assessing the risk the project has on surrounding receptors. The classification of the Site scored 399, which placed the risk within Category 2. This means that a contingency plan would be required, detailing the activities to be undertaken should dust impacts occur. Contingency measures have been discussed within **Section 4.1**.





5 Dust Management Program

5.1 Summary of Dust Management Requirements

By implementing a series of integrated dust management methods, the potential impacts of dust generated from the project will be minimised. A summary of the dust management controls, their associated risk and the roles and responsibilities of those employing them is in **Table 4**.

TABLE 4: SUMMARY OF DUST MANAGEMENT REQUIREMENTS

Item	Risk	Control Method	Responsibility	Revised Risk Matrix
1	Stockpiling causing errant airborne dust	Stockpiling area is located away from the Site boundary. Materials will be stockpiled using a wheeled loader and earthmoving equipment. Vegetation on the boundary of the Site is to be retained and maintained while stockpiles reside onsite. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible.	Employees to alert Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low
2	Loading materials into and off of trucks causing errant airborne dust	Materials will be adequately wet down prior to offloading and onloading. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible.	Employees to alert Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Medium
3	Transport of materials on internal hardstand may cause errant airborne dust	Sweeping and wetting down of hardstand roads to prevent dust uplift. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible. 10km/hour speed limit throughout site, supported by signage. Speed limit conveyed to drivers and operatives at the site. Truck loads will be securely covered with canvas material to prevent any dust escaping	Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low

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Item	Risk	Control Method	Responsibility	Revised Risk Matrix
4	Site access and egress may cause errant airborne dust	Sweeping and watering down of hardstand roads prevent dust uplift. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible. 10km/hour speed limit throughout site, supported by signage. Speed limit conveyed to drivers and operatives at the site. Truck loads will be securely covered with canvas material to prevent any dust escaping	Employees entering and leaving the site to alert Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low
5	Minimal screening for dust as land has been previously cleared	Remaining vegetation on the lot will be retained. Water carts will make regular passes around the Site. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible.	Proponent Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low
6	Impact to amenity of sensitive receptors 530m + away from extraction area	Wind direction and speed monitoring analysis undertaken before works to ensure suitability of the works. Reticulation systems will be installed where required. Water carts will make regular passes around the Site. Installation of monitors on site boundaries with constant monitoring to ensure where exceedances of criteria occur, they are mitigated as soon as possible. Watering down of hardstand roads to prevent dust uplift. 10km/hour speed limit through site to prevent dust uplift from trucks. Community consultation to record any complaints or comments in register.	Site Manager Environmental Consultancy reporting on dust monitors to alert BLR of exceedances	Low
7	Crushing causing errant dust	Crusher to be located within the onsite Processing Shed. Shutter doors to be closed when crushing is occurring.	Site Manager Employees operating crushing machinery	Medium

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Item	Risk	Control Method	Responsibility	Revised Risk Matrix
8	Stockpiling of crushed material C&D	<p>Establishment of cells for crushed fines/sand and road base material, enclosed by sea containers.</p> <p>Installation of a sprinkler reticulation system along the back wall of each cell.</p> <p>These sprinklers shall be automatically activated when the level of PM₁₀ reaches an average of 450µg/m³ over a 15-minute period.</p> <p>In the event of an exceedance, an email alert will automatically be generated and sent to the Environmental Technician, Site Manager, Director, Area Manager and Supervisor. As many people as legitimately required can be incorporated into this email alert, allowing all staff to undertake the appropriate measures to control dust emissions. This can involve:</p> <ul style="list-style-type: none"> • Immediately ceasing site operations; and • Turning on site sprinklers. 	Site Manager	Medium



5.2 Summary of Dust Management Controls

In order for dust to be successfully mitigated onsite and offsite the following controls will need to be implemented:

- Retaining vegetation where possible (boundary vegetation);
- Maintaining the condition of hardstand onsite;
- Applying water to increase moisture in soil and prevent dust uplift (use of water cart onsite);
- Ensuring appropriate wetting down of stockpile locations and incoming loads;
- Installation and maintenance of dust monitors on Site boundaries;
- Consideration of wind direction and strengths during works;
- A 10km/hr speed limit imposed throughout the site;
- Installation and maintenance of reticulation systems surrounding stockpiles;
- Installation and maintenance of reticulation system on the back wall of the sea container cells; and
- These sprinklers shall be automatically activated when the level of PM₁₀ reaches an average of 450µg/m³ over a 15-minute period.

Water needed for dust suppression will be sourced from drainage sumps onsite, in addition to 100,000L rainwater tanks. Dust monitors will be installed on the boundaries of the Site (refer to **Section 4.1** for conditions), referring to the NEPM air quality standards for assessment criteria. Reports will be generated in regard to the exceedance criteria for PM₁₀ and PM_{2.5}.

5.3 Relevant Stakeholders

Stakeholders are all parties who have an interest in the project. It is a requirement of formerly Department of Environment Regulation (DER), currently Department of Water and Environment Regulation (DWER), for proponents to carry out community engagement for sites that pose a risk to human health, the environment, environmental values, or potentially impact sensitive off-site receptors (DER, 2014). The relevant stakeholders of this project include:

- Sensitive receptors within 500m of the project area;
- Residents of the Yangebup area;
- Indirectly affected members of the public;
- City of Cockburn; and
- Government Departments (e.g. DWER, DoH).

5.4 Roles and Responsibilities

The roles and responsibilities associated with the implementation of dust management controls have been outlined within the **Table 4** in **Section 5.1**.

5.5 Complaints Management

Information regarding any complaints of nuisance dust events from community members or employees and contractors must be documented and passed onto the site manager for review and action as soon as possible. A record of complaints will be kept within a register in the site office. Refer to Dust Incident database in **Appendix C**.





6 Conclusion

It is the opinion of SERS, in consultation with BLR, that the implementation of control measures outlined in this document, will successfully mitigate dust generation on-site. The Dust Management Plan is subject to ongoing review, and it is the aim of BLR to achieve continuous improvement in this area of operation. Implementation of the controls discussed in this report shall reduce the risk of dust onsite.



7 References

- Bureau of Meteorology (2019) Wind speed and direction rose – Summer 9am ACT Canberra
- Bureau of Meteorology (2019) Wind speed and direction rose – Summer 3pm ACT Canberra
- Bureau of Meteorology (2019) Wind speed and direction rose – Winter 9am ACT Canberra
- Bureau of Meteorology (2019) Wind speed and direction rose – Winter 3pm ACT Canberra
- Bureau of Meteorology (2018) Climate Statistics for Australian Locations – Monthly Climate Statistics Jandakot Airport ACT Canberra Accessed from
- CSIRO (2017) CSIRO Land and Water, Australian Soil Resource Information System (ASRIS), Commonwealth Government, Canberra Australian Capital Territory. Retrieved from: <http://www.asris.csiro.au/mapping/viewer.htm> on 15/01/2019.
- Department of Environment and Conservation (2011) Guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities Government of Western Australia.
- Department of Environment Regulation (2014) Contaminated sites guidelines: Assessment and management of contaminated sites Community Engagement Government of Western Australia 83-86.
- Department of Environment Regulation (2017) Guidance Statement: Risk Assessments Part V Division 3 Environmental Protection Act 1986 Government of Western Australia Accessed from https://www.der.wa.gov.au/images/documents/our-work/licences-and-works-approvals/GS_Risk_Assessments.pdf on 05/12/2017
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- DPIRD (2017) Department of Primary Industries and Regional Development, (Agriculture and Food Division), Perth Western Australia. Retrieved from <https://maps.agric.wa.gov.au/nrm-info/> on 15/01/2019
- Environmental Protection Agency (2016) Particulate Matter (PM) Pollution – Health and Environmental Effects of Particulate Matter (PM) United States EPA Accessed from <https://www.epa.gov/pm-pollution/health-and-environmental-effects-particulate-matter-pm> on 15/01/2019
- Environmental Protection Authority (2016) Environmental Factor Guideline: Air Quality, EPA, Western Australia Accessed from http://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/Guideline-Air-Quality-131216_2.pdf on 17/01/2019
- Farmer, A M (1993) The Effects of Dust on Vegetation – a Review. Environmental Pollution 79:1 63-75 Accessed from <http://www.sciencedirect.com/science/article/pii/026974919390179R> on 17/01/2019
- National Environmental Protection Council (2016) National Environment Protection (Ambient Air Quality) Measure, ACT Canberra.





Figure 2 – Site Location

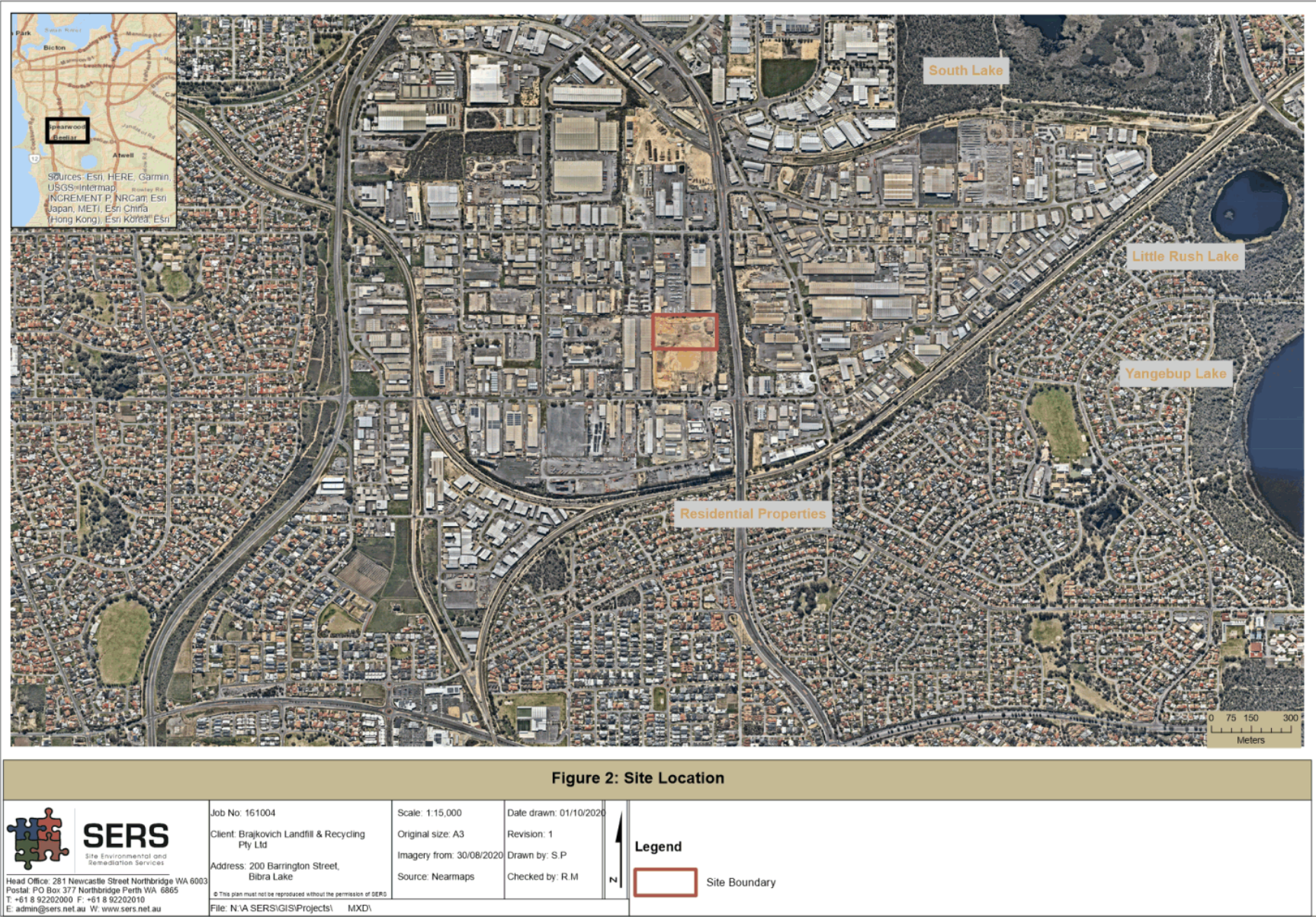




Figure 3 – Surrounding Land Uses

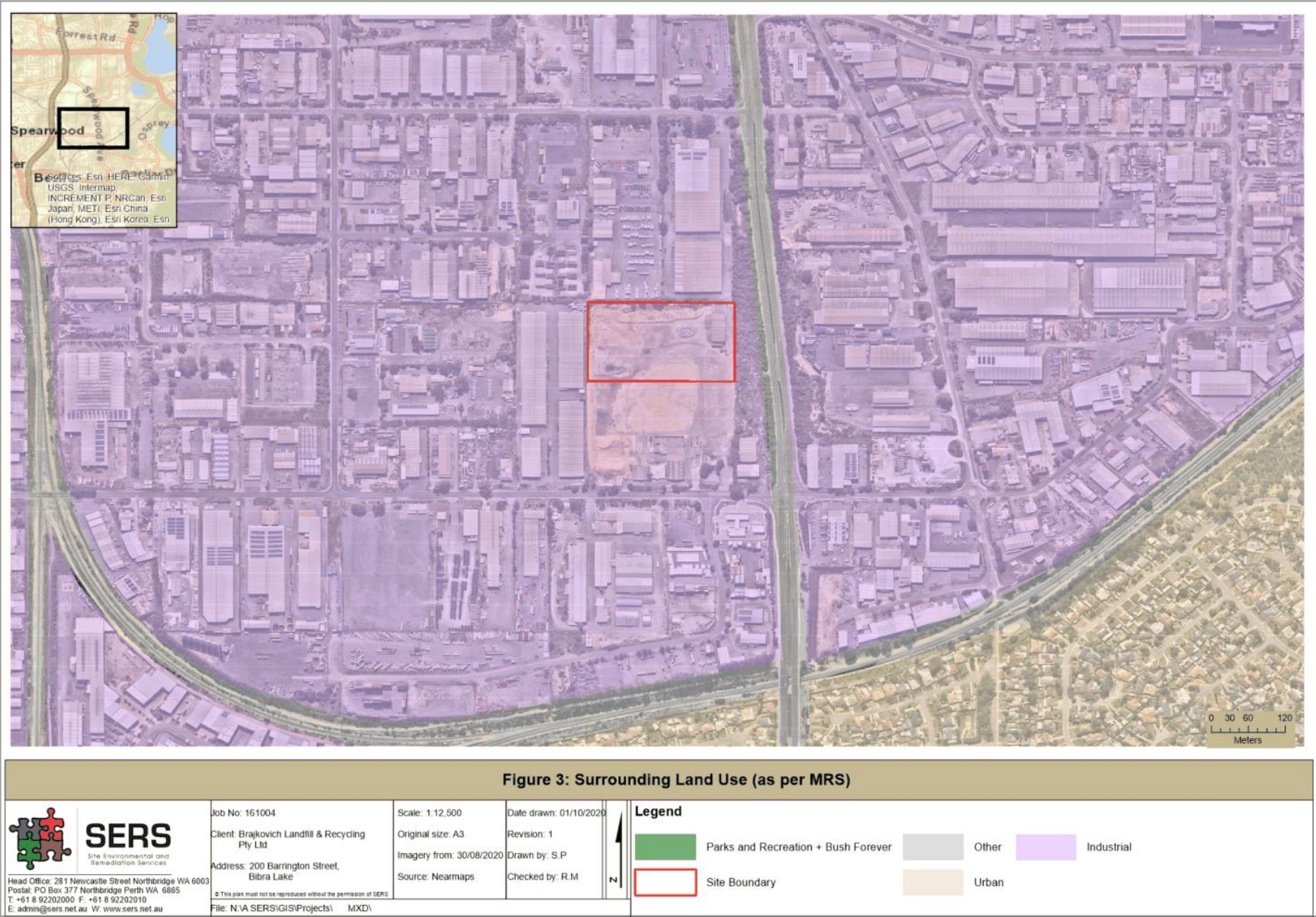
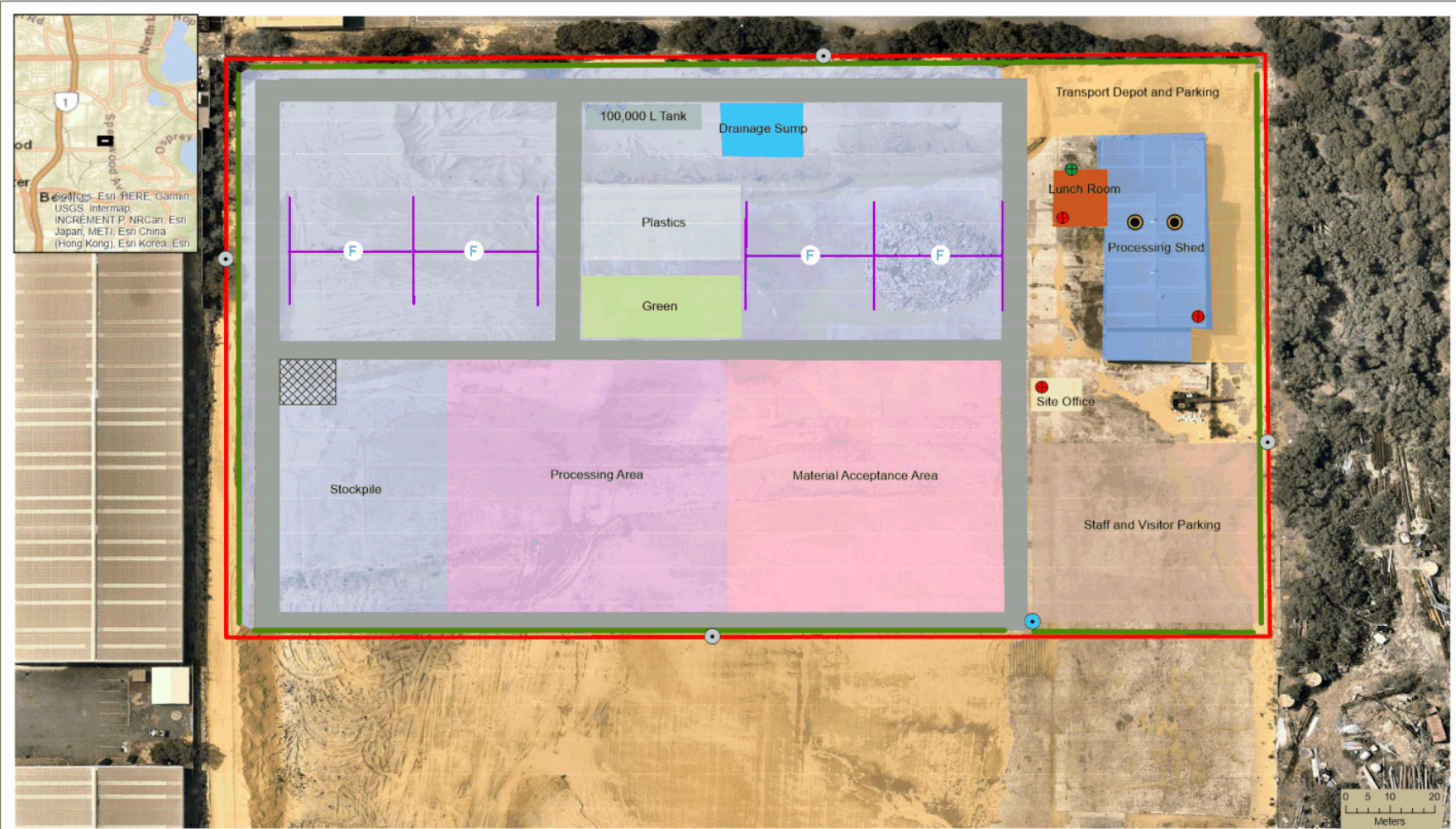





























Figure 4 – Site Layout



<div><div><div><div>SERS</div><div>Site Environmental Remediation Services</div></div></div><div><div>Head Office: 281 Newcastle Street Northbridge WA 6003 Postal: PO Box 377 Northbridge Perth WA 6805 T: +61 8 92202000 F: +61 8 92202010 E: admin@sers.net.au W: www.sers.net.au</div></div></div>				<div><div><div>Job No: 161856 Client: Brakovich Landfill & Recycling Pty Ltd Address: 200 Barrington Street, Bibra Lake © This plan must not be reproduced without the permission of SERS File: N:\A\SERS\GIS\Projects\ MXD\</div><div><div>Scale: 1:1,000 Original size: A3 Imagery from: 03/01/2021 Source: Neamaps</div><div><div>Date drawn: 10/02/2021 Revision: 2 Drawn by: S.P Checked by: B.D</div></div></div></div></div>				<div><div><div>Legend</div><div><div><div><div> Crusher</div><div> Sprinkler (Sea Containers)</div><div> Dust Monitor</div><div> Wheel Wash</div></div><div><div> Effluent disposal system</div><div> Fire-fighting equipment</div><div> Sea Container</div><div> Bund (4m)</div></div><div><div> Shed</div><div> Site Boundary</div><div> 100,000L rainwater tanks</div><div> Quarantine Area</div></div><div><div> Plastics</div><div> Drainage Sumps</div><div> Green Waste</div><div> Internal Road</div></div><div><div> Lunch Room and Amenities</div><div> Staff and Visitor Parking</div><div> Site Office</div><div> Processing Shed & Workshop</div></div><div><div> Transport Depot</div><div> Stockpiling Area</div><div> Processing Area</div><div> Material Acceptance Area</div></div></div></div></div></div>
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APPENDIX A - Risk Matrix





Consequence					
Likelihood	Slight 1	Minor 2	Moderate 3	Major 4	Severe 5
Almost Certain A	Medium	High	High	Extreme	Extreme
Likely B	Medium	Medium	High	High	Extreme
Possible C	Low	Medium	Medium	High	Extreme
Unlikely D	Low	Medium	Medium	Medium	High
Rare E	Low	Low	Medium	Medium	High

(Source: DER, 2017)

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Risk Treatment Table

Rating of Risk Event	Acceptability	Treatment
Extreme	Risks unacceptable	Risks associated are impossible to manage
High	Acceptable if control methods are outlined and implemented to remediate risks	Multiple regulatory control methods are outlined and implemented to decrease associated emissions, outcome and management based conditions will be considered.
Medium	Acceptable if control methods are outlined and implemented to remediate risks, risks of this category are generally tolerable subject under general controls	Regulatory controls outlined and implemented but risk is generally tolerable, outcome based controls are required for treatment
Low	Acceptable	No treatment needed, risk is acceptable



APPENDIX B – Wind Roses for Summer and Winter



Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 05 Apr 2016)

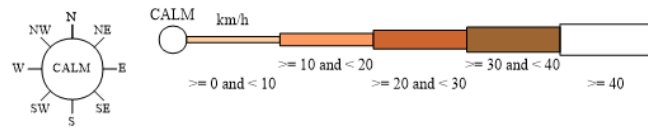
Custom times selected, refer to attached note for details

PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15.m

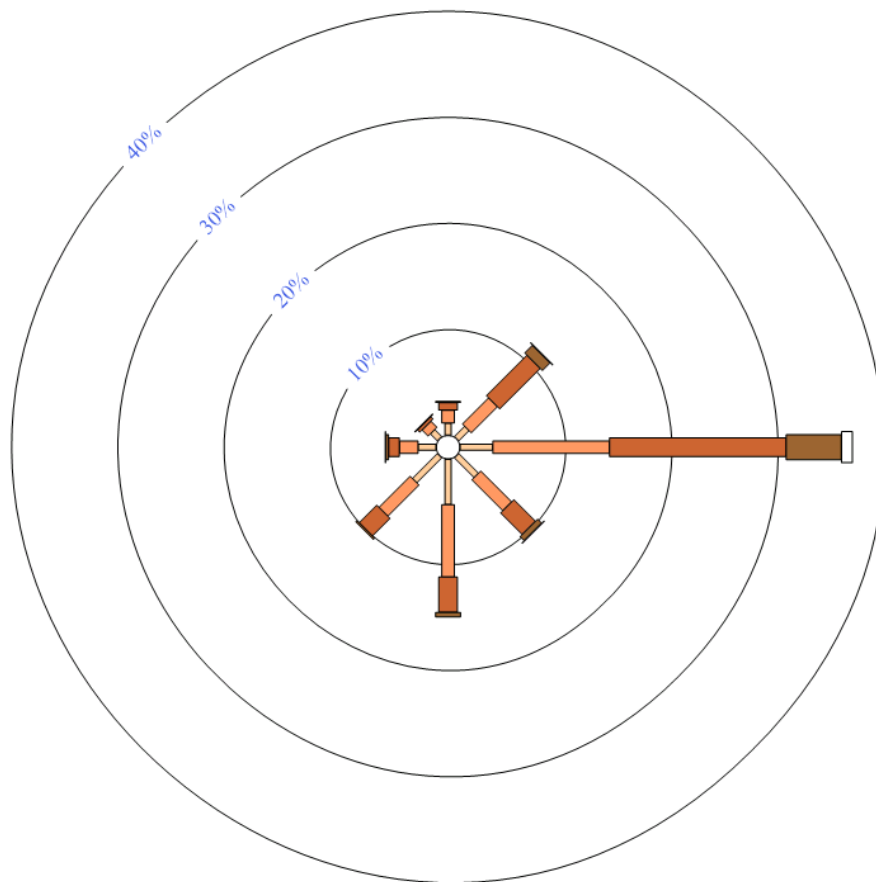
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Summer
6495 Total Observations

Calm 6%



Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 05 Apr 2016)

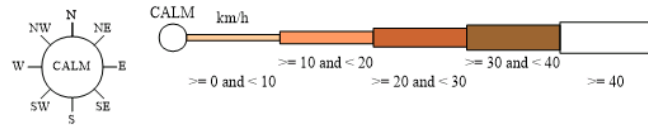
Custom times selected, refer to attached note for details

PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15.m

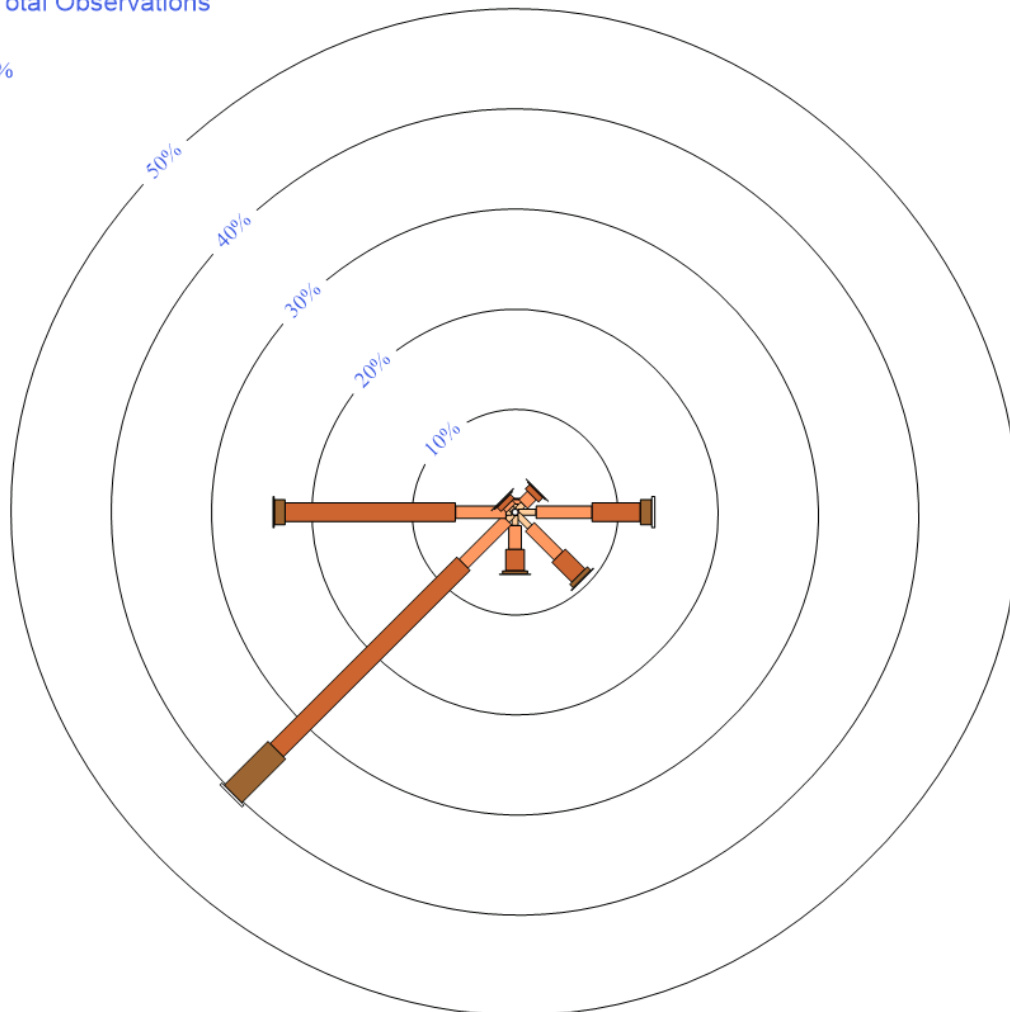
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Summer
6488 Total Observations

Calm 2%



Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 05 Apr 2016)

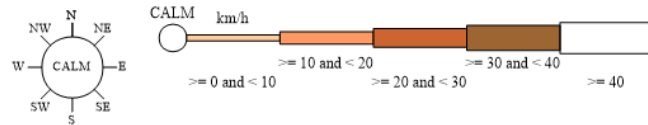
Custom times selected, refer to attached note for details

PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15.m

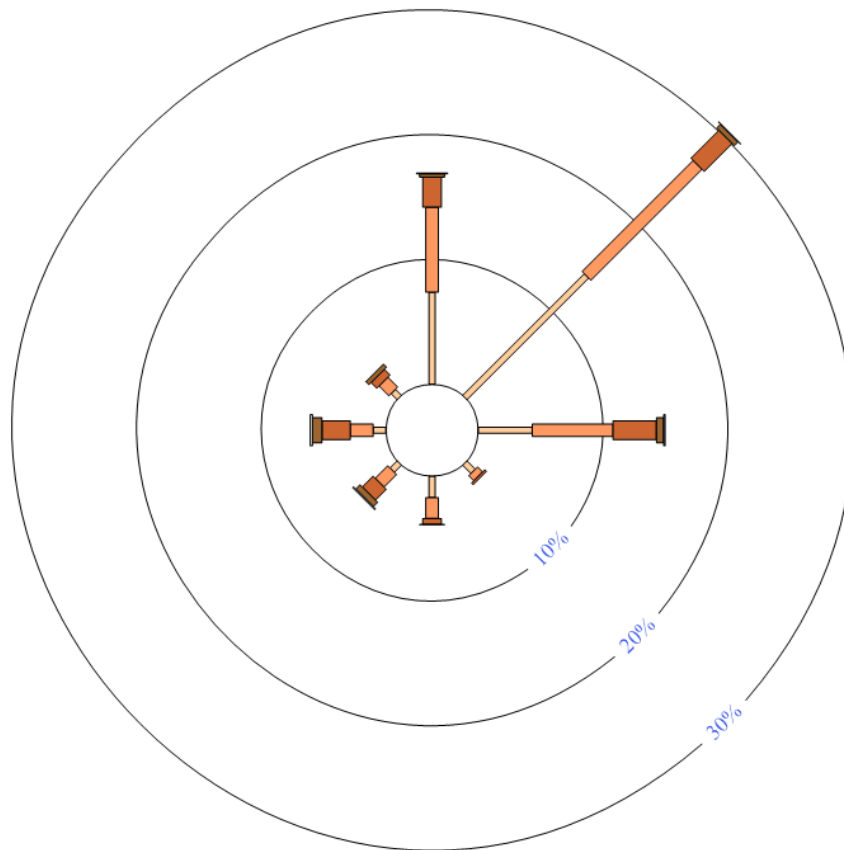
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Winter
6622 Total Observations

Calm 19%



Rose of Wind direction versus Wind speed in km/h (01 May 1944 to 05 Apr 2016)

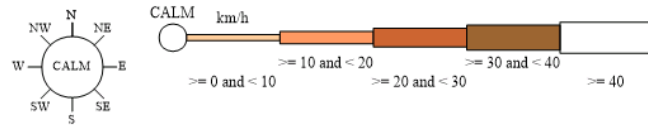
Custom times selected, refer to attached note for details

PERTH AIRPORT

Site No: 009021 • Opened Jan 1944 • Still Open • Latitude: -31.9275° • Longitude: 115.9764° • Elevation 15.m

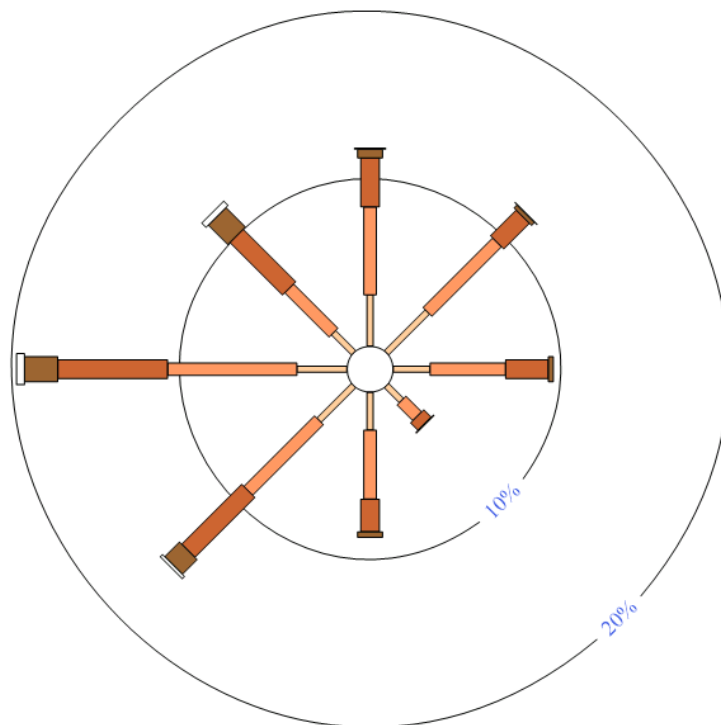
An asterisk (*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Winter
6624 Total Observations

Calm 7%





APPENDIX C – Dust Incident Register

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Incident Date	Reported By (Name & Contact Details)	Duration of Incident	Description of Incident	Location of Incident	Management Controls Employed	Date Completed
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					
	Name:					
	Contact Number:					





APPENDIX D – City of Cockburn Application for Approval of a Dust Management Plan



CITY OF COCKBURN (LOCAL GOVERNMENT ACT) LOCAL LAWS 2000

APPLICATION FOR APPROVAL OF A DUST MANAGEMENT PLAN

The Dust Management Plan lodged in support of this application should be prepared in accordance with the City's "Guidelines for the Preparation of a Dust Management Plan for Development Sites within the City of Cockburn" and are to be lodged with the City's Health Services a minimum of 3 weeks prior to the proposed work. Assessment of applications failing to meet these requirements may be delayed or refused.

Any company commencing development earthworks including the clearing of land without an approved Dust Management Plan may be liable to a penalty of up to \$25,000.

Applicant's Details:	
Applicant's Name: ADRIAN BRATKOVICH	Ph: 08 9 227 8222
Contractor's Name:	ABN (if applic.):
Contact: ASHLEIGH CAVANAGH	Mob: (08) 9 220 2000
Mail Address: 281 NEWCASTLE STREET, NORTHBRIDGE	Post Code: 6003
Email: ADRIANB@BDEMO.COM.AU	
Developer's Name:	Contact:
E-mail:	Mob.:
Engineer's Name:	Contact:
E-mail:	Mob.:

Site Details:						
Proposed Development & Location: TRANSPORT DEPOT, WASTE STORAGE FACILITY AND RECYCLING FACILITY						
Proposed Works: (Mark ✓ or X)	<table border="1"> <tr> <th colspan="2">Bulk earthworks</th> <th rowspan="2">Civil Works <input checked="" type="checkbox"/></th> </tr> <tr> <td>Clearing vegetation <input type="checkbox"/></td> <td>Cut & Fill <input type="checkbox"/></td> </tr> </table>	Bulk earthworks		Civil Works <input checked="" type="checkbox"/>	Clearing vegetation <input type="checkbox"/>	Cut & Fill <input type="checkbox"/>
Bulk earthworks		Civil Works <input checked="" type="checkbox"/>				
Clearing vegetation <input type="checkbox"/>	Cut & Fill <input type="checkbox"/>					
Site Classification: 2 (see over for assessment chart)						
Proposed Works period: ONGOING						
<p>** APPLICANT TO NOTE – BULK EARTHWORKS MORATORIUM POLICY**</p> <p>Under the City of Cockburn Policy SPD7, entitled "Prevention of Sand Drift for Subdivision and Development Sites", bulk earthworks are <u>prohibited</u> on Class 3 or 4 development sites between 1 OCTOBER and 31 MARCH annually.</p> <p>The effect of this policy is that approvals for bulk earthworks, such as clearing vegetation and/or cut & fill, during this period are limited to works proposed for non-exposed, small sites which are less than 2ha in area and are a minimum of 500m from sensitive land uses.</p>						



SITE CLASSIFICATION ASSESSMENT CHART¹**Part A. Nature of site**

Item	Score Options				Allocated score
Nuisance potential of soil, when disturbed			Medium 4	High 6	4
Topography and protection provided by undisturbed vegetation	Sheltered and screened 1	Medium screening 6	Little screening 12	Exposed and wind prone 18	12
Area of site disturbed by the works	Less than 1ha 1	Between 1 and 5ha 3	Between 5 and 10ha 6	More than 10ha 9	3
Type of work being done	Roads or shallow trenches 1	Roads, drains and medium depth sewers.. 3	Roads, drains, sewers and partial earthworks 6	Bulk earthworks and deep trenches 9	N/A
TOTAL SCORE FOR PART A					19

Part B. Proximity to other land uses

Item	Score Options				Allocated score
Distance of other land uses from site	More than 1km 1	Between 1km and 500m 6	Between 100m and 500m 12	Less than 100m 18	12
Effect of prevailing winds (at time of construction) on other land uses	Not affected .. 1	Isolated land uses affected by one wind direction .. 6	Dense land uses affected by one wind direction .. 9	Dense land uses highly affected by prevailing winds 12	9
TOTAL SCORE FOR PART B					21

<p>The Site Class is determined by multiplying the two scores above:</p> <ul style="list-style-type: none"> Below 199 = Class 1 Site 200 to 399 = Class 2 Site 400 to 799 = Class 3 Site Over 800 = Class 4 Site 	<p>SITE CLASSIFICATION SCORE</p> <p>(A X B) = 399</p> <p>class 2 site</p>
--	--

1. "Land development sites and impacts on air quality – A guideline for the prevention of dust and smoke pollution from development sites in Western Australia", Appendix 1 - Department of Environmental Protection (WA), Nov 1996.

I have attached the following in support of this application:

- A Dust Management Plan – including a scaled site plan, a site works schedule and a copy of the written notice of works and site contact details to be distributed to affected residents.
- The application fee of \$182.00 (2018-19 financial year)

Signature: 

Date: 12/09/2019

WEBSITE REFERENCE:
www.cockburn.wa.gov.au/Council_Services/Health_Services/Pollution

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Revised Dust Management Plan
Brajkovich Landfill & Recycling Pty Ltd
200 Barrington Street, Bibra Lake

27





BRAJKOVICH DEMOLITION & SALVAGE (WA) PTY LTD

SOLID WASTE DEPOT

**200 BARRINGTON STREET
BIBRA LAKE**

**LICENCE & WORKS APPROVAL APPLICATION
NOISE ASSESSMENT**

DECEMBER 2020

OUR REFERENCE: 25220-6-19323

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200 BARRINGTON STREET,
BIBRA LAKE

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FOR

BRAJKOVICH DEMOLITION & SALVAGE (WA) PTY LTD

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Herring Storer Acoustics

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A	Figure A1 – Site Layout Figure A2 – Neighbouring Premises
B	Noise Contour Plot
C	Noise Barrier Location Plan

1. INTRODUCTION

Herring Storer Acoustics was commissioned by SERS on behalf of Brajkovich Demolition & Salvage (WA) Pty Ltd to undertake an acoustical assessment of noise emissions from a proposed site located at 200 Barrington Street, Bibra Lake.

The proposed site will be utilised as a solid waste depot. It is understood that material will be transported to the site, sorted and processed with a screen then stockpiled for transport at a later time. The proposed equipment required to operate the site will be as follows:

- 2 x Crushers
- 2 x Excavators
- 1 x Screen
- 1 x Loader

The closest highly noise sensitive receivers are approximately 570m south of the site, located within Yangebup.

Operational hours for the site are to be Monday to Saturday 0700 to 1800 hours.

Zoning for the land use at the proposed site and surrounding area is industrial.

As part of the study, the following was carried out:

- Determination of noise levels associated with operations at the proposed site in Bibra Lake.
- Assess the predicted noise levels at the nearest surrounding noise sensitive premises for compliance with the appropriate criteria.
- If exceedances are predicted, comment on possible noise amelioration options for compliance with the appropriate criteria.

For information, a locality plan is attached in Appendix A.

This assessment has been conducted to identify the acoustic impacts of the operations, with the report provided for support of the Works Approval and Licences.

2. SUMMARY

An assessment has been conducted on the proposed solid waste depot at 200 Barrington Street, Bibra Lake.

Assessed noise levels at the nearest highly noise sensitive premise has, in the worst case, been determined to be 35 dB(A) for day time operations (ie 07:00 to 19:00). This can be compared to the applicable assigned noise level criteria of 51 dB(A). We note that due to the ambient noise levels and the distance to the noise sensitive premises, it is unlikely the noise levels received from the operations would contain annoying characteristics such as tonality, hence the above does not include any adjustment for penalties. It is also noted that this is a conservative assessment as it includes all noise sources operating at the same time.



Assessed noise levels at the neighbouring industrial premises, in the worst case, without barriers, has been determined at less than 60 dB(A) for all operations occurring at the same time. This can be compared to the applicable assigned noise level criteria of 65 dB(A) at all times. Due to the distance of the boundary industrial premises, it is likely the noise levels received from the operations would contain annoying characteristics such as tonality, hence the above includes a +5 dB(A) penalty.

It is noted that there is 4m bunding included on the infrastructure of the site at all boundary locations. Given the inclusion of this bunding, the operations have the ability to comply with the assigned noise level at all locations, including the vacant lots to the east of the proposal.

Given these operating parameters, noise levels received at all neighbouring premises would comply with the *Environmental Protection (Noise) Regulations 1997* for the operating times as outlined in this assessment.

3. CRITERIA

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997*. For noise sensitive premises, Regulations 7 & 8 stipulate maximum allowable external noise levels determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. For industrial premises, the allowable noise levels are fixed. The baseline assigned noise levels are listed in Table 3.1.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A 10}	L _{A 1}	L _{A max}
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Industrial	All hours	65	80	90

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and L_{Amax Slow} is more than 15 dB when determined for a single representative event;

“modulation” means a variation in the emission of noise that –

- (a) is more than 3dB L_{A Fast} or is more than 3 dB L_{A Fast} in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and

(c) is regular, cyclic and audible;

“tonality”

means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\ slow}$ levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

The nearest potential noise sensitive premises to the proposed development have been identified using the area map in Figure A2 in Appendix A.

The influencing factor for the nearest residential premises, located to the south of the proposed operations, has been assessed as 6 dB based on the amount of industrial land contained in the inner and outer circle. Therefore, the assigned noise levels for the nearest noise sensitive premises are contained in Table 3.3.

TABLE 3.3 - ASSIGNED OUTDOOR NOISE LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises Yangebup	0700 - 1900 hours Monday to Saturday	51	61	71
	0900 - 1900 hours Sunday and Public Holidays	46	56	71
	1900 - 2200 hours all days	46	56	61
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	41	51	61
Industrial boundary	All times	65	80	90

Note: L_{A10} is the noise level exceeded for 10% of the time.
 L_{A1} is the noise level exceeded for 1% of the time.
 L_{Amax} is the maximum noise level.

4. CALCULATED NOISE LEVELS

Noise immissions at the nearest neighbouring premises, due to noise associated with the proposed facility, were modelled with the computer programme SoundPlan. Sound power levels used for the calculations are based on measured sound pressure levels of the same type of equipment for use on this site or if equipment is to be purchased, on manufacturer data.

Predictive noise modelling for the proposed site has been undertaken based on the site layout plan provided (Appendix A). Assumptions used in the noise model, were as listed in Table 4.1. Note, worst case noise propagation conditions have been assumed.

TABLE 4.1: NOISE MODELLING INPUTS

Equipment	Sound Power Level dB(A)	Sound Pressure Level
<i>McCloskey Screen - S130</i>	108	83 dB(A) at 7m
<i>McCloskey 150 Jaw Crusher</i>	113	-
<i>Komatsu 430-6 Wheel Loader</i>	105	80 dB(A) at 7m
<i>CAT 325CL Excavator</i>	99	74 dB(A) at 7m
<i>Semi Trailer Truck</i>	98	-

The crushing of material on site will be contained within the processing shed, as noted in Figure 4.1. The layout of the site would be as shown on Figure 4.2. Predictive noise modelling has allowed for the crushers to be located within the building, via the calculation of an "industrial building". The Transmission loss of the building (enclosure) has been based on the existing built form of the shed, with pictures shown in Figure 4.1. It is noted that the predictive noise modelling for the industrial building assumes the doors of the shed are closed during internal crushing operations. The site layout with the various areas are shown in Figure 4.2.



FIGURE 4.1 – PROCESSING SHED HOUSING CRUSHERS

Based on noise emissions from the above equipment, a worst-case operating scenario has been developed. These scenarios represent periods of worst-case noise emissions for the operations and includes all noise sources operating at the same time.

Note: We understand that any reversing alarms will be of the broadband type. Hence, from our understanding are exempt from needing to comply with the Regulations, however they would not influence the overall noise levels.

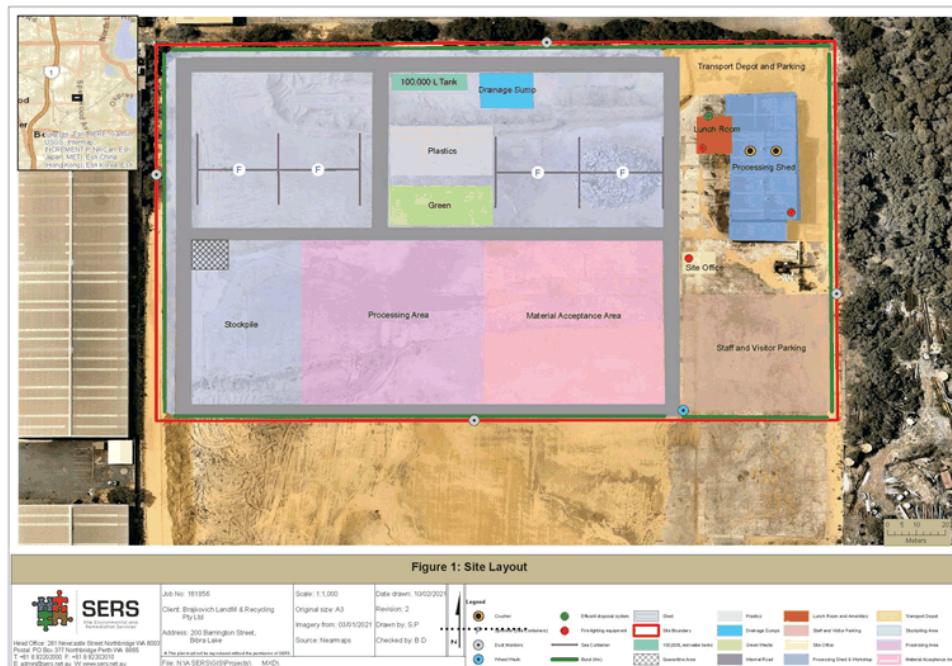


FIGURE 4.2 – SITE PLAN

Weather conditions for modelling were as stipulated in the Environmental Protection Authority's *"Draft Guidance for Assessment of Environmental Factors No. 8 - Environmental Noise"* and for the day period are as listed in Table 4.2.

TABLE 4.2 – WEATHER CONDITIONS

Condition	Day
Temperature	20°C
Relative humidity	50%
Pasquill Stability Class	E
Wind speed	4 m/s*

* From sources, towards receivers.

5. RESULTS

Calculated noise levels associated with the noise emissions from the facility, are summarised below in Table 5.1. The calculated noise contour plots are contained in Appendix C. The receiver locations are shown on the area plan attached in Appendix A.

TABLE 5.1 – CALCULATED NOISE LEVELS AT NEAREST NEIGHBOURS

Description	Location	Calculated Noise Level, dB(A)
Solid Waste Depot	A – Highly Sensitive	35
	Industrial Premise East	49
	Industrial Premise North	52
	Industrial Premise South	47
	Industrial Premise West	56
	Additional Vacant Lot (East)	60

6. ASSESSMENT

The applicable adjustments to the calculated noise levels, in accordance with the *Environmental Protection (Noise) Regulations 1997*, are listed in Table 6.1. Given the location and the distance to the nearest residence, it is considered that noise emissions would not contain a tonal characteristic as the traffic noise influence from other noise sources would mask tonality at the time of day associated with the proposed operation hours of the facility. However, at the boundary to the neighbouring industrial premises, noise could be considered as tonal, thus the +5 dB(A) penalty for a tonal component has been applied.

TABLE 6.1 – APPLICABLE ADJUSTMENTS AND ASSESSABLE LEVEL OF NOISE EMISSIONS, dB(A)

Receiver	Calculated Noise Level, dB(A)	Applicable Adjustments To Measured Noise Levels, dB(A)			Assessable Noise Level, dB(A)
		Where Noise Emission Is Not Music			
		Tonality	Modulation	Impulsiveness	
A – Highly Sensitive	35	-	-	-	35
Industrial Premise East	49	+5	-	-	54
Industrial Premise North	52	+5	-	-	57
Industrial Premise South	47	+5	-	-	52
Industrial Premise West	56	+5	-	-	61
Additional Vacant Lot (East)	60	+5	-	-	65

Hence, Table 6.2 summarises the applicable Assigned Noise Levels, and assessable noise level emissions.

TABLE 6.2 – ASSESSMENT OF NOISE LEVELS

Receiver	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L_{A10} Assigned Noise Level (dB)	Exceedance to Assigned Noise Level (dB)
A – Highly Sensitive	35	0700 - 1900 hours Monday to Saturday	51	Complies
Industrial Premise East	60	All Hours	65	Complies
Industrial Premise North	57			Complies
Industrial Premise South	52			Complies
Industrial Premise West	61			Complies
Additional Vacant Lot (East)	65			Complies

7. CONCLUSION

Assessment has been conducted on the proposed solid waste depot at 200 Barrington Street, Bibra Lake.

Assessed noise levels at the nearest highly noise sensitive premise has, in the worst case, been determined as 35 dB(A) for day-time operations (ie 07:00 to 19:00). This can be compared to the applicable assigned noise level criteria of 51 dB(A). We note that due to the ambient noise levels and the distance to the noise sensitive premises, it is unlikely the noise levels received from the operations would contain annoying characteristics such as tonality, hence the above does not include any adjustment for penalties. It is also noted that this is a conservative assessment as it includes all noise sources operating at the same time.

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Given these operating parameters, noise levels received at all neighbouring premises would comply with the *Environmental Protection (Noise) Regulations 1997* for the operating times as outlined in this assessment.



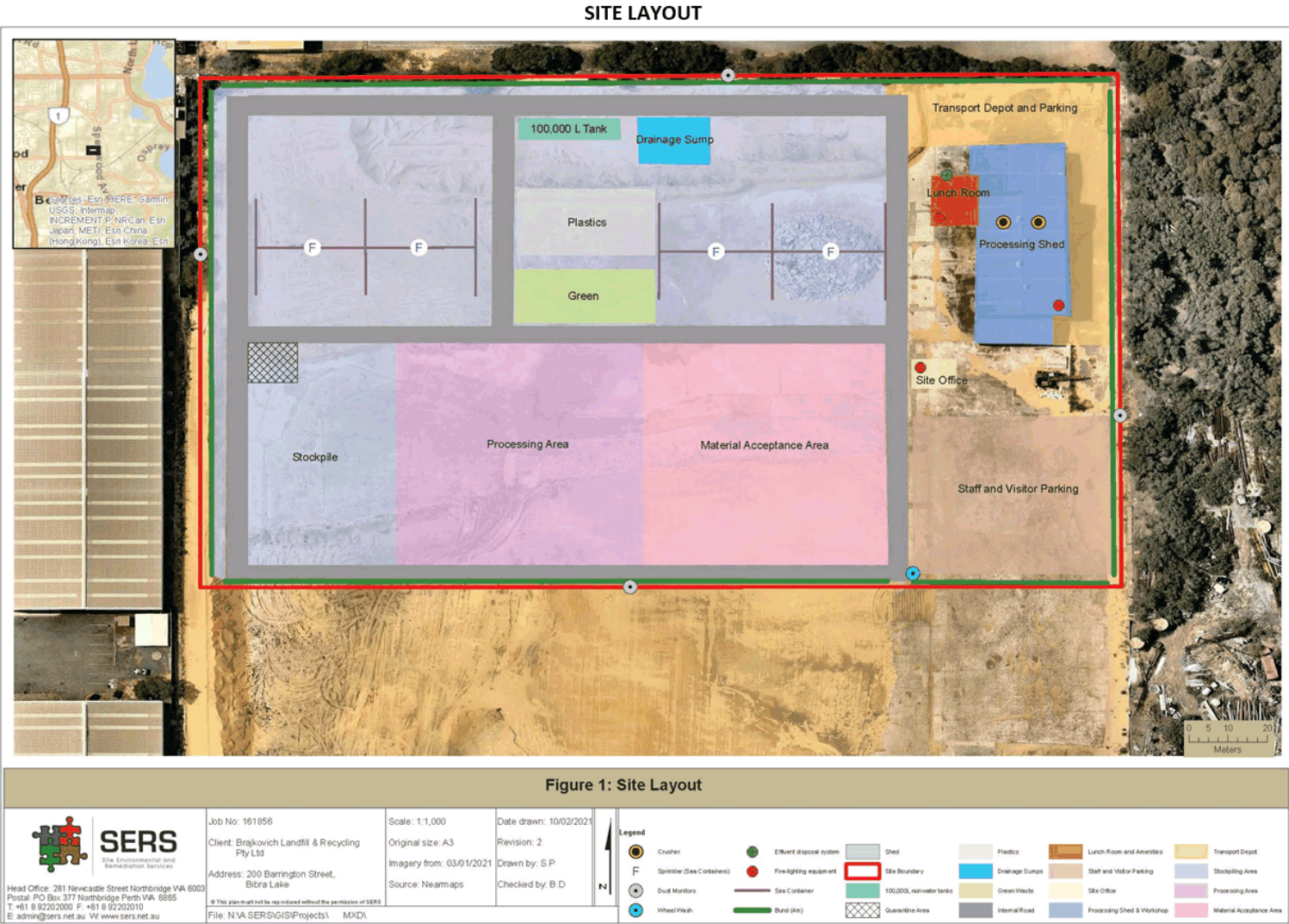
APPENDIX A

FIGURE A1 – SITE LAYOUT
FIGURE A2 – NEIGHBOURING PREMISES



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Appendix A



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Appendix A



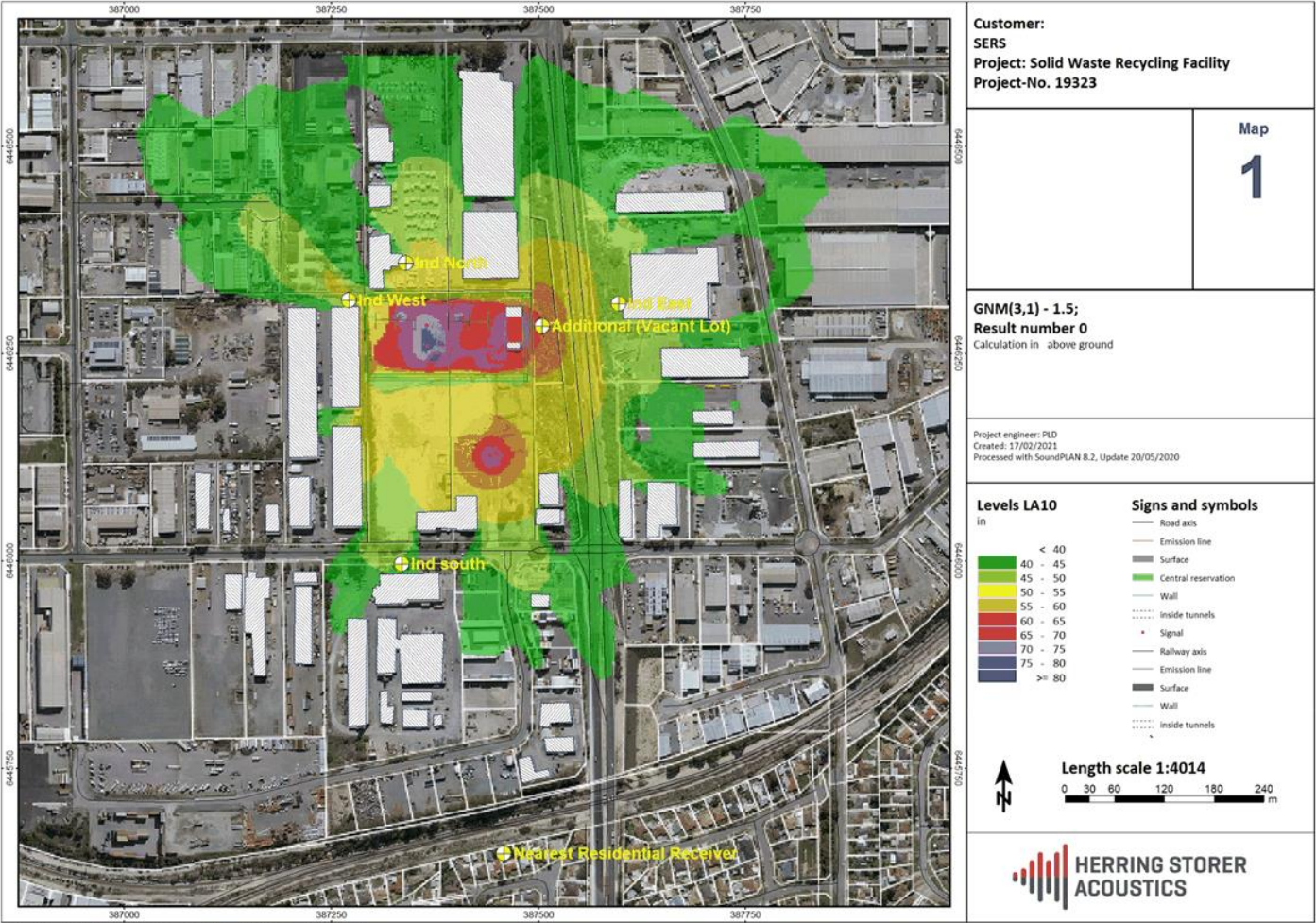
APPENDIX B

NOISE CONTOUR PLOT



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Appendix B



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ASBESTOS MANAGEMENT PLAN

PROPOSED SOLID WASTE DEPOT, TRANSFER STATION, SALVAGE YARD AND
TRANSPORT DEPOT
200 BARRINGTON STREET, BIBRA LAKE



ON BEHALF OF:

BRAJKOVICH
LANDFILL & RECYCLING PTY LTD

ABN: 13 161 973 931
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Brajkovich Landfill & Recycling

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

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Abbreviation	Definition
ACM	Asbestos containing materials
AF	Asbestos Fines
AMP	Asbestos Management Plan
C&D Waste	Construction & Demolition waste
CBD	Central Business District
DEC	Department of Environment and Conservation (former government, reinstated as the Department of Water and Environmental Regulation)
DWER	Department of Water and Environmental Regulation
FA	Fibrous Asbestos
MRS	Metropolitan Regional Scheme
SERS	Site Environmental and Remediation Services Pty Ltd





Executive Summary

This Asbestos Management Plan (AMP) has been developed in support of operations associated with the definition of a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot proposed at a Site located at 200 Barrington Street, Bibra Lake (Hereby known as 'the Site'). This document was prepared to aid the identification and management of Asbestos onsite during waste acceptance, processing and storage operations of the above-mentioned works.

It is proposed within this Development Application Report that the Site be utilised as a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot. It is a general requirement for sites of this nature to have an AMP in place. This is due to the nature of materials being accepted to the site. It is proposed that mechanical processing in the form of screening be undertaken onsite.

Methods and procedures to identify, contain and dispose of suspected ACM are recommended for application throughout the transport, screening and onsite processes. The objectives of these procedures and controls are to ensure that all work is carried out to minimise occupational emissions as best as can be reasonably practiced in order to negate any risk to human or environmental health.

With appropriate management measures in place, airborne fibre levels are not anticipated to exceed guideline criteria for either the operating premises or premises surrounding the site.



1 Introduction

Site Environmental & Remediation Services Pty Ltd (SERS) were engaged by Brajkovich Landfill & Recycling Pty Ltd to prepare an Asbestos Management Plan (AMP) for acceptance and processing of material at a proposed Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot located at 200 Barrington Street, Bibra Lake (hereby known as 'the Site'). The site is under ownership of Demo Investment 6 and Demo Investment 7.

Operations are proposed to be in-line with the following definitions:

- **Salvage Yard (Recycling and Waste Storage Facility)**
Use the land for the storage and sale of materials salvaged from the demolition, dismantling or renovating of buildings, machinery and vehicles.
- **Transport Depot**
Use of the land for the transfer of goods or persons from one motor vehicle to another motor vehicle, including management, maintenance and repair of the vehicles used and includes the garaging or parking of such vehicles.

It is a general requirement for sites of this nature to have an AMP in place. This is due to the nature of materials being accepted to the site.

1.1 C&D waste

Construction and Demolition (C&D) material can be defined as excess or waste material arising from the demolition of buildings and structures or pavements. It includes 'concrete, brick, rubble, asphalt, metals (ferrous and non-ferrous), timber, wallboard, glass, plastics, asbestos, soil and other building materials and products' (DWER, 2009). It excludes toxic materials.

The proposed onsite operations will sort through C&D materials for stockpiling and recycling purposes. The stockpiled materials are to be on sold as product following their processing.

The clean, inert, demolition waste materials are processed and recovered as recyclable building products such as road bases and aggregates. Material that cannot be recovered from the demolition activities have been removed from the site and disposed of at an appropriately licenced landfill.





1.1.1 Asbestos Containing Material

Asbestos has been used historically as an integral component of many structures in Western Australia due to its fire-proof properties. It exists in structures across a wide-ranging area in both friable and bound forms and is particularly commonly encountered as ceiling and wall panels, fascias, eaves, verandah soffits, fencing, roof sheeting, kitchen tilux, vinyl floor tiles (DHW, 2008), as well as drainage and flue pipes, roofing shingles and flexible building boards (Villaboard, Hardiflex, Wundaboard, Flexiboard). A more comprehensive list of forms in which asbestos is found is provided in NOHSC:2018(2005) *Code of Practice for the Management and Control of Asbestos in Workplaces*.

Construction and demolition waste often has the potential to contain asbestos-containing material (ACM). ACM is not always found in the more obvious forms listed above and can have been historically covered over with an impermeable layer such as concrete or can be hidden in interior walls that may be inaccessible during hazardous materials inspections conducted prior to demolition.

As a result, it is imperative that a system exists to ensure that any demolition materials onsite do not contain asbestos and if in the event, ACM are found onsite a comprehensive process is followed to ensure the correct identification, isolation and disposal of the ACM.

1.2 Objectives

Asbestos management methods are proposed with the objective of minimising the risk of harm to human and environmental health through preventing the exposure to airborne fibres. Operational methodologies thus ensure material is heavily scrutinised at every step of processing. The AMP additionally intends to minimise the potential risk of asbestos contamination within the recycled C&D materials as well as within the entire site.



2 Applicable regulations

2.1 Health (Asbestos) Regulations 1992

The Asbestos Regulations govern the following areas of the Health Act: asbestos cement product; material containing asbestos; and, disposal of material containing asbestos.

2.2 Code of practice for the management and control of asbestos in workplaces NOHSC:2018 (2005)

Developed to assist in the control of the risks of ACM in workplaces by setting out steps to be taken to eliminate or otherwise minimise the risks of exposure to airborne fibres including identification of ACM, risk assessments and the implementation of control measures with the aim of reducing incidences of mesothelioma, asbestosis and lung cancer.

2.3 How to manage and control asbestos in the workplace – Code of Practice (Safe Work Australia, 2011)

Applies to 'anyone who has a duty of care 'in relation to the subject matter of the Code, in order to comply with the *Work Health and Safety Act* . Provides 'practical guidance for persons conducting a business or undertaking on how to manage risks associated with asbestos and ACM at the workplace...' via 'information on how to identify the presence of asbestos at the workplace and how to implement measures to eliminate or minimise the risk of exposure to airborne asbestos fibres' (SWA, 2011, p. 3).

2.4 Code of Practice for the safe removal of asbestos 2nd ed. NOHSC: 2002 (2005)

Advice is provided for the safe removal of asbestos and ACM from buildings and structures, equipment, machinery and other vehicles.

2.5 How to safely remove asbestos – Code of Practice (Safe Work Australia, 2011)

Created for use by asbestos removalists (companies or tradespeople) carrying out asbestos removal work of any type, be it Class A, Class B or work that does not require a licence, as well as for those commissioning asbestos removal work, health and safety representatives, and other related parties, for example neighbours. Should be used in conjunction with the associated Safe Work Australia document described above.

2.6 Guidelines for the Assessment, Remediation and Management of Asbestos-contaminated Sites in Western Australia May 2009

Provides guidance on sampling requirements to verify that work practices are as effective as documented.





**2.7 Guidelines for managing asbestos at construction and demolition waste recycling facilities
(DWER September 2012)**

These guidelines provide a framework for C&D waste recycling facilities to work within in relation to the asbestos. The expectations of the former Department of Environment and Conservation (DEC) (currently reinstated as the DWER) are laid out in relation to waste acceptance, testing and monitoring and management procedures and practices at the site. The document does not provide guidance on occupational health and safety issues associated with C&D waste recycling facilities.



3 Site Characteristics

3.1 Site Identification

The Site consists of current Lot 39 and Lot 40 (200) Barrington Street, Bibra Lake. The site is proposed to be subdivided and the proposed operations will take place on revised Lots 5, 6 and 7. The title details are provided within Table 1 below. The Certificate of Title is provided as Attachment 2. Demo Investment 6 and Demo Investment 7 own the lots but give operational responsibility to Brajkovich Landfill & Recycling Pty Ltd.

Table 1-Subject Site Identification Details

Lot No.	Plan No.	Street No.	Street Name	Suburb	Certificate of Title (Volume/Folio)
39	3699	200	Barrington Street	Bibra Lake	1135/866
40	3699	200	Barrington Street	Bibra Lake	1120/451

3.2 Site Location

The Site is located approximately 18.0 km south-west of the Perth CBD and is bounded by Industrial receptors to the north, east and west, and Barrington Street, a Distributor B road network, to the south. Vehicle access to the site is gained off Barrington Street.

3.3 Site History and Description

Originally the Site consisted of remnant vegetation dating back to 1953. Clearing occurred in 1965, and a building was developed. The Site appeared to be utilised for agricultural purposes at this time. SIMS Metal Management Pty Ltd (SIMS) acquired Lot 39 in 1971, and Lot 40 in 1975.

The Site has been used for the storage and processing of scrap metals by SIMS from early 1975 until late 2017. The majority of the site was utilised in the storage of ferrous scrap metal, with approximately 50% of the Site sealed with concrete hardstand materials. Previous operations were inclusive of a shredder, maintenance shed, sump, wash down bay, non-ferrous processing area and amenities. Historically, the site has additionally operated in the storage and recycling of transformers. The operations onsite eventually led to the site being listed as 'Contaminated – remediation required' in November 2014.

Prior to the eventual retirement of SIMS operations onsite, an environmental consultancy, Emissions Assessments Pty Ltd (EAPL), were contracted to the Site to conduct a full-scale contamination assessment. The investigation yielded results whereby soil impacts were generally restricted to shallow soils within unsealed portions of the Site. As such, it was determined that there was a low risk to human health from the contaminant exceedances of assessment criteria.

BLR acquired the Site in February 2019, with the intention of conducting operations in line with the land use of a recycling facility, transport depot and waste storage facility. BLR has additionally remediated the Site as part of the objective to remove the contaminated memorial on the title.





3.4 Buffer distances

The surrounding land is primarily zoned as Industrial, with the exception of regional road reserve and residential zoned area to the south, primary regional road reserve to the west, and road reserve to the east. The nearest sensitive receptor is 530m to the south of the Site. Only Industrial receptors are located within 450m of the Site. Measurements have been taken conservatively from the closest boundary of the Site to the boundary of the receptor.



4 Site Operations

The site has recently been subject to remediation from historical contamination in line with the previous use as a metal recycling and processing facility. Construction and Demolition wastes are proposed to be sorted and processed through a screener.

4.1 Description of Proposed Development

Operations will be restricted to areas as outlined within **Figure 2 Site Layout**. Site entry is proposed off of Barrington Street, south of the Site. There is currently an accessible driveway suitable for Restricted Access Vehicles (RAV), which will be utilised in Site access and egress. Vehicles will be required to enter a wheel wash on arrival to ensure appropriate dust management controls are implemented. Vehicles will be restricted to sealed areas onsite, to ensure appropriate dust suppression.

Vehicles carrying waste will be directed to the Waste Sorting Area on the central northern portion of the site, where waste will be deposited into an area pending sorting. Loaders and excavators will be utilised in the sorting of waste materials. Once processed, they will be stockpiled on the west of the Site pending on-sale and recycling. Where wastes cannot be recycled, they will be stored within a contained area onsite pending removal within 4 weeks of the materials being received. Following the processing of materials, they will be separated and stockpiled. It is proposed that during the processing period, a Screener will be utilised and situated in the north-western portion of the Site. Materials will be moved alongside the Screener and stockpiled pending processing.

Stockpiles will be separated into areas clearly marked for Unprocessed Waste, Products tested for ACM and products awaiting testing for ACM. The unprocessed waste stockpiles will be clearly separated from the processed waste by a minimum of 3m distance. Where it is not possible for separation by distance, an impermeable barrier will be installed to ensure no cross-contamination of stockpiles. Clearly visible and legible signage is to be installed in proximity of the stockpiles.

The structures on the north-east portion of the Site are intended to be utilised as a lunchroom, amenity block for Site staff, and a processing and maintenance shed. Current plumbing and effluent systems are in place within this area, it is proposed that these will receive a renovation prior to use.

4.2 Equipment and Machinery

The equipment and machinery that will be utilised onsite as part of the proposed operations include;

- Screener;
- 2 x Excavators; and
- Loader.

Due to the nature of the Demolition materials recycling process, equipment must undergo continual maintenance and/or repair. Ancillary equipment may be brought on-site from time to time as needed. It is proposed that the number of pieces of primary equipment operational on-site at any one time will not exceed the above.





4.3 Site Management & Staffing

The day-to-day running of the site shall be overseen by the Site Supervisor. The Site Supervisor is directly responsible for management of all activities at the site, including:

- directing staff duties;
- co-ordinating all demolition materials onsite;
- dust controls;
- noise controls; and
- documentation control.

Table 1 provides details of the specific roles employee is expected to carry out.

Step		Personnel				Machinery		
		Site supervisor	Machine operator	Truck Driver	Site worker	Excavator	Loader	Screenner
1	Loading of materials prior to screening/processing							
	Removal of un-conforming materials/ACM from site			o				
	<ul style="list-style-type: none"> • Inspection of the load post tipping 	o						
2	Stockpiling of C&D waste at the Site							
	<ul style="list-style-type: none"> • Inspection of material as it is stockpiled 		o			o	o	
3	ACM containment on site							
	<ul style="list-style-type: none"> • If affected load from onsite to be sorted by screener is deemed to be suitable for manual hand-picking of affected area 	o	o		o			
	<ul style="list-style-type: none"> • If affected load to be sorted by screener is deemed to be heavily contaminated, or contaminants cannot be removed by manual labour. 	o	o		o	o	o	o
4	Storage of ACM material on site	o						
	<ul style="list-style-type: none"> • Removal of ACM from site 							
5	Material processing		o		o		o	
6	Stockpiling material		o		o		o	
7	Inspection of processed material	o						



The training that onsite personnel will undertake (as part of induction formalities), will include detailed familiarisation with this AMP, as well as other associated management plans for noise and dust. Each employee will be provided with a copy of these plans and will be required to agree to work within the methodologies detailed in each document. Records of this process shall be retained on-site.





5 Source-Site Asbestos Management Procedures

The risk of encountering asbestos must be managed throughout the entire processing and stockpiling process onsite. At point of origin, asbestos is managed in the following way:

Pre-demolition

1. Training
2. Pre-Demolition Inspection
3. Removal of Asbestos (where present)
4. Clearance Inspection

Demolition

1. Mechanical Demolition – Visual Inspection by Site Supervisor and Demolition Crew

Transport onsite

1. Loading of demolished material to be transported to material acceptance and processing area
– Visual Inspection by Truck Driver and Excavator Operator

All asbestos material encountered should be managed in accordance with the following documents:

- NOHSC:2002 (2005) *Code of Practice for the Safe Removal of Asbestos*
- NOHSC:2018 (2005) *Code of Practice for the Management and Control of Asbestos in Workplaces*
- Worksafe (2010) *Code of Practice: How to Manage and Control Asbestos in the Workplace*
- Worksafe (2010) *Code of Practice: How to Safely Remove Asbestos*
- DEC (2007) *Disposal of Material Containing Asbestos*

5.1 Training

All Site-Supervisors and experienced personnel are required to undergo an Asbestos training course which involves training and education on the following:

- Legislation:
 - Occupational Safety and Health Regulations (1996) in regard to demolition
 - Occupational Safety and Health Regulations (1996) in regard to friable asbestos removal
 - Department of Health Guidelines
 - Department of Environment and Conservation guidelines for the remediation of contaminated sites
 - WA Occupational Safety and Health Act 1984
 - WA Occupational Safety and Health Regulations 1996
 - NOHSC:2002 (2005) Code of practice
 - NOHSC:2018 (2018) Code of practice
 - National standard for construction work



- Duty of Care:
 - Employers
 - Employees
 - Self-employed people
 - Principals (people who engage Contractors)
- Terms Used to Describe Asbestos
- Types of Asbestos
- Various Uses of Asbestos
- Fibre Size
- Health Risks
- Risk Management
- Identifying the hazard - Asbestos in domestic premises
- Types of Hazards Safety, Health: Assess the Risk
- Risk Assessment Matrix
- Controlling the risk
- Hierarchy of control:
 - Elimination
 - Substitution
 - Isolation
 - Engineering controls
 - Administrative controls
- Protective clothing and equipment
- Safe work method statements (SWMS)
- Restricted Asbestos License Training Outline
- Removal and disposal
- Employers must ensure that controls are used to protect workers' safety and health.
- Planning - Asbestos:
 - Procedures
 - Preparation
 - Removals
- Procedures: Clean up – Tools, Workers
- Disposal of waste
- Obtaining a restricted asbestos licence from WorkSafe

All other employees attend a course and receive training on:

- Types of Asbestos
- Friable and Non-Friable Asbestos
- Products containing Asbestos
- Health hazards of Asbestos
- Exposure Standards for Asbestos
- Risks from Asbestos Exposure





- Regulations relating to removing Asbestos
- Classes of Licences to remove Asbestos
- Codes of Practice relating to Asbestos
- Removal methods for Asbestos Cement
- Personal Protective Equipment
- Public Awareness

Records are kept of all employees with the above accreditation and copies of Training Records have been provided to DWER. Refresher training courses will be provided to employees where appropriate to ensure they have a clear understanding and awareness of the environmental and asbestos related issues.

In order to maintain awareness of the practices and procedures on site, a toolbox meeting will be held on site every morning. This will be conducted by the site supervisor.

5.1.1 Legislation

The *Occupational Safety and Health Act and Regulations* (1996) cover the safety and health of workers handling asbestos cement (AC) building products. Safe removal of ACM products is specifically referred to in Regulation 5.50. Regulation 5.50 specifically requires that any work involving asbestos cement building materials at the workplace is to be done in accordance with *the Code of Practice on Safe Removal of Asbestos [NOHSC:2002(2005)]* and the *Health (Asbestos) Regulations 1992 (Western Australia)*.

5.1.2 Hazards

Fibrous cement products installed before 1987 may contain asbestos, whereas similar building products manufactured and sold today do not contain asbestos fibres. Careful visual inspection and microscopic examination by experienced assessors is the only way to confirm whether fibrous materials contain asbestos. Visual inspections are carried out by suitably qualified and experienced staff, having undergone the relevant training.

Identifying, assessing and controlling hazards during ACM removal and disposal is jointly achieved through consultation and co-operation between the employer, employees, project management staff, other contractors, and safety and health representatives.

A significant hazard can be created if power tools are used for cutting, drilling, sanding, grinding or sawing ACM products and employees are trained not to do so. Power tools are never used on ACM products, albeit for the removal of screws and the use of jackhammers for the removal of vinyl floor tiles. Safe work procedures are implemented and followed at all stages of the removal and disposal of ACM products. The use of high-pressure equipment to clean material that contains asbestos material is also strictly prohibited.



Although the risks to humans from installed and undisturbed ACM products are negligible, surface weathering of ACM products can lead to the release of asbestos fibres during removal, therefore the following safe work procedures outlined below must be adhered to.

Where there is uncertainty as to whether a material is asbestos or ACM, it will be treated as asbestos and removed/isolated.

5.1.3 Safe Work Procedures

These safe work procedures are followed when removing and isolating ACM onsite:

- When ACM building products are being removed and isolated, signs and barriers are erected to warn of the danger and to prevent unauthorised access during works.
- ACM will be removed from the site as soon as reasonably practicable.
- All personnel involved in the non-friable ACM isolation and removal are required to wear disposable coveralls and a Class P2 disposable mask.
- ACM products are moved gently to prevent breakage and are lowered to the ground safely and are not permitted to be dropped.
- ACM are stacked on polythene sheeting, then wrapped and sealed into bundles for disposal and placed directly into disposal bins that have been lined with polythene sheeting and sealed for disposal.
- All waste containing asbestos is kept wet, wrapped in polythene or otherwise sealed, and removed from the site as soon as practical.
- Used disposable coveralls and masks are placed into bags for disposal with other asbestos waste.

5.1.4 Disposal at Landfill Sites

Within the metropolitan area, ACM waste must be disposed of in accordance with the requirements of the *Health (Asbestos) Regulations 1992*.

Asbestos-handling risk assessments and procedures outlined in this document are utilised at all times. At the conclusion of the removal of ACM, the site is inspected against the initial inspection log to ensure that all hazardous materials identified have been removed. Disposal tip dockets shall be retained as evidence of appropriate disposal.

5.2 Mechanical Demolition and Visual Inspection by Site Supervisor and Demolition Crew

Once the mechanical demolition of the structure and hardstand has occurred, the pile of demolished material is further inspected for the presence of any residual ACM. This material will be segregated while demolition activities are occurring i.e. segregated metal piles, segregated rubble piles, segregated mixed unprocessed piles. This is done in order to minimise onsite transport of mixed loads and increase efficiency of disposal.

It is standard practice that where the presence of ACM is identified following mechanical-demolition, remedial action is required. A suitable risk assessment is carried out which primarily





identifies the immediate, short-term and long-term risks both to personnel and the overall recycling process in the manner of contamination of otherwise re-useable material.

At the conclusion of the risk assessment one of the following remedial options applies:

Option 1

Manual hand-picking of the affected area with appropriate handling measures. All ACM is bagged and disposed of to regulatory requirements. Prior to further mechanical works being undertaken on the site, an inspection is carried out and the process is repeated until no ACM is visually detected within the rubble. Appropriate PPE and signage are used at all times.

Option 2

If the affected area cannot be isolated and is not suitable for hand-picking, all of the demolished rubble and structure is categorised as Class 1, Asbestos Contaminated and is disposed of as follows:

The affected area is suitably wet-down, then mechanically loaded onto suitably lined semi-tippers for disposal at a landfill facility that accepts asbestos waste. The liner is then sealed, the load is dampened and then covered with an appropriate membrane for transportation as per the *Code of Practice for the Safe Removal of Asbestos* (NOHSC:2002 (2005)). Appropriate PPE and signage is used at all times.

If at any time during the demolition process material becomes visible and it is unclear if it's ACM it will be treated as asbestos and removed from site in accordance with option 1 or option 2 as appropriate.

5.3 onsite Loading of C&D material – Visual Inspection by Truck Driver and Excavator Operator

Each bucket loaded into the semi-tipper trailers is inspected by the excavator operator conducting the loading and also the truck driver overseeing the loading. Additionally, once each semi-tipper is loaded, the remaining pile is visually inspected by the excavator operator, aiming to identify any hazardous material that may have been uncovered during the loading process.



6 On-site Asbestos Management Procedures

The nature of historical ACM use means it is sometimes hidden within building facades constructed prior to 1987, leaving the potential for it to be found within C&D waste. All C&D waste will be subject to the management process detailed below, to ensure there is negligible risk to on-site employees and that any material used as fill meets stringent criteria set by the Department of Health (*Guidelines for the Assessment, Remediation and Management of Asbestos-contaminated Sites in Western Australia*, 2009).

Asbestos management is thus required as part of the remainder of the screening process as follows:

Identification

- ACM Containment;
 - a. ACM on-site
 - b. The Transport and Disposal of ACM

Processing and storage

- Feeding Screener
- Stockpiling processed rubble

Inspection

- Daily visual inspection
- Remedial action (if required)

6.1 Screening operations

C&D materials will be deposited into the loader onsite to be taken to the screener where they will be treated with dust suppression methods throughout the works, such as wetting down. As the materials are transported to the screener it will not be permitted to mix with other demolition materials onsite. As the demolition materials are transferred to the processing area, suitably qualified personnel will inspect them for any ACM materials. The original location of the demolition materials will be noted by onsite personnel. If hazardous materials are found within the materials the following actions will be taken:

- The materials shall be isolated and will be clearly marked with the words "CAUTION ASBESTOS"
- The likelihood is that the presence of hazardous materials shall be low as the materials have previously undergone asbestos management measures. During this process, if the removal uncovers more hazardous materials than expected, then the entire load shall be treated as contaminated and the load shall be mechanically loaded onto semi-tipper trailers which will be clearly marked with the words "CAUTION ASBESTOS", for disposal at a licensed Landfill facility that accepts asbestos. Prior to the asbestos waste being removed from site, the site supervisor will contact the asbestos landfill facility to inform the landfill that the load contains asbestos. Whilst loading, the proposed semi-tipper trailer shall be suitably wet down and once loading is complete, the trailer shall be covered with a membrane prior to transportation off-





site. This membrane shall cover the entire load as to prevent any dust fragments leaving the vessel during transportation.

- If asbestos material is found that is fibrous, friable or asbestos fines are evident, then the demolition of the impacted area shall be halted, and the advice of a qualified Environmental Consultant shall be sought before any further works proceed.

6.2 Stockpiling of C&D material

During the off-loading of material to the stockpiles, the material usually needs to be further managed to form the stockpile. The operator of the loader/excavator will do this by carefully displacing each bucket in a fashion so as not to release airborne fibres and, where possible, the operator will inspect each bucket as it is moved. If an operator finds asbestos present in any excavator bucket, or within a stockpile, the following procedures will be enacted:

- Operation of the loader is to cease, and a further inspection is undertaken.
- One of the options below will be applied.

Management measures are decided according to the Asbestos Risk Matrix for Asbestos in Rubble, shown in **Appendix D**, and the options for management are outlined below, according to the extent of asbestos contamination:

6.2.1 The Storage of ACM on-site

ACM shall be immediately dispatched from the site once isolated and contained. If this is not possible, ACM shall be stored in a dedicated ACM-waste skip on site when it is not possible to immediately dispatch it from site. The skip shall be in good condition and be double-lined with heavy-duty plastic sheeting (200 µm gauge) before any ACM is placed into it. The skip shall be kept damp to minimise the generation of airborne asbestos fibres. The skip shall be secured when not in use with a lockable lid. Once the skip has been filled to its adequate limit, the contents shall be completely sealed with plastic sheeting.

6.2.2 The Transport and Disposal of ACM

Once the actions outlined in Section 6.2.1 have been conducted in its entirety, the skip shall be transported by truck to an approved asbestos-accepting landfill. Prior to the removal of the asbestos material from the site, the site supervisor will contact the licenced asbestos disposal landfill to inform them that the load contains asbestos. All landfill dockets shall be retained on site as evidence of appropriate disposal.

6.3 Feeding screener

During the mechanical feeding of the screener, the operator will visually inspect the contents of the excavator bucket and also the stockpile from which the material is being loaded. If at any point either employee visually identifies suspect material, the following two methods shall apply:

**Method 1- For small amounts of ACM found**

- The Emergency Stop button on the Screener shall be engaged immediately
- Loading of the screener shall cease
- A further inspection of the material and all working stockpiles shall be undertaken
- Signage and barriers, indicating the removal of asbestos is being undertaken, shall be set up until the area is deemed free of visible ACM.

At the conclusion of the above being carried out, a competent person, with qualifications and experience in the identification of asbestos will ensure that the following is applied:

- All the necessary personal protective equipment and respiratory protective equipment shall be utilised by all employees whilst undertaking ACM removal.
- All ACM shall be sprayed with water to moisten materials, but not with sufficient pressure to release fibres upon impact with the ACM.
- Manual hand-picking of the affected area shall be undertaken with appropriate handling measures put into practice.
- The ACM shall be removed in sections (where possible)
- All ACM shall be immediately bagged (heavy duty 200 µm gauge polyethylene, labelled 'CAUTION- ASBESTOS' and sealed) and disposed of to regulatory requirements.
- Prior to further mechanical works or excavation of the stockpile, inspection to be carried out and process repeated until no ACM is visually detected within the rubble to be loaded out.
- At the conclusion of the removal of all suspected ACM, the stockpile area will then be further inspected to ensure that all ACM has been removed. If this inspection finds additional material that wasn't previously sighted this shall prompt Method 1 or Method 2 to be repeated until all visible ACM is removed.
- This inspection process is to be repeated until such time as all visible ACM has been removed.

Method 2- For medium and large amounts of ACM found.

- The Emergency Stop button on the screener shall be engaged immediately
- Loading of the screener shall cease
- A further inspection of the material upon the screener and all working stockpiles shall be undertaken.
- Signage and barriers, indicating the removal of asbestos is being undertaken, shall be set up until the area is deemed free of visible ACM.

At the conclusion of the above being carried out, a competent person, with qualifications and experience in the identification of asbestos will ensure that the following is applied:

- All the necessary personal protective equipment and respiratory protective equipment shall be utilised by all employees.
- All ACM shall be sprayed with water prior to being loaded. Water will not be sprayed with such force that fibres are released upon impact.
- If the affected area is identified as an isolated ACM containing area that is not suitable for hand picking, the entire affected area will be categorised as Class 1 Asbestos Contaminated and





treated as an ACM work area and shall be demarcated accordingly with adequate signage and barriers.

- The dampened ACM material shall be removed whole (as much as possible) and placed carefully into a lined (heavy duty 200 µm gauge polyethylene) trailer.
- The loaded trailer shall then be dampened prior to the liner being sealed and covered with an appropriate membrane for transportation to an appropriate landfill facility. The membrane shall cover the entire load and does not allow any dust or fragments to leave the vessel during transportation.
- The affected area shall then be mechanically loaded onto suitably lined semi-tippers for disposal at an appropriately licensed landfill facility.
- At the conclusion of the removal of all suspected ACM, the stockpile(s) shall then be inspected further to ensure that all ACM has been removed. If this inspection finds additional material that wasn't previously sighted, or the removal procedures have not been carried out correctly, this shall prompt Method 1 or Method 2 to be repeated until all visible ACM is removed.
- This inspection process is to be repeated until such time as all visible ACM has been removed.

All stockpiles will be isolated and inspected by a competent person.

6.4 Daily Visual inspection of Material

At the conclusion of each batch processed, the stockpiles of material should be visually inspected by a competent individual(s) for the presence of asbestos material.

If asbestos is present, the following steps will be taken;

- The stockpile is isolated and flagged
- Method 1 or Method 2 applied (described earlier)



7 Sampling and Monitoring

7.1 Procedures for recording incidents of asbestos contamination on site

The procedures that have been set in place through this management system ensure that it is unlikely that asbestos will be present on site due to the age of the building. However, all incidence of asbestos contamination will be recorded, and the details will be made available to the DWER, DoH, WorkSafe and the independent auditor upon request.

The form attached in **Attachment 3** will be used to record all such incidents.

7.2 Review of the Asbestos Management Plan

This plan is a comprehensive management framework to remove asbestos from the demolition of all hardstand and structures on Site. The methods set out in the AMP are the most up to date at this time. Should management practices or technologies change the AMP will be revised as a matter of urgency to reflect the revised practices. Before any changes are put into practice on site approval will be sought from the Department of Health and the DWER.





References

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Safe Work Australia, 2011. *How to safely remove asbestos – Code of Practice*





Figures

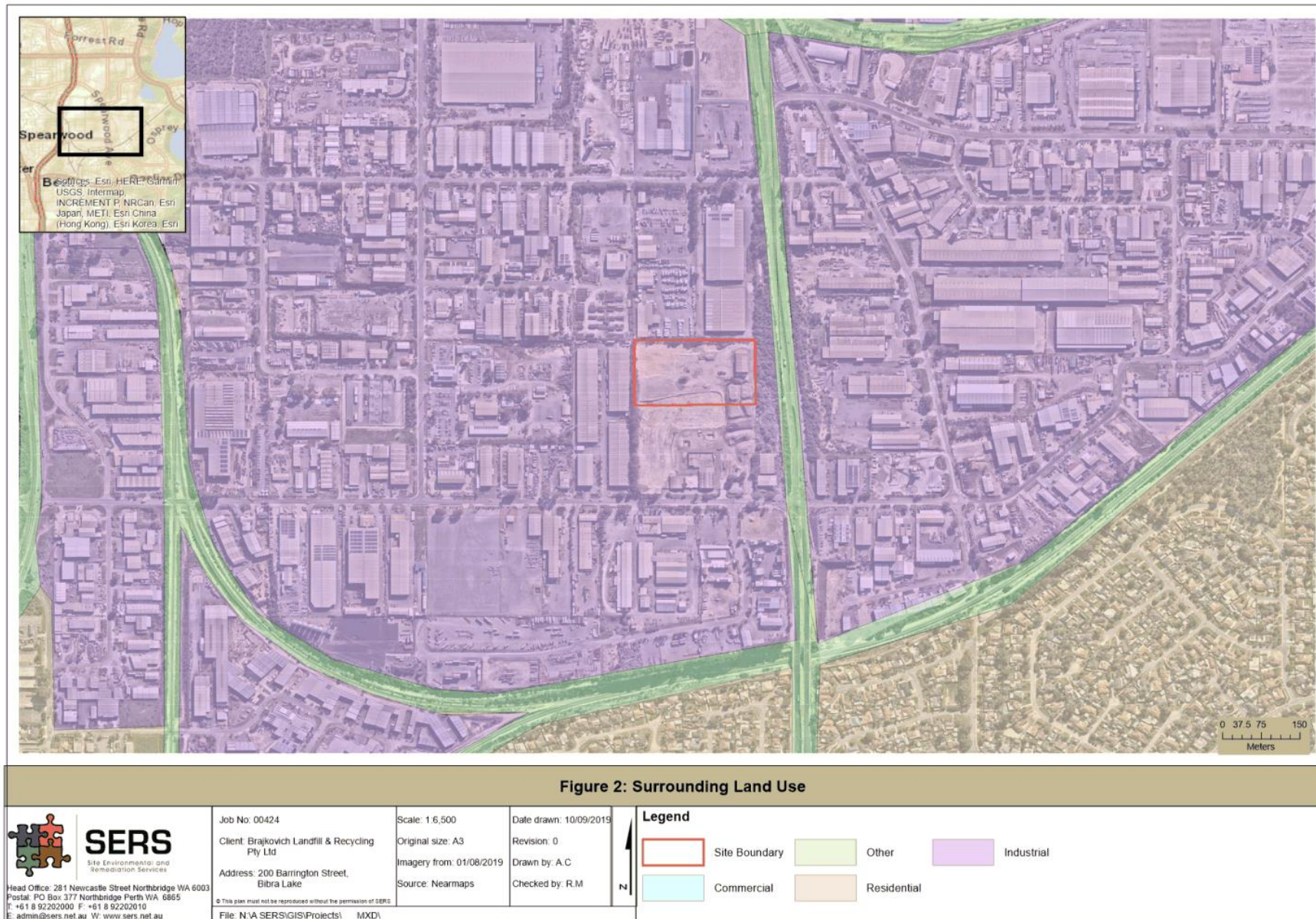
1. Site Location
2. Surrounding Sensitive Receptors





Figure 1: Site Location

 SERS Site Environmental and Remediation Services Head Office: 281 Newcastle Street Northbridge WA 6003 Postal: PO Box 377 Northbridge Perth WA 6885 T: +61 8 92202000 F: +61 8 92202010 E: admin@sers.net.au W: www.sers.net.au	Job No: 00424 Client: Brakovich Landfill & Recycling Pty Ltd Address: 200 Barrington Street, Bibra Lake © This plan must not be reproduced without the permission of SERS File: N:\A\SERS\GIS\Projects\ MXD\	Scale: 1:850 Original size: A3 Imagery from: 01/08/2019 Source: Nearmaps	Date drawn: 10/09/2019 Revision: 0 Drawn by: A.C Checked by: R.M	Legend  Site Boundary





Appendices

1. Source-site Asbestos Inspection Checklist
2. Risk Matrix for Asbestos in Rubble



Appendix A. Source-site Asbestos Inspection Checklist

BRAJKOVICH DEMOLITION & SALVAGE PTY LTD				
ABN: 68 125 556 167				
ASBESTOS INSPECTION & CLEARANCE CERTIFICATE				
SITE ADDRESS:				
SITE DESCRIPTION: (i.e. house, brick, tile etc)				
AC REMOVAL SUPERVISOR (NAME):				DATE REMOVED:
LOCATION OF AC	AC PRESENT Y/N	AC REMOVED Y/N/NA	COMMENTS	CLEARED ✓
WALLS EXTERIOR				
WALLS INTERIOR				
EAVES				
VINYL FLOORING				
ELECTRIC. BOARDS				
SHEDS/OUTBUILDINGS				
FENCES				
OTHER				
ALL ASBESTOS REMOVAL WORKS CARRIED OUT TO AUSTRALIAN STANDARDS:				Y/N:
DISPOSAL LOCATION:				DOCKET # :
SAMPLE AC RESULTS (if applicable)- DETAILS or RESULT # :				
CLEARANCE BY:				CLEARANCE DATE:
SIGNATURE:				
Notes: *This clearance is a post AC removal, pre mechanical demolition clearance. *This clearance does not take into consideration any buried or concealed AC products on this property.				





Appendix B. Risk Matrix for Asbestos in Rubble

Revision Number:							
Date:							
Site details							
Accessed by:				Signed by:			
Asbestos in Rubble/Stockpile Risk Matrix		Determine the consequence/exposure to fibre					
			5	4	3	2	1
		People	Very limited exposure	Confined exposure	Short term exposure	Long term exposure	Indefinite exposure
		Environment	Short term impact to small area	Short term impact to large area	Long term impact to small area	Long term impact to large area	Permanent consequence
		Community	Concern	Immediate workers	Site specific	Multiple sites	Whole of process
Determine the extent	A	Extent of AC not ascertainable	High	High	Extreme	Extreme	Extreme
	B	AC part visible in larger area	Moderate	High	High	Extreme	Extreme
	C	AC part visible in confined area	Low	Moderate	High	Extreme	Extreme
	D	AC all visible in larger area	Low	Low	Moderate	High	Extreme
	E	AC all visible in confined area	Low	Low	Moderate	High	High
Step 1:		Determine the severity of the consequence/exposure			Step 4: Develop control measures using heirachy of controls		
Step 2:		Determine the likelihood that the hazard will cause an incident			Step 5: Determine the residual risk (Steps 1-3 above)		
Step 3:		Analyse the true risk (Extreme, High, Moderate, Low)					
Low to moderate risk will facilitate hand picking of affected area.							
Moderate to High risk will facilitate localised loading out of material to AC landfill facility.							
High to Extreme risk will facilitate bulk removal to an approved AC landfill facility.							

Contact Officer : Luke Harris (08) 9411 3444
Our Ref : DA19/0686 - 6018185



28 May 2020

Site Environmental And Remediation Services
281 Newcastle Street
NORTHBIDGE WA 6003

**Industry – General (Licensed) (Solid Waste Depot, Transfer Station, Salvage Yard,
and Transport Depot)**
200 Barrington Street BIBRA LAKE WA 6163

I refer to your application dated 10/09/2019 for the above and advise that the proposed development has been conditionally approved in accordance with the attached Notice of Determination on Application for Planning Approval. This approval was granted pursuant to clause 68 of the Planning and Development (Local Planning Schemes) Regulations 2015 under the requirements for development approval stipulated in clause 60. Delegated authority was exercised by clause 82 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Should you be aggrieved by this determination, there is a right of review by the State Administrative Tribunal under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted within 28 days of the date of this decision to the State Administrative Tribunal, 6th Floor, 565 Hay Street, Perth. It is recommended that you contact the State Administrative Tribunal for further details (telephone 9219 3111) or via website: www.sat.justice.wa.gov.au.

Planning approval does not remove the need for any other approvals, licences or permits that may be required.

Luke Harris
SENIOR PLANNING OFFICER





REF No: DA19/0686 - 6018185

Issue Date: 28 May 2020

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL
PLANNING AND DEVELOPMENT ACT 2005

Description of proposed development: **Industry – General (Licensed) (Solid Waste Depot, Transfer Station, Salvage Yard, and Transport Depot)**

APPROVAL TO COMMENCE DEVELOPMENT

Owner Name & Address Demo Investment 6 Pty Ltd
1686 Great Northern Highway UPPER SWAN WA 6069

LOCATION: 200 Barrington Street BIBRA LAKE WA 6163

LOT: 39

PLAN/DIAGRAM: P/3699

FOLIO NO: 866

VOL NO: 1135

Application Date: 10/09/2019

Received on: 12/09/2019

The application for development approval is approved subject to the following conditions:

CONDITIONS

1. The development must be carried out in accordance with the details of this application as approved herein, and any approved plan.
2. All stormwater must be contained and disposed of on-site, to the satisfaction of the City of Cockburn.
3. No building or construction activities shall be carried out before 7:00am or after 7:00pm, Monday to Saturday, and not at all on Sundays or Public Holidays.
4. Crossovers are to be located and constructed to the City's specifications. Redundant crossovers shall be removed and the verge reinstated prior to or at the time of the installation of the approved new crossover(s).
5. Prior to the commencement of the use hereby approved, the parking bay/s, driveway/s, points of ingress and egress and all internal roads shall be sealed, kerbed, drained, line marked and made available for use in accordance with the approved plans.
6. No crushing of materials is permitted on site.

7. The stockpiles must not exceed 4m in height.
8. The car parking areas, access ways and landscaping located in front of the building shall be maintained to the satisfaction of the City, and shall not to be used for storage of any type.
9. Landscaping including verge planting shall be installed, reticulated and/or irrigated in accordance with the approved plan and maintained thereafter to the satisfaction of the City. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.
10. All earthworks, cleared land and batters must be stabilised to prevent sand or dust blowing to the satisfaction of the City.
11. Dust monitoring and recording of dust nuisance must be undertaken as detailed in the Dust Management Plan entitled "Dust Management Plan – 200 Barrington Street, Bibra Lake reference 00424_DMP_AC_120919".
12. Records of dust monitoring must be maintained on site and made available for inspection by Council officers should complaints be received.
13. If dust is detected at adjacent premises and is deemed to be a nuisance by the City, then any process, equipment and/or activities that are causing the dust nuisance shall be stopped until the process, equipment and or activity has been altered to prevent the dust to the satisfaction of the City.
14. All operations on site must be in accordance with the acoustic report by Herring Storer Acoustics entitled 'Licence and Works Approval Application Noise Assessment dated December 2019'.
15. No wash-down of plant, vehicles or equipment is permitted on the premises. Industrial, commercial or wash-down wastes shall not enter stormwater disposal systems or otherwise be discharged to the environment.
16. All asbestos material must be handled in accordance with the asbestos management plan entitled "Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 00424_AMP_AC_110919" dated 11 September 2019.

FOOTNOTES

- a) This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3, or with the requirements of any external agency.



- b) The development shall comply with the requirements of the Building Code of Australia.
- c) In regard to condition 2, the applicant is advised that the drainage on site must be designed to contain a 1 in 100 year 24 hour storm event.
- d) In regard to Condition 14, any changes to the proposed equipment (being 2X Excavators, 1X screen, 1X loader) or hours of operation (being Monday to Saturday 0700-1800 hours) documented in the approved report requires further approval from the City to ensure noise levels will comply.

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the decision, the approval shall lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the Council having first been sought and obtained.

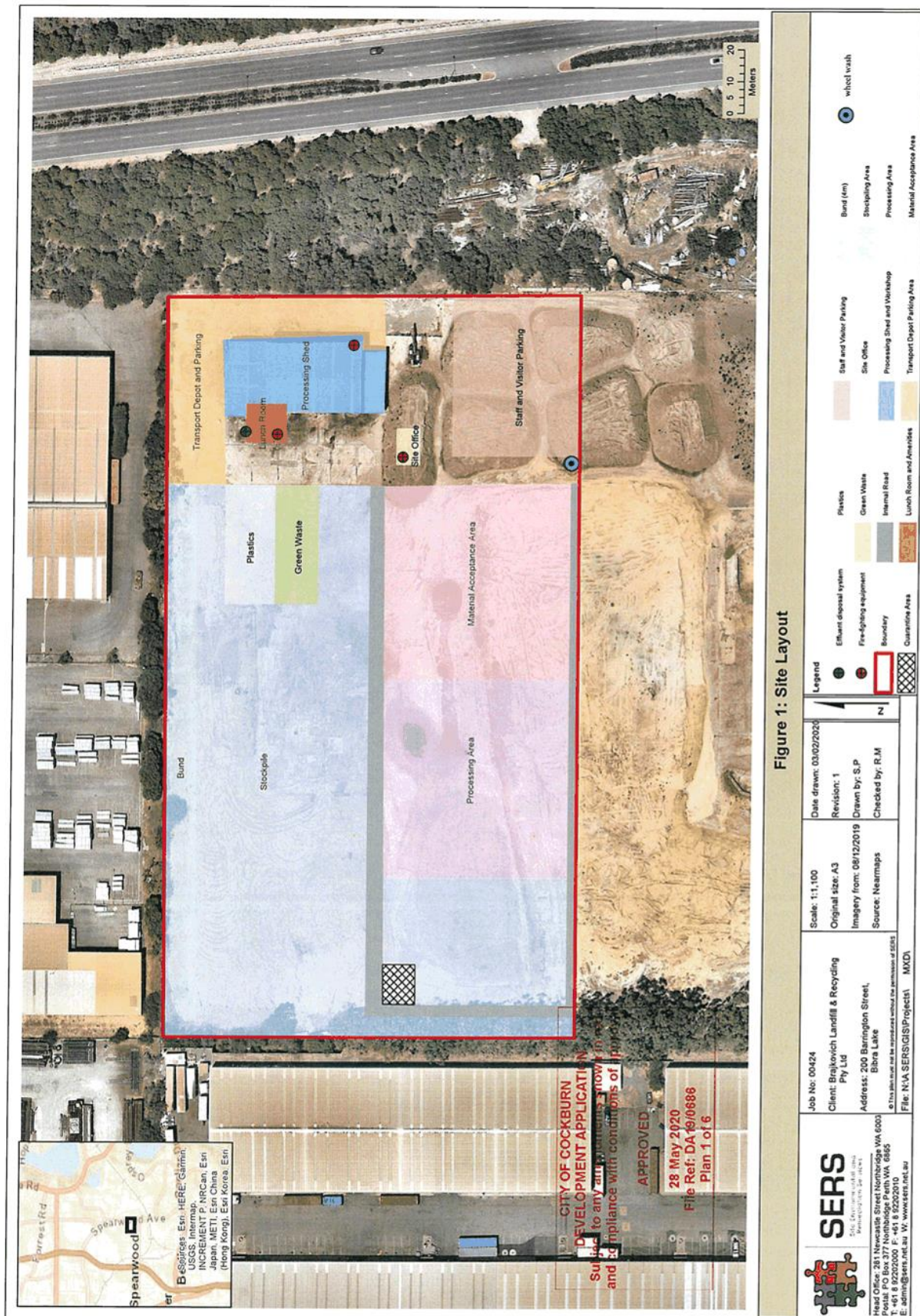
Note 3: If the applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of determination.

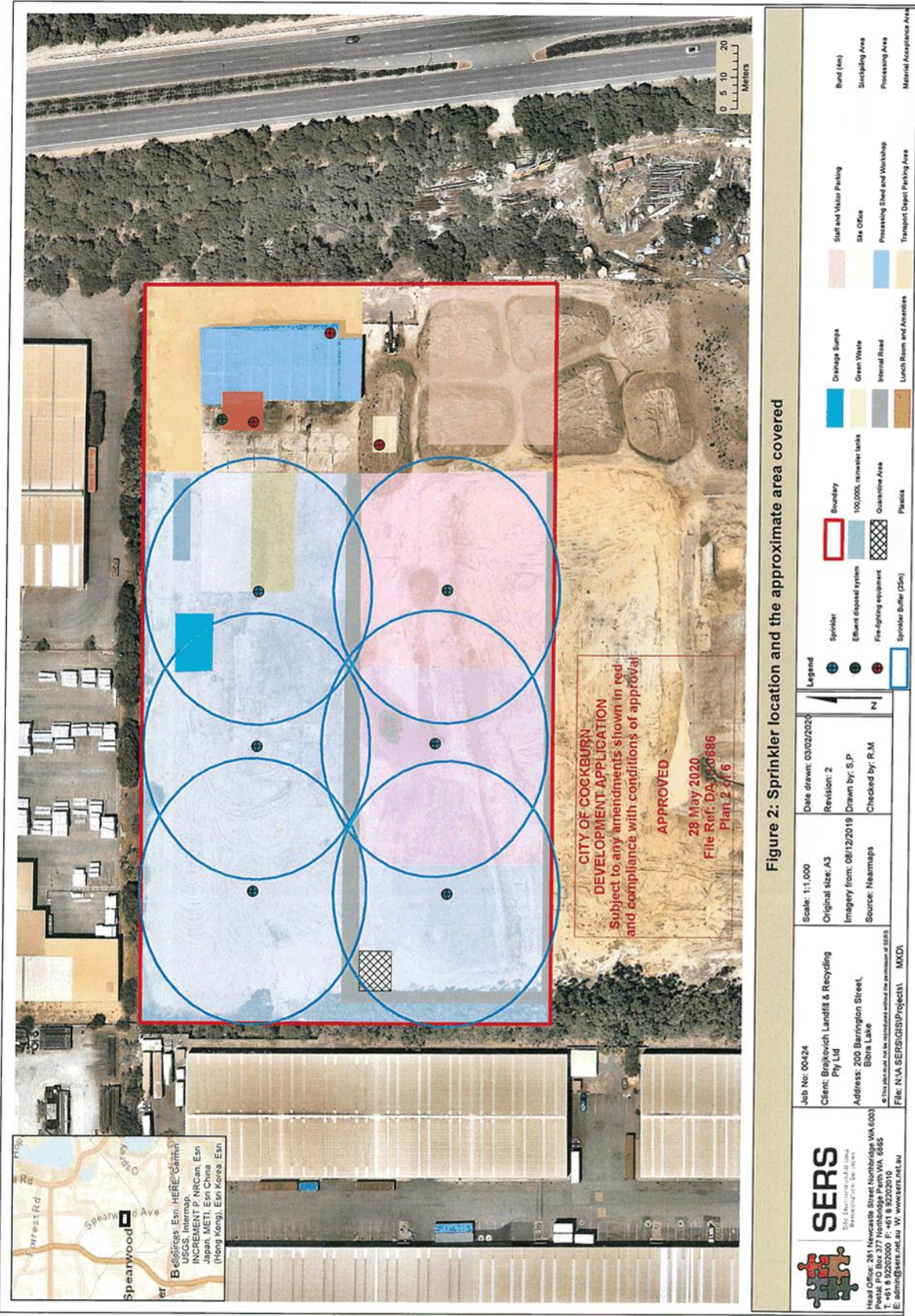


SIGNED:

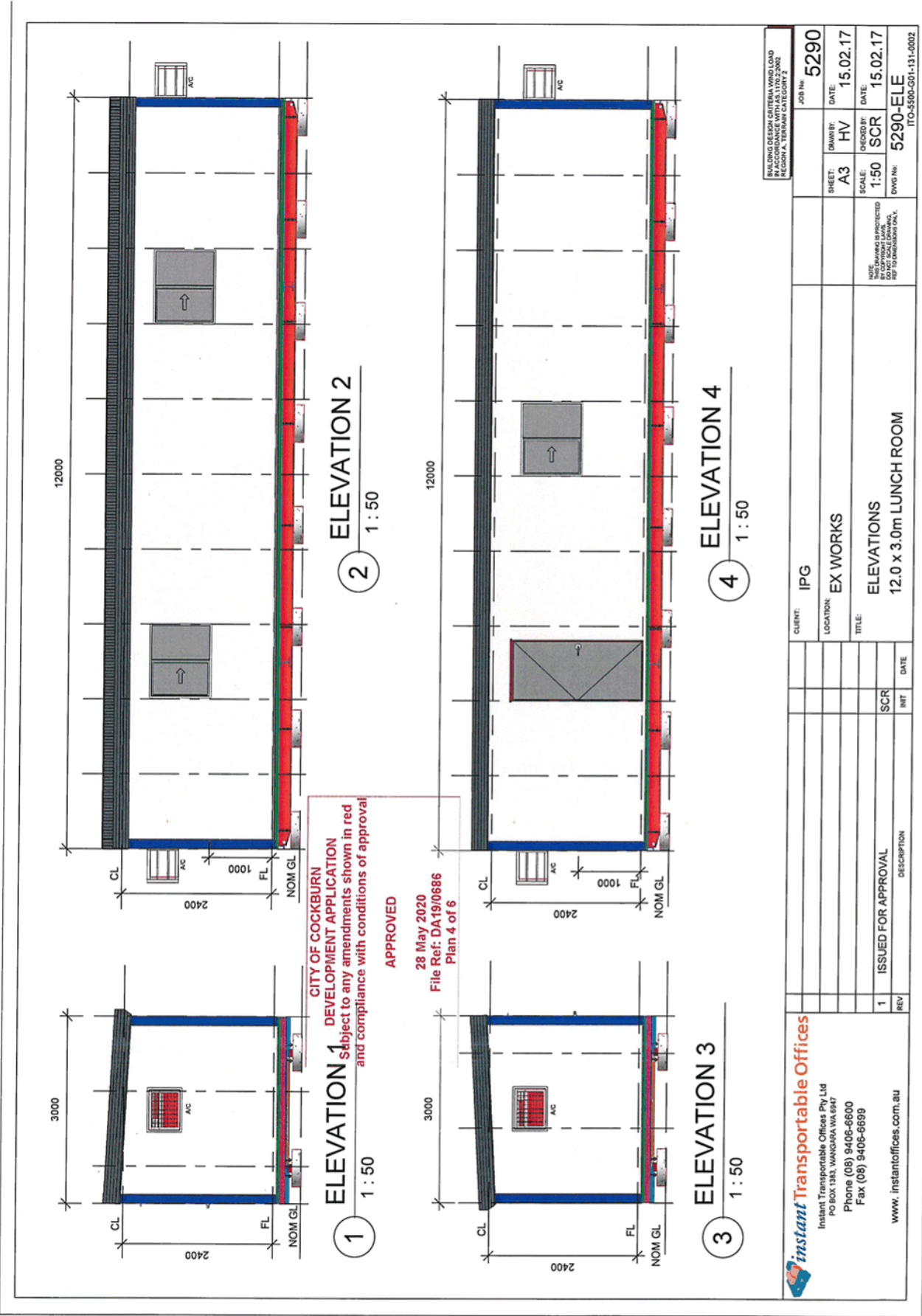
DATED: 28/05/2020

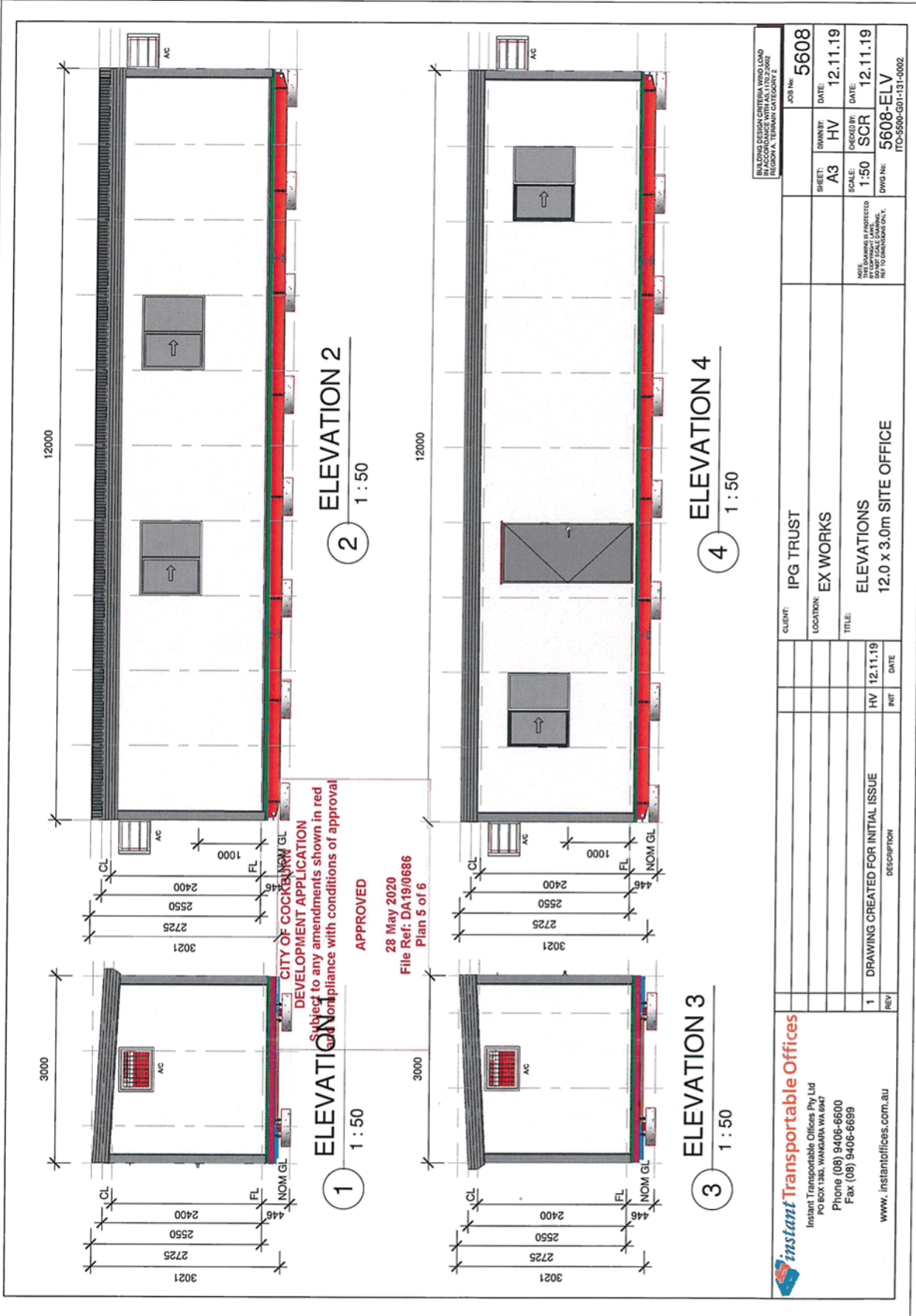
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Luke Harris
SENIOR PLANNING OFFICER
for and on behalf of the City of Cockburn.












<div> instant Transportable Offices</div> <div>Instant Transportable Offices Pty Ltd PO BOX 1383, WAGGAUWA WA 6947 Phone (08) 9406-6600 Fax (08) 9406-6699 www.instantoffices.com.au</div>												CLIENT: IPG TRUST				JOB No: 5581				BUILDING DESIGN CRITERIA WIND 0.440 IN ACCORDANCE WITH AS 1170.2:2002 REGION A, TIERMAN CATEGORY 2											
												LOCATION: EX WORKS				SHEET: A3				DATE: 17.09.19											
												TITLE: ELEVATIONS				SCALE: 1:50				CREATED BY: SCR				DATE: 17.09.19							
				2				SCR CHANGES				HV				17.09.19				NOTE: DRAWING IS FOR PRELIMINARY BY CONTRACTOR LATER BY ARCHITECT FOR FINAL REF TO DIMENSIONS ONLY.				DWG No: 5581-ELV				ITO-5500-001-131-0002			
				1				ISSUED AS WORKING DRAWINGS				HV				10.09.19															
				REV				DESCRIPTION				INT				DATE															

Schedule of SubmissionsDA20/0973 – 200 Barrington Street, Bibra Lake

No.	Name & Address	Submission	Officer's Response
1	Name & Address Withheld	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p> <hr/> <p>The noise, dust and ground pollution caused by this will be unacceptable, especially when taking into account the fact that the operator of the site has had multiple issues in the past with running illegal operations and illegal treatment of asbestos. They clearly cannot be trusted to do the right thing. Their own environmental reports recommend a 1000m buffer to residential areas, which this location does not provide. The location of our home will often end up downwind from this site, causing us to have even more issues with dust than we already do and will affect the health of hundreds of households in the area. This should be seen as</p>	<p>1. Regarding the 1000m buffer distance the Environmental Protection Authorities <i>Statement No. 3 – Separation Distances between Industrial and Sensitive Land Uses</i> indicates that the separation distance is a guide and can be altered provided that the applicant provides appropriate scientific based reports for consideration as part of an application.</p> <p>2. Regarding the comments related to noise</p>



		unacceptable. It is unfathomable that this is even being given consideration.	<p>emissions from the site the concerns are noted. The applicant has provided an Acoustic Report to supplement the application, however the City has found it to be deficient and the document has not been supported.</p> <p>3. Regarding the comments related to dust emissions from the site the concerns are noted. The applicant has provided a Dust Management Plan to supplement the application, however the City has found it to be deficient and the document has not been supported.</p> <p>4. Regarding the previous undertakings of</p>
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			<p>the owner of the property this is not something that can be considered through a development application. Each proposal is required to be assessed based on its own merits against relevant legislation irrespective of the owner/applicant.</p> <p>5. Regarding the consideration of the application there are no statutory controls that would prohibit an individual from lodging an application with the City. The City is required to undertake an assessment of any proposal that is lodged and issue a determination.</p>
2	Leigh Chatt	Objection	6. Regarding the



	10 Banksia Place, YANGEBUP	<p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake.</p> <p>For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p> <hr/> <p>I would like to alert you to a concern of residents and businesses of Yangebup regarding a development application at 200 Barrington St Bibra Lake. The application is for two crushers to be installed on site for processing concrete. Below are some of the concerns raised regarding the application:</p> <p>1 Operator concerns 1.1 - This operator (Brajkovich Landfill & Recycling Pty Ltd) has a history of licence breaches over the past decade at multiple sites across the metropolitan area. This includes sites contaminated with asbestos and silica. It is likely that past behaviour is a strong indicator of future behaviour.</p>	<p>buffer distances please see response point 1.</p> <p>7. Regarding concerns relating to noise please see response point 2.</p> <p>8. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>9. Regarding the comments relating to the current works undertaken on site the owner has been developing the land in accordance with the previous approval issued for the property. The City has corresponded with the owner and advised them that any works on the site can only be</p>
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	<p>1.2 - It would appear that the operator is already stockpiling rubble on the proposed site before proposal approval is given.</p> <p>1.3 - Materials accepted at the site will be received from multiple clients. This reduces control over what is actually received at the site until after it has been received and sorted. Although the Site Environmental & Remediation Services (SERS) report states non conforming materials will be isolated and removed from site, this is unlikely to be possible in all instances. That is because sorting is reported to occur with heavy machinery and visual inspection while loads are still in trucks or being tipped in bulk. Non conforming materials will inevitably be missed and processed along with conforming materials. It is completely naïve to assume this will not happen.</p> <p>1.3 - Further concern is that the visual inspection is to be completed by the truck driver post-tipping (as per SERS report 5.1.1) not a visual inspection by the operator supervisor or staff of the facility.</p> <p>2. Location</p> <p>2.1 The proposed site is within approximately 400 metres of the nearest residential property. Regulations for this type of work must be over 1000m from residential areas. This type of processing impacts residents in multiple ways, of which some are listed (but not limited to); Dust, Health and Noise.</p> <p>2.2 The proposed site at 200 Barrington Street Bibra Lake, is zoned as Industrial however this location is more suitable to Commercial or Light Industrial not Heavy Industrial such as a demolition crushing and processing plant. This is evidenced by the Cockburn Commercial Park just across the road from this site. Council should be seeking to reduce heavy industrial activity in this area, not increasing it.</p> <p>2.3 This type of industrial and processing plant is better suited to a location such as, Latitude 32 that is designed for the purpose of establishing dedicated industrial areas without heavy impact to local residents. Other suitable locations could be Kwinana Industrial strip or Naval Base, again where impact to residential areas is minimised.</p> <p>3. Environment</p> <p>Dust</p> <p>3.1 There is documented information that at the previous site where this operator was located, testing showed particles of asbestos and silica beyond the boundary fence. Given the previous site (located in Wattleup) was considerably larger than the proposed site at 200 Barrington Street, Bibra Lake it is not a possibility, but a probability that residents within a 1km radius will</p>	<p>undertaken in accordance with the previous approval at this time.</p> <p>10. Regarding the comments relating to the inspection of loads the concerns are noted. The applicant has stated that they will operate the site in accordance with a previously submitted Asbestos Management Plan, however the City has noted that it has not been prepared in accordance with the latest guidelines and is deficient in terms of information. The document has not been accepted.</p> <p>11. Regarding the comments relating</p>
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	<p>be exposed to an unacceptable health risk, should the plant be approved. News articles: https://www.abc.net.au/.../wattleup-residents.../2654294 https://thewest.com.au/.../probe-into-alleged-asbestos... Extract from Hansard 17/03/2011 https://www.parliament.wa.gov.au/.../A38%20S1%2020110317...</p> <p>Water 3.2 This site (200 Barrington Street, Bibra Lake) has previously been noted as a contaminated site requiring remediation. Yangebup has a very high water table level as evidenced by our local lakes and swamps. Run off from the rubble stockpiled and processed at this plant will inevitably end up in our ground water along with any previous contamination that has not been remedied from the previous uses on the site. This can only have a detrimental impact on our local environment and wildlife.</p> <p>Noise 3.3 The impact of having heavy haulage tip trucks transporting and tipping up to 100,000 tonnes of building rubble and waste per annum is obvious to local residents and needs to be considered. This is without the noise of the plant operation machinery, which as per the SERS report (1.3) has approved equipment to be utilised onsite includes the following: 1 x McClosky R155 Screener; 2 x Daewoo 225 (22.5tonne) Excavators; and 1 x Komatsu 480 Loader. As part of this application, the following equipment is proposed: 1 x Kleeman 120 Drill Crusher; and 1 x McClosky Impact Crusher.</p> <p>I am not opposed to companies performing this type of industrial business but it needs to be in the correct location, 200 Barrington Street Bibra Lake is certainly not the correct location for this type of industry.</p> <hr/> <p>The site is far too close to residential area for the type of work being proposed. The Noise mitigation information does not address reverberation affects only line of sight estimations. Much of the noise created will be detrimental to the area. The dust mitigation strategy does not sufficiently manage cement dust and the harmful chemicals and composition. The crusher that was previously on this site was objected for years by residents and resident groups and would seem illogical to be allowed to continue that type of work that is more suited to heavy industrial areas.</p>	<p>to the appropriateness of the site the land is zoned 'Industry' under the City's Town Planning Scheme No. 3. An Industry General (Licensed) land use is a use that can be considered on the site.</p> <p>12. Regarding concerns relating to dust please see response point 3.</p> <p>13. Regarding the water table review of the topography of the site against the approximate location of the water table by City officers has determined that there is a 33m separation between the surface and water table. On this basis the City would not be concerned about</p>
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			contamination of ground water. 14. Regarding concerns relating to noise please see response point 2.
3	Cheryl Hoskin 1 The Ridge, YANGEBUP	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p> <hr/> <p>Good Morning, I am not going to sound very intelligent nor am I going to try and pretend to sound intelligent. I do not often if at all complain about council choices as I feel very fortunate to live in Cockburn. I was raised in Spearwood, went to the local school and high-school and now have raised my child in a nearby neighborhood and also went to Spearwood. We shop locally, live locally,</p>	<p>15. Regarding concerns relating to noise please see response point 2.</p> <p>16. Regarding concerns relating to dust please see response point 3.</p> <p>17. Regarding the buffer distances please see response point 1.</p>



		<p>participate in family events locally and life is changing.</p> <p>Along with the changes to the roads, shopping centers, schools and amount of traffic in general we have noise pollution and dust pollution getting worse. I can't keep up with the dust that gets into the house; over my car nor in my lungs. While I accept Cockburn Cement has been here for what feels like a hundred years so you know a certain amount of dust is going to come from there on the wind and you accept there will be some businesses that go up over the years which may produce noises, smells and dust there is only so much that people can live with before it affects their health and sanity. We can't all afford to live in suburbs that do not have work areas, let alone ones that do not produce sound and mess but these businesses can be shared around. Instead of these businesses expanding at their current site perhaps they should have a second location elsewhere which opens up jobs for people further out.</p> <p>I could go on about all sorts of things related to the changes I am seeing and hearing or reading about on FB that need addressing but for now this is about the above development. In my opinion it should not go ahead based on the health and sanity of those already living here.</p> <p>I thank you for your time and consideration.</p>	
4	Name & Address Withheld	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p>	<p>18. Regarding concerns relating to noise please see response point 2.</p> <p>19. Regarding concerns relating to dust please see response point 3.</p> <p>20. Regarding the buffer distances please see response point 1.</p>

		<p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p> <hr/> <p>Noise at all hours of the day and night. Dust and fine particulates causing health issues Too close to residential area.</p>	
5	<p>Sharon Graham</p> <p>No Address Provided</p>	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p>	<p>21. Regarding the buffer distances please see response point 1.</p> <p>22. Regarding concerns relating to noise please see response point 2.</p>
6	<p>Robert Ryan</p> <p>3 Panarea Crest,</p>	<p>Objection</p> <p>I have just been made aware Brajkovich Demolition & Salvage Pty Ltd at 200 Barrington Street,</p>	<p>23. Regarding concerns relating to noise please</p>



	<p>YANGEBUP</p> <p>Bibra Lake are proposing to carry out works of a similar nature to Sims Metals.</p> <p>Hopefully you still have it noted there the amount of opposition I put forward in relation to noise pollution that came from that site. Thankfully since they moved on it has been somewhat better in the area with noise pollution as I reside at 3 Panarea Crest, Yangebup.</p> <p>I would like to categorically state now that I will fight to my last breath along with other people in the area that this should not be allowed to be even considered as we purchased properties in good faith and we should be protected by our council to live peacefully in our own homes.</p> <p>Residential properties should not be impacted by noise pollution!!!</p> <hr/> <p>I honestly cant believe that this has been considered considering the problems associated with noise from Sims.</p> <p>I can only hope that the council respects its residents with this.</p> <p>Big business versus everyday residents who just want to live in their homes without industrial pollution. Interesting to see how the council acts for its residents in this case considering the history with the site.</p> <hr/> <p>If the EPA guidelines are 1000m as a buffer reserve then I'm sure this cannot be considered. The measures to mitigate the noise and dust will be ineffective and as history has shown this site is not suitable for such activities. The Council really needs to consider its residents health and wellbeing and put an end to this proposal. There are many other areas in the City of Perth well away from residents where this can be done.</p> <hr/> <p>Hello,</p> <p>I was hoping never to be in a position to write this email but unfortunately I am it seems.</p>	<p>see response point 2.</p> <p>24. Regarding the decision to consider the application please see response point 5.</p> <p>25. Regarding the buffer distances please see response point 1.</p> <p>26. Regarding concerns relating to dust please see response point 3.</p>
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	<p>I have been residing in my home at 3 Panarea Crest, Yangebup for the past 10 or so years and I have to say the last 3 or so years have been a lot better without the intermittent sounds of SIMS Metals in action.</p> <p>During the time SIMS were occupying the site I had complained many times due to the noise coming from the site and in more recent times the Timber Trades had moved a machine outside which lead to further complaints and was since rectified. Yes, there is still noise we hear from the Industrial area but thankfully it seems to be reasonably in check and not too disruptive at the present time. I might go onto add that it does become more of an issue during the winter months for whatever reason.</p> <p>I have had a brief look at the reports and I shake my head reading them as they try and gloss over the fact that people need to live inside and outside their homes, however will be subjected to 150,000 tonnes of material goings through 2 crushers from 7am through all day long and into the evening all year long!</p> <p>I'm disgusted in how the report seems to view this site is "favourable and appropriate" when you look at its proximity to residential homes. My property by my calculations is under 800m2 from the site and from what I can tell approximately the same height. I cant see how this could possibly be considered by the shire considering it was evident before that SIMS was a major cause of noise pollution. Yes the site might be zoned as Industrial but a lot of homes have been built since the zoning was introduced.</p> <p>Surely with so much focus on mental health the city need to stand up for its residents in this case and have our health considered over the wants of business. They may say that the noise will be at a certain level with bunding or in a shed but I can assure you the noise will travel and the "tonality" as they like to call it will cause a huge problem for people in the area and I haven't even touched on dust, it' not like the city has never had a problem with air pollutants and smell from Cockburn Cement? Look at how the residents have viewed that over the years and the lengths you have had to go to stop the bad press.</p> <p>I implore you to listen to my points and to put a stop to this ridiculous plan so we can live at our homes in peace and quiet, I wouldn't have thought it would be too much to expect.</p> <p>Even in the short time it has taken me to write this email I have felt unbelievable stress &</p>	
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	<p>anxiety at the thought of what could be and the impact it will have on our lives.</p> <p>I once again implore you to see common sense, look after your residents and stop this now.</p> <hr/> <p>Good morning Mayor Howlett and Councillors,</p> <p>I'm writing to you to voice my concerns regarding the proposed crushing activities at the site located at 200 Barrington Street, Bibra Lake.</p> <p>I have previously written to Luke Harris and completed the document sent to me in the post however, I felt I had to highlight my concerns as much as possible, hence why I am writing to you.</p> <p>My wife, children and I have lived in the Yangebup area for the past 16 years, with the previous 10 years in our home located in Panarea crest, Yangebup. I have seen many changes in the area and whilst there has been some anti-social behaviour that I've witnessed in my time I have also seen a real sense of community spirit establish and I must say it seems to have been getting better in recent years.</p> <p>We lived in our home whilst SIMS Metals were operating and the noise coming from the site was horrendous to the point where I lost count of the times I had to contact the council to complain. I am gravely concerned that the proposed crushing will once again force us to listen to this unnerving sounds of materials being crushed all day long 6 days a week both inside and outside our home, not to mention the associated air pollution from dust emissions. I have read the report prepared in relation to the use and I can assure you that no measures will mitigate the issues that will come from the proposed use. The fact that it is recommended by the EPA that there be a 1000 meter buffer in my opinion should automatically deem this site unsuitable.</p> <p>Whilst I am not the type to use social media to promote my views I have been following some facebook sites and it really does appear that I am not the only one with these concerns and I'm reaching out to you to voice my absolute opposition to any crushing works on the is site. To put is simply the site is far too close to residential homes and the impact would be felt by many with huge repercussions.</p>	
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		<p>You may tell by my email address that I am a Commercial/Industrial Estate agent and I have worked locally for the past 16 years. I encourage purchasers and tenants to consult with council in relation to proposed uses so the community is not affected by non-conforming uses. Even though this site may have an "Industrial" zoning I do believe common sense must prevail and keep these type of practises away from our homes.</p> <p>I implore you to take my opposition and that of the community with the utmost seriousness and put an end to these proposed works so we can enjoy our homes into the future.</p> <hr/> <p>Thank you taking the time to read my previous email. With the time to make comments on the proposal drawing to an end I just wanted to reiterate my thoughts on this matter once again.</p> <p>This has proven to be a very stressful time for myself, my family and other residents in the area however I have seen the community pull together with their rightful opposition to this proposal.</p> <p>After reviewing all of the facts and listening to the points put forward by the Community I sincerely don't believe this proposal can be approved.</p> <p>I believe we have the right to enjoy our homes free of noise and dust pollution. The effects of this proposal would be devastating to so many people in the area and we are only asking to live in our homes as we have been.</p> <p>Thank you once again for taking the time to read my email and hopefully the proposal is terminated so we can get on with our lives.</p>	
7	<p>Kristyn Gohrt</p> <p>No Address Provided</p>	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it</p>	<p>27. Regarding the buffer distances please see response point 1.</p> <p>28. Regarding concerns relating to noise please</p>



		<p>appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents.</p> <p>The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p> <p>My 4 year old daughter has respiratory complications as it is and no doubt isn't the only one..</p> <p>This action needs to be reconsidered.</p>	<p>see response point 2.</p> <p>29. Regarding concerns regarding dust as it relates to health please see response point 3.</p>
8	Tracey Hackett No Address Provided	<p>Objection</p> <p>I believe the City of Cockburn has recently received a proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake.</p> <p>For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties.</p> <p>Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents.</p> <p>The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area. I have lived in the Yangebup area for 30 years and have strong memory's of the</p>	<p>30. Regarding the buffer distances please see response point 1.</p> <p>31. Regarding concerns relating to noise please see response point 2.</p> <p>32. Regarding concerns relating to dust please see response point 3.</p>

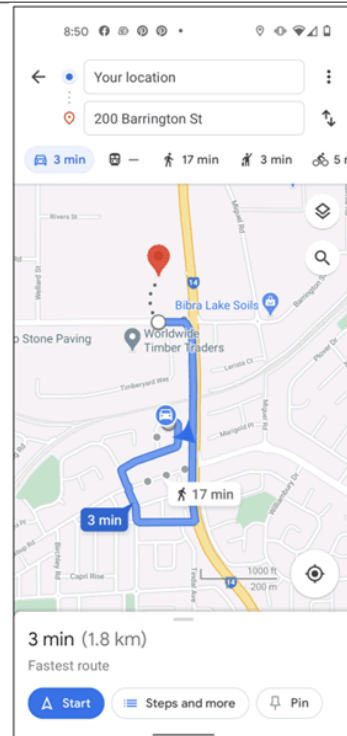
		loud bangs/explosive noise from the crusher. The windows of my home used to rattle and shake and it was very nerve-racking. The dust and noise is not going to stop by putting buffer zones up they tried that with Sims and it was ineffective. Please consider the residents and if my community. We already have the Cockburn Cement dust, smell and pollution to deal with.	
9	Annette Erdsieck Manberry Way, YANGEBUP	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p>	<p>33. Regarding the buffer distances please see response point 1.</p> <p>34. Regarding concerns relating to noise please see response point 2.</p>
10	Leigh Kruger 13 Plover Drive, YANGEBUP	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been installed.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p>	<p>35. Regarding the buffer distances please see response point 1.</p> <p>36. Regarding concerns relating to noise please see response point 2.</p>



		<p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area."</p> <p>As a Cockburn ratepayer who has lived at our home for 32 years, I strongly oppose the proposed crushing plants proposed at 200 Barrington Street.</p> <p>Our home falls within the 1000 m zone, and we deal enough with Cockburn Cement. We do not need this as well.</p>	
11	<p>Louise & Fergal Troy</p> <p>48 Torenia Way, YANGEBUP</p>	<p>Objection</p> <p>It has recently come to our attention that the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake.</p> <p>For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been proposed for installation.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p>	<p>37. Regarding the buffer distances please see response point 1.</p> <p>38. Regarding concerns relating to noise please see response point 2.</p> <p>39. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>40. Regarding concerns related to asbestos/silica</p>

	<p>The noise from the industrial estate all through the day and night is already an issue. There is a loud intermittent bang which disrupts sleep and sets all the neighbouring dogs off barking as it is as loud as thunder. The source is unknown but it is likely a crusher or some other heavy machinery.</p> <p>Our property is 48 Torenia Way, Yangebup. As you can see below the site is less than 1km as the crow flies from our residence. I urge you to reject this proposal as it is too close to residential properties including our own.</p> <p>We appreciate your consideration.</p>	<p>management please see response point 10.</p> <p>41. Regarding comments related to the water table please see response point 13.</p> <p>42. Regarding the comments related to the potential reduction in property value this is not considered to be a valid planning concern.</p> <p>43. Regarding concerns relating to dust please see response point 3.</p>
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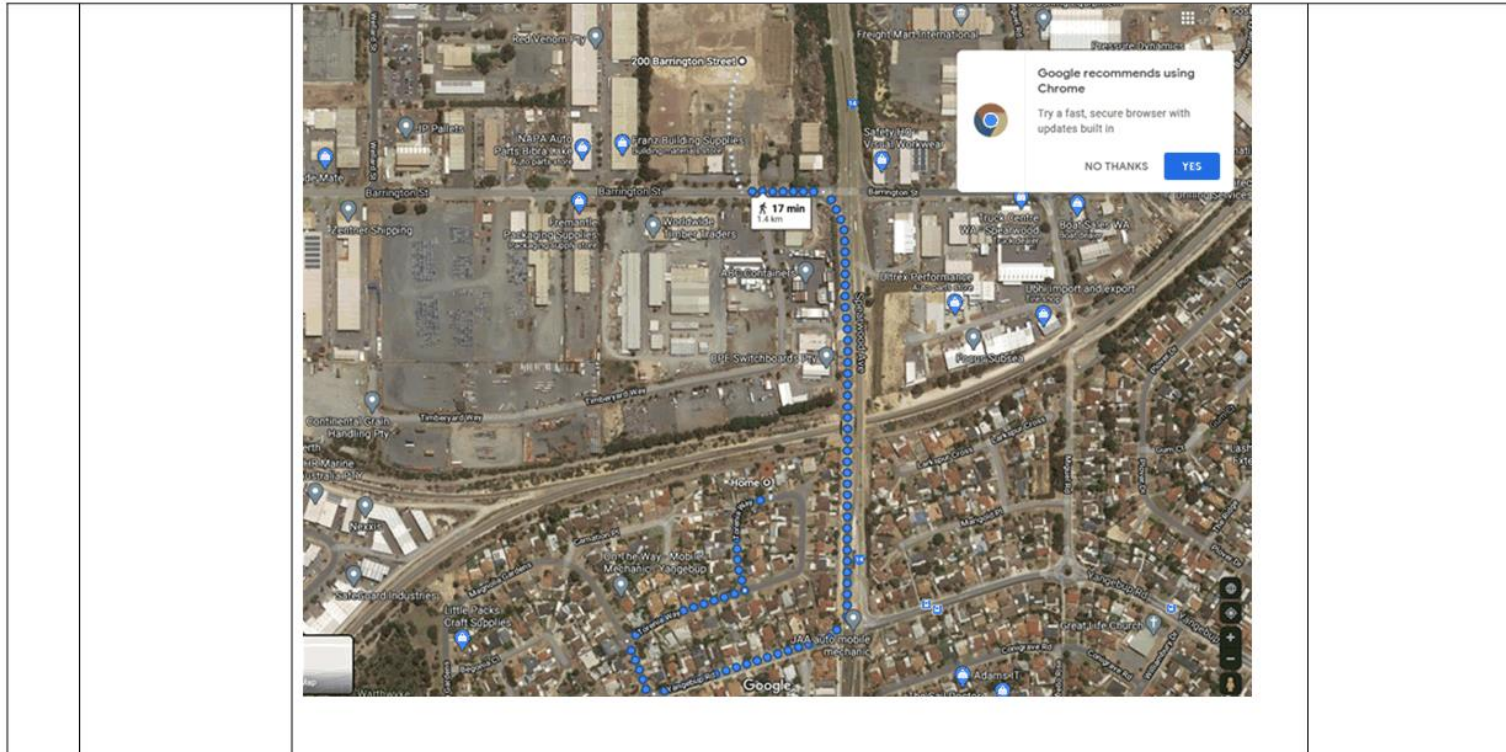
Dear Sir/Madam,

Our property of 48 Torenia Way, Yangebup has been specified in a report regarding this proposed site and I want it acknowledged and would appreciate a response regarding the


		<p>health implications of this proposed site, namely air and noise pollution.</p> <p>Our home is the red balloon on the map below and this is specified as 530m from the proposed site of Brajkovich Demolition on their impact report by SERS(see attached) where they have applied to install two crushers. On doing some research there is a lengthy history of this particular company breaching their licensing agreements and operating illegally with asbestos pollution from their site in Wattleup(research on historic offences is below). The dust management plan document states the crushing as HIGH risk(page 8), and after the proposed management plan the risk is only reduced to MEDIUM. 530m from my property. Please see diagram 3 for the hundreds of other homes being affected. The risk of asbestos and other hazardous material exposure is unacceptable.</p> <p>We would like to point out that DWER and City of Cockburn legislation is that such equipment should be 1000m from residential properties. Last night at the council meeting when this was questioned the answer was that this was 'just a guideline'. If this proposal is accepted the City of Cockburn will be exposing our family and that of our neighbours including approximately twenty children living on Torenia Way to a high or at best medium risk of exposure to hazardous material dust particles, namely asbestos. This is completely unacceptable. There are plenty of alternative options for this company to set up their crushers elsewhere, in an industrial area that is not putting families at risk of hazardous material. The consideration of this application and previous approval after the behaviour of this company relating to asbestos in 2011 in Wattleup is utterly baffling and quite frankly disgusting.</p> <p>The noise pollution is another issue, there are already ongoing issues of persistent intermittent banging of which numerous complaints have been made by myself and my neighbours, the source is unknown and as such the City of Cockburn should be attempting to reduce the level of noise, not increase it.</p> <p>Yangebup was declined a rezoning application due to the environmental sensitivity of the Beeliar wetlands, the water table is high here. Any dumping of materials will leach into the soil and in turn the water table, this will have an environmental impact on our native animals and plants by contaminating the soils and water table with hazardous materials.</p> <p>Aside from the health ramifications our property was recently appraised. I would also like to know how you propose preventing loss of value on our property if this proposal is permitted to</p>	
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		<p>go ahead.</p> <p>I have officially lodged my opposition through the appropriate channels, however I believe that there is a lack of awareness by my neighbours of the above ramifications of this application being approved. I have also emailed previously twice with my concerns and have received no response.</p> <p>I would appreciate acknowledgement that this email is received and that this is being investigated.</p>	
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		<p>TABLE 1: SENSITIVE RECEPTOR DISTANCES FROM SITE BOUNDARY</p> <table> <tr> <th>Receiver</th><th>Description</th><th>Location</th><th>Proximity to site boundary¹</th></tr> <tr> <td>1</td><td>Residential</td><td>52 Torenia Way, Yangebup</td><td>530m</td></tr> <tr> <td>2</td><td>Residential</td><td>50 Torenia Way, Yangebup</td><td>530m</td></tr> <tr> <td>3</td><td>Residential</td><td>48 Torenia Way, Yangebup</td><td>530m</td></tr> <tr> <td>4</td><td>Residential</td><td>46 Torenia Way, Yangebup</td><td>530m</td></tr> <tr> <td>5</td><td>Residential</td><td>44 Torenia Way, Yangebup</td><td>530m</td></tr> <tr> <td>6</td><td>Residential</td><td>42 Torenia Way, Yangebup</td><td>530m</td></tr> <tr> <td>7</td><td>Residential</td><td>40A Torenia Way, Yangebup</td><td>530m</td></tr> <tr> <td>8</td><td>Residential</td><td>23 Larkspur Cross, Yangebup</td><td>530m</td></tr> </table> <p>¹ Distances to sensitive receptors have been determined through measurement platforms on Nearmaps (2019).</p>		Receiver	Description	Location	Proximity to site boundary ¹	1	Residential	52 Torenia Way, Yangebup	530m	2	Residential	50 Torenia Way, Yangebup	530m	3	Residential	48 Torenia Way, Yangebup	530m	4	Residential	46 Torenia Way, Yangebup	530m	5	Residential	44 Torenia Way, Yangebup	530m	6	Residential	42 Torenia Way, Yangebup	530m	7	Residential	40A Torenia Way, Yangebup	530m	8	Residential	23 Larkspur Cross, Yangebup
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City of Cockburn legislation:

noted in item 6.11 of the application report:

6.11 Noise Within this proposal, the additional operation of two crushers has the potential to affect surrounding land users. The EPA guidelines for the Assessment of Environmental Factors No. 3 Separation Distances between Industrial and Sensitive Land Uses has been used to identify the minimum buffer between the site and the nearest sensitive receptors. This

		<p>guideline states that 1000m should be reserved as a buffer around a crushing location.</p> <p>Reference: https://www.dmp.wa.gov.au/Safety/Guidance-about-dusts-and-other-6856.aspx</p> <p>Crushing, screening and processing</p> <p>Dust needs to be effectively controlled at each crusher, mill and grinder, with dust control appliances fitted at the primary crusher feed hopper as well as secondary and tertiary crushers plus screens. Conveyor belt transfer points and stockpile tunnels may also require dust control measures.</p> <p>Any spillage and dust build up on and around the plant and equipment needs to be monitored and removed as necessary. After processing, dust control will be required at stockpile stackers and reclaimers, and during loading and unloading operations (e.g. ship, train, road train).</p> <p>Dust management is assisted by having wet process streams and dust extraction on transfer points.</p> <p>Reference:</p> <p>https://www.parliament.wa.gov.au/Hansard/hansard.nsf/0/657c74de452fb0ae4825785a002ee92b/\$FILE/A38%20S1%2020110317%20p1609b-1612a.pdf</p> <p>Grievance</p> <p>MR F.M. LOGAN (Cockburn) [9.22 am]: My grievance is to the Minister for Environment and it relates to the appalling situation occurring at a site in Wattleup that is being operated by a</p>	
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	<p>company owned by Mr Adrian Brajkovich. The site has been operating illegally as a concrete and construction waste crushing site for many years. I will not go into the details of the planning issue, because my understanding is that the Western Australian Planning Commission has taken action against the company and stopped it from its illegal operations, and the company is now appealing that before the State Administrative Tribunal. My concern is the continuous lack of action from various government departments on the dust levels that residents down there have been suffering. If I could, I would like to table a DVD that was shot by the residents to show the absolutely disgraceful and appalling levels of dust that these residents have suffered as a result of this crushing plant. I ask the minister to take a copy of this DVD.</p> <p>[The item was tabled for the information of members.]</p> <p>Mr F.M. LOGAN: The Asbestos Diseases Society of Australia Inc, along with Mr Adrian Beattie, a journalist</p> <p>for The West Australian, has discovered significant amounts of asbestos on the outside fence directly next to this</p> <p>company's site. It is clear that this material has spilled over from the work that has been undertaken on that site.</p> <p>Four pieces of asbestos were picked up in a matter of minutes immediately outside that site. The asbestos was</p> <p>taken away and analysed and it has been proved to be two types of white chrysotile asbestos: one from the panels</p> <p>that were in older houses and the other from old asbestos fencing. I would now like also to table the scientific</p> <p>evidence documenting the asbestos that has been discovered immediately adjacent to the crushing plant.</p>	
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		<p>[The paper was tabled for the information of members.]</p> <p>Mr F.M. LOGAN: The residents now face not only serious health problems created by the silica in the concrete, the bricks and the material from this illegal crushing plant—which they have had to put up with for many, many years—but also the possibility of serious illness caused by massive exposure to asbestos dust. It is not only the work of the Asbestos Diseases Society and Mr Adrian Beattie that has discovered this asbestos; after repeated requests to the City of Cockburn to test material on-site—because the company would not allow the Asbestos Diseases Society to go on site—the City of Cockburn has been on-site and it too has discovered a significant number of pieces of asbestos across that site. The council has proved that it is asbestos material and I put it to the minister that it is probably the same asbestos material that was discovered by Mr Beattie and the ADS outside the site. That discovery makes us ask: What has been happening at that site for so many years? Has it been an illegal asbestos dump in the middle of Wattleup? Has asbestos material been hidden in the construction material loads and then put through the crushing plant, covering all the immediate residents of Wattleup in not only silica dust, but also asbestos dust? Has the company been doing this deliberately? Has the company been hiding this material in its loads and then crushing and getting rid of this material illegally, but deliberately? Is the site in Wattleup a completely toxic site totally contaminated by asbestos? Is that what is there? We do not know, because every government department for many years ran away from it. The minister's own department refused to help these people. The minister has a fact sheet on his department's website that details quite clearly how to dispose of material containing asbestos. The Department of Environment and Conservation website makes it is quite clear how asbestos should be disposed of. A failure to comply with the process is a breach of the Environmental Protection Act 1986 and possibly a breach of the Litter Act 1979. The minister's department representatives know all about this legislation because they regulate and enforce it, but they refused to help these people in Wattleup. When the Asbestos Diseases Society of Australia and Adrian Beattie from The West Australian took this matter up with WorkSafe, WorkSafe said it could not help them because they were not employees of the company. WorkSafe said an employee of the company, who may well be exposed to asbestos, first of all has to go and raise the issue with the employer. Do members think an employee is going to do that? Do members think that anybody on that site was going to do that? Of course that was not going to happen. So WorkSafe was not going to help the residents. The residents of Wattleup have</p>	
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	<p>appealed for many, many years to the Department of Health to at least come down, look at the site and test for possible contamination. The department has never got back to the residents. The Western Australian Planning Commission only became involved after the residents kicked up attention in the media over the dust. The City of Cockburn reluctantly and eventually took some action and referred the issue to the WA Planning Commission. As a result of the investigation by the WA Planning Commission, it was found that the site had no environmental approval and no planning approval. Everything that was going on at the site was illegal! Then the Western Australian Planning Commission took some action years later. The residents had been saying that the site was illegal for years and years and I sent letters to previous ministers about this issue.</p> <p>Reference: The West Australian dated Friday 18th March 2011:</p> <p>Probe into alleged asbestos dump</p> <p>ADRIAN BEATTIThe West Australian</p> <p>Fri, 18 March 2011 8:31AM</p> <p>The Government has ordered an investigation into allegations of illegal asbestos dumping in Wattleup.</p> <p>The claims involve a big property on Musson Road where rubble removed from demolition sites is crushed and stored.</p> <p>Locals have been complaining about dust pollution from the site since 2005.</p> <p>Cockburn MLA Fran Logan raised the matter in State Parliament yesterday.</p> <p>"It has now been revealed that the site is contaminated with asbestos ... from old housing wall panels and fences," he said.</p> <p>Environment Minister Bill Marmion ordered the Department of Environment and Conservation</p>	
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	<p>to inspect the site.</p> <p>"We are conducting serious investigations," Mr Marmion said.</p> <p>"If DEC do find more asbestos, we will have to find out how much it is and if evidence shows that the site does have asbestos sprinkled over it and is designated a contaminated site it will have to be cleaned up."</p> <p>The City of Cockburn found four pieces of asbestos on the fence line of the Brajkovich Demolition site last week.</p> <p>The council also found asbestos piping on the site just before Christmas and an inspector from the Asbestos Diseases Society found asbestos on the fence line in early December.</p> <p>The society requested permission to examine the whole site.</p> <p>But company owner Adrian Brajkovich and landowner Colin Zampatti refused to allow the inspector on the premises.</p> <p>Mr Brajkovich insisted that his company's environmental management plan ensured there was no asbestos contamination on the site.</p> <p>"I can guarantee my site is 100 per cent free of asbestos," Mr Zampatti said yesterday.</p> <p>Vlad Mijat, 78, who lives opposite the crushing plant said: "We have found asbestos all around the fence line and the council has found some on the site itself. We want to know how much more there is buried in the rubble. We want to know how much asbestos we may have been breathing in over the years."</p> <p>Crushing operations stopped on the site in January after the WA Planning Commission discovered that Mr Brajkovich had been running the crushing business for five years without planning approval.</p>	
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		<p>My property is 530m from this site. I am opposed to this company being within close proximity to my property. The previous violations of their permit with regards to disposal of asbestos is a concern. The company has submitted a report from SERS states my property as being high risk from the air pollution from the crushers.</p> <p>It is completely unacceptable that this gets approved. It will endanger the lives of myself and family as well as my neighbours. Your legislation states that this type of industrial machinery must be at a minimum of 1000m from a residential property. I will be emailing the research and information I have collated in regards to this. My previous email has went unanswered.</p> <hr/> <p>As the owner of one of the houses less than 530m away I strongly and categorically oppose this amendment to the application. This will put a huge section of Yangebup at risk of being covered in dust containing silica and asbestos not to mention the extra noise pollution created by the crushing onsite and the heavy vehicles entering and exiting the premises so close to a busy traffic junction. Why would an approval to crush onsite be granted years after similar application by another waste management company being denied by the council? I urge all Cockburn councillors to oppose this and keep our community safe!</p>	
12	<p>Stephanie Gill</p> <p>65 Plover Drive YANGEBUP</p>	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been proposed for installation.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents.</p>	<p>44. Regarding the buffer distances please see response point 1.</p> <p>45. Regarding concerns relating to noise please see response point 2.</p>



		The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.	
13	Kade Hinchcliffe Address Withheld	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been proposed for installation.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents.</p> <p>The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p>	<p>46. Regarding the buffer distances please see response point 1.</p> <p>47. Regarding concerns relating to noise please see response point 2.</p>
14	Linda Morton 19 Dotterel Way, YANGEBUP	<p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site. The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been proposed for installation.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p>	<p>48. Regarding the buffer distances please see response point 1.</p> <p>49. Regarding concerns relating to noise please see response point 2.</p>

		<p>It would be completely illogical to allow two more of the same crushing machines on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, this site is far closer than the minimum 1000m from residents. The noise created from the works would still impact those within the 1000m radius, including my home, and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p> <p>Please consider your residential rate payers who will be detrimentally impacted if this proposal is approved, and say no to this application.</p>	
15	<p>Pepi Spence</p> <p>51 Mudlark Way, YANGEBUP</p>	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake.</p> <p>For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been proposed for installation.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents.</p> <p>The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area."</p>	<p>50. Regarding the buffer distances please see response point 1.</p> <p>51. Regarding concerns relating to noise please see response point 2.</p> <p>52. Regarding the comments relating to the lack of documentation presented for comment the previous development application is not the subject of this proposal and cannot be made available for public review.</p>



	<p>I strongly oppose this as a local resident and rate payer.</p> <hr/> <p>It is for the following reasons that we strongly object to the proposal:</p> <p>Disclosure and inconsistency of documentation for proposal</p> <p>The City has not provided the below documentation relating to the proposal as referenced within the proponents report and there are inconsistencies within the proponent's submission or referencing of documents:</p> <p>DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot</p> <p>Appendix A – Development Approval Application Form</p> <p>Appendix B – Planning Approval Application</p> <p>Appendix C – Certificate of Titles Lot 39 and 40 Barrington Street Bibra Lake</p> <p>Appendix D – Letter of Authority</p> <p>DWER Works Approval Category 62: Solid Waste Depot</p> <p>Appendix E – Lot 40 DWER Contaminated Site Classification</p> <p>Appendix F – Lot 39 DWER Contaminated Site Classification</p> <p>Revised Development Application Report: Project Summary – Information missing and quoted "as per original application".</p> <p>Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 000424_AMP_AC_110919 also quoted as Asbestos Management Plan – 200 Barrington</p>	<p>This includes the original asbestos management plan. Additionally, Appendix A through D are standard application documentation that are required for lodgement of an application but do not contain details pertaining to the assessment of the proposal.</p> <p>53. Regarding the comments made relating to the impacts of traffic on the site a maximum of 120 vehicle movements will occur for the site daily. This is inclusive of 60 movements into the site and 60 movements out of the site occurring sporadically throughout the day. The</p>
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	<p>Street, Bibra Lake Reference: 00424_AMP_AC_110919 in Conclusion of Revised Development Application Report.</p> <p>Revised Dust Management Plan – 200 Barrington Street, Bibra Lake Reference 161856_DMP_12022021 quoted in Revised Development Application Report to be strictly followed. Also quoted as 161856_DMPA_12022021 in Conclusion of Revised Development Application Report. Supplied copy to public for comment - Revised Dust Management Plan – 200 Barrington Street, Bibra Reference 161586_RDMP_17022021.</p> <p>Without access to the above documents and surety as to which referenced Management Plans are to be considered the final version we cannot provide comment in favour of the proposal.</p> <p>We object to the proposal for this reason.</p> <p>Transportation</p> <p>Quoted in the proponents Revised Development Application Report 4. Project Summary Transportation “As per original application”. Information is not provided for public comment and therefore the impact of the addition of crushers to the overall operations cannot be accurately assessed.</p> <p>The proponent proposes to utilise Restricted Access Vehicles (RAV) as a means of importing and exporting materials on and offsite. RAV range from 25 metres (Level 1) up to 53.5 metres in length (Level 4). Contained within the report it is proposed the site will receive and depart 120 vehicle movements per day – 60 in and 60 out. This calculates to be a RAV entering or</p>	<p>estimated daily trip generation of the proposed development represents less than the 10 percent threshold of the daily road capacity. Therefore it can be reasonably accommodated within the surrounding road network.</p> <p>54. Regarding concerns relating to dust please see response point 3.</p> <p>55. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>56. Regarding concerns relating to noise please see response point 2.</p>
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		<p>leaving the premises every 33 minutes within the proposed operational hours. The City of Cockburn has not supplied the proponent's information on the capability of accepting RAV onto the premises to prevent impact on local roads, businesses and residents.</p> <p>We object to the proposal for this reason.</p> <p>Operational</p> <p>5.1.1 Waste Acceptance</p> <p><i>"Loads are wet down prior to tipping to ensure minimal generation of errant dust. Each load is inspected by the truck driver post-tipping."</i></p> <p>No information has been provided as to where and when this will occur on site and via what associated infrastructure. No information regarding the volume of water that will be applied to each load to ensure even and adequate dispersal of water over the entire imported product including materials received greater than 100mm which is destined to be crushed within the processing shed.</p> <p>We object to the proposal for this reason.</p> <p><i>"Following acceptance, the materials will be transported to the Materials Acceptance Area to be sorted. All material will undergo screening within the Processing Area; however, oversized C&D material shall be directly transported to the Processing Shed to be crushed to $\leq 100\text{mm}$."</i></p>	<p>57. Regarding concerns relating to property values please see response point 42.</p>
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	<p>No information has been provided in regards to dust suppression relating to the screening process. As the screening is proposed to occur at the middle southern portion on the premises (central to property in its entirety) dust emissions from this process may have the opportunity to enter the air shed and not be detected by dust monitoring equipment proposed to be located on the property boundaries. Due to high temperatures, strong prevailing winds and inadequately watering loads prior to screening it is not unlikely that stockpiled loads could dry out before the screening and crushing process.</p> <p>We object to the proposal for this reason.</p> <p>5.1.3 Waste Storage</p> <p><i>“During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved.”</i></p> <p>The City of Cockburn has not provided information relating to how it can condition and enforce through a Planning Approval a high risk source of dust emission that relies on an operators behavior. It is highly unlikely due to time pressures of turnaround that operators will abide by what is being proposed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot</p>	
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	<p>we cannot determine how this may be enforced.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Site Access and Traffic Movements</p> <p><i>“Access and movement within the property will be via the internal roads. These roads shall be constructed using 19mm crushed aggregate at a thickness of 300mm. The internal roads will be effectively wetted using a water cart to prevent dust uplift”</i></p> <p>The importation of materials destined to be crushed at the site on the proposed internal roads is less than satisfactory. The site is not proposed to be temporary in nature and therefore internal roads being accessed by RAV should be suitably sealed/treated (i.e. bitumen/concrete). Relying on water carts to effectively keep internal roads wetted down and prevent dust lift off is reactive.</p> <p>Internal roads will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for unsealed internal roads will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>We object to the proposal for this reason.</p>	
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		<p>Asbestos Containing Materials</p> <p>1.3 Summary of Proposed Development</p> <p><i>“Stockpiles will be separated into three areas clearly marked for Unprocessed Waste, Products tested for ACM and Products awaiting testing for ACM. The unprocessed waste stockpiles will be clearly separated from the processed waste by a minimum of 3m distance. Where it is not possible for separation by distance, an impermeable barrier will be installed to ensure no cross-contamination of stockpiles. Clearly visible and legible signage is to be installed in proximity of each stockpile. The maximum stockpile heights are proposed to be 5m.”</i></p> <p>The proponents process flow for unprocessed material potentially destined for crushing appears to carry risk of cross-contamination to processed materials that could be avoided given the scale of the site.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced</p> <p>We object to the proposal for this reason.</p> <p>5.1.2 Waste Processing</p> <p><i>“After passing through the screener, product aggregate of specified sizes collects in different piles. These materials are then transported by a loader to the appropriate stockpile, generally:</i></p> <ul style="list-style-type: none"> • Fines 	
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	<ul style="list-style-type: none">• <i>Hardstand Aggregate</i>• <i>Road Base Aggregate</i>• <i>Drainage Aggregate</i> <p><i>Aggregate materials will be considered to be part of the 'products awaiting testing for ACM' stockpile location, until asbestos testing has been undertaken to confirm no ACM is present above guideline values."</i></p> <p>The proposed process allows screening of material through a McClosky R155 screener prior to ACM identification. Generally screening involves the use of vibration and mechanical movements over a series of steel grids that size materials to the desired final aggregate sizing. Allowing ACM to be screened through mechanically abrasive processes may result in ACM fibres being released into the environment.</p> <p>We object to the proposal for this reason.</p> <p>5.1.3 Waste Storage</p> <p><i>During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved.</i></p> <p><i>The location of the stockpiles is to be within the area as outlined within Figure 2 and Figure 3. It is proposed that stockpiling occurs in three categories, inclusive of:</i></p> <ul style="list-style-type: none">▪ <i>Unprocessed materials;</i>	
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	<ul style="list-style-type: none"> ▪ Processed materials awaiting asbestos testing; and ▪ Processed materials tested for asbestos. <p><i>If an operator sees the presence of asbestos in any moved bucket or within the stockpile, the following procedures will be put into action:</i></p> <ul style="list-style-type: none"> • Operation of the loader is to cease, and a further inspection is required; and • A risk assessment is to be carried out <p>The proponent is relying on machine operators located in a cab 3 – 5 metres away, with generally limited vision of the load in the bucket, to identify suspected ACM in loads destined to or from the crusher. The proponent does not indicate or provide supporting information in regards to the qualifications/training of machine operators in detecting ACM.</p> <p>We object to the proposal for this reason.</p> <p>Herring Storer Noise Assessment Document Reference: 25220-5-19323</p> <p>It is noted that operational hours are proposed to be Monday – Saturday 0700 to 1800 hours within the Herring Storer Noise Assessment Document Reference: 25220-5-19323.</p> <p>Compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> with surrounding land uses has been determined with the processing shed doors closed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced and whether noise and vibration will be</p>	
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	<p>compliant.</p> <p>Herring Storer Noise Assessment Document Reference: 25220-5-19323 does not detail compliance with the relevant Australian Standard for vibration, AS 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites.</p> <p>We object to the proposal for this reason.</p> <p>Revised Dust Management Plan Ref: 161586_RDMP_17022021</p> <p>5.1 Summary of Dust Management Requirements</p> <p><i>“Crusher to be located within the onsite Processing Shed. Shutter doors to be closed when crushing is occurring.”</i></p> <p>The proposal does not detail how dust produced from crushing within the processing shed shall be captured (i.e. bag house extraction system), in the event that doors are required to be opened after crushing for the removal of processed material.</p> <p>Stockpiled materials pre-post crusher (materials acceptance area and processing area) situated outside of the proposed containerised stockpile area will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for stockpiles at these locations will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible</p>	
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	<p>persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>There is no information within the proposal regarding operational process that would indicate that these areas will be free of stockpiled material during non-operational hours.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Summary of Dust Management Controls</p> <p><i>"Water needed for dust suppression will be sourced from drainage sumps onsite, in addition to 100,000L rainwater tanks"</i></p> <p>No information is provided on the expected volume of rainfall for the site, rainfall capture area for 100,000L rainwater tanks, alternative water source where there is potential for the drainage sump to be dry during summer months. The certainty of an adequate water supply for dust suppression cannot be determined from the information provided for public comment.</p> <p>We object to the proposal for this reason.</p> <p>It is noted that the <i>Contaminated Sites Act 2003</i> Basic Summary of Records Search Response, although one of the documents not supplied for public comment, states:</p> <p><i>"In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, the department recommends that analytical testing should be carried out to</i></p>	
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		<p><i>determine whether the groundwater is suitable for its intended use."</i></p> <hr/> <p>Please be advised in the event the Cockburn Council proceed/grant this application, I will be taking legal action against Cockburn Council and seeking damages regarding the impact on my family's health and any devaluation of my property notwithstanding any associated legal or medical costs without further notice to you.</p> <p>It is likely that other community members will take class action in the event this application does proceed.</p>	
16	<p>K & M Gulliver</p> <p>21 Larkspur Cross, YANGEBUP</p>	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake. For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties. Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been proposed for installation.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents.</p> <p>The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p>	<p>58. Regarding the buffer distances please see response point 1.</p> <p>59. Regarding concerns relating to noise please see response point 2.</p>
17	<p>Name & Address Withheld</p>	<p>Objection</p> <p>I believe the City of Cockburn has recently received proposed business activities from</p>	<p>60. Regarding the buffer distances please see</p>

		<p>Brajkovich Demolition & Salvage Pty Ltd. situated at 200 Barrington Street, Bibra Lake.</p> <p>For many years, residents and local businesses have been strongly opposed to similar works carried out by Sims Metal on this site.</p> <p>The site is in direct view of local residents and less than 350m from residential properties.</p> <p>Apart from the works carried out by such a business including the use of heavy machinery, it appears two crushers have been proposed for installation.</p> <p>When Sims Metal was in situ, one crusher was in operation and this was removed due to noise and dust concerns of residents and businesses.</p> <p>The operations of the company were so disruptive, the Yangebup Progress Association also assisted residents to overcome the noise created by the crushing works.</p> <p>It would now appear completely illogical to allow two more of the same crushing machines to be allowed on the site when it was previously advocated for one to be removed. Irrespective of noise suppression devices used, it still is far closer than the minimum 1000m from residents.</p> <p>The noise created from the works would still impact those within the 1000m radius and the reverberation and echoing effects of noise would certainly be detrimental to the noise pollution in the area.</p>	<p>response point 1.</p> <p>61. Regarding concerns relating to noise please see response point 2.</p>
18	<p>Vincent Scanlan</p> <p>10 Lockhart Street, COMO</p>	<p>Objection</p> <p>Problem and concern with chemicals on the land, PFAS in particular and comments like PFAS being next asbestos. PFAS has been banned overseas. – is it a danger here.</p>	<p>62. It is noted that the site has been identified as a contaminated site under the Contaminated Sites Act 2003. However the advice of the Department of Health in relation to operations on the site extends only to abstracting groundwater. The applicant has not indicated if they will be drawing</p>



			from the groundwater as part of the application.
19	Michelle D'Emden & Andrew Lindon 62 Plover Drive, YANGEBUP	<p>Objection</p> <p>The noise created by crushing materials will be so loud they will refute any ability to sleep. Please do not allow this!</p> <hr/> <p>It is for the following reasons that we strongly object to the proposal:</p> <p>Disclosure and inconsistency of documentation for proposal</p> <p>The City has not provided the below documentation relating to the proposal as referenced within the proponents report and there are inconsistencies within the proponent's submission or referencing of documents:</p> <p>DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot</p> <p>Appendix A – Development Approval Application Form</p> <p>Appendix B – Planning Approval Application</p> <p>Appendix C – Certificate of Titles Lot 39 and 40 Barrington Street Bibra Lake</p> <p>Appendix D – Letter of Authority</p> <p>DWER Works Approval Category 62: Solid Waste Depot</p> <p>Appendix E – Lot 40 DWER Contaminated Site Classification</p>	<p>63. Regarding the buffer distances please see response point 1.</p> <p>64. Regarding concerns relating to noise please see response point 2.</p> <p>65. Regarding comments relating to the information provided for consultation please see response point 52.</p> <p>66. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>67. Regarding</p>

	<p>Appendix F – Lot 39 DWER Contaminated Site Classification</p> <p>Revised Development Application Report: Project Summary – Information missing and quoted “as per original application”.</p> <p>Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 000424 AMP_AC_110919 also quoted as Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 00424 AMP_AC_110919 in Conclusion of Revised Development Application Report.</p> <p>Revised Dust Management Plan – 200 Barrington Street, Bibra Lake Reference 161856_DMP_12022021 quoted in Revised Development Application Report to be strictly followed. Also quoted as 161856_DMPA_12022021 in Conclusion of Revised Development Application Report. Supplied copy to public for comment - Revised Dust Management Plan – 200 Barrington Street, Bibra Reference 161586_RDMP_17022021.</p> <p>Without access to the above documents and surety as to which referenced Management Plans are to be considered the final version we cannot provide comment in favour of the proposal.</p> <p>We object to the proposal for this reason.</p> <p>Transportation</p> <p>Quoted in the proponents Revised Development Application Report 4. Project Summary Transportation “As per original application”. Information is not provided for public comment and therefore the impact of the addition of crushers to the overall operations cannot be accurately assessed.</p>	<p>concerns relating to dust please see response point 3.</p> <p>68. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>69. Regarding concerns relating to noise please see response point 2.</p>
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	<p>The proponent proposes to utilise Restricted Access Vehicles (RAV) as a means of importing and exporting materials on and offsite. RAV range from 25 metres (Level 1) up to 53.5 metres in length (Level 4). Contained within the report it is proposed the site will receive and depart 120 vehicle movements per day – 60 in and 60 out. This calculates to be a RAV entering or leaving the premises every 33 minutes within the proposed operational hours. The City of Cockburn has not supplied the proponent's information on the capability of accepting RAV onto the premises to prevent impact on local roads, businesses and residents.</p> <p>We object to the proposal for this reason.</p> <p>Operational</p> <p>5.1.1 Waste Acceptance</p> <p><i>"Loads are wet down prior to tipping to ensure minimal generation of errant dust. Each load is inspected by the truck driver post-tipping."</i></p> <p>No information has been provided as to where and when this will occur on site and via what associated infrastructure. No information regarding the volume of water that will be applied to each load to ensure even and adequate dispersal of water over the entire imported product including materials received greater than 100mm which is destined to be crushed within the processing shed.</p> <p>We object to the proposal for this reason.</p>	
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	<p><i>"Following acceptance, the materials will be transported to the Materials Acceptance Area to be sorted. All material will undergo screening within the Processing Area; however, oversized C&D material shall be directly transported to the Processing Shed to be crushed to $\leq 100\text{mm}$."</i></p> <p>No information has been provided in regards to dust suppression relating to the screening process. As the screening is proposed to occur at the middle southern portion on the premises (central to property in its entirety) dust emissions from this process may have the opportunity to enter the air shed and not be detected by dust monitoring equipment proposed to be located on the property boundaries. Due to high temperatures, strong prevailing winds and inadequately watering loads prior to screening it is not unlikely that stockpiled loads could dry out before the screening and crushing process.</p> <p>We object to the proposal for this reason.</p> <p>5.1.3 Waste Storage</p> <p><i>"During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved."</i></p> <p>The City of Cockburn has not provided information relating to how it can condition and enforce through a Planning Approval a high risk source of dust emission that relies on an operators</p>	
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	<p>behavior. It is highly unlikely due to time pressures of turnaround that operators will abide by what is being proposed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Site Access and Traffic Movements</p> <p><i>“Access and movement within the property will be via the internal roads. These roads shall be constructed using 19mm crushed aggregate at a thickness of 300mm. The internal roads will be effectively wetted using a water cart to prevent dust uplift”</i></p> <p>The importation of materials destined to be crushed at the site on the proposed internal roads is less than satisfactory. The site is not proposed to be temporary in nature and therefore internal roads being accessed by RAV should be suitably sealed/treated (i.e. bitumen/concrete). Relying on water carts to effectively keep internal roads wetted down and prevent dust lift off is reactive.</p> <p>Internal roads will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for</p>	
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		<p>unsealed internal roads will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>Please do not vote for this as so many people in Yangebup will be disadvantaged and we are very against this policy.</p> <hr/> <p>The crushers will be noisy and I live within 700m of the site. The city has not provided correct documentation within the proponents submission. There will be too many trucks on site per day and not being applied correctly when relating to dust suppression. It is unacceptable to allow this.</p>	
20	<p>Amy Crane</p> <p>46 Torenia Way, YANGEBUP</p>	<p>Objection</p> <p>The recent rapid growth of the industrial area behind me (Barrington St) is already incredibly noisy. The noise of the crushing is going to impact the peace of residents living nearby...Not everyone can afford roller shutters!!</p> <p>Take these businesses away from residential areas. Also the impact of environment is no longer considered. People get away with too much for the sake of money!</p>	70. Regarding concerns relating to noise please see response point 2.
21	<p>Robertes Welten</p> <p>45 Magnolia Gardens, YANGEBUP</p>	<p>Objection</p> <p>Increase in dust – wife has bad breathing problems. Noise increase as items are crushed.</p> <p>We already have dust from Cockburn Cement and no increase of dust is wanted. Do not let these type of business in the crowded metro area. Increase of crushed stone on road. Increase of trucks in area.</p> <p>Light industrial does not mean a mine site.</p>	<p>71. Regarding concerns relating to noise please see response point 2.</p> <p>72. Regarding concerns regarding dust as it relates to health please see response point 3.</p>



			73. Regarding comments related to the zoning and land use please see response point 11.
22	Name & Address Withheld	<p>Objection</p> <p>This business is going to impact on the quality of life of our family and the community. We have so much dust already impacting on us from surrounding businesses and traffic already without another company being allowed to operate far to close to residents. Plus there would have to be a fair amount of noise produced and vibrations that come from crushing products such as brick + rubble.</p> <hr/> <p>I have many concerns to this proposal and dust is a major factor as it can contain so many contaminants. Especially as being demolition waste there is so many unknowns such as asbestos waste and silica dust particles that would certainly be present.</p> <ol style="list-style-type: none"> 1. As already evidenced trucks entering and exiting this site have been uncovered and matter has already been seen falling off along the planned route. It's a worry as drivers and company can get complacent and continue this practice. 2. Dust clouds when dumping products at site being not dampened down on delivery producing excess dust as has already happened. 3. No sealed inner roads on site and with truck movements being 120 in and out daily this seems unmanageable to suppress dust , a water truck or sprinkler system would have to be utilised constantly especially in warmer weather. 4. Concerns for the period 6pm-6am plus Sundays and public holidays that there aren't measures in place to suppress dust. There is nothing proposed for out of hours dust controls. 5. Concerned that the crushed products could cross contaminate if kept stockpiled for long periods of time especially as the same machinery would be used across the site for all movements of products. 6. Operators using machinery will obviously influence how much dust arises from site and sorting will do the same seems impossible to do this gently to not produce dust. 7 . Self monitoring is obviously a concern as who will make sure that their reports are accurate. 	<p>74. Regarding concerns relating to dust please see response point 3.</p> <p>75. Regarding concerns relating to noise please see response point 2.</p> <p>76. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>77. Regarding concerns related to asbestos/silica management please see response point 10.</p>

	<p>8. As the wind assessment wasn't done on site the ones from Jandakot and Wattleup in the report wouldn't be accurate to the area.</p> <p>9. The EPA recommends 1000m to homes and businesses why isn't that taken into consideration .</p> <p>10. How can dust be suppressed when crushing in a basic large shed that isn't purpose built for that exact purpose. There's nothing in the report stating measures to be taken other than doors will be closed .</p> <p>Noise issues.</p> <p>1. With 120 truck movements a day 6 days a week and associated heavy machinery moving around the site plus 2 crushers proposed there will be a huge amount of noise and vibrations being produced from this site.</p> <p>2. The extra traffic on adjacent roads is going to produce issues of extra noise and pollution.</p> <p>3. What measures are to be implemented to stop vibrations being a factor from the 2 crushers , especially if they are sitting on concrete as this would also be contributing to the noise factor as well.</p> <p>4. Surely screening products is going to produce a lot of noise and vibrations as it sorts and sizes product.</p> <p>5. There's nothing mentioned about vibrations in the report so this is surely going to be an issue.</p> <p>Health issues.</p> <p>1. As in the report a major issue is that the truck drivers are the ones who inspect and sight on contamination of his delivery .</p> <p>2. The problem with this is contaminated products especially asbestos also silica particles can be hidden amongst demolition waste. Running the risk of fibres being crushed and escaping into the air and blowing towards residents and even the local school and oval depending on the wind factor which can be unpredictable.</p> <p>3. This industry has the potential to cause a lot of lung issues especially to those who already suffer with lung and breathing problems such as asthma.</p> <p>4. Who would be liable for residents health complaints and issues should they arise, Brajkovich Landfill & Recycling company or City of Cockburn for allowing the proposal in the first place or both.</p> <p>Concerns.</p> <p>1. That this kind of industry has been allowed in that site in the first place after all the issues Yangebup had with Sims metal for years especially as now they have put in this new proposal .</p> <p>2. That this whole proposal opens up for more invasive industry to move in close to our suburb.</p>	<p>78. Regarding the buffer distances please see response point 1.</p> <p>79. Regarding comments related to the zoning and land use please see response point 11.</p> <p>80. Regarding the comments related to the owner/applicant please see response point 4.</p>
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		<p>3. That in years to come many of the residents including my family have serious health issues especially as my husband and I are in our 60's and some of our neighbours are the same.</p> <p>4. That because this company has a bad reputation for doing the wrong thing and them being able to self monitor there will be no recourse if council or Dwer ok this proposal.</p> <p>5. That this seriously affects Yangebups reputation as a lovely sort after suburb close to everywhere and also affects the price of realestate in the area.</p> <p>6. That the concerns of the residents of Yangebup will totally be ignored and disregarded .</p>	
23	<p>Mark & Maria McGairy</p> <p>28 Larkspur Cross, YANGEBUP</p>	<p>Objection</p> <p>Were we are we get a lot of white powder in our home on our driveway also on our cars. This is from the industrial sites behind don't think we want to inhale anymore chemicals and dust definitely against industry in the area.</p>	81. Regarding concerns regarding dust as it relates to health please see response point 3.
24	<p>Laurie Wilby</p> <p>Unit 4/164 Barrington Street, BIBRA LAKE</p>	<p>Objection</p> <p>My business is on Barrington St and the dust from the businesses there already is already unbearable. It is detrimental to my health not to mention my customers. Also their cars need to be washed before I give them back.</p>	82. Regarding concerns relating to dust please see response point 3.
25	<p>Name & Address Withheld</p>	<p>Objection</p> <p>We have enough dust (from Cockburn Cement) at my property without another party conducting an activity that may cause more dust and health issues.</p>	83. Regarding concerns regarding dust as it relates to health please see response point 3.
26	<p>Peter Squibb</p> <p>9 Jarrah Court, YANGEBUP</p>	<p>Objection</p> <p>We have enough dust from the cement works don't want anymore and also the noise factor.</p> <p>Plus it will impact the value of my property.</p>	<p>84. Regarding concerns relating to dust please see response point 3.</p> <p>85. Regarding concerns relating</p>

			to noise please see response point 2. 86. Regarding concerns relating to property values please see response point 42.
27	Maaiké Hine 9 Lawson Place, YANGEBUP	Objection I am worried about the noise and air pollution from the crushing. My home isn't far from Barrington Street. I also use Barrington Street quite often and I am worried about the increase of traffic.	87. Regarding concerns relating to noise please see response point 2. 88. Regarding concerns related to asbestos/silica management please see response point 10. 89. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
28	Nola Beringer	Objection	90. Regarding



	18 Miguel Road, YANGEBUP	<p>Due to the close proximity to my residence and my health issues as I am in my late 70's it will have a direct impact on my quality of life.</p> <p>There will be considerable noise, vibrations, dust etc. and we already have an industry in Barrington Road re: cement dust. Plus increase truck traffic leaving and entering this property making for a lot of congestion around the area. I'm sure there is a more suitable site away from housing & families.</p>	<p>concerns relating to dust please see response point 3.</p> <p>91. Regarding concerns relating to noise please see response point 2.</p> <p>92. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
29	Linda Demarco 23 Acacia Way, YANGEBUP	<p>Objection</p> <p>This is too close to my property, and plenty of others too. My son has had some asthmatic episodes and I do not want any more. Plus I myself have a lung condition and this will be a negative on my health. I've lived here over 25 years – please do not allow this to happen.</p> <hr/> <p>Hello id like to submit my concern over the proposed site where sims metal were ... its far to close to houses for noise and dust especially as my son has asthma on exerting and i have emphysema. Ive lived in Yangebup for over 25 years and believe i have a voice in this matter.</p> <hr/> <p>Ive recently become aware of the salvage yard and the application for crushing ... this is far too close to residents homes mine being one of them.</p> <p>I myself have a lung condition so am terrified but not only that i care deeply about the kids growing up here including my 14 year old son.</p>	<p>93. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>94. Regarding concerns relating to noise please see response point 2.</p>

		There are many concerned residents and a few with prior knowledge on this company which was brought to light last night on a Yangebup fb group which if you are unaware ive attached for you to see.	
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Page 16 - Fremantle Herald, Saturday March 3, 2012

Brothers share glory

FORMER South Fremantle Football legend Tom Grljusich says his preparation before a game used to involve a bowl of pasta and working in his dad's market garden.

Having played 258 games for the Bulldogs from 1960 to 1976 he was last week inducted into Cockburn city council's Sports Hall of Fame.

"I've been a Spearwood boy most of my life, so it's a real honour," he told the *Herald*.

"The game changes every year and when I played I would work in

the garden from 6.30 to 12, have some spaghetti, then go to the game."

Known as Turkey Tom, the rugged defender nominates the 1970 premiership as his career highlight.

"I played state footy for both WA and South Australia and kicked four goals playing on Teddy Whitten and not too many players can boast that."

He was also rapt his larger-than-life brother George, the famous ABC broadcaster who'd died in 2007, was inducted posthumously.

"It was great to be inducted on the same night as George," he said.

"We played our first game together against East Perth back in 1960."

Other inductees include:

• Lara Carroll—Athens 2004 Olympian and Commonwealth Games swimmer

• Kimberly Lewis—Cockburn RSL Darts club member who represented Australia at the 2003 World Masters Games.

• Ken Norris—represented Australia at the 1966 & '67 World Track Cycling

• Smijana Jakovich—an Australian Sports Medallist, multiple WA champion bowler and three times Australian representative bowler.

Brajkovich gets a green light for bund

THE Barnett government has ignored persistent objections by Cockburn city council and local MPs to pave the way for a company that operated illegally for six years to start again.

Residents complained for years about Brajkovich Demolition crushing rock without permission on a Watteup site later found to be riddled with asbestos.

Following Cockburn council intervention the company sought but was denied council permits.

It has now won approval from the WA environment department to build a bund around the site, paving the way for crushing to start again. Environment department media staffer Emma O'Leary told the *Herald* Brajkovich still needed to apply for a license to operate.

The DEC's website this week appeared



BRENDAN FOSTER

to advertise approval for crushing to restart, but Ms O'Leary assured the *Herald* "100 per cent" that was only a description of what the site was for.

Cockburn Labor MP Fran Logan's got-smacked: "They gave the original operations approval to operate without checking that they had [council] planning approval."

"They did nothing about the horrendous dust storms that were being generated by the operations—dust that probably contained asbestos particles that was blowing into people's homes."

He accused the government's

environment watchdog of doing nothing to investigate claims asbestos was being dumped and perhaps crushed at the site.

"Really, we don't have a department of environment in WA, what we have is a group of people that check if companies have filled in the right forms."

Federal Fremantle Labor MP Melissa Parke said she was "disappointed" with the decision.

"This compounds the horrors that have been suffered over many years by affected residents, including elderly people," she said. "The DEC and the operator must be held accountable for any further detriment endured."

Cockburn council environmental health services manager Nick Jones said the council had "objected against the proposed crushing plant at all planning stages".

A D V E R T I S E M E N T

12-year olds can't get a license to drive, but psychiatrists
a license to destroy th

The proposed new W.A. Mental Health Act enables

30	Julie Santich 15 Banksia Place, YANGEBUP	Objection <ul style="list-style-type: none">- Noise factor particularly at night time very frustrating and annoying.- Definitely will devalue the area which in turn will devalue my property.- Industrial area is encroaching more and more into suburbia and becoming an absolute eyesore.	95. Regarding concerns relating to noise please see response point 2. 96. Regarding concerns relating to property values please see response point 42. 97. Regarding the comments relating to the encroachment of the industrial area, the industrial zone has been defined within the Metropolitan Region Scheme, which has then been reflected in the zoning of the City's Town Planning Scheme No. 3. The land area has been specifically identified for industrial land uses.
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31	Tracey & Alan Quinn 45 Plover Drive, YANGEBUP	Objection The business will be conducting the same noisy operations as what Sims metal did. It has been so peaceful since they ceased and we sure don't want another business carrying out the same.	98. Regarding concerns relating to noise please see response point 2.
32	Joe & Erica DeAgrela 21 Torenia Way, YANGEBUP	Objection When Sims metal was here using crusher was very noisy & explosive when cars crushed, also when deadlines with containers, work into 10pm, to have exports done for boat shipping orders.	99. Regarding concerns relating to noise please see response point 2.
33	Egla Mertkola & Elgin Leci 35 Plover Drive, YANGEBUP	Objection <ul style="list-style-type: none"> - Stocking dangerous materials - Loud noise - Air contamination/pollution - Land contamination - Heavy traffic - Not safe for environment so needs to be outside of residential areas 	<p>100. Regarding concerns relating to noise please see response point 2.</p> <p>101. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>102. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>

			103. Regarding the comments related to the owner/applicant please see response point 4.
34	Margaret & John Di Re 9 Moorhen Drive, YANGEBUP	Objection The dust and noise will disturb our neighbourhood. My son has an respiratory problem and needs clean air.	104. Regarding concerns regarding dust as it relates to health please see response point 3. 105. Regarding concerns relating to noise please see response point 2.
35	Frank Allegretta 4B Seascape View, YANGEBUP	Objection Noise and dust pollution. Increase in heavy vehicle traffic	106. Regarding concerns regarding dust as it relates to health please see response point 3. 107. Regarding concerns relating to noise please see response point 2. 108. Regarding



			the comments raised relating to the traffic generated by the proposal please see response point 53.
36	Judith Brookes 4/16 Bonito Place, YANGEBUP	Objection My objection to the proposal is my concerns for my health from increased pollution (including) noise pollution from the proposed facility. The environmental impact on our area. Also the increase in traffic congestion and noise in an area of HIGH CONGESTION at peak times every day. All hazardous to my health and my friends + family who visit me.	109. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53. 110. Regarding concerns regarding dust as it relates to health please see response point 3. 111. Regarding concerns relating to noise please see response point 2.
37	Deborah Partigliani 8 Gum Court, YANGEBUP	Objection Noise + pollution has stopped since Sims metal who used to work after 7:00pm and on weekends which used to interrupt my sleeping patterns and also my grandson who stays regularly with me. The dust + extra trucks will add to the dust + noise pollution. I suffer from	112. Regarding concerns regarding dust as it relates to health please see

		allergies and don't want more suffering.	response point 3. 113. Regarding concerns relating to noise please see response point 2.
38	Susan De Oliveira 6 Gum Court, YANGEBUP	Objection Way to close to homes. To noisy and I am worries about the air quality in our suburb if there is going to be crushing going on. This needs to be further away from homes + families.	114. Regarding concerns relating to noise please see response point 2. 115. Regarding concerns relating to dust please see response point 3. 116. Regarding the buffer distances please see response point 1.
39	Lynette Dean 18 Panarea Crest, YANGEBUP	Objection <ul style="list-style-type: none"> - Health reasons - Noise pollution - Dust pollution There is already a problem outside of constant layer of dust on our furniture and outdoor areas. Also, we have an already higher than normal amount of dust indoors too!	117. Regarding concerns related to asbestos/silica management please see response point 10. 118. Regarding concerns relating



			to noise please see response point 2. 119. Regarding concerns relating to dust please see response point 3.
40	Gary Griffiths 2 Howson Way, BIBRA LAKE	Non-Objection No Comment	Noted
41	Frances Gibson 10 Plover Drive, YANGEBUP	Objection Noise factor. Area is only for light industry.	120. Regarding concerns relating to noise please see response point 2. 121. Regarding comments related to the zoning and land use please see response point 11.
42	Bruce Gibson 10 Plover Drive, YANGEBUP	Objection We had Sims metal there before and many complaints about noise. Also this area backs onto housing area and is supposed to be light industry not general.	122. Regarding concerns relating to noise please see response point 2. 123. Regarding comments related

			to the zoning and land use please see response point 11.
43	Name & Address Withheld	<p>Objection</p> <p>It will negatively impact the health and well-being of the local residents. The smell will be distinct and this will be created by dust particles being inhaled into our bodies which is not healthy. I've recently moved out of Beeliar due to health issues caused by Cockburn cement and I cannot fathom why something similar would be allowed again which will create similar problems. Also the dust to our properties will be awful. I do not agree to this application!</p>	<p>124. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>125. Regarding concerns related to asbestos/silica management please see response point 10.</p>
44	Jayne Trenka 37 Magnolia Gardens, YANGEBUP	<p>Objection</p> <ul style="list-style-type: none"> - Dust generation due to stockpiling and crushing - Noise pollution in addition to that already experienced from industry in the area <p>Since Sims metal closed, the amount of dust in the area has decreased and we are not amenable to allowing similar industry and an increase in dust again.</p>	<p>126. Regarding concerns relating to dust please see response point 3.</p> <p>127. Regarding concerns relating to noise please see response point 2.</p>
45	Andrew Ogden 211 Barrington Street, BIBRA	<p>Non-Objection</p> <p>No Comments</p>	Noted



	LAKE		
46	Anthony & Gina Martinovich 48 Cassilda Way, TWO ROCKS	<p>Objection</p> <p>My husband works in a very similar industry and it is very noisy and dusty every single day. We don't want this for our residence on Conigrave Road. Items processed may contain asbestos materials. This is a family friendly neighbourhood and surrounds. Not industry.</p>	<p>128. Regarding concerns relating to dust please see response point 3.</p> <p>129. Regarding concerns relating to noise please see response point 2.</p> <p>130. Regarding concerns related to asbestos/silica management please see response point 10.</p>
47	Fiona Condon 3 Spinnaker Heights, YANGEBUP	<p>Objection</p> <p>Sims metals, the previous site in this particular location had caused our neighbourhood issues. For a number of reasons including; the crushing of materials being atrociously loud, causing our windows to rattle from time to time and the debris that filled the air due to the process was also a major issue. One environmentally damaging company has been removed to be replaced by one another which by no doubt will be the cause of these same issues arising again.</p>	<p>131. Regarding concerns relating to noise please see response point 2.</p> <p>132. Regarding concerns relating to dust please see response point 3.</p>
48	D. Inkley 15 Torenia Way, YANGEBUP	<p>Objection</p> <p>No Comments</p>	Noted

49	M. Roncovich 222 Barrington Street, BIBRA LAKE	Objection Dust; noise; pollution, contamination. Cockburn cement dust all over again.	133. Regarding concerns relating to dust please see response point 3. 134. Regarding concerns relating to noise please see response point 2. 135. Regarding concerns related to asbestos/silica management please see response point 10.
50	Geraldine Symington 10 Panarea Crest, YANGEBUP	Objection I recently received a letter from you in regard to the "Modification to Previous Approval to Industry General (Licensed) - Crushing of Materials on Site 200 Barrington Street Bibra Lake WA 6163 As the site is less than 1 kilometer from my home I do have concerns if (1) There will be an excess of noise - (2) Any odours coming from the storage of materials. My address is 10 Panarea Crest Yangebup WA 6164. Please advise if you think I may have any reasons for my concerns.	136. Regarding concerns relating to noise please see response point 2. 137. Regarding concerns related to asbestos/silica management please see response point 10.
51	Lee & Maggie Ovenden	Objection	138. Regarding the buffer



	12 Plover Drive, YANGEBUP	<ul style="list-style-type: none"> - It's too close to residential dwellings, according to regulations - The amount of dust that will be procured (from solid waste) at the stockpiling + crushing facility will have a detrimental affect on people's health living so close by, as well as property - The constant noise that will have to be endured will have a detrimental effect on the mental health of those living within close vicinity 	<p>distances please see response point 1.</p> <p>139. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>140. Regarding concerns relating to noise please see response point 2.</p>
52	Name & Address Withheld	<p>Objection</p> <p>Thank you for the opportunity to respond to this proposal (DA20/0973). I know I speak for many of my neighbours in this response, including those with young children who would like to remain in this area for the long-term future. I have inspected the development application plans, and upon consideration of the likely impact upon my property and amenity I object to the above proposal for the following reasons:</p> <ul style="list-style-type: none"> - Residents of Yangebup already experience poor air quality, with high levels of dust from multiple sources. It is unacceptable that additional sources of dust are allowed in such close vicinity to residential zones. - Similarly, residents of Yangebup already tolerate a lot of noise from the industrial zone and trains, often day and night. It is unfair to allow this to increase in any form. - Many businesses, including the previous occupants of Lot 39 and 40 (200) Barrington St have shown how easily contamination can take place, particularly in waste processing activities. The risk to human health should be given more weight given that hundreds of residential homes are within less than 1km of the site and the number of homes in the area is increasing. 	<p>141. Regarding concerns relating to dust please see response point 3.</p> <p>142. Regarding concerns relating to noise please see response point 2.</p> <p>143. Regarding concerns related to asbestos/silica management please see response point 10.</p>

		<ul style="list-style-type: none"> - Approving more intensive industrial, waste processing activities seems contrary to City of Cockburn's efforts to beautify the area (e.g. as seen with landscaping along Spearwood Ave, Bibra Lake) and the shift towards more commercial, light industry and mixed business in the area. - Allowing more intensive, 'dirty' activities will jeopardize future residential zoning changes that many residents have been anticipating. - The proposal to use shipping/sea containers as support structures seems to suggest that the efforts to manage dust and noise problems are makeshift and not taken seriously. - The existing presence of several storeys of shipping containers on Barrington St/Spearwood Ave (across from the proposed site) is already creates an eyesore in the area. To extend the amount of shipping containers will further reduce the visual amenity of the area. 	
53	<p>Katherine Skoog</p> <p>53 Plover Drive, YANGEBUP</p>	<p>Comment on Proposal</p> <p>Re the above application Development Application DA20/0973 - Modification to Previous Approval to Industry General (Licensed) - Crushing of Materials on Site</p> <p>I have no general objections. BUT</p> <p>Would like reassurance that the following would be looked at very carefully and monitored very closely by the council Not just in the immediately time, if the application is successful but as an ongoing commitment by the council</p> <ol style="list-style-type: none"> 1. The noise level would be with in all normal limits or below. 2. Active dust control at all times 3. Operating hours to be only week days Stopping at 1800 at the latest Not at weekends <ul style="list-style-type: none"> - Taking in the wind can carry the noise / dust / some distance I hope the above will be looked at very carefully 	<p>144. Regarding concerns relating to noise please see response point 2.</p> <p>145. Regarding concerns relating to dust please see response point 3.</p>



54	Clint McClure 18 Salpietro Street, BIBRA LAKE	Non-Objection No Comments	Noted
55	Deon Cawthray 4/8 Cocos Drive, BIBRA LAKE	Objection No Comments	Noted
56	Liam Taylor 8 Salpietro Street, BIBRA LAKE	Non-Objection Following on from our discussion I can confirm that I have no issue with a crushing yard being set up at the old sims metal site.	Noted
57	Mei Leary 201 Yangebup Road, YANGEBUP	Objection Cockburn cement issues (dust). Now 200 Barrington street with more noises and dust. Yes this concerns me a lot because it will impact on our daily living especially people with health issue.	146. Regarding concerns regarding dust as it relates to health please see response point 3. 147. Regarding concerns relating to noise please see response point 2.
58	Ability Center 30 Miguel Road, BIBRA LAKE	Non-Objection No Comments	Noted
59	Kristina Curtis 13 Soundview Rise,	Objection - Please do not go ahead with this we already have a lot of dust and toxic smells coming from Cockburn Cement plant.	148. Regarding concerns relating to dust please see response point 3.

	YANGEBUP	<ul style="list-style-type: none"> - We, Yangebup residents will be affected by more noise, dust and trucks on the road. - Please think of the families that live here, we don't want to be pushed out due to industrial works being over bearing. 	<p>149. Regarding concerns relating to noise please see response point 2.</p> <p>150. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
60	Slavo Lipec 15 Soundview Rise, YANGEBUP	<p>Objection</p> <p>Noise Dust Trucks.</p>	<p>151. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>152. Regarding concerns relating to dust please see response point 3.</p> <p>153. Regarding concerns relating to noise please see response point 2.</p>



61	Primesilk Holdings C/O P.O Box 1033, BOORAGOON	Non-Objection No Comments	Noted
62	Scott Ellis 60 Bushland Ridge, BIBRA LAKE	Non-Objection No Comments	Noted
63	Kayla & Brad Deere 15 Begonia Close, YANGEBUP	Objection Just no. Will cause so many issues best to not go ahead to stop complications in the future.	Noted
64	Julie & Gary Cukrov 25 Spinnaker Hieghts, YANGEBUP	Objection We are ex Wattleup residents who lived in close proximity to the last Brakovich owned crushing facility and even to this day the land surrounding it is subject to testing before it can be sold. If the land has been contaminated then what must it have done to the people living there who mostly are now deceased.	154. Regarding concerns related to asbestos/silica management please see response point 10.
65	MainRoads Western Australia	Non-Objection	Noted


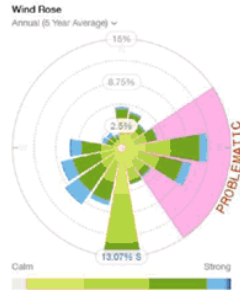
		<p>Dear Sir/Madam,</p> <p>Modification to previous approval to Industry General (Licensed) – Crushing of materials on site – 200 Barrington Street, Bibra Lake WA 6163</p> <p>Thank you for your correspondence dated 23 February 2021 inviting comment on the proposal to modify the previous development approval to allow the crushing of materials on the above site.</p> <p>Main Roads has no comment on the proposal because the property does not abut a Primary Regional Road or directly impact on a Main Roads asset.</p>	
66	<p>Mira Sumich</p> <p>226 Yangebup Road, YANGEBUP</p>	<p>Objection</p> <p>Air pollution, noise pollution, water contamination, soil contamination, hazardous materials processed and stockpiled.</p>	<p>155. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>156. Regarding concerns relating to dust please see response point 3.</p> <p>157. Regarding concerns relating to noise please see response point 2.</p> <p>158. Regarding comments related to the water table</p>



			please see response point 13.
67	Robyn & Ken Andrews 16 Miguel Road, YANGEBUP	<p>Objection</p> <p>I have lived in Yangebup for 38 years and have had to put up with Sims metal crushing cars and the dust that has caused over the years. I am asmatic and this has deterated more over the years. It has also caused alot of ceiling cracks to my house over the time which has led to depreciation value to our house. It also had ongoing noise levels throughout the nights leading to disruptive sleep patterns. We were told that there would be buffer zones in place in which did not happen.</p>	<p>159. Regarding concerns relating to property values please see response point 42.</p> <p>160. Regarding concerns relating to noise please see response point 2.</p> <p>161. Regarding the buffer distances please see response point 1.</p> <p>162. Regarding concerns regarding dust as it relates to health please see response point 3.</p>
68	Chris Thackray Address Not Provided	<p>Objection</p> <ul style="list-style-type: none"> - Noise pollution - Public health risk - dust particles – affect resproatory health of nearby residents - Dust/chemical release into atmosphere due to crushing – environmental pollution 	163. Regarding concerns regarding dust as it relates to health please see

		<ul style="list-style-type: none">- Impact property prices within the area	<p>response point 3.</p> <p>164. Regarding concerns relating to noise please see response point 2.</p> <p>165. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>166. Regarding concerns relating to property values please see response point 42.</p>
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69	<p>Andrew Boyne on behalf of Gunnar Vikingur</p> <p>5 Rivers Street, BIBRA LAKE</p>	<p>I am writing on behalf of the owners of #5 (Lot 56) Rivers Street, Bibra Lake in reference to advertising for DA20/0973 Modification to Previous Approval to Industrial (Licensed) Crushing of Materials on Site at 200 Barrington Street Bibra Lake.</p> <p>The property at #5 (Lot 56) Rivers Street is located approximately 221m from the site of proposed crushing (Lot 40). #5 Rivers street is downwind of the proposed rock crushing facility 27.43% of the time (note that airflow from wind is not direct, and a swing of 20 odd degrees in the wind direction may still result in dust exposure)</p>  <p>#5 (LOT 56) Rivers Street</p> <p>The property at #5 (Lot 56) Rivers Street is occupied by VIKAL INTERNATIONAL.</p> <p>VIKAL International is a manufacturer and exporter of specialist ultra-luxury boats to the global Mega-Yacht market. VIKAL International is the most prestigious brand of Tender (small boats) in the world, and is the most carried brand of tender on Mega-Yachts over 80m in length. Tenders produced by VIKAL are the most expensive and prestigious boats produced anywhere in the world. VIKAL International employs up to 80 highly skilled staff who have global experience in boat manufacturing and other specialist forms of high quality manufacturing.</p> 	<p>167. Regarding the land use undertaken at the objectors site the City accepts that such a proposal should be considered as a 'sensitive land use'.</p> <p>168. Regarding the buffer distances please see response point 1.</p> <p>169. Regarding concerns relating to noise please see response point 2.</p> <p>170. Regarding concerns relating to dust please see response point 3.</p>
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	<p>All boats manufactured by VIKAL International are one-of-a-kind designs. Handcrafted to the designs and specifications of international yacht designers usually based in London.</p> 	
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All work involved in the manufacture of world-leading boats for VIKAL International occurs at #5 (Lot56) Rivers Street and at #2 Rivers Street (Lot 302) on the opposite side of the street.

VIKAL International's manufacturing reputation is based on vacuum infused composite structures, and absolutely uncompromising levels of finish. The worlds most discerning clients require an incredibly high level of finish.

VIKAL International has been operating from its premises at #5 (Lot 56) Rivers Street for over 30 years.

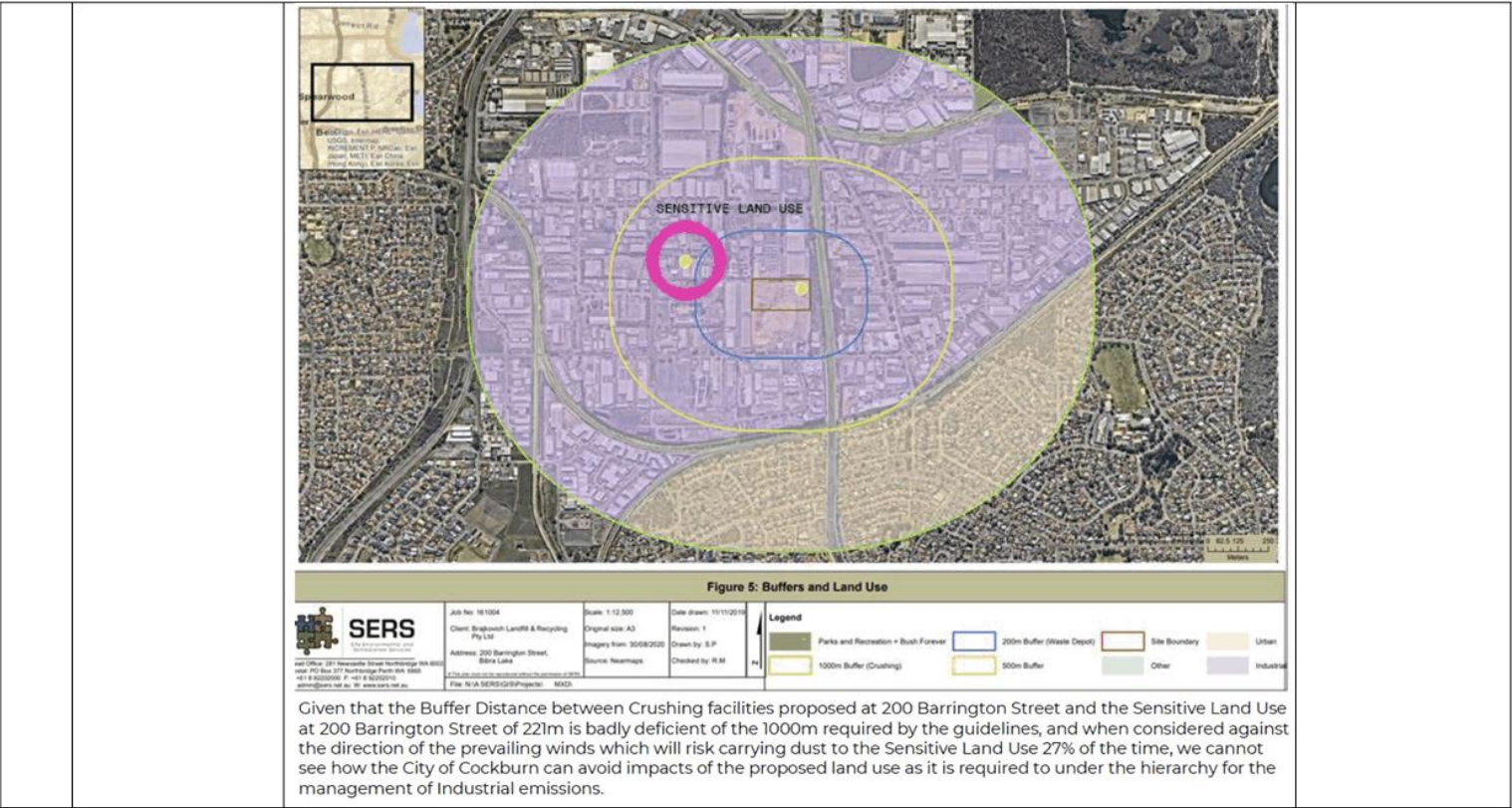
		<p><u>SENSITIVE LAND USE</u></p> <p>Dust exposure is a major problem for operations at VIKAL International. Dust pollution can be damaging in fiberglass infusion and can be very damaging in painting, polishing and varnishing. These processes are critical to the type of work undertaken.</p> <p>While complete dust control on-site would be ideal (as is required in pharmaceutical or food manufacturing), the products produced by VIKAL International are too large and too bespoke to be accommodated by a facility that can control dust ingress. Subsequently VIKAL International is uniquely vulnerable to environmental dust contamination.</p> <p>Dust control at VIKAL International is critical to:</p> <ul style="list-style-type: none"> • The quality of products necessary to meet the expectations of the world's most prestigious boat building brand. • The important role this facility plays as a part of Western Australia's marine manufacturing industry for skill development and training, • The ongoing employment of up to 80 staff • The unique (and insurmountable) vulnerability of the business to environmental dust pollution <p>Under the Guidance for Assessment of Environmental Factors (in accordance with the Environmental Protection Act 1986) Separation Distances between Industrial and Sensitive Land Uses published by the Environmental Protection Agency, a sensitive land use is defined:</p> <p>2.3 Types of sensitive land uses</p> <p><i>Land uses considered to be potentially sensitive to emissions from industry and infrastructure include residential developments², hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to particular emissions may also be considered "sensitive land uses". Examples include some retail outlets, offices and training centres, and some types of storage and manufacturing facilities.</i></p> <p>Under this definition it would be hard to see what manufacturing facility would require a higher level of amenity or be more sensitive to dust emissions than VIKAL International.</p> <p>Manufacturing facilities at VIKAL International MUST be classed as a Sensitive Land Use..</p>	
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	<p>SEPERATION DISTANCES</p> <p>Given the prevailing wind direction, and the risk of dust pollution to the Sensitive Land Use, the proposal at 200 Barrington Street is particularly risky.</p> <p>The Environmental Protection Agency states:</p> <p><i>4.1 The EPA approach to protecting the amenity of sensitive land uses from emissions from industrial land uses</i></p> <p><i>As stated in Section 2, the EPA's preferred hierarchy for the management of industrial emissions is:</i></p> <ul style="list-style-type: none">• <i>avoidance of impacts;</i>• <i>minimise the creation and discharge of waste by implementing best practice (see EPA Guidance Statement 55, Implementing Best Practice in proposals submitted to the Environmental Impact Assessment process); or</i>• <i>ensure environmental impacts from industrial emissions are acceptable and meet the relevant regulations and health criteria beyond the boundary of the site, industrial estate or buffer area.</i> <p>The hierarchy for the management of industrial emissions requires that the priority for the City of Cockburn must be to avoid the impacts of emissions on sensitive land uses. Management of pollution should only be considered where the avoidance is not possible.</p> <p>In this case, given that the land use proposed is not currently approved, future approval would be in direct contradiction to the hierarchy which requires avoidance before management.</p>	
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Under Appendix 1, the proposed land use of Crushing of Building Material is explicitly listed for Dust and Noise, requiring 1000m buffer around the Industry.										
Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) / environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
Crude oil extraction	oil or gas production from wells	√ (10)	DoIR		√	√		√	√	case by case
Crushing of building material	crushing or cleaning of waste building or demolition material	√ (13)	local gov't			√	√			1000
The applicant for DA20/0973 has not acknowledged VIKAL International as a Sensitive Land Use. We have provided a modified version of the drawing the proponent has supplied, but included the Sensitive Land Use at #5 (Lot 56) Rivers Street.										





	<p>SUMMARY</p> <ol style="list-style-type: none">1. #5 (Lot 56) Rivers Street is a Sensitive Land Use due to its manufacturing requirements and its unique sensitivity to dust pollution.2. The Hierarchy for the management of industrial emissions requires the first consideration to be avoidance of the impacts of pollution3. The EPA specifically prescribes a 1000m buffer for crushing of building material. #5 (Lot 56) Rivers Street is 212m from the proposed land use.4. The EPA lists dust pollution as a risk from crushing of building material which conflicts with the unique vulnerability of the sensitive land use at #5 (Lot 56) Rivers Street5. #5 (Lot 56) Rivers Street is downwind of the proposed rock crushing, meaning that the risk of exposure to dust is increased. <p>VIKAL International is very concerned about the proposed operations included at 200 Barrington Street. The risk of dust pollution puts the operations of VIKAL and some 80 jobs at risk. If the hierarchy for the management of industrial emissions is to be followed; the City of Cockburn must avoid the impacts of dust pollution as the first option.</p> <p>Given the avoidance of the risk of dust pollution is easily achieved by not permitting planning approval for crushing of building materials; the City of Cockburn must not be drawn into the proposed management procedures to manage dust because the hierarchy prevents such engagement if avoidance can be achieved.</p> <p>We appreciate the consultation process undertaken by the City of Cockburn and hope that the application be refused.</p> <hr/>	
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		<p>I am writing on behalf of the owners of #49 (Lot 510) Wellard Street, Bibra Lake in reference to advertising for DA20/0973 Modification to Previous Approval to Industrial (Licensed) Crushing of Materials on Site at 200 Barrington Street Bibra Lake.</p> <p>The property at #49 (Lot 510) Wellard Street is located 362m from the site of proposed crushing (Lot 40).</p>  <p><i>Figure 1 Current aerial photograph sourced from Intramaps</i> #49 (LOT 510) Wellard Street</p>  <p>The property at #49 (Lot 510) Wellard Street is occupied by a single residential house.</p> <p>The house was built prior to 1965, and before the development of the area into an industrial estate. It has retained its residential land-use continuously since 1965 despite the zoning being designated "Industry" under TPS3.</p> <p>Changes in zoning do not prevent continued use of the property as it is originally used.</p> <p>The current land-use on this site is residential.</p>	
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		<p><u>SENSITIVE LAND USE</u></p> <p>Under the <i>Guidance for Assessment of Environmental Factors</i> (in accordance with the Environmental Protection Act 1986) <i>Separation Distances between Industrial and Sensitive Land Uses</i> published by the Environmental Protection Agency, a sensitive land use is defined:</p> <p><i>2.3 Types of sensitive land uses</i></p> <p><i>Land uses considered to be potentially sensitive to emissions from industry and infrastructure include residential developments², hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to particular emissions may also be considered "sensitive land uses". Examples include some retail outlets, offices and training centres, and some types of storage and manufacturing facilities.</i></p> <p>A residential development is defined (7. Definitions) as</p> <p><i>Residential development</i> – any permanent structure whose primary use is as a dwelling place.</p> <p>This definition does not contemplate zoning, it only contemplates land-uses.</p> <p>(This is fair because a change in zoning does not invalidate the fair continued use of a property in the same manner that the property was used prior to zoning any changes.)</p> <p>Under the <i>Guidance for Assessment of Environmental Factors</i> the house at #49 (Lot 510) Wellard Street is unequivocally defined as a Sensitive Land Use.</p>	
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SEPERATION DISTANCES

The Environmental Protection Agency states:

4.1 The EPA approach to protecting the amenity of sensitive land uses from emissions from industrial land uses

As stated in Section 2, the EPA's preferred hierarchy for the management of industrial emissions is:

- avoidance of impacts;
- minimise the creation and discharge of waste by implementing best practice (see EPA Guidance Statement 55, Implementing Best Practice in proposals submitted to the Environmental Impact Assessment process); or
- ensure environmental impacts from industrial emissions are acceptable and meet the relevant regulations and health criteria beyond the boundary of the site, industrial estate or buffer area.

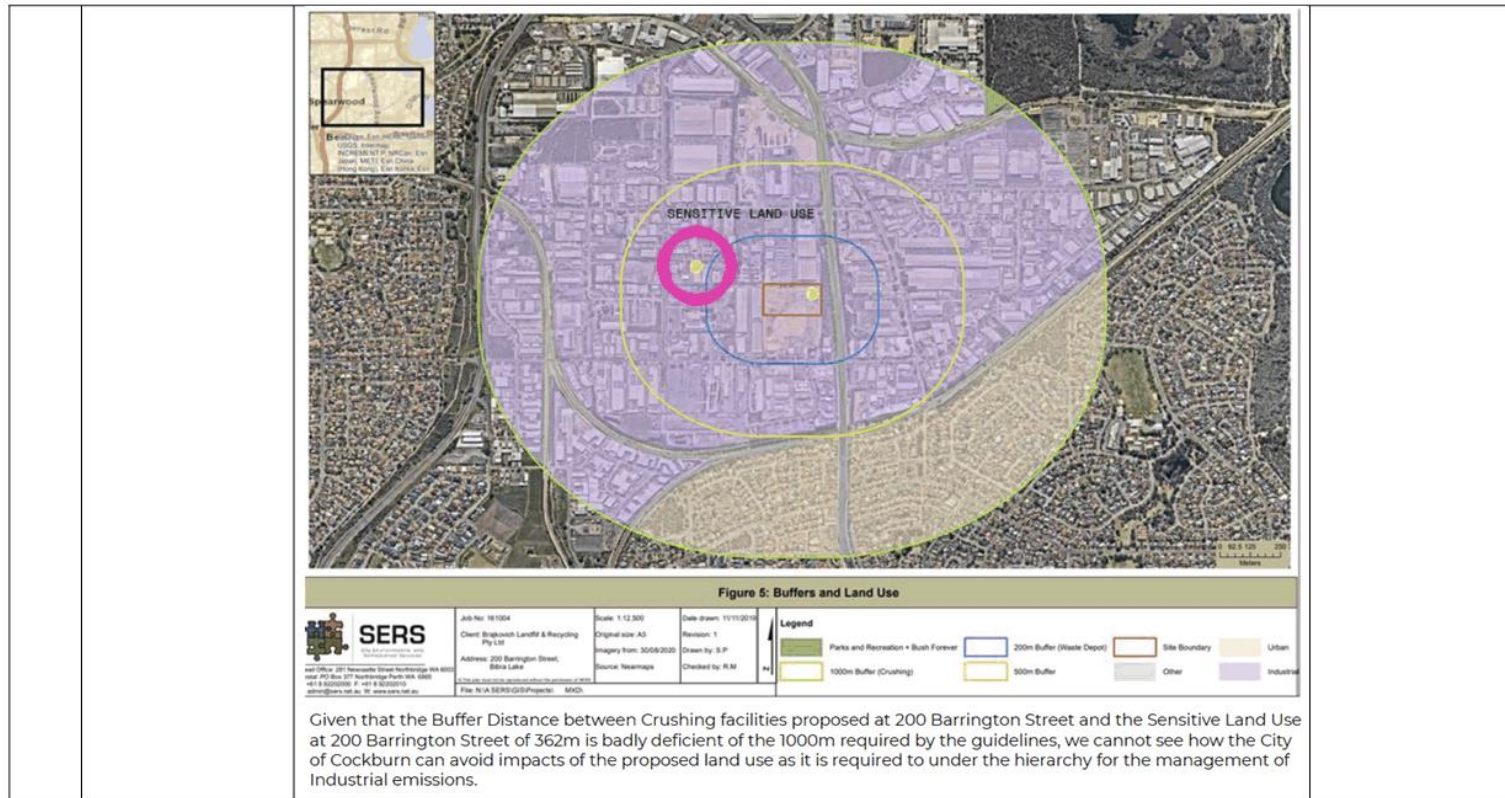
The hierarchy for the management of industrial emissions requires that the priority for the City of Cockburn must be to avoid the impacts of emissions on sensitive land uses. Management of pollution should only be considered where the avoidance is not possible.

In this case, given that the land use proposed is not currently approved, future approval would be in direct contradiction to the hierarchy which requires avoidance before management.

Under Appendix 1, the proposed land use of **Crushing of Building Material** is explicitly listed for Dust and Noise, requiring 1000m buffer around the Industry.

Industry	Description of industry	DoE Licence or Registration category (*)	Key Government agencies for advice or approvals	Code of Practice (CoP) / environmental requirements	Impacts					Buffer distance in metres and qualifying notes
					Gaseous	Noise	Dust	Odour	Risk	
Crude oil extraction	oil or gas production from wells	√ (10)	DoIR		√	√		√	√	case by case
Crushing of building material	crushing or cleaning of waste building or demolition material	√ (13)	local gov't			√	√			1000

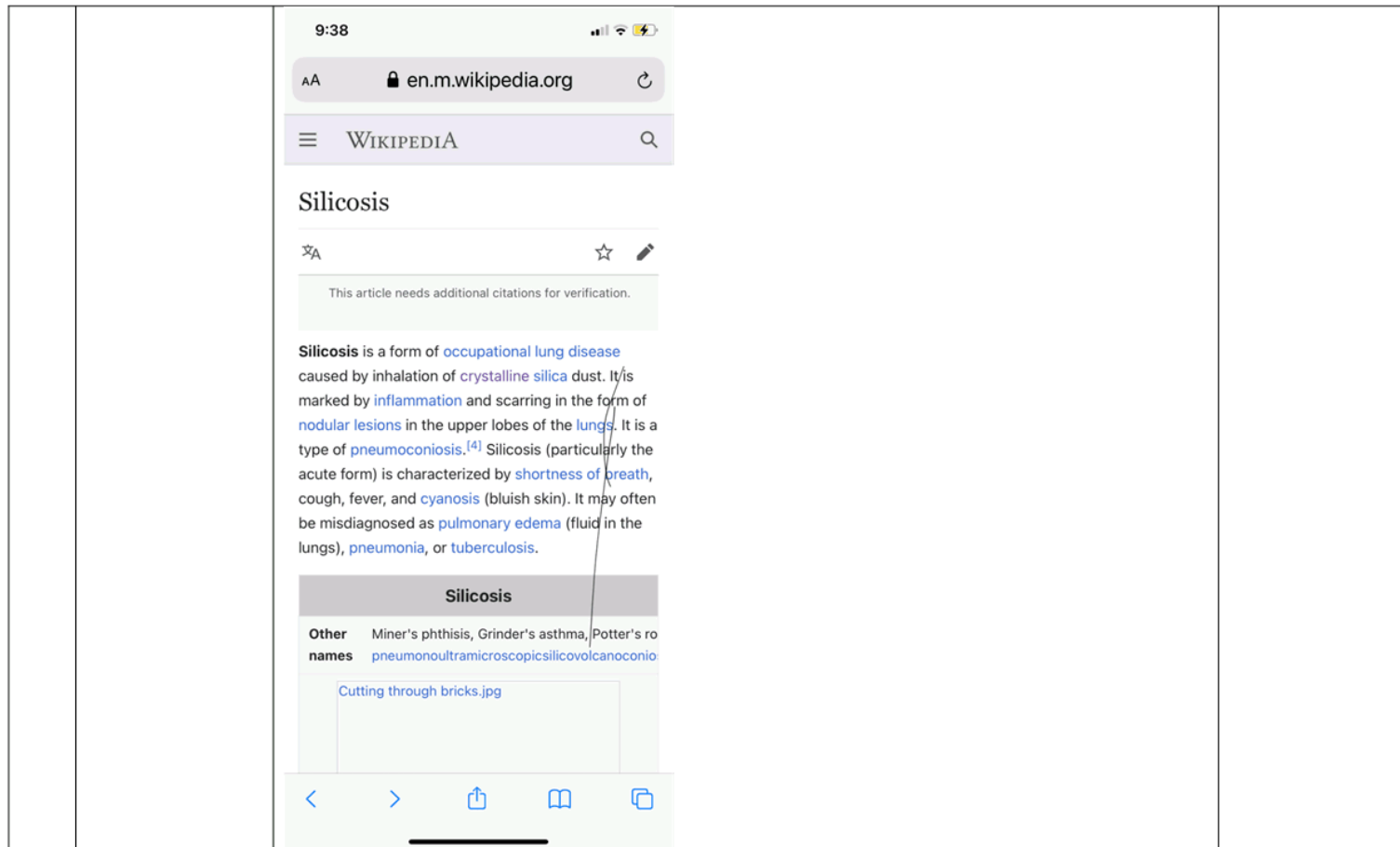
The applicant for DA20/0973 has not acknowledged the house at #49 (Lot 510) Wellard Street as a Sensitive Land Use. We have provided a modified version of the drawing the proponent has supplied, but included the Sensitive Land Use at #49 (Lot 510) Wellard Street.









		<p>SUMMARY</p> <ol style="list-style-type: none"> 1. #49 (Lot 510) Wellard Street is a Sensitive Land Use due to it being continuously used as a residence (residential development) 2. The Hierarchy for the management of industrial emissions requires the first consideration to be avoidance of the impacts of pollution 3. The EPA specifically prescribes a 1000m buffer for crushing of building material. #49 (Lot 510) Wellard Street is 362m from the proposed land use. <p>Gunnar Vikingur; the owner of #49 (Lot 510) Wellard Street is very concerned about the noise and dust emissions of the proposed crushing land use at 200 Barrington Street.</p> <p>The residential property has been surrounded with industrial land uses since 1965 all of which decrease the enjoyment of the property by the occupants. An increased level of emissions; both noise and dust will have a very detrimental effect on the occupants.</p> <p>Given the hierarchy of management of emissions gives first priority to avoidance, and Crushing of building materials is explicitly designated with a 1000m buffer, and given the sensitive land use is well within that buffer, we see no way that the city can comply with the EPA guidance other than to refuse the application.</p>	
70	Wally Haynes 5 Conigrave Road, YANGEBUP	<p>Objection</p> <p>There has been a recent approval for excess poisons to be pumped from Cockburn cement, which can be avoided when there are southerly winds. Please don't attack us with the westerlies.</p>	171. Regarding concerns relating to dust please see response point 3.
71	Dennis Atley 4 Carnation Place, YANGEBUP	<p>Objection</p> <p>Regards to our telephone conversation on operation off a crushing plant and stockpiling of materials, along with heavy vehicles travelling in to the area unloading and leaving the area and machinery operating in the area loading the crusher.</p> <p>As I have spent many years in the mining industry and know all the pitfalls of crushing and dust control. I have inspected the development application plans and feel that this type of industry is not suitable in close proximity of Yangebup residential area. This type of operation would be better of to be located in a heavy industrial area further away from a residential area.</p>	<p>172. Regarding the buffer distances please see response point 1.</p> <p>173. Regarding concerns relating to dust please see response point 3.</p>



72	Wendy Laver 37 Sandpiper Loop, YANGEBUP	<p>Objection</p> <p>To clarify my concerns in regards to the crusher</p> <p>There is a number of residential houses within 1km of the crusher including the suburbs of Yangebup and SPEARWOOD .</p> <p>My biggest concern is asbestos dust and silicon dust . Both are great irritants to the lungs and increase mortality in those close . We chose to live in a residential area of Yangebup . We do not want our health to be affected , mainly our lungs by asbestosis, silicosis or dust related asthma.</p> <p>The number of lung problem compensation cases against CofC would increase if the crusher was allowed to be there.</p> <p>We live in a quiet suburb , we did not choose to live in a noisy area during the day constantly . This would impede on our house prices and our enjoyment of life . Surely there is other areas where there are not houses within 1km (EPA limit) that the crusher can go . Why here?</p> <p>Dust can affect eyes as well as lungs and sinuses . The number of eye compensation complaints and sinus problems will increase ,</p> <p>I hang my washing on the line outside . Therefore it may have asbestos fibres on my clothes . I believe that this should of been shut down the minute it was mentioned due to the closeness of residential and other industries . Rules are there to look after our health .</p> <p>Be careful of the increased compensation claims and bad press if this goes through.</p> <p>Has a thorough health assessment been done on this ?</p>	<p>174. Regarding the buffer distances please see response point 1.</p> <p>175. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>176. Regarding concerns regarding dust as it relates to health please see response point 3.</p>
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		<div><div>10:22 </div><div>  simus and silica dust</div></div> <div><h3>Crystalline silica and silicosis Safe Work Australia</h3><p>What diseases can silica dust cause? — What diseases c silica dust cause? Choosing the best control measure; Tr workplace exposure standard ...</p><p>Missing: simus Must include: simus</p></div> <div><h4>People also ask</h4><div><div>What happens if you inhale silica dust?</div><div>What are the early symptoms of silicosis?</div><div>How do you get rid of silica dust?</div><div>How bad is silica dust for you?</div></div><div>Feed</div></div> <div><div> https://pubmed.ncbi.nlm.nih.gov > ...</div><h3>Sinonasal cancer and occupational exposures: a pooled analysis of 12 case</h3><p>by D Luce · 2002 · Cited by 179 — Occupational exposur to formaldehyde, silica dust, textile dust, coal dust, flour dust, asbestos, and m... Siliceous fibers were assessed with a job-</p><div></div></div> <div><div> https://www.cdc.gov > niosh > docs</div></div>	
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73	Kate McGown 2 Eagle Rise, YANGEBUP	<p>Objection</p> <p>I am writing the express my concerns re the application for the proposed crushing plant at 200 Barrington Street Bibra Lake by Mr Brajkovich. We are long-time residents of Yangebup and we have put up with Cockburn cement for many years, and now we have this potential dust hazard with unknown components that will affect our health and livelihood.</p> <p>The prevailing winds bring clouds of dust across Yangebup, Belier and Stanford Gardens. So, if this demolition business of Mr Brajkovich does not adhere to the correct regulations, we will have clouds of cement dust combined with dust that we believe will have asbestos and other contaminated materials.</p> <p>How is going to affect our children now and in the future, we have noted and seen more young families moving back into our area. We believe this is more profitable for the City of Cockburn than this proposed development.</p> <p>In the past we had to endure the noise pollution from Simms metal, this reduced with them moving on, only to read we will need to endure this again. What a negative affect this will have on a lovely community here Yangebup as part of the City of Cockburn.</p>	<p>177. Regarding concerns relating to dust please see response point 3.</p> <p>178. Regarding concerns related to asbestos/silica management please see response point 10.</p>
74	David Spencer 9 Acacia Way, YANGEBUP	<p>Objection</p> <ul style="list-style-type: none"> - In breach of EPA recommended buffer zones (why was this not expressed in your notification – clearly an attempt to support mates at the expense of residents) - Noise from a nearby steel fabrication shop disturbs my sleep – I don't want any more disturbances/dust etc 	<p>179. Regarding the buffer distances please see response point 1.</p> <p>180. Regarding concerns relating to noise please see response point 2.</p>



75	Jayne Raine 9 Banksia Place, YANGEBUP	Objection Noise & Dust pollution. Due to stockpiling of material, if combustible materials stored, possible risk of fire. Increase in heavy traffic to area.	181. Regarding concerns relating to dust please see response point 3. 182. Regarding concerns relating to noise please see response point 2. 183. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
76	Maria Fatima De Franca 36 Torenia Way, YANGEBUP	Objection My family has lived in Yangebup since the 90s. I have raised children here and I am currently helping my children to raise children here. The Brajkovich development will be horrific to our health and wellbeing. I firmly object to their application.	184. Regarding concerns regarding dust as it relates to health please see response point 3. 185. Regarding concerns related to asbestos/silica management please see response point 10.

77	Ken & Louisa Bowman 24 Miguel Road, YANGEBUP	<p>Objection</p> <p>Per the revised dust management plan dated 17 February 2021, four out of five activities have been given “high” risk ratings in terms of impact on the surrounding area. The report suggests dust monitoring and management will be implemented, however, given Brajkovich’s previous illegal activity in crushing asbestos, we have no confidence the company and its agents/employees will abide by the law or regulations. The proposed activities are incredibly detrimental to Yangebup and we whole-heartedly object to this application.</p>	186. Regarding concerns relating to dust please see response point 3.
78	Tracy & Alvaro Da Silva Faria 13 Sinagra Way, YANGEBUP	<p>Objection</p> <p>Please see attached.</p> <p>Given the Applicant's history of egregiously operating illegally, the wilful and seemingly petulant and malicious continuation of works despite strong community objection to the documented clouds of dust pollution the activity generated AND the City OF Cockburn's shameful failure to perform its due diligence, our family STRONGLY OBJECTS to Brajkovich operating at 200 Barrington Street, Bibra Lake or anywhere in the adjacent local area.</p>	<p>187. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>188. Regarding concerns relating to dust please see response point 3.</p>



	<div><div> SUBSCRIBE</div><div><h1>The West Australian</h1></div><div>Today's Paper Place an Ad Saturday, 20 March 2021</div></div> <div><p>IT'S NOT TOO LATE! Share in \$150K worth of prizes in FREE footy tipping</p></div> <div><p>Australia News WA News</p></div> <div><h2>Demolition plant sparks health scare</h2></div> <div><p>ADRIAN BEATTIE The West Australian Fri, 3 December 2010 5:35AM</p></div> <div></div> <div><ul style="list-style-type: none"><input type="radio"/> An illegal demolition plant is at the centre of a health scare in Wattleup, where residents believe they have been breathing in dangerous silica dust.<input type="radio"/> A group of residents has complained for five years about the Brajkovich Demolition plant and discovered recently it had been operating without proper planning approval.<input type="radio"/> The Department of Planning ordered the company to shut down in September but the company's lawyers won a stay at the State Administrative Tribunal, which will continue hearing the matter today.</div> <div><p>Market Gardener Peter Rokich said: "There is just dust cloud after dust cloud. We can feel it in our breathing - it's like having asthma."</p></div> <div><p>Locals have recorded hours of video showing the dust clouds.</p></div>	
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		<p>Dust pollution expert Peggy Trompf has seen the videos. The Sydney-based industrial scientist said: "I was shocked. The dust is completely uncontrolled. Crushing concrete and other building materials can release large amounts of silica dust into the air. If the particles are small enough they can lodge deep in the lungs and that can result in silicosis, which has been linked to lung cancer and other serious medical conditions."</p> <p>Adrian Brajkovich, who runs the crushing operation said: "We are quite adamant that the dust is not really ours. Half the dust is sand from the residents own market gardens which is whipped up by the easterly winds."</p> <p>Referring to the residents' fear of silica dust, Mr Brajkovich said: "I am confident there are no health issues. Recycling concrete into road building material is a world-wide practice. We have a full dust management plan in place and we are regularly monitored by an independent environmental inspectors."</p> <p>Nellie Vidovich is concerned for her mother Mare Vidovich, 96, who lives on her own beside the crushing operation.</p> <p>"She is certainly feeling it. She coughs a lot at night and complains about itchy eyes," she said.</p> <p>Local residents are angry that the local shire and government departments took five years to find out that Brajkovich Demolition does not have proper planning approval.</p> <p>The City of Cockburn said it had assumed that the Department of Environment had checked the planning approvals.</p> <p>The Department of Environment said it was "just one part of a broad equation of land use ... in Wattleup".</p> <p>The Department of Planning said it had taken appropriate action and that it was "inappropriate to provide further comment at this time".</p> <p>The Wattleup Dust Battle - special Agenda report in The West Australian tomorrow</p>	
79	Name & Address Withheld	<p>Objection</p> <p>"The enjoyment of the highest attainable standard of health is one of the fundamental rights of every human being without distinction of race, religion, political belief, economic or social condition." – <i>Constitution of the World Health Organization</i></p> <p>Brajkovich Landfill & Recycling Pty Ltd has a history within the City of Cockburn of operating without planning approval and improperly crushing building materials, concrete and contaminants.</p> <p>Neither Adrian Brajkovich, the City of Cockburn, nor any person with delegated authority has the right to engage in or approve activities that would be detrimental to the health, safety and well-being of City of Cockburn residents.</p> <p>The inhalation of silica particles and/or asbestos and/or whatever else Mr Brajkovich et al may end up crushing will cause local residents long-term health complications. Symptoms of asbestos and silicosis, for example, ordinarily show up ten to twenty years after exposure, by which time Brajkovich Landfill & Recycling Pty Ltd and its affiliates may well have sailed off into</p>	<p>189. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>190. Regarding concerns related to asbestos/silica management please see response point 10.</p>



		<p>the sunset.</p> <p>Australian Bureau of Statistics data show that over 15% of the population of Yangebup, Bibra Lake, South Lake, Beeliar, Spearwood and Lake Coogee are children between the ages of 0 and 14 years. It is unconscionable to even <i>consider</i> allowing crushing activities to take place within this region, let alone allow the Applicant to proceed with its operations unchecked, as it has been to date. Even in its own paid-for revised Dust Management Plan, four out of five of its proposed activities have been rated high risk. If that's not a huge red flag for the City, I don't know what is.</p> <p>Knowing what is known now about the health consequences of dust pollution, I can only think the City would be leaving itself open to legal action should this application be approved. I urge the responsible decision maker/s to very carefully consider their final decision.</p>	
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		<p>Regional population by age, 30 June 2019</p> <p>Statistical Areas Level 2 Local Government Areas</p> <p>0 to 14 years 15 to 64 years 65 years and over</p> <p>Source: 3235.0 - Regional Population by Age and Sex, Australia, 2019</p> <p>Population aged 0 to 14 years</p> <p>Per cent (%)</p> <ul style="list-style-type: none"> 22.0 or more 20.0 - 21.9 18.0 - 19.9 16.0 - 17.9 Less than 16.0 	
80	Name & Address Withheld	<p>Objection</p> <p>Re: Brajkovich Application</p> <p>We have lived in Yangebup for the past twenty years and appreciate the beauty of where we live. Yangebup is home to many different species of flora and fauna and multiple bodies of water. It is known to have a high water table and, given its proximity to the coast, frequently experiences significant wind activity.</p>	<p>191. Regarding concerns relating to dust please see response point 3.</p> <p>192. Regarding concerns related to asbestos/silica management</p>

		<p>We are incredibly concerned that Brajkovich Landfill & Recycling Pty Ltd have requested permission to engage in crushing activity at 200 Barrington Street, Bibra Lake, given what has been detailed in various reports accompanying its application.</p> <p>We worry for the health of our children and randchildren who live in and around Yangebup and Bibra Lake.</p> <p>We worry for the impact that winds will have, carrying dust and debris across our suburbs, and particularly given that we are already dealing with that as a result of Cockburn Cement's operations.</p> <p>We worry that our local species of wildlife will be negatively harmed by the environmental pollution caused by wetting down multiple loads of questionable materials, and the subsequent drainage into our local waterways.</p> <p>We STRONGLY OBJECT to this proposal. The submission deadline should be extended as we do not believe residents in neighbouring suburbs have been advised of this proposal. As it will impact on them and their families and friends, they have every right to be advised and provide to the City of Cockburn and any other planning authority, their considered feedback.</p>	<p>please see response point 10.</p> <p>193. Regarding the time period for consultation the application was advertised in accordance with the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 for a total of 21 days. The consultation period was subsequently extended by a further seven days following comments from the community.</p>
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		<p>9NEWS</p> <h2>Silicosis death dust audit reveals 'major epidemic worse than asbestos'</h2> <p>Exclusive by state political reporter Allyson Horn Posted Thu 21 Feb 2019 at 3:44am, updated Thu 21 Feb 2019 at 11:34am</p> <p>An audit of Queensland's manufacturing stone industry has revealed 98 workers have contracted the potentially deadly lung disease silicosis — 15 of those terminal — with more than 550 workplace breaches in what health experts are calling a major epidemic.</p> <p>The youngest sufferer diagnosed so far was 23 years old and had worked in the industry for six years.</p> <p>The audit was ordered by the Queensland Government in late 2018, after it emerged a handful of stonemasons had been diagnosed with the incurable disease.</p> <p>Over the four-month clampdown, workshops known to fabricate engineered stone benchtops were given 552 breach notices for inappropriate workplace cleaning practices, dry-cutting of engineered stone, and inadequate protective equipment.</p> <p>Ten businesses or people were also fined a total of \$36,000, for failing to comply with their improvement notices.</p> <p>Silicosis is an incurable and often fatal lung disease caused by breathing dust containing fragments of crystalline silica — found in manufactured stone kitchen benchtops and bathroom vanities.</p> <p>Figures obtained by the ABC show 98 workers had been officially confirmed with the disease in Queensland — 15 of them were at a level considered to be terminal.</p> <p>Gold Coast stonemason Anthony White, who turned 36 last year, was diagnosed with silicosis in 2017.</p> <p>Mr White's deteriorating condition has seen him being admitted to intensive care in hospital for treatment.</p> <p>Brisbane physician Dr Graeme Edwards has been testing the lungs of hundreds of stone workers and predicted the health crisis would be worse than asbestosis.</p> <p>"We're talking about a major epidemic that we don't fully appreciate right now — it's absolutely in a league of its own," Dr Edwards said.</p> <p>"From a clinician's perspective this is worse than asbestos, because asbestos affects people at the end their working life and into their retirement — where this particular disease is affecting young workers, people with dependent children, with wives and a whole working life expectation before them.</p> <p>"The social and psychological impact is so greater than what we have traditionally seen with any of the dust-related diseases."</p>	
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		<p>Nearly 800 workers to be tested, costing \$1.5 million</p> <p>Across Queensland, 799 stonemasons have been referred to have lung testing, at a cost of \$2,000 each.</p> <p>Industrial Relations Minister Grace Grace said the cost of the screening was being paid by WorkCover Queensland.</p> <p>"WorkCover Queensland is funding the immediate health screening for workers, or former workers, who have been exposed to silica from engineered stone over an extended period of time," she said.</p> <p>"Workers with symptoms of silicosis are being prioritised through the health screening process."</p> <p>But Dr Edwards feared doctors were struggling to cope, as the numbers to be tested continued to grow.</p> <p>"This is going to have a major impact on the public health system," he said.</p> <p>"We're already taxing the capacity of my colleagues in respiratory medicine to even deal with the issues of today for these people who we're diagnosing at the moment."</p> <p>The Queensland Government said it was not aware of any workers who had yet died from the disease, but acknowledged many would have to receive lung transplants to survive.</p>	
81	<p>Maria Vitoria Silva</p> <p>151 Winterfold Road, COOLBELLUP</p>	<p>Objection</p> <p>I strongly object to Brajkovich Landfill & Recycling Pty Ltd's application to engage in crushing work at its 200 Barrington Street, Bibra Lake location.</p> <p>I have family living in Yangebup whom I visit frequently. In the past few weeks, I have noticed a significant increase in heavy traffic, dust from uncovered loads, and noise being generated from the site's current operations. I can only imagine the dust, noise and vibrations that will emanate from the site should it receiving permission to engage in crushing activity.</p> <p>Local residents are already impacted by the noise pollution coming from the Cash for Containers facility ofn Miguel Road (which is an operation I NO NOT object to given its importance for sustainability and keeping our City clean). It is a lot to expect that local residents (City of Cockburn ratepayers) will put up with seriously negative externalities driven by a profit-making enterprise with a poor reputation for abiding by rules and regulations.</p> <p>It is my opinion that the application should be denied.</p>	<p>194. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>195. Regarding concerns relating to dust please see response point 3.</p> <p>196. Regarding concerns relating to noise please see response point 2.</p> <p>197. Regarding</p>

			the comments related to the owner/applicant please see response point 4.
82	Name & Address Withheld	<p>Objection</p> <p>To Whom It May Concern,</p> <p>My family, including my parents who are in their 60s, my sister who is in her 30s and her two children, aged 9 and 16 years respectively, all live within 600 metres of 200 Barrington Street, Bibra Lake. Any crushing activity conducted on that site will negatively impact on them and their neighbours on Torenia Way by way of dust pollution, noise pollution and shocks/vibrations, not to mention the increase in heavy rigid vehicle traffic that local residents will have to contend with.</p> <p>I have read the various reports Brajkovich has funded and although there are "plans" to moderate the impact experienced by the company's neighbours, realistically speaking there is simply no way many of the plans are feasible. For instance, it has been suggested that the crushing will occur inside a shed with its doors closed. On a hot day, how realistic is it to expect that the shed's doors will remain closed?</p> <p>Is the City planning on posting a health inspector to the site to ensure day-to-day compliance? Yangebup gets a lot of wind and I have every expectation that if this proposal is approved, not only will local residents have to put up with additional noise throughout the day, six days a week, but my family (and me, my husband and daughter when we visit) will be left breathing in harmful particles.</p> <p>Some questions for you to consider:</p> <p>1. Will the City of Cockburn pay for our medical care when we inevitably become sick? It has recently been reported that silicosis is on the rise, for example. Damage to our lungs is irreversible.</p>	<p>198. Regarding concerns relating to dust please see response point 3.</p> <p>199. Regarding concerns relating to noise please see response point 2.</p> <p>200. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>201. Regarding the decision to consider the application please see response point 5.</p> <p>202. Regarding the comments relating to the</p>



	<p>2. What right does the City, or any delegated authority, have to approve something that could negatively impact on the day-to-day lives of tens of thousands of people?</p> <p>3. Why weren't residents in surrounding suburbs advised of this application and invited to comment? Winds blow in every direction. This is a consideration for those living in Spearwood, Lake Coogee/Munster, South Lake and Beeliar, too. From the various community communications I've witnessed, our neighbours have not been advised of this application and are frustrated by the City of Cockburn's lack of full disclosure.</p> <p>4. Does the City and/or its delegated authority truly expect Brajkovich to abide by the law and/or regulations imposed on its activity when it has proven previously in Wattleup that the operators will do what they want, regardless of whether or not they have approval to operate?</p> <p>I strongly object to Brajkovich's proposal. Brajkovich should locate an alternative site for its operations, away from residential areas.</p> <p>Lupus linked to silica dust exposure in Australia-first workplace compensation claim</p> <p><small>ABC Radio Melbourne / By Matilda Marozzi Posted Thu 4 Mar 2021 at 8:03am, updated Thu 4 Mar 2021 at 1:25pm</small></p> <p>WorkSafe insurers have accepted a compensation claim for an employee who was diagnosed with lupus after being exposed to toxic silica dust, in what lawyers believe could be an Australia-first decision.</p> <p>Lupus is an inflammatory disease which causes the immune system to attack its own tissues. It can affect the heart, lungs and brain.</p> <p>Dianne Adams, 58, is one of seven people who claim they developed autoimmune conditions after working at silica milling factories in Dandenong and Lang Lang.</p> <p>Ms Adams's compensation claim was initially rejected.</p> <p>But a revised decision handed down on March 3 means she no longer has to live without heating or internet at her regional property in Victoria.</p> <p>"I've been on the dole for 10 years because I was unable to work," Ms Adams told ABC Radio Melbourne.</p> <p>"[Getting compensation] feels good."</p> <p>Key points:</p> <ul style="list-style-type: none"> Workplace insurers accept Dianne Adams' claim that silica dust was likely related to the onset of systemic lupus erythematosus. Ms Adams will now receive weekly payments and compensation for related medical expenses. Shine Lawyers say the decision is an Australian first 	<p>consultation period public advertising was undertaken in accordance with the requirement of the Planning and Development (Local Planning Schemes) Regulations 2015.</p> <p>As part of this process the application and supporting documentation was made available for public comment on the City's website, a sign was erected at the subject site, and letters were sent to all properties within 1000m of the site in accordance with the EPA buffer.</p> <p>203. Regarding the comments related to the owner/applicant</p>
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	<p>What is silica?</p> <p>Sometimes dubbed the new asbestos, crystalline silica is a mineral found in materials, including rock and engineered stone.</p> <p>The link between exposure to silica dust and permanent lung damage is well established.</p> <p>Now Shine Lawyers have successfully drawn a connection to silica exposure and a number of autoimmune conditions including lupus, scleroderma and rheumatoid arthritis.</p> <p>"This is an Australian first," head of dust and diseases litigation Roger Singh said.</p> <p>"It hasn't been an easy ride proving causal connection."</p> <p>Ms Adams worked at the Lang Lang silica milling factory processing minerals for almost 20 years.</p> <p>According to Shine Lawyers she encountered "substantial exposure" to silica dust during her employment.</p> <p>In 2009, Ms Adams developed lupus and a year later she was diagnosed with a lung disease that has since been recognised as silicosis.</p> <p>Mr Singh said the medical conditions had "extinguished her earning capacity" and the compensation could be "life changing".</p> <p>"Dianne has been suffering in silence for over a decade with this condition," Mr Singh said.</p> <p>"This outcome will enable compensation to be obtained to enhance her quality of life, and it will also pave the way for other workers who have been suffering in silence for many, many years."</p> <p>They now plan to sue Ms Adams's former employer for negligence.</p> <p>What is being done to protect workers?</p> <p>Awareness of the dangers of exposure to silica dust from engineered stone have increased dramatically over the past decade.</p> <p>In 2019 WorkSafe Victoria banned the dry cutting of engineered stone, in a bid to protect workers from developing silicosis.</p> <p>When engineered stone products are cut, a very fine dust containing up to 95 per cent crystalline silica is released into the air.</p> <p>"Exposure can result in silicosis, chronic bronchitis, emphysema, lung cancer, kidney damage and scleroderma," a WorkSafe spokesperson said.</p> <p>Last month, the Victorian government said more than 1,000 workers from the stonemason industry had registered for a free health check-up, as part of their action plan to protect workers from silica dust.</p> <p>Workplace Safety minister Ingrid Stitt urged all past and present stonemasons to come forward.</p> <p>"Our free health assessments mean those diagnosed with this deadly disease get the treatment they need as soon as possible," she said.</p>	<p>please see response point 4.</p>
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	<p>Asbestosis</p> <p>Asbestosis is a chronic lung disease caused by exposure to asbestos dust. Inhaling asbestos dust can cause scarring in the lungs and in the pleural membrane (lining that surrounds the lungs).</p> <p>People with asbestosis have difficulty breathing, often have a cough, lung damage and, in severe cases, have an enlarged heart.</p> <p>Symptoms usually appear 10 to 20 years after exposure to asbestos dust. Treating the symptoms can help — such as treating shortness of breath with oxygen. However, the damage to the lungs caused by asbestosis is not reversible.</p> <p>Sources: Department of Health (Asbestos-related disease), Asbestos Diseases Society of Australia (What is asbestos?), Asbestos Wise (Asbestos in the home), Department of Health (Asbestos: A guide for householders and the general public)</p>	
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	<p>Silicosis</p> <p>Silicosis is a long-term lung disease caused by inhaling unsafe levels of silica dust, usually over a period of many years.</p> <p>You are at risk of silicosis if you work with quartz, sand, stone, soil, granite, brick, cement, grout, mortar, bitumen or engineered stone products. These materials contain the mineral silica and working with them can create a very fine dust that's easily inhaled. Once inside your lungs, the dust particles can scar the lungs. This scarring is known as silicosis.</p> <p>You are at risk of developing silicosis if your work involves:</p> <ul style="list-style-type: none">• stone masonry and stone cutting, especially with artificial stone such as engineered, reconstituted or manufactured stone and quartz conglomerate• construction and demolition• pottery, ceramics and glass manufacturing• mining and quarrying• sand blasting	
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	<p>Not everyone who works with silica dust develops silicosis. The chances of getting silicosis will depend on many factors, including how much silica dust you come into contact with, and for how long you were exposed to it.</p> <p>The 3 common types of silicosis are:</p> <ul style="list-style-type: none">• chronic silicosis – exposure to silica dust for more than 10 years• accelerated silicosis – exposure to silica dust for 3-10 years• acute silicosis – develops within weeks or months of exposure to silica dust <p>All 3 types affect you in the same way. The difference is how long it takes for problems to develop.</p> <p>Symptoms of silicosis</p> <p>The main symptoms of silicosis are shortness of breath, chest pain, cough and tiredness. But in the early stages of silicosis, there may be no symptoms. The symptoms become severe as the condition gets worse. Eventually, you might find simple activities such as walking or climbing stairs difficult. You might also have trouble sleeping and eating properly.</p> <p>Silicosis can also increase your risk of getting other serious conditions such as tuberculosis (TB), chest infections, emphysema, kidney damage and lung cancer. If you develop the symptoms of silicosis, make an urgent appointment with your doctor if you work, or have worked, with products that create silica dust.</p>	
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	<p>Silicosis diagnosis</p> <p>At the appointment, your doctor will ask you about your symptoms and work history. The doctor will examine you and listen to your lungs with a stethoscope. Tell the doctor about your exposure to silica dust and whether you were issued with any safety equipment, such as a face mask, when you were working.</p> <p>The doctor may send you for tests such as:</p> <ul style="list-style-type: none">• a chest x-ray to look for abnormalities in your lungs• a computerised tomography (CT) scan of your chest to produce more detailed images of your lungs• lung function testing (spirometry) to see how well your lungs are working <p>Silicosis treatment</p> <p>Unfortunately, the damage to your lungs can't be reversed. But your doctor can offer treatments such as inhalers and oxygen therapy to improve your breathing and your quality of life. Your doctor might also suggest that stop smoking (if you smoke), have regular tests to check for tuberculosis (TB), and have the annual flu jab.</p> <p>Prevention of silicosis</p> <p>Silicosis can be prevented if you:</p> <ul style="list-style-type: none">• avoid prolonged exposure to silica dust• wear protective masks (but not disposable paper ones)• wet down tools and materials to suppress dust• use tools that have dust-collecting attachments	
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		<p>All workplaces, employers and employees in Australia must comply with their workplace health and safety procedures.</p> <p>Sources: International Journal of Environmental Research and Public Health (Artificial Stone Associated Silicosis - A Systematic Review), The Royal Australasian College of Physicians (Frequently Asked Questions - Accelerated Silicosis), Safe Work Australia (Crystalline silica and silicosis), Lung Foundation of Australia (Fact sheet - What is silica)</p>	
83	Bijou & Chris Whitbread 8 Jarrah Court, YANGEBUP	<p>Objection</p> <p>Noise pollution: Reduces value of property.</p> <p>This industry does not add any value to our area (residential). Too noisy!!</p> <p>SIMS metal is gone!! Now we will be confronted by more pollution.</p> <p>Definitely + vehemently oppose this proposal!</p>	<p>204. Regarding concerns relating to noise please see response point 2.</p> <p>205. Regarding concerns relating to dust please see response point 3.</p> <p>206. Regarding concerns relating to property values please see response point 42.</p> <p>207. Regarding comments relating to the information provided for consultation please see response point</p>

	<p>It is for the following reasons that we strongly object to the proposal:</p> <p>Disclosure and inconsistency of documentation for proposal</p> <p>The City has not provided the below documentation relating to the proposal as referenced within the proponents report and there are inconsistencies within the proponent's submission or referencing of documents:</p> <p>DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot</p> <p>Appendix A – Development Approval Application Form</p> <p>Appendix B – Planning Approval Application</p> <p>Appendix C – Certificate of Titles Lot 39 and 40 Barrington Street Bibra Lake</p> <p>Appendix D – Letter of Authority</p> <p>DWER Works Approval Category 62: Solid Waste Depot</p> <p>Appendix E – Lot 40 DWER Contaminated Site Classification</p> <p>Appendix F – Lot 39 DWER Contaminated Site Classification</p>	<p>52.</p> <p>208. Regarding concerns related to asbestos/silica management please see response point 10.</p>
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		<p>Revised Development Application Report: Project Summary – Information missing and quoted “as per original application”.</p> <p>Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 000424_AMP_AC_110919 also quoted as Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 00424_AMP_AC_110919 in Conclusion of Revised Development Application Report.</p> <p>Revised Dust Management Plan – 200 Barrington Street, Bibra Lake Reference 161856_DMP_12022021 quoted in Revised Development Application Report to be strictly followed. Also quoted as 161856_DMPA_12022021 in Conclusion of Revised Development Application Report. Supplied copy to public for comment - Revised Dust Management Plan – 200 Barrington Street, Bibra Reference 161586_RDMP_17022021.</p> <p>Without access to the above documents and surety as to which referenced Management Plans are to be considered the final version we cannot provide comment in favour of the proposal.</p> <p>We object to the proposal for this reason.</p>	
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	<p>Transportation</p> <p>Quoted in the proponents Revised Development Application Report 4. Project Summary Transportation "As per original application". Information is not provided for public comment and therefore the impact of the addition of crushers to the overall operations cannot be accurately assessed.</p> <p>The proponent proposes to utilise Restricted Access Vehicles (RAV) as a means of importing and exporting materials on and offsite. RAV range from 25 metres (Level 1) up to 53.5 metres in length (Level 4). Contained within the report it is proposed the site will receive and depart 120 vehicle movements per day – 60 in and 60 out. This calculates to be a RAV entering or leaving the premises every 33 minutes within the proposed operational hours. The City of Cockburn has not supplied the proponent's information on the capability of accepting RAV onto the premises to prevent impact on local roads, businesses and residents.</p> <p>We object to the proposal for this reason.</p>	
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	<p>Operational</p> <p>5.1.1 Waste Acceptance</p> <p><i>"Loads are wet down prior to tipping to ensure minimal generation of errant dust. Each load is inspected by the truck driver post-tipping."</i></p> <p>No information has been provided as to where and when this will occur on site and via what associated infrastructure. No information regarding the volume of water that will be applied to each load to ensure even and adequate dispersal of water over the entire imported product including materials received greater than 100mm which is destined to be crushed within the processing shed.</p> <p>We object to the proposal for this reason.</p> <p><i>"Following acceptance, the materials will be transported to the Materials Acceptance Area to be sorted. All material will undergo screening within the Processing Area; however, oversized C&D material shall be directly transported to the Processing Shed to be crushed to $\leq 100\text{mm}$."</i></p>	
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		<p>roads being accessed by RAV should be suitably sealed/treated (i.e. bitumen/concrete). Relying on water carts to effectively keep internal roads wetted down and prevent dust lift off is reactive.</p> <p>Internal roads will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for unsealed internal roads will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>We object to the proposal for this reason.</p>	
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	<p>Asbestos Containing Materials</p> <p>1.3 Summary of Proposed Development</p> <p><i>"Stockpiles will be separated into three areas clearly marked for Unprocessed Waste, Products tested for ACM and Products awaiting testing for ACM. The unprocessed waste stockpiles will be clearly separated from the processed waste by a minimum of 3m distance. Where it is not possible for separation by distance, an impermeable barrier will be installed to ensure no cross-contamination of stockpiles. Clearly visible and legible signage is to be installed in proximity of each stockpile. The maximum stockpile heights are proposed to be 5m."</i></p> <p>The proponents process flow for unprocessed material potentially destined for crushing appears to carry risk of cross-contamination to processed materials that could be avoided given the scale of the site.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced</p> <p>We object to the proposal for this reason.</p> <p>5.1.2 Waste Processing</p> <p><i>"After passing through the screener, product aggregate of specified sizes collects in different piles. These materials are then transported by a loader to the appropriate stockpile, generally:</i></p>	
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	<p>No information has been provided in regards to dust suppression relating to the screening process. As the screening is proposed to occur at the middle southern portion on the premises (central to property in its entirety) dust emissions from this process may have the opportunity to enter the air shed and not be detected by dust monitoring equipment proposed to be located on the property boundaries. Due to high temperatures, strong prevailing winds and inadequately watering loads prior to screening it is not unlikely that stockpiled loads could dry out before the screening and crushing process.</p> <p>We object to the proposal for this reason.</p> <p>5.1.3 Waste Storage</p> <p><i>"During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved."</i></p>	
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	<p>The City of Cockburn has not provided information relating to how it can condition and enforce through a Planning Approval a high risk source of dust emission that relies on an operators behavior. It is highly unlikely due to time pressures of turnaround that operators will abide by what is being proposed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Site Access and Traffic Movements</p> <p><i>“Access and movement within the property will be via the internal roads. These roads shall be constructed using 19mm crushed aggregate at a thickness of 300mm. The internal roads will be effectively wetted using a water cart to prevent dust uplift”</i></p> <p>The importation of materials destined to be crushed at the site on the proposed internal roads is less than satisfactory. The site is not proposed to be temporary in nature and therefore internal</p>	
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	<ul style="list-style-type: none">• <i>Fines</i>• <i>Hardstand Aggregate</i>• <i>Road Base Aggregate</i>• <i>Drainage Aggregate</i> <p><i>Aggregate materials will be considered to be part of the 'products awaiting testing for ACM' stockpile location, until asbestos testing has been undertaken to confirm no ACM is present above guideline values."</i></p> <p>The proposed process allows screening of material through a McClosky R155 screener prior to ACM identification. Generally screening involves the use of vibration and mechanical movements over a series of steel grids that size materials to the desired final aggregate sizing. Allowing ACM to be screened through mechanically abrasive processes may result in ACM fibres being released into the environment.</p> <p>We object to the proposal for this reason.</p>	
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	<p>5.1.3 Waste Storage</p> <p><i>During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved.</i></p> <p><i>The location of the stockpiles is to be within the area as outlined within Figure 2 and Figure 3. It is proposed that stockpiling occurs in three categories, inclusive of:</i></p> <ul style="list-style-type: none">▪ <i>Unprocessed materials;</i>▪ <i>Processed materials awaiting asbestos testing; and</i>▪ <i>Processed materials tested for asbestos.</i> <p><i>If an operator sees the presence of asbestos in any moved bucket or within the stockpile, the following procedures will be put into action:</i></p> <ul style="list-style-type: none">• <i>Operation of the loader is to cease, and a further inspection is required; and</i>• <i>A risk assessment is to be carried out</i> <p>The proponent is relying on machine operators located in a cab 3 – 5 metres away, with generally limited vision of the load in the bucket, to identify suspected ACM in loads destined to</p>	
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	<p>or from the crusher. The proponent does not indicate or provide supporting information in regards to the qualifications/training of machine operators in detecting ACM.</p> <p>We object to the proposal for this reason.</p> <p>Herring Storer Noise Assessment Document Reference: 25220-5-19323</p> <p>It is noted that operational hours are proposed to be Monday – Saturday 0700 to 1800 hours within the Herring Storer Noise Assessment Document Reference: 25220-5-19323. Compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> with surrounding land uses has been determined with the processing shed doors closed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced and whether noise and vibration will be compliant.</p> <p>Herring Storer Noise Assessment Document Reference: 25220-5-19323 does not detail compliance with the relevant Australian Standard for vibration, AS 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites.</p>	
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	<p>We object to the proposal for this reason.</p> <p>Revised Dust Management Plan Ref: 161586_RDMP_17022021</p> <p>5.1 Summary of Dust Management Requirements</p> <p><i>"Crusher to be located within the onsite Processing Shed. Shutter doors to be closed when crushing is occurring."</i></p> <p>The proposal does not detail how dust produced from crushing within the processing shed shall be captured (i.e. bag house extraction system), in the event that doors are required to be opened after crushing for the removal of processed material.</p> <p>Stockpiled materials pre-post crusher (materials acceptance area and processing area) situated outside of the proposed containerised stockpile area will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the</p>	
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		<p>assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for stockpiles at these locations will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>There is no information within the proposal regarding operational process that would indicate that these areas will be free of stockpiled material during non-operational hours.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Summary of Dust Management Controls</p> <p><i>"Water needed for dust suppression will be sourced from drainage sumps onsite, in addition to 100,000L rainwater tanks"</i></p> <p>No information is provided on the expected volume of rainfall for the site, rainfall capture area for 100,000L rainwater tanks, alternative water source where there is potential for the drainage sump to be dry during summer months. The certainty of an adequate water supply for dust suppression cannot be determined from the information provided for public comment.</p>	
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		<p>We object to the proposal for this reason.</p> <p>It is noted that the <i>Contaminated Sites Act 2003</i> Basic Summary of Records Search Response, although one of the documents not supplied for public comment, states:</p> <p><i>"In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, the department recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use."</i></p>	
84	<p>Amber & Gary Wesley</p> <p>22 Miguel Road, YANGEBUP</p>	<p>Objection</p> <p>Concerns about noise of the crushing of materials on site + subsequent dust blowing across our property.</p> <p>Also, concerns about the potential health hazards of the material being disposed of at this site, like so many other cases, these may only come to light much later when it is too late.</p>	<p>209. Regarding concerns relating to noise please see response point 2.</p> <p>210. Regarding concerns relating to dust please see response point 3.</p> <p>211. Regarding concerns related to asbestos/silica management please see response point 10.</p>
85	<p>Steven Morris</p> <p>7 Dolphin Way, YANGEBUP</p>	<p>Objection</p> <p>Dust is Dust. This needs to be done in a controlled environment. There is no way without wetting that can remove the dust. On building sites it is illegal to dry cut anything!</p>	<p>212. Regarding concerns relating to dust please see response point 3.</p>

86	Carroll Brown 50B Bayview Terrace, YANGEBUP	<p>Objection</p> <p>I have just received into my letterbox a leaflet advising residents about consideration of two crushers to operate at 200 Barrington Street Bibra Lake</p> <p>I totally reject this idea, as if it isn't bad enough with dust from Cockburn Cement, and I would ask you to consider REJECTING this plan.</p> <p>Also, to advise that I live on the Bayview Estate and since Spearwood Avenue has been upgraded and a Bowling Club has been built near where I live, I also reject the increased number of vehicles who have discovered a faster way through from Spearwood Avenue to Beeliar Drive via Bayview Tce to Birchley Road and then Beeliar Drive, rather than staying on Spearwood Avenue up to the big roundabout and then on to Beeliar Drive.</p> <p>So I am writing to you to vote 1) against the two crushers at 200 Barrington Street and 2) to make enquiries as to the number of increased vehicles cutting through Bayview Tce/Birchley Road to Beeliar Drive.</p>	<p>213. Regarding concerns relating to dust please see response point 3.</p> <p>214. Regarding the concerns relating to the vehicle movements in the area the comments were passed on to the City's Traffic Engineers to follow up as a separate process outside of the application at hand.</p>
87	Daniel Thomas 27 Spinnaker Heights, YANGEBUP	<p>Objection</p> <p>I have been living in the Yangebup area now for quite some time and I am rather frustrated at the fact, Cockburn Council are considering approval of two more crushers to begin works so close to a residential site. Our area already suffers a great deal of dust due to Cockburn Cement and when you have a pool and pay a ridiculous amount in taxes to the council this is already frustrating. I then find out that on the other side, they are now going to approve crushers to begin works and create more dust and mess for the area. There are already multiple online sources of people who have complained at other sites where the works are taking place. This is irresponsible and a sheer lack of care for the people who live in the area, all to line pockets of others. Raising young children in the Yangebup area, should not be detrimental to their health and it should not create more work for me around my home. I hope this reaches you well and hopefully enough people can stand and fight for what is right.</p>	<p>215. Regarding the decision to consider the application please see response point 5.</p> <p>216. Regarding concerns regarding dust as it relates to health please see response point 3.</p>



			<p>217. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>218. Regarding the comments related to the owner/applicant please see response point 4.</p>
88	<p>Dragisa & Borka Kovacevic</p> <p>10 Dolphin Way, YANGETUP</p>	<p>Objection</p> <p>Reason for this is crushing of hazardous materials, dust, noise and extremely heavy traffic.</p>	<p>219. Regarding concerns relating to dust please see response point 3.</p> <p>220. Regarding concerns relating to noise please see response point 2.</p> <p>221. Regarding concerns related to asbestos/silica management please see response point 10.</p>

			222. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
89	Michael Pengilly 12 Tuart Place, YANGEBUP	Objection Dust and noise and increased traffic through Yangebup (Moorhen Dr etc)	223. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53. 224. Regarding concerns relating to dust please see response point 3. 225. Regarding concerns relating to noise please see response point 2.
90	Michelle Livesey-Giles 22A Bonito Place, YANGEBUP	Objection By way of introduction, I am a qualified engineer who lives approx 700m from the proposed facility. I have worked in construction for 16 years and lived in the City of Cockburn for most of my life. I am opposed to Development Application DA20/0973 - Modification to Previous Approval to Industry General (Licensed) - Crushing of Materials on Site for three primary	226. Regarding concerns relating to dust please see response point 3. 227. Regarding



	<p>reasons (in no particular order) - traffic, noise and dust. I believe no modification to the previous license should be approved at this time, based on the information provided by the applicant. I have made particular note of deficiencies in the applicant's acoustic report and dust management plan for your reference.</p> <p>1. Traffic: The Barrington Street and Spearwood Avenue intersection is not equipped for high volumes of traffic (Barrington St Eastbound before Spearwood avenue is single lane with very small right turning lane at intersection only) - traffic often banks back past this proposed facility at peak times without any additional heavy vehicles being added. Once a small number of cars occupy the turning lane (and when the right turn arrow is red), no vehicles can proceed straight or left despite a green light, which causes the traffic to build up quite quickly. The applicant's report confirms that access would be via Barrington St.</p> <p>2. Noise: I live within the 1,000m recommended buffer zone recommended by the EPA and referenced by the applicant at 6.11 of the applicant report. I find the noise bund referred to by this application (which was included in previous application without any crushing facilities) and the acoustic report severely lacking in detail or clarity. At item 4 of the acoustic report (refer table 4.1) it indicates the crusher generates 113dB and the screen 105dB, however without any transparency or insight in to calculation method, delivers a conclusion that the level at the nearest sensitive premise would be 35dB. There is a distinct failure to show how this is calculated or evidence of actual measurements at various distances from other similar crushers and screens installed elsewhere. Furthermore, the sheds and enclosures referred to as a source of noise reduction at item 4 comes with the explanation that: "It is noted that the predictive noise modelling for the industrial building assumes the doors of the shed are closed during internal crushing operations" – from my exposure to construction and industrial facilities, I very much doubt that doors would always closed during crushing operations due to egress and HSE requirements of operating the facility. Therefore, the calculations may be based on an incorrect assumption.</p> <p>3. Dust: The dust suppression report, and in particular the mitigants / management requirements at item 5, are far from satisfactory and many of them are reactive rather than proactive. The applicant report discusses 'fines/sand' as a class of crushed product without stating what size this product would be and what micron sieve it would pass through. The crushing, movement, loading, unloading of this 'fines/sand' product would be the biggest concern for dust (and not the dust generated by wheels of trucks). Item 8 at 5.1 of the Dust</p>	<p>concerns relating to noise please see response point 2.</p> <p>228. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>229. Regarding the buffer distances please see response point 1.</p>
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		<p>Management Plan discusses a manual procedure for turning on sprinklers only after the dust levels exceed what is acceptable; this is both manual and reactive which is not an appropriate mitigant to significantly lower the risk. There should be automation or proactive (watering at intervals even before limits are exceeded) to satisfy council.</p> <p>It is my opinion that if the council wishes to consider this application further, particularly in light of EPA recommendations of 1,000m buffer due to noise, that significant further work be done by the applicant including preparation and submission of operational procedures of the proposed crushing and screening facilities (including how shed/shutter doors could possibly remain closed through entire crushing processes), plus demonstration of supporting calculations to noise modelling and sampling of noise at various distances from comparable facilities.</p>	
91	<p>Colin Lawler</p> <p>34 Willshire Way, YANGEBUP</p>	<p>Objection</p> <p>Having lived in Yangebup at my current address for the past 25+ years I am familiar with the air + noise impact from the previous occupates. I feel this will only be increased with a second crusher.</p>	<p>230. Regarding concerns relating to dust please see response point 3.</p> <p>231. Regarding concerns relating to noise please see response point 2.</p>



92	<p>Australian Wool Network</p> <p>PO BOX 266, GUILDFORD</p>	<p>Objection</p> <p>200 BARRINGTON STREET BIBRA LAKE WA 6163</p> <p>We write in response to the advertised Planning application at the above property which seeks “<i>Modification to Previous Approval to Industry General (Licensed) – Crushing of Materials on Site</i>”.</p> <p>Our Business, Australian Wool Network trading as Dyson Jones Wool Marketing, is the occupant at 48 Howson Way Bibra Lake. We operate a large wool storage and distribution business that employees 25 staff and we have been at this facility for over 25 years. Our rear boundary adjoins the Applicant.</p> <p>We OBJECT to the planning application for the following reasons:</p> <p>1) <u>Planning Considerations</u></p> <p>The introduction of crushing operations at the subject site is not a minor amendment to the previous development approved. The proposed crushing operations are an intense land use and a significant commercial enterprise that will alter the form and function of the subject site.</p> <p>In addition to the crushing operations proposed, other modifications to the approved site plan are depicted on Figure 3 – Site Layout (Proposed). These proposed modifications are a significant departure from the form/layout shown in Site Layout (Approved). The proposed modifications to the site layout include additional internal roads, the introduction of sea container modules (each module stacked to a height of 7.77m and a width of 20.72m and larger “Plastics” and “Green” waste areas.</p> <p>Given the current Development Application introduces a crushing land use/operation and modifications to the site layout, such modifications do substantially change the development that has already been approved.</p>	<p>232. Regarding concerns relating to noise please see response point 2.</p> <p>233. Regarding concerns relating to dust please see response point 3.</p>
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		<p>This position is further reinforced with the Development Application seeking to introduce an additional prescribed use (under the <i>Environmental Protection Regulations 1987</i>) being Category 13: Crushing of building material. It is noted that such a use is deemed a prescribed premises at 1,000 tonnes or more per annum and the development application report states than an estimated 150,000 tonnes of building material will be crushed at the site per annum.</p> <p>2) Noise & Dust Considerations</p> <p>We do not believe that the supporting Revised Dust Management Plan and Noise Assessment appropriately demonstrate that the potential adverse impacts at our tenancy can be satisfactorily mitigated. The specific deficiencies and inconsistencies in the applicant's documentation are detailed below.</p> <p><u>Revised Development Application Report, prepared by Site Environmental and Remediation Services (SERS), revision 2 dated 17 February 2021:</u></p> <ul style="list-style-type: none"> • The proposed layout as shown in <i>Site Layout (Proposed)</i> cannot be achieved due to the size of the bund material which has already been placed at the site. The report should reflect the actual layout of the site which will be achieved as this is critical in determining if the expected impacts can be appropriately mitigated. • The report specifies that two crushers are to be installed within the existing shed and the Noise Assessment assumes the doors will be closed while the machines are in use. Since both units appear to be diesel powered, how will exhaust fumes within the shed be managed while the doors are closed without compromising the shed's noise insulation performance and the health of the occupants? • Consideration should be given to the actual size of the two crushers to determine whether they can be practically operated inside the shed. 	
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		<ul style="list-style-type: none"> • The report notes that visual amenity is maintained by planted trees on the western boundary. These trees have been cleared and therefore the previous trees that were present no longer achieve this purpose. • The dust management measures are heavily reliant on water. It appears that a 2,300 kl groundwater licence has been issued in the name of Demo Investments, the current landowner, and the application cites the intended installation of a 100,000 L water tank, presumably to be filled by rainwater. Neither this report nor the Revised Dust Management Plan provide adequate information to demonstrate that the amount of water available would be sufficient. <ul style="list-style-type: none"> ○ The applicant must provide calculations and sufficient information to demonstrate the volume of water required by the operation to meet the dust management requirements. ○ The applicant should provide information to detail how the 100,000 L tank will be filled, and if by rainwater, that there is sufficient surface area for water capture. • The noise assessment assumes a 4 m high noise barrier surrounding the entirety of the site (with the exception of the entrance), this is not apparent with the works completed to date. It would seem that there is insufficient space available between the boundary and the proposed internal roads to accommodate the footprint of a 4 m high earth bund. The applicant suggests that the alternative to the earthen bund would utilise sea containers, however, works completed on-site to date presumably under the existing approval indicate that recycled construction and demolition material (not earth) has been used to create bunds and therefore the proposed layout cannot be realised. • The proposed dust monitoring triggers do not match those required by the Department of Water and Environmental Regulation (DWER) in their assessment of the Dust Management Plan. 	
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	<ul style="list-style-type: none">The Application Report, and the Revised Dust Management Plan refer to barrier heights and stockpile heights, in non-relative units. A base level for the heights of these structures is not specified and therefore it is impossible to assess the suitability of the mitigation measures that are proposed by the applicant. The applicant should specify all structure and stockpile heights relative to the Australian Height Datum and the base levels should be set at the surface elevation that was present at the time the current approval was submitted. <p><u>Licence & Works Approval Application Noise Assessment prepared by Herring Storer Acoustic, revisions 5 dated 17 February 2021.</u></p> <ul style="list-style-type: none">The report's conclusion that the assigned noise levels can be met is based on the crushers being located in the processing shed and operated with the doors closed. It does not appear feasible to maintain continuous or near continuous operation to enable feeding and removal of crushed products with the doors closed. In the absence of a detailed operating strategy, it is assumed that a front loader (or similar) would need to move feed material from the nominated storage locations into the shed and stockpile while the crushers are off, the crushers would then need to be loaded and operated with the doors closed, and then produced materials removed from the shed to the external stockpile location whilst the crushers are not operating. In relation to this the applicant must provide a detailed operating strategy to demonstrate how the crushing will be completed within the shed to meet the conditions assumed in the acoustic report.	
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		<ul style="list-style-type: none"> Table 4.1 details the noise modelling input noise levels but only specifies the McCloskey crusher. The Application Report specifies that a second crusher, Kleeman 120 Drill Crusher, will also be used but the Noise Assessment provides no details that demonstrate the acoustic assessment has considered the Kleeman 120 Drill Crusher. The Acoustic Assessment does not provide specific information on the insulation performance of the shed. It is unlikely that the shed was constructed with acoustic performance in mind and information provided in the report shows the likely presence of lightweight transparent panels in the roof, which will impact the acoustic insulation performance. <p><u>Revised Dust Management Plan prepared by SERS, revision 2 dated 17 February 2021.</u></p> <ul style="list-style-type: none"> Our tenancy is located down-wind from the site at times when dust generation is likely to be the most problematic. The plan notes that strong south-westerly winds are dominant on summer afternoons. The plan specifies the placement of dust monitors at the boundary of the site but does not demonstrate that the locations will be capable of detecting dust migrating across the boundary. The appropriateness of the monitoring locations must be considered and may require the monitors to be located on top of the 4m barriers or some elevated position to be representative of dust emissions leaving the site. A review of the specifications for the dust monitors proposed suggests they may not be capable of automatically triggering sprinklers. The plan specifies the barriers to be placed along the site boundaries will be constructed of earthen materials or sea containers. It is apparent that the bunds placed by the applicant to date do not meet these criteria. We note the Revised Dust Management Plan details a continuous bund however, the bund installed to date stops short of the existing shed on the north and east side enabling dust to migrate across the boundary into our tenancy. 	
93	David & Debbie White 38 Plover Drive,	<p>Objection</p> <p>With regards to the proposed crusher at 200 Barrington Street Bibra Lake, I hope you stand up for the residents of not only Yangebup, but all of Cockburn and vote against this disastrous</p>	234. Regarding comments related to the zoning and land use please

	YANGEBUP	<p>proposal.</p> <p>This type of industry doesn't belong in this "industrial" area, Henderson or Wattleup is the best location, Brajkovich already has a recycling plant there.</p> <p>I live approximately 700 metres from this site, we have done so for over 30 years, we don't want to move, please don't force us out of Cockburn, when this item comes before council, please vote against it.</p> <p>Please support the residents that voted for you.</p> <hr/> <p>Re proposal for 2 crushers to operate at 200 Barrington St. This site is less than a kilometre from us (at the crow flies). My concerns are with regard to the noise and dust these crushers will create.</p> <p>The dust may contain silica, asbestos + other respiratory irritants. This is a major health concern for all residents living in the vicinity.</p> <hr/> <p>This type of industry should be based in Henderson or Wattleup, not within a close proximity to many residential premises. Concrete crushing makes a substantial noise, when it is done in a shed, the noise is amplified, please don't approve this application, we put up with noise from Sims Metal for years, please don't make us have to put up with any more.</p>	<p>see response point 11.</p> <p>235. Regarding concerns relating to dust please see response point 3.</p> <p>236. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>237. Regarding concerns relating to noise please see response point 2.</p>
94	<p>Sally Marchant</p> <p>4 Larkspur Cross, YANGEBUP</p>	<p>Objection</p> <p>I have lived in Cockburn for 9 years. I must say that I have been mostly happy with the Council's targets and outcomes. Particularly the waste management, levity of rates and the incredible information on the local history - particularly the development of the Omeo dive spot. As part of my work, in the past, I have had intensive support from the environmental officer of coastal management for Cockburn Council in education and the preservation of the dunes of our beaches. I could go on.</p> <p>However the minuses of living where I do in Larkspur Cross are the acrid and toxic fumes from Cockburn Cement which is a 1950's antique relying on coal and fortunately I live far away</p>	<p>238. Regarding the buffer distances please see response point 1.</p> <p>239. Regarding concerns relating to noise please see response point 2.</p>



		<p>enough from the facility to only suffer with the fumes on the sou' westerly.</p> <p>I am an experienced scientist and if i smelt those fumes in a workplace I would close it down for reasons of WH & S issues. But remember the facility is some kilometres from where I live.</p> <p>Now you wish to place a crushing facility which is so close to my home that I am astonished that three of you live close to me and would support the vibrations and noise pollution of00 such a facility of 20 Barrington Street. Plus the dust and all that comes with that. It was bad enough for my neighbours with the debacle and poor engineering for homes when Spearwood Avenue was widened over the railway. I was only troubled by the noise of the piles being driven in and not part of the cohort where the sand our home pads are on , literally moved. And ultimately that was an improvement, i recognised that.</p> <p>My naïve understanding of any level of Government is that you as our representatives aim to meet the triple bottom line. The Social, Economic and Environmental issues surrounding a facility. Can I ask a question?</p> <p>A thousand homes will be affected. How many people will this facility employ LOCALLY?</p> <p>If you can tell me that at least a thousand people will be employed locally then you have met the requirement of the triple bottom line.</p> <p>If not then take the big noisy, dusty facility at 20 Barrington Street somewhere else.</p> <p>You have a responsibility to our community to prevent permission for this facility.</p> <p>If you cannot listen to the EPA then sadly you will not listen to anybody and so I have to question your ability to be part of local government.</p>	
95	<p>Paul & Gail Beenham</p> <p>13 Torenia Way, YANGEBUP</p>	<p>Objection</p> <p>Excessive dust Noise and vibration More traffic House values (decline) Health and well being concerns</p> <p>This being outside of EPA recommendation buffer zone.</p>	<p>240. Regarding concerns relating to dust please see response point 3.</p> <p>241. Regarding concerns relating to noise please see response</p>

			<p>point 2.</p> <p>242. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>243. Regarding concerns relating to property values please see response point 42.</p> <p>244. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>245. Regarding the buffer distances please see response point 1.</p>
96	Victor Margarido 8 Nallan Place,	Objection I want to express my concern and disapproval for this type of project..	246. Regarding concerns relating to dust please see



	YANGEBUP	<p>I live close to this site and I know what to what to expect from this site if the project is approved by the council.. NOISE,DUST, POLUTION and TRAFFIC CONGESTION on that area... Surely it will affect the health of the residents...</p> <p>I must remind you that the previous occupier of this site was SISMETAL, and remember the noise, the traffic congestion of trucks going in and out of this site but also the explosions , fire and clouds of smoke coming out of this site... Many times attended by the fire brigade and police...</p> <p>We can not to make the same mistake again and bring a industry that causes the same hazards...</p> <p>So as a resident and ratepayer I ask and hope all the councilors to vote against this project to go ahead..</p>	<p>response point 3.</p> <p>247. Regarding concerns relating to noise please see response point 2.</p> <p>248. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>249. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
97	<p>Mary O'Sullivan & Ken O'Donnell</p> <p>88 Plover Drive, YANGEBUP</p>	<p>Objection</p> <p>We have pursued the development application, in doing so we have weighed the proposal, concluding the possible negative impacts to our property, health and the locality. Dust will impact the air quality, unlike people who bought their properties around an existing Cockburn cement, it is incumbent on the council to ensure existing residents air quality is not affected by granting further air pollutants.</p> <p>Noise will be an issue, we used to hear the crusher in Simms metal & a loud bang on the</p>	<p>250. Regarding concerns relating to dust please see response point 3.</p> <p>251. Regarding concerns relating to noise please see response</p>

		<p>occasion that would shake my office in Barrington street.</p> <p>The traffic is an issue for residents as it is, daily getting onto spearwood avenue takes a long time and has been dangerous when merging in with heavy vehicles.</p> <p>Please protect the wonderful place we call home, to date we have praised Cockburn Council for making the hard decisions for the betterment of our community.</p>	<p>point 2.</p> <p>252. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
98	<p>Michael & Rita Kwiatkowski</p> <p>18 Tindal Avenue, YANGEBUP</p>	<p>Objection</p> <p>Excessive noise during the day</p> <p>More pollution (air)</p> <p>Excessive traffic</p>	<p>253. Regarding concerns relating to noise please see response point 2.</p> <p>254. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>255. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>



99	Joan Mann 9 Tuart Place, YANGEBUP	Objection The previous of Sims metal crushing had always been loud + annoying. I cannot see this new project will be any better. Surely there are other areas better suited for this project.	256. Regarding concerns relating to noise please see response point 2.
100	Ann & Kenneth Barrett 12A Carnation Place, YANGEBUP	Objection I suffer from chronic obstructive pulmonary disease and feel the crushing of materials and the dust caused by the crushing will affect my already breathing difficulties <hr/> The crushing of materials at this site is too close to residential housing, with the wind in a north westerly direction the dust from this site will blanket my home in dust.	257. Regarding concerns regarding dust as it relates to health please see response point 3.
101	Rebecca Millman 1 Gum Court, YANGEBUP	Objection My house is on Gum Court and it would shake from the last crusher that was in. I also don't know what they will be crushing and the health impact on my family.	258. Regarding concerns relating to noise please see response point 2. 259. Regarding concerns related to asbestos/silica management please see response point 10.
102	Antonio Margarido 228 Yangebup Road,	Objection I live about 300 metres from the site and the noise will be added to more noise from the Yangebup road traffic.	260. Regarding concerns relating to noise please see response point 2.

	YANGEBUP	I am against this proposed site creating more noise pollution	
103	Ruth Gatland 43 Milgun Drive, YANGEBUP	<p>Objection</p> <p>I'm emailing to voice my concerns regarding the industrial crusher operation proposal for Bibra Lake. As a resident of Yangebup I am concerned about the City of Cockburn council's consideration to approve two crushers at the industrial location. My primary concern is the dust from the crusher has the potential to contain silica, asbestos along with a range of respirator irritants. This dust has the potential to be carried a long way. The crusher is also going to increase heavy vehicle in the area, with the potential to spread harmful dust around the area on both entering and exiting the area. I'm also concerned about the level of noise from the operations.</p>	<p>261. Regarding concerns relating to dust please see response point 3.</p> <p>262. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>263. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>264. Regarding concerns relating to noise please see response point 2.</p>
104	Wayne Barry 14 Torenia Way, YANGEBUP	<p>Objection</p> <p>The plan was to reduce noise levels and heavy traffic to naval base not build new ones. The increase in trains containers + heavy traffic is enough already.</p>	<p>265. Regarding concerns relating to noise please see response point 2.</p>



			266. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
105	Ron Betts 28 Kestrel Way, YANGEBUP	<p>Objection</p> <p>Hello i contact you to express my opposition to the proposed crushing plant that will be located at 200 Barrington St</p> <p>I have lived in Yangebup for the past 40 years and believe the last thing we need is more heavy industry on our door step.</p> <p>We already endure the bang bang bang crash all hours of day and NIGHT from Metro Steel we dont need any more !!!!!</p> <p>(would be nice if the council could do thier job and do something about Metro Steel ???)</p> <p>I we were to allow this facility we should at least make sure that it was going to be run by people that have a good track record and that are responsible and could be trusted to carry all work out with all stakeholders considered.</p> <p>No I am sorry if this is allowed to go ahead I and my family will be joining the other Yangebup families on the steps of council house to have it reversed !!</p> <p>I would like a response from the person in charge of all this to my email please That it has arrived and been taken on board</p>	<p>267. Regarding concerns relating to noise please see response point 2.</p> <p>268. Regarding the comments related to the owner/applicant please see response point 4.</p>
106	Name & Address Withheld	Objection	269. Regarding concerns relating

	<p>We believe the proposed activity – crushing, will adversely affect the current amenity afforded us at our address due to potential dust, noise, health risks associated with asbestos containing materials and traffic congestion in around the immediate area.</p> <hr/> <p>It is for the following reasons that we strongly object to the proposal:</p> <p>Disclosure and inconsistency of documentation for proposal</p> <p>The City has not provided the below documentation relating to the proposal as referenced within the proponents report and there are inconsistencies within the proponent's submission or referencing of documents:</p> <p>DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot</p> <p>Appendix A – Development Approval Application Form</p> <p>Appendix B – Planning Approval Application</p> <p>Appendix C – Certificate of Titles Lot 39 and 40 Barrington Street Bibra Lake</p> <p>Appendix D – Letter of Authority</p> <p>DWER Works Approval Category 62: Solid Waste Depot</p> <p>Appendix E – Lot 40 DWER Contaminated Site Classification</p>	<p>to dust please see response point 3.</p> <p>270. Regarding concerns relating to noise please see response point 2.</p> <p>271. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>272. Regarding comments relating to the information provided for consultation please see response point 52.</p> <p>273. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
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	<p>Appendix F – Lot 39 DWER Contaminated Site Classification</p> <p>Revised Development Application Report: Project Summary – Information missing and quoted “as per original application”.</p> <p>Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 000424 AMP AC 110919 also quoted as Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 00424 AMP AC 110919 in Conclusion of Revised Development Application Report.</p> <p>Revised Dust Management Plan – 200 Barrington Street, Bibra Lake Reference 161856 DMP 12022021 quoted in Revised Development Application Report to be strictly followed. Also quoted as 161856 DMPA 12022021 in Conclusion of Revised Development Application Report. Supplied copy to public for comment - Revised Dust Management Plan – 200 Barrington Street, Bibra Reference 161586 RDMP 17022021.</p> <p>Without access to the above documents and surety as to which referenced Management Plans are to be considered the final version we cannot provide comment in favour of the proposal.</p> <p>We object to the proposal for this reason.</p>	
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	<p>Transportation</p> <p>Quoted in the proponents Revised Development Application Report 4. Project Summary Transportation "As per original application". Information is not provided for public comment and therefore the impact of the addition of crushers to the overall operations cannot be accurately assessed.</p> <p>The proponent proposes to utilise Restricted Access Vehicles (RAV) as a means of importing and exporting materials on and offsite. RAV range from 25 metres (Level 1) up to 53.5 metres in length (Level 4). Contained within the report it is proposed the site will receive and depart 120 vehicle movements per day – 60 in and 60 out. This calculates to be a RAV entering or leaving the premises every 33 minutes within the proposed operational hours. The City of Cockburn has not supplied the proponent's information on the capability of accepting RAV onto the premises to prevent impact on local roads, businesses and residents.</p> <p>We object to the proposal for this reason.</p>	
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	<p>Operational</p> <p>5.1.1 Waste Acceptance</p> <p><i>"Loads are wet down prior to tipping to ensure minimal generation of errant dust. Each load is inspected by the truck driver post-tipping."</i></p> <p>No information has been provided as to where and when this will occur on site and via what associated infrastructure. No information regarding the volume of water that will be applied to each load to ensure even and adequate dispersal of water over the entire imported product including materials received greater than 100mm which is destined to be crushed within the processing shed.</p> <p>We object to the proposal for this reason.</p> <p><i>"Following acceptance, the materials will be transported to the Materials Acceptance Area to be sorted. All material will undergo screening within the Processing Area; however, oversized C&D material shall be directly transported to the Processing Shed to be crushed to $\leq 100\text{mm}$."</i></p>	
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	<p>No information has been provided in regards to dust suppression relating to the screening process. As the screening is proposed to occur at the middle southern portion on the premises (central to property in its entirety) dust emissions from this process may have the opportunity to enter the air shed and not be detected by dust monitoring equipment proposed to be located on the property boundaries. Due to high temperatures, strong prevailing winds and inadequately watering loads prior to screening it is not unlikely that stockpiled loads could dry out before the screening and crushing process.</p> <p>We object to the proposal for this reason.</p> <p>5.1.3 Waste Storage</p> <p><i>“During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved.”</i></p>	
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		<p>The City of Cockburn has not provided information relating to how it can condition and enforce through a Planning Approval a high risk source of dust emission that relies on an operators behavior. It is highly unlikely due to time pressures of turnaround that operators will abide by what is being proposed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Site Access and Traffic Movements</p> <p><i>“Access and movement within the property will be via the internal roads. These roads shall be constructed using 19mm crushed aggregate at a thickness of 300mm. The internal roads will be effectively wetted using a water cart to prevent dust uplift”</i></p> <p>The importation of materials destined to be crushed at the site on the proposed internal roads is less than satisfactory. The site is not proposed to be temporary in nature and therefore internal</p>	
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		<p>roads being accessed by RAV should be suitably sealed/treated (i.e. bitumen/concrete). Relying on water carts to effectively keep internal roads wetted down and prevent dust lift off is reactive.</p> <p>Internal roads will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for unsealed internal roads will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>We object to the proposal for this reason.</p>	
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	<p>Asbestos Containing Materials</p> <p>1.3 Summary of Proposed Development</p> <p><i>“Stockpiles will be separated into three areas clearly marked for Unprocessed Waste, Products tested for ACM and Products awaiting testing for ACM. The unprocessed waste stockpiles will be clearly separated from the processed waste by a minimum of 3m distance. Where it is not possible for separation by distance, an impermeable barrier will be installed to ensure no cross-contamination of stockpiles. Clearly visible and legible signage is to be installed in proximity of each stockpile. The maximum stockpile heights are proposed to be 5m.”</i></p> <p>The proponents process flow for unprocessed material potentially destined for crushing appears to carry risk of cross-contamination to processed materials that could be avoided given the scale of the site.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced</p> <p>We object to the proposal for this reason.</p> <p>5.1.2 Waste Processing</p> <p><i>“After passing through the screener, product aggregate of specified sizes collects in different piles. These materials are then transported by a loader to the appropriate stockpile, generally:</i></p>	
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	<ul style="list-style-type: none">• <i>Fines</i>• <i>Hardstand Aggregate</i>• <i>Road Base Aggregate</i>• <i>Drainage Aggregate</i> <p><i>Aggregate materials will be considered to be part of the 'products awaiting testing for ACM' stockpile location, until asbestos testing has been undertaken to confirm no ACM is present above guideline values."</i></p> <p>The proposed process allows screening of material through a McClosky R155 screener prior to ACM identification. Generally screening involves the use of vibration and mechanical movements over a series of steel grids that size materials to the desired final aggregate sizing. Allowing ACM to be screened through mechanically abrasive processes may result in ACM fibres being released into the environment.</p> <p>We object to the proposal for this reason.</p>	
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	<p>5.1.3 Waste Storage</p> <p><i>During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved.</i></p> <p><i>The location of the stockpiles is to be within the area as outlined within Figure 2 and Figure 3. It is proposed that stockpiling occurs in three categories, inclusive of:</i></p> <ul style="list-style-type: none">▪ <i>Unprocessed materials;</i>▪ <i>Processed materials awaiting asbestos testing; and</i>▪ <i>Processed materials tested for asbestos.</i> <p><i>If an operator sees the presence of asbestos in any moved bucket or within the stockpile, the following procedures will be put into action:</i></p> <ul style="list-style-type: none">• <i>Operation of the loader is to cease, and a further inspection is required; and</i>• <i>A risk assessment is to be carried out</i> <p><i>The proponent is relying on machine operators located in a cab 3 – 5 metres away, with generally limited vision of the load in the bucket, to identify suspected ACM in loads destined to</i></p>	
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	<p>or from the crusher. The proponent does not indicate or provide supporting information in regards to the qualifications/training of machine operators in detecting ACM.</p> <p>We object to the proposal for this reason.</p> <p>Herring Storer Noise Assessment Document Reference: 25220-5-19323</p> <p>It is noted that operational hours are proposed to be Monday – Saturday 0700 to 1800 hours within the Herring Storer Noise Assessment Document Reference: 25220-5-19323. Compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> with surrounding land uses has been determined with the processing shed doors closed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced and whether noise and vibration will be compliant.</p>	
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		<p>Herring Storer Noise Assessment Document Reference: 25220-5-19323 does not detail compliance with the relevant Australian Standard for vibration, AS 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites.</p> <p>We object to the proposal for this reason.</p> <p>Revised Dust Management Plan Ref: 161586_RDMP_17022021</p> <p>5.1 Summary of Dust Management Requirements</p> <p><i>“Crusher to be located within the onsite Processing Shed. Shutter doors to be closed when crushing is occurring.”</i></p> <p>The proposal does not detail how dust produced from crushing within the processing shed shall be captured (i.e. bag house extraction system), in the event that doors are required to be opened after crushing for the removal of processed material.</p> <p>Stockpiled materials pre-post crusher (materials acceptance area and processing area) situated outside of the proposed containerised stockpile area will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the</p>	
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	<p>assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for stockpiles at these locations will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>There is no information within the proposal regarding operational process that would indicate that these areas will be free of stockpiled material during non-operational hours.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Summary of Dust Management Controls</p> <p><i>"Water needed for dust suppression will be sourced from drainage sumps onsite, in addition to 100,000L rainwater tanks"</i></p> <p>No information is provided on the expected volume of rainfall for the site, rainfall capture area for 100,000L rainwater tanks, alternative water source where there is potential for the drainage sump to be dry during summer months. The certainty of an adequate water supply for dust suppression cannot be determined from the information provided for public comment.</p>	
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		<p>We object to the proposal for this reason.</p> <p>It is noted that the <i>Contaminated Sites Act 2003</i> Basic Summary of Records Search Response, although one of the documents not supplied for public comment, states:</p> <p><i>"In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, the department recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use."</i></p>	
107	Ian & Julie Wright 28 Spinnaker Heights, YANGEBUP	<p>Objection</p> <p>Dust Noise Traffic on Barrington Road House Values</p>	<p>274. Regarding concerns relating to dust please see response point 3.</p> <p>275. Regarding concerns relating to noise please see response point 2.</p> <p>276. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>277. Regarding concerns relating</p>

			to property values please see response point 42.
108	Clayton James 74 Sandpiper Look, YANGEBUP	<p>Objection</p> <p>My wife and I have lived at Sandpiper Loop since 2006. The only annoying issues had been the noise from Simms metal Crushing Plant, it regularly spoilt an afternoon outside. To here your proposing another Crushing Plant at the same place with the added discomfort of potentially Lethal dust, Fair go guys the cockburn cement dust is enough for us all. Please dont turn Yangebup into a buffer Zone. There is miles of Appropriately Designated room due South of here!!!!!!!!</p>	<p>278. Regarding concerns relating to dust please see response point 3.</p> <p>279. Regarding concerns relating to noise please see response point 2.</p> <p>280. Regarding concerns related to asbestos/silica management please see response point 10.</p>
109	Patrick O'Leary 31 Williambury Drive, YANGEBUP	<p>Objection</p> <p>Build the rock crusher at the source of the rocks, not in the suburbs. Save on transport costs. Don't increase truck movements on Cockburn streets and make them safer especially for school kids having to navigate the extra traffic. Yangebup doesn't need the noise, the dust and diminished house prices having a rock crusher on our doorstep. The prevailing wind will not stop the dust settling in your backyard. At least install dust extracters on the crushers. I am a 30 year resident of Yangebup and an owner of three properties in Cockburn. It is an ill wind that blows no one any good.</p>	<p>281. Regarding concerns relating to dust please see response point 3.</p> <p>282. Regarding concerns relating to noise please see response point 2.</p>



			283. Regarding concerns relating to property values please see response point 42.
110	Melissa Lainer 11 Magpie Court, YANGEBUP	<p>Objection</p> <p>I oppose the crusher for the following reasons:</p> <p>Health</p> <ul style="list-style-type: none"> - with a school very nearby the health of our children are at risk - the health of residents - long term effects can not often be detected for decades and this crushed would bring dust with silica, asbestos and other respirator irritants - we already know the dust from Cockburn cement can travel very far, this is already effecting our health and it will be compounded if the crusher gets approval to operate. - environmental protection recommend it is 1000m from houses which it Will not be and the wind will able to carry the dust even further! - it is unknown how it will effect the local fauna and flora, yangebup lake and natural surrounding bush land. <p>The noise and heavy traffic will effect house prices and the quality of living for residents. Who will want to live here with this kind of operation so close by, would you like it in your back yard?</p> <p>Please do not go ahead with this.</p>	<p>284. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>285. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>286. Regarding the buffer distances please see response point 1.</p> <p>287. Regarding concerns relating to property values please see response point 42.</p>

111	<p>Stacey Motyer</p> <p>16 Larkspur Cross, YANGEBUP</p>	<p>Objection</p> <p>I live in Yangebup directly across the road from the proposed site, behind the railway line in Larkspur Cross.</p> <p>Since having found out, which wasn't because the council informed us, I have signed petitions, attended council meetings (which i feel was just a box ticker and waste of our time), attended media meetings, informed neighbors and our local shops, taken advantage of my qualifications and researched papers and then submitted these medical articles to the council.</p> <p>As a mother to a newborn and a 2 year old, and on behalf of my husband, we would like to submit our worry around this. I would also like to ask why I am even having to do this in the first place? Do we really have to submit concerns and attend meetings to show an arms against a proposed crusher of such harmful waste literally in our backyard? Why are we even discussing this?</p> <p>Such is my concern, that whilst my husband was very unwell in hospital during the council meetings, I STILL attended this with our two kids in tow on my own at 6pm at night - right when I should be doing my dinner time, shower and bedtime routine with them. And then, both my husband and I attended the media meeting at the proposed site last night, once again with our two little babes in tow, in the heat, whilst they were both crying and upset, as we felt we needed to help show you what this means to us.</p> <p>Please also find my submission to yourself, your peers and the council with attached documents from pubmed, containing clinical trials and medical journals proving that inhalation of these microscopic dusts WILL CAUSE harm to my family and our beautiful neighbors (whom we adore so much so that we actually have a walk through gate in our backyards to one another's) and our lovely local business owners.</p> <p>Please note, that if/when this site has been approved, WE WILL BE MOVING! As if we wouldn't. Who in the right mind would actually stay - especially where we are?</p> <p>I am hoping you've had the time to read this, and I will wait to hear in time how this has been handled by you all.</p>	<p>288. Regarding the comments relating to the advertising process please see response point 202.</p> <p>289. Regarding the decision to consider the application please see response point 5.</p> <p>290. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>291. Regarding concerns related to asbestos/silica management please see response point 10.</p>
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		<p>Asbestos Containing Materials</p> <p>1.3 Summary of Proposed Development</p> <p>"Stockpiles will be separated into three areas clearly marked for Unprocessed Waste, Products tested for ACM and Products awaiting testing for ACM. The unprocessed waste stockpiles will be clearly separated from the processed waste by a minimum of 3m distance. Where it is not possible for separation by distance, an impermeable barrier will be installed to ensure no cross-contamination of stockpiles. Clearly visible and legible signage is to be installed in proximity of each stockpile. The maximum stockpile heights are proposed to be 5m."</p> <p>My husband and i live in Larkspur Cross, directly across the road from this site. We have just given birth to a newborn baby and we also have a 2 year old.</p> <p>Please find attached the papers that clearly state the health hazards directly linked with inhalation of Silica. THIS is my reason.</p> <p>https://pubmed.ncbi.nlm.nih.gov/11876495/</p> <p>And please see the many, many articles written, not all we have access to, about the health effects of inhalation of these microparticles in the air (which I'm not thinking you'll look at or read, but at least we are citing papers).</p> <p>1. Christy A. Barlow, Jennifer Sahmel, Dennis J. Paustenbach & John L. Henshaw (2017) History of knowledge and evolution of occupational health and regulatory aspects of asbestos exposure science: 1900–1975, Critical Reviews in Toxicology, 47:4, 286-316, DOI: 10.1080/10408444.2016.1258391</p> <p>2 . There are more Full Articles I'd like to attach in number 7 that allows us to attach any relevant documents, but it won't let me do more than the one I've already attached.</p> <p>In conclusion, we bought our house nearly 10 years ago and really don't want to move, but this will give us no choice...anyone would do the same given our position. What a ridiculous reason to have to move out of Cockburn. People when they are why are we moving, why have we...because City of Cockburn approved a crusher across the road from our house that will be flying asbestos and silica through the air. Really? Are we still having this conversation? Why is it even a conversation? I find it disgusting this is even being considered - thanks for the support of our kids health and the opportunity to keep Yangebup as our home. We are so sad.</p>	
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		<h2>Lung inflammation caused by inhaled toxicants: a review</h2> <p>This article was published in the following Dove Press journal: International Journal of COPD 23 June 2016 Number of times this article has been viewed</p> <p>John Wong Bruce E Magun Lisa J Wood</p> <p>School of Nursing, MGH Institute of Health Professions, Boston, MA, USA</p> <p>Abstract: Exposure of the lungs to airborne toxicants from different sources in the environment may lead to acute and chronic pulmonary or even systemic inflammation. Cigarette smoke is the leading cause of chronic obstructive pulmonary disease, although wood smoke in urban areas of underdeveloped countries is now recognized as a leading cause of respiratory disease. Mycotoxins from fungal spores pose an occupational risk for respiratory illness and also present a health hazard to those living in damp buildings. Microscopic airborne particulates of asbestos and silica (from building materials) and those of heavy metals (from paint) are additional sources of indoor air pollution that contributes to respiratory illness and is known to cause respiratory illness in experimental animals. Ricin in aerosolized form is a potential bioweapon that is extremely toxic yet relatively easy to produce. Although the aforementioned agents belong to different classes of toxic chemicals, their pathogenicity is similar. They induce the recruitment and activation of macrophages, activation of mitogen-activated protein kinases, inhibition of protein synthesis, and production of interleukin-1 beta. Targeting either macrophages (using nanoparticles) or the production of interleukin-1 beta (using inhibitors against protein kinases, NOD-like receptor protein-3, or P2X7) may potentially be employed to treat these types of lung inflammation without affecting the natural immune response to bacterial infections.</p> <p>Keywords: cigarette, mycotoxin, trichothecene, ricin, inflammasome, macrophage, inhibitors</p> <h3>Introduction</h3> <p>Inflammation is a complex biological process that occurs in response to harmful stimuli and whose function is to eliminate the cause of cell injury and initiate the repair process. Lung inflammation occurs in response to bacterial and viral pathogens and environmental pollutants. The sources of indoor pollution include cigarette smoke, mycotoxins, and airborne particulates of asbestos, silica, and heavy metals. Sustained inflammation of the lung, as occurs in response to cigarette smoke, may lead to chronic obstructive pulmonary disease (COPD), which is the third leading cause of death globally and whose prevalence is still rising.^{1,2} Current therapies for COPD focus on long-acting bronchodilators and do not sufficiently target pulmonary inflammation that underlies the pathogenesis of the disease.³ There exists a critical need to understand the mechanisms that lead to lung inflammation and develop novel strategies to treat COPD. In addition to cigarette smoke, other inhaled toxicants are known to produce lung inflammation. Recent epidemiologic evidence has recognized the importance of air pollution from traffic worldwide and domestic fires that burn biomass fuels in underdeveloped countries.⁴ In cases of exposure to sublethal amounts of inhaled toxicants, such as mycotoxins and ricin, inflammation is usually resolved when the cause of the cell injury has been eliminated. Although these toxicants belong to the different classes of chemicals, they nevertheless may activate similar biochemical</p> <p>Correspondence: John Wong School of Nursing, MGH Institute of Health Professions, 36, 1st Street, Boston, MA 02129, USA Tel +1 617 724 3623 Fax +1 617 952 6060 Email jwong1@mghihp.edu</p>	
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		<p>Wong et al Dovepress</p> <p>pathways. Elucidating these pathways may serve to identify potential therapeutic targets susceptible to anti-inflammatory treatments.</p> <p>Several types of cells are involved in lung inflammation, including the epithelial cells that line the airways and alveoli and the immune cells in the blood. Airway epithelial cells are important in the host defense system by acting as a physical barrier and secreting mucus that traps inhaled particles.⁵ These cells also secrete antimicrobial peptides and proteases that neutralize the danger,⁶⁻⁸ cytokines and chemokines that serve as inflammatory mediators,⁹⁻¹² and growth factors that promote tissue repair and fibrosis.¹³ During the acute phase of inflammation, neutrophils rapidly migrate to the lung as first responders, producing reactive oxygen species and secreting serine proteases, matrix metalloproteinases, and other enzymes during degranulation. These products not only degrade invading dangers but also contribute to alveolar destruction.^{14,15} Resident and recruited macrophages engulf invading particles and secrete inflammatory mediators and various enzymes.¹⁶⁻¹⁸ The number of T lymphocytes also increases and may contribute to the pathophysiology of lung inflammation.^{19,20} The decreased effector function and increased regulatory function of these lymphocytes may account for the reduced host immunity to bacterial infections in COPD patients.²¹</p> <p>Produced by epithelial and inflammatory cells, cytokines and chemokines play a central role in the inflammatory process. In particular, tumor necrosis factor-α (TNF-α) and interleukin-1 beta (IL-1β) act as initiator cytokines by inducing the increased production of themselves and the synthesis of other cytokines, chemokines, and adhesion molecules, thereby attracting and activating immune cells at the site of inflammation.²²⁻²⁴ TNF-α is initially synthesized as a membrane-bound precursor and proteolytically released from cell surfaces.²⁵ Soluble TNF-α then binds to the TNF receptor and activates the mitogen-activated protein kinase (MAPK) cascade and the nuclear factor-kappa B (NF-κB) pathway after the ligand-bound receptor forms a protein complex with TNF receptor 1-associated death domain protein and TNF receptor-associated factor-2.^{26,27} MAPKs are phosphorylated and activated by MAPK kinases, which in turn are activated by MAPK kinase kinases.²⁸⁻³⁰ MAPKs directly phosphorylate and activate transcription factors or they phosphorylate other kinases, which in turn activate transcription factors that lead to the expression of response genes; MAPKs also phosphorylate other substrates that are involved in many biological processes, including inflammation.^{28,31}</p> <p>Like TNF-α, IL-1β is initially synthesized as pro-IL-1β, an inactive precursor. Pro-IL-1β is then cleaved inside the cell by a protein complex called the inflammasome, which is composed of apoptosis-associated speck-like protein containing caspase recruitment domain, caspase-1, and a member of the nucleotide-binding oligomerization domain (NOD)-like receptor family.³²⁻³⁴ Different NOD-like receptor members respond to different signals. One of these members, NOD-like receptor protein-3 (NLRP3), is recruited in response to tissue damage, metabolic stress, and infection.^{35,36} Once pro-IL-1β is processed, the mature IL-1β product is secreted and binds to the IL-1 receptor. The ligand-bound receptor forms a complex with myeloid differentiation primary response 88, IL-1 receptor-associated kinase, and TNF receptor-associated factor-6, thereby activating the MAPK cascade and the NF-κB pathway.³⁷⁻³⁹ Different mechanisms have been proposed for the activation of the inflammasome, including potassium efflux and the generation of reactive oxygen species, but both hypotheses have been challenged.^{40,41} Other researchers have demonstrated the importance of autophagy and the P2X7 receptor in mediating the processing of IL-1β by the inflammasome.⁴²⁻⁴⁴</p> <p>There is currently no cure for COPD or effective treatment for severe lung inflammation caused by toxicants, such as fungal toxins and ricin. This review article summarizes current research on lung inflammation following exposure to cigarette smoke, mycotoxins, and ricin. The goal of comparing these studies is to determine whether common pathways exist and to identify potential targets for the future development of therapeutics. Indeed, although these toxicants belong to different classes of chemicals that exhibit a variety of pathological effects, some of the biochemical pathways they activate are identical, including the IL-1β pathway, which is increasingly recognized for its importance in lung inflammation.^{45,46} Elucidation of these mechanisms is facilitated by reviewing the research that has been performed on these different toxicants, and such understanding may facilitate the development of therapeutics that would be useful in treating acute and chronic lung inflammation. Effective strategies that block inflammation may ultimately lead to successful treatment of COPD.</p> <p>Lung inflammation by cigarette smoke</p> <p>Cigarette smoking is the major risk factor for COPD and has been estimated to account for more than 50% of cases of COPD worldwide.⁴⁷ Interestingly, there is no consensus on the mechanisms by which cigarette smoke causes COPD. One reason for this difficulty is the presence of additional environmental factors that may contribute to the development of lung inflammation. These factors include occupational and environmental exposures to dusts and fumes,⁴⁸ infections</p>	
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Many of these chemicals are irritants, suspected carcinogens, and agents that promote inflammation.⁵⁸</p> <p>Despite these challenges, and in view of the millions of tobacco-related deaths and the accompanying billions of dollars in estimated health care cost each year, extensive research has been conducted to study the biochemical and health effects of cigarette smoking. Exposure to cigarette smoke in vitro induces the release of IL-1β from human airway epithelial cells⁵⁹ and chemokines from both epithelial cells and neutrophils.^{59,60} However, there are conflicting data on whether macrophages produce a similar inflammatory response in vivo.⁶¹ Components in cigarette smoke also block protein synthesis in macrophages.⁶²⁻⁶⁴</p> <p>COPD is thought to be associated with an innate immune response by macrophages, neutrophils, and epithelial cells and an adaptive immune response by lymphocytes. Because lung inflammation persists after smoking cessation, autoimmunity has been proposed as a mechanism that drives disease progression. Th17 cells are a subset of CD4⁺ T lymphocytes associated with autoimmune conditions, and these cells increase in numbers in COPD patients. Interestingly, levels of regulatory T cells, which normally control the proliferation of Th17 cells, are also elevated, suggesting that an imbalance of Th17 and regulatory T subsets may be important.⁶⁵ However, the presence of autoantibodies remains controversial.^{66,67}</p> <p>In rodents, cigarette smoke causes activation of MAPKs in the lungs,⁶⁸ increased numbers of neutrophils, lymphocytes, and macrophages,^{59,69} and apoptosis of airway epithelial cells.⁷⁰ Pulmonary inflammation by cigarette smoke is dependent on IL-1 receptor/myeloid differentiation primary response 88 signaling,⁷¹ and the release of IL-1β induced by cigarette smoke into the bronchoalveolar lavage fluid is mediated by the P2X7 receptor and the NLRP3-inflammasome.^{70,72,73} Blocking the NLRP3-inflammasome by knocking out apoptosis-associated speck-like protein containing caspase recruitment domain, caspase 1, or NLRP3 also reduces neutrophilia, providing evidence that the inflammasome is involved in mediating pulmonary inflammation.⁷² Similarly, knocking out the mitochondrial antiviral signaling molecule, which may play a role in the activation of the inflammasome by some agents by regulating autophagy and the mitochondrial production of reactive oxygen species,⁷⁴ leads to reduced levels of IL-1β and neutrophilia following exposure to cigarette smoke.⁷⁵</p> <p>Consistent with data from animal models, smokers have a fourfold increase in the number of macrophages and other leukocytes into the bronchoalveolar lavage fluid; this increase is positively correlated with smoking history.⁷⁶ The levels of IL-1β and many biomarkers, such as chemokines, are elevated in the serum of smokers and are believed to play a key role in the development of the chronic inflammation associated with COPD.⁷⁷ These mediators are mainly produced by macrophages,^{39,39} which also show an impaired ability to clear apoptotic epithelial cells.⁷⁸ In contrast, even though cigarette smoke induces the expression of IL-1β by bronchial epithelial cells in vitro,⁵⁹ IL-1β and components of the inflammasome are not detected in the bronchial biopsies of COPD patients,⁷⁹ suggesting either that the inflammasome may not play a major role in the central airway of certain COPD patients or their levels may fall below detection levels. IL-33, a member of the IL-1 cytokine family, has also been recently found to be associated with COPD.^{79,80} Unlike IL-1β, however, IL-33 is processed by neutrophil-derived proteases^{81,82} rather than the inflammasome.⁸³</p> <p>The inflammatory response even persists in those who have quit smoking for years,⁸⁴ probably as a result of autoimmunity or continued microbial infection.^{53,85,86} Effective anti-inflammatory treatment for COPD is currently lacking, in part because macrophages become resistant to the anti-inflammatory effects of corticosteroids as a result of dysregulated NF-κB activity.⁸⁷ Intensive research is currently being undertaken to develop potent protease inhibitors in an attempt to improve symptoms.^{88,89}</p> <p>Lung inflammation by mycotoxins</p> <p>Fungal spores are ubiquitous in the environment. Containing allergens and mycotoxins, these spores are especially hazardous to those living inside damp buildings or to farmers, malt workers, and wood workers whose occupations include handling of moldy materials.⁹⁰ Different fungi produce mycotoxins as secondary metabolites, which include various trichothecenes that are synthesized by several species of <i>Fusarium</i>, <i>Myrothecium</i>, <i>Trichoderma</i>, <i>Trichothecium</i>, <i>Cephalosporium</i>, <i>Verticillium</i>, <i>Stachybotrys</i>.⁹¹ Readily absorbed</p>	
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		<p>through the skin, gut, and airways, trichothecenes are chemically stable and are neither degraded by elevated heat nor hydrolyzed in the stomach.⁹² One such trichothecene, the T2 toxin, has been used in aerosolized form in biological warfare because of its toxicity, heat stability, and chemical stability.⁹³</p> <p>Trichothecenes cause immunosuppression in lymphocytes⁹⁴ and stimulate the production of IL-1β by macrophages in an NLRP3-inflammasome-dependent manner, mediated by the P2X7 receptor.^{95,96} In addition, these toxins inhibit protein synthesis by targeting the ribosome, impair mitochondrial function, activate MAPKs, and induce apoptosis in mammalian cells.^{92,97-99} They also stimulate the expression of genes that are upregulated in response to other ribosome-damaging agents, including many inflammatory cytokines.⁹⁹⁻¹⁰⁵</p> <p>Deoxynivalenol, a trichothecene that commonly contaminates cereal grains, inhibits TNF-α signaling,¹⁰⁶ activates MAPKs through a unique MAPK kinase kinase called zipper sterile-alpha-motif kinase (ZAK) (Wong, unpublished data, 2011), and induces cytotoxicity and inflammation synergistically with particulates¹⁰⁷ and lipopolysaccharide¹⁰⁸ to induce cytotoxicity and inflammation. Because similar studies have not been conducted on other trichothecenes, it remains unknown whether these properties are common to other members of this family of compounds.</p> <p>Following intranasal delivery in animals, mycotoxins are not only localized in the lung but are also distributed to the liver, kidney, and spleen.¹⁰⁹ These toxins elicit recruitment of alveolar macrophages and neutrophils, pulmonary hemorrhage, cytokine production, and damage to multiple organs.^{109,110} In fact, it has been reported that toxicity following inhalation of a toxic dose of mycotoxin leads to systemic effects exclusive of lung injury,¹¹¹ but the systemic effects of a sublethal dose of mycotoxins were not addressed by these authors. Even when mycotoxins are ingested, they can cause chronic inflammation of the lungs.^{112,113} Mycotoxins may also trigger COPD in farm animals.¹¹⁴ Unfortunately, no effective treatment is currently available for exposure to mycotoxin.⁹¹</p> <p>Lung inflammation by ricin</p> <p>Found in the beans of the castor plant <i>Ricinus communis</i>, ricin is a ribosome-inactivating protein that is relatively easy to purify using simple procedures. Although ricin aerosols are not naturally occurring, the inhalation of ricin is the subject of many studies because of its high toxicity and potential to be exploited as an agent of bioterrorism. Ricin is listed as a biological select agent by the Centers of Disease Control and</p>	<p>a category B priority pathogen for the study of the biodefense strategic plan of the US National Institutes of Health. In addition, ricin is being engineered as a component of immunotoxins to target and destroy cancer cells.^{115,116}</p> <p>Similar to lung inflammation caused by cigarette smoke and mycotoxins, effective treatment for ricin intoxication is lacking. Ricin is poorly absorbed through intact skin but can readily enter the body by ingestion, injection, or inhalation. In the case of ricin poisoning caused by inhalation, symptoms include fever, dyspnea, tightness in the chest, cough, and nausea.^{117,118} Ricin intoxication induces an early massive migration of inflammatory cells (especially neutrophils) to the lungs and causes apoptosis and necrosis of airway epithelial cells.¹¹⁹ In addition, and unlike cigarette smoke and mycotoxins, ricin causes apoptosis of alveolar macrophages.¹¹⁹ Severe poisoning following inhalation of ricin causes interstitial pneumonia, alveolar edema, and respiratory failure, leading to death within days.¹²⁰ Exposure to a sublethal dose of ricin results in fibrosis and hemorrhage restricted to the lung tissue.¹²¹</p> <p>The tissue distribution of ricin following pulmonary delivery in animal studies can be measured by several methods. Using enzyme-linked immunosorbent assay, ricin is localized to the lungs.¹²² More sensitive methods, such as protein radiolabeling^{123,124} and detection of ricin-specific damage in the ribosomal RNA,¹²⁵ show that inhaled ricin is also distributed to the kidney, heart, spleen, and blood. The spread of ricin to extrapulmonary tissues, likely the result of destruction of the barrier function of epithelial cells, may contribute to its systemic effects and lethality.</p> <p>The lethality of ricin is caused by its ability to kill cells rapidly at low concentrations and induce extensive inflammation. Because ricin inhibits protein synthesis by damaging ribosomes, it causes cells to undergo apoptosis.¹²⁶ Similar to cigarette smoke and mycotoxins, ricin activates the NF-κB and MAPK pathways and increases the expression of inflammatory genes in airway epithelial cells¹²⁷ and macrophages.¹²⁷ Like deoxynivalenol and several other ribosome-damaging agents, including anisomycin, Shiga toxin, and ultraviolet radiation, ricin activates the MAPK cascade through ZAK.^{128,129}</p> <p>In animal studies, ricin causes alveolar macrophages to undergo apoptosis¹³⁰ and induces the expression of genes involved with the immune response, inflammation (including cytokine signaling), and wound healing.^{131,132,133} Depletion of macrophages from mice prior to administration of pulmonary ricin reduces the expression of pulmonary IL-1β and subsequent inflammatory responses, demonstrating a central</p>	
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role for both macrophages and IL-1 β in the inflammatory process.¹³² Similar results were obtained following administration of ricin into lungs of IL-1 β -deficient mice.¹³²

A causal relationship may exist between the apoptosis of macrophages and the inflammatory response when cells are exposed to ricin. Exposure of murine macrophages in vitro to zVAD, a chemical inhibitor of apoptosis, blocks the expression of inflammatory genes in macrophages,¹²⁷ suggesting that caspase activity is required for ricin-mediated gene expression. Because ricin and other inhibitors of protein translation are capable of activating the NLRP3-mediated inflammasome,^{41,132} the ability of zVAD to block the production of IL-1 β may result from inhibition of caspase-1.

When inhaled, chemicals that are not biologically derived can also lead to lung inflammation. Volatile organic compounds that can be produced from household items, office supplies, and craft materials (such as formaldehyde, benzene, and perchloroethylene) affect the lung by various mechanisms. One of these, toluene diisocyanate, is capable of activating the inflammasome in a mouse model.¹³⁴ Asbestos, crystalline silica, alloy particles, and carbon nanotubes can also activate MAPKs¹³⁵⁻¹³⁹ and the inflammasome.¹⁴⁰⁻¹⁴⁴ Macrophages may play an important role in the inflammatory response to the inhalation of these particulates.^{145,146}

Summary

Despite extensive research that has been conducted to study lung inflammation induced by toxicants, effective treatment

is lacking. Although cigarette smoke, mycotoxins, and ricin represent different classes of agents, they nevertheless induce similar gene expression profiles, produce a similar list of biomarkers, damage the airway epithelium, and involve macrophages in their pathogenesis. Recent advances in the targeting of macrophages using nanoparticle-based delivery of small interfering RNA¹⁴⁷ or simvastatin have been reported,¹⁴⁸ but the therapeutic value of these strategies has not been tested on lung inflammatory diseases.

The inhaled toxicants described in this review all activate the MAPK cascade, inhibit protein synthesis, and utilize the NLRP3-inflammasome to process IL-1 β (Figure 1). Because MAPK and IL-1 β are known to play important roles in toxicant-induced lung inflammation, inhibitors of MAPKs and the inflammasome may be effective in blocking the harmful effects of these agents. In recent years, several MAPK inhibitors have been developed to treat many human inflammatory diseases. These agents produce fewer side effects, such as severe infection, compared with therapeutics that directly inhibit cytokines, such as IL-1 β .¹⁴⁹ However, many of these inhibitors are either still too toxic or ineffective in clinical settings,^{149,150} probably as a result of complex positive and negative feedback from different members of the MAPK cascade and the presence of broad effects on downstream targets. Similarly, although hundreds of potential inhibitors against NF- κ B have been identified, their toxicities are well known.^{151,152} As a result, MAPK kinase inhibitors are an attractive therapeutic target because specific members of this family are activated by selective stimuli.¹⁵³ As discussed

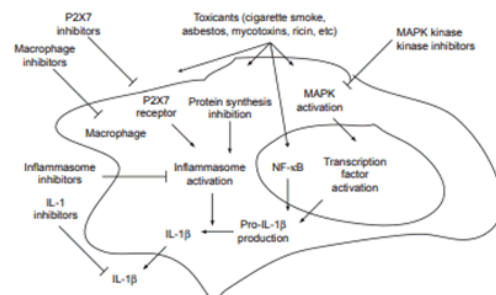


Figure 1 Common pathways involved in the production of IL-1 β by inhaled toxicants.
Abbreviations: IL, interleukin; MAPK, mitogen-activated protein kinase; NF- κ B, nuclear factor- κ B.

earlier, ricin acts exclusively through ZAK, a MAPK kinase kinase. Whether cigarette smoke and mycotoxins other than deoxynivalenol have specificity for activation of ZAK is unknown. Kinase profiling has identified small-molecule kinase inhibitors, such as nilotinib and sorafenib, which have strong affinity for ZAK.¹⁵⁴⁻¹⁵⁶ Sorafenib has been shown to inhibit ZAK activity in vitro.¹⁵⁷ These agents have been successfully employed to block the inflammatory effects of ricin.¹⁵³ Another novel compound, INNO-406, is a ZAK inhibitor¹⁵⁸ that may prove effective against ZAK-mediated toxicants. Identifying the MAPK kinase kinases that signal lung inflammation in response to cigarette smoke and mycotoxins may facilitate the development of effective therapeutics. For example, researchers have identified transforming growth factor beta-activated kinase-1, another MAPK kinase kinase, which is involved in the cigarette smoke-induced inflammatory response of airway smooth muscle cells in vitro. Further research into the potential role of transforming growth factor beta-activated kinase-1 would be warranted.¹⁵⁹ Similarly, several P2X7 antagonists are currently being explored for the treatment of various inflammatory diseases.¹⁶⁰ The possible role of P2X7 in ricin intoxication has not yet been reported.

Inhalation of toxicants leads to the production of multiple cytokines and other mediators, which in turn produce multiple downstream inflammatory effects. Potential therapeutics is likely to have higher success when directed at upstream, rather than downstream, targets. Like IL-1 β , TNF- α is also widely recognized as an initiator cytokine, and both IL-1 β and TNF- α are produced after the inhalation of many toxicants (Table 1) and seem to be important in cigarette smoke-induced emphysema and small airway remodeling

Table 1 Expression of cytokines and chemokines induced by inhaled toxicants in vivo

Toxicant	Cytokines and chemokines	References
Cigarette smoke	IL-1 β , IL-4, IL-5, IL-13, TNF- α , CCL11, CCL17	84, 167, 168
Trichothecene (mycotoxin)	IL-1 β , IL-4, TNF- α	105, 169
Ricin	IL-1 β , IL-4, TNF- α , CXCL1, CCL2	125, 130
Toluene diisocyanate (VOC)	IL-1 β , IL-4, TNF- α	170, 171
Asbestos	IL-1 β , IL-4, TNF- α , CCL4, CCL6, CCL10	172, 173
Crystalline silica	IL-1 β , IL-4, IL-12, IFN- γ , TNF- α , CXCL1, CXCL2, CCL2	140, 174-176
Nanotubes	IL-1 β , IL-4, IL-10, IL-33, TNF- α , CCL2, CCL7, CCL17	177-180

Abbreviations: IL, interleukin; TNF- α , tumor necrosis factor- α ; VOC, volatile organic compound.

in mice.¹⁶¹ However, anti-TNF- α therapy is ineffective in reducing symptoms of COPD in patients,¹⁶² and TNF- α does not seem to play an important role in ricin intoxication.¹⁵² Because several translation inhibitors, including deoxynivalenol, inhibit TNF- α signaling,¹⁶³ further research is warranted to investigate whether other ribosome-targeting toxicants share the same mechanism that could explain the lack of involvement of TNF- α .

While it is still unknown whether cigarette smoke and other mycotoxins act through ZAK, it is clear that, like ricin, they stimulate the processing of IL-1 β using NLRP3. By selective targeting of NLRP3, the production of IL-1 β via other members of the inflammasome family may remain normal, thereby reducing the chance of immunosuppression. Several NLRP3 inhibitors, including parthenolide,¹⁶³ glyburide,¹⁶⁴ 5-chloro-2-methoxy-N-[2-(4-sulfamoylphenyl)ethyl]benzamide,¹⁶⁵ and isoliquiritigenin,¹⁶⁶ are currently under investigation. The selective targeting of toxicant-mediated production of IL-1 β by MAPK kinase kinase inhibitors and inhibitors against specific NOD-like receptor members may thus lead to the development of novel therapeutic strategies that may be employed for treatment of lung inflammatory disease.

In conclusion, although acute and chronic lung inflammation is known to contribute to the serious effects of cigarette smoke, mycotoxins, ricin, and other inhaled toxicants, effective anti-inflammatory treatments are lacking. By looking beyond cigarette smoke and reviewing the current understanding of how different toxicants induce the inflammatory response, this paper has identified several promising targets to treat COPD and lung inflammation. In particular, ZAK, P2X7, and NLRP3 are unique targets that foster the production of IL-1 β by specific stimuli that inhibits protein translation. Selective targeting may interrupt respiratory inflammation while simultaneously permitting a normal immune response to respiratory tract infections that frequently accompany COPD, thereby reducing the risk of severe pneumonia.

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Disclosure

The authors report no conflicts of interest in this work.

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112	Denis Hull 8 Berson Court, LAKE COOGEE	Objection I'm dismayed to learn that Crusher Plants are proposed for the built up area in Yangebup. Surely, a remote site would be a better alternative, It's appalling to think of living so close to this type of plant.	292. Regarding the decision to consider the application please see response point 5.
113	Name & Address Withheld	Objection The noise and dust suppression methods suggested are not sufficient. The site is extremely close to residential properties and to allow this change of use to proceed would have a detrimental effect on those who live in the surrounding area.	293. Regarding concerns relating to dust please see response point 3. 294. Regarding concerns relating to noise please see response point 2. 295. Regarding the buffer distances please see response point 1.
114	Name & Address Withheld	Objection I have lived in the area of Yangebup for 11 years in the Cockburn area for 47 years. (My whole life) I don't like living near Cockburn cement the dust ,smell and air quality has affected me since Ive lived here, we will move in the near future down south to get away from the pollution and the over population that has happened to Cockburn. My asthma is a lot worse since living closer to the cement factory and my skin suffers from dermatitis, having a company crushing bricks and the thought of that extra dust horrifies me. I'm on a community page and my fellow neighbours are concerned of noise levels and dust. We have to put up with Cockburn cement	296. Regarding concerns regarding dust as it relates to health please see response point 3.



		we are fighting for this place to disappear we don't want another company dusting all over our suburb.	
115	Name & Address Withheld	<p>Objection</p> <p>There's a significant community outcry about it.</p> <p>Firstly, there's evidence that noise will impact the local environment, as demonstrated at the application: "The nearest residential receptors are located to the south of the site, adjacent to the railway, at approximately 530m", which despite the efforts, is still well under the recommended 1000m.</p> <p>In addition, comments about wind direction, air quality and dust are a concern, with little guarantee that there will be consistently dealt with.</p> <p>With the already raised concerns about building and construction in the area, I'd hesitate to allow this development to go ahead.</p>	<p>297. Regarding the buffer distances please see response point 1.</p> <p>298. Regarding concerns relating to dust please see response point 3.</p>
116	Name & Address Withheld	<p>Objection</p> <p>Noise and air pollution</p>	<p>299. Regarding concerns relating to noise please see response point 2.</p> <p>300. Regarding concerns related to asbestos/silica management please see response point 10.</p>
117	Name & Address Withheld	<p>Objection</p> <p>Concerns over noise, dust, pollution, air quality. Our house is within 600m of the yard and strongly oppose the site being used to crush materials.</p> <p>Strong winds blow dust from the area over our property and we are quite concerned about the</p>	<p>301. Regarding concerns related to asbestos/silica management please see response point</p>

		problem becoming much worse if the application is approved.	10. 302. Regarding concerns relating to dust please see response point 3. 303. Regarding concerns relating to noise please see response point 2.
118	Name & Address Withheld	Objection No Comment	Noted
119	Name & Address Withheld	Objection our children and dog already suffer with multiple health issues due to cockburn cement. This will cause significant issues to our health as well as adding to the grey and lime dust that has been coating our house and solar panels. WE DONT WANT THIS IN OUR AREA. I am taking record of this submission for current medicolegal notes should any of us become unwell.	304. Regarding concerns regarding dust as it relates to health please see response point 3.
120	Name & Address Withheld	Objection This type of work is not allowed within 1000m of residents, and the site is clearly within 1000m of residential areas. There are many members of this community with respiratory / lung issues who may be impacted by dust, and there are clearly concerns around the noise levels given the site is not far enough away.	305. Regarding the buffer distances please see response point 1. 306. Regarding concerns regarding dust as it relates to health please see response point 3.



			307. Regarding concerns relating to noise please see response point 2.
121	Delys Caracciolo 15 Panera Crest, YANGEBUP	Objection It's very close to residents and the dust is not good. We already have the smell and dust from Cockburn cement to deal with.	308. Regarding the buffer distances please see response point 1. 309. Regarding concerns relating to dust please see response point 3.
122	Name & Address Withheld	Objection This type of activity is not compatible with residential areas close by. Should not go ahead as is.	310. Regarding the buffer distances please see response point 1.
123	Name & Address Withheld	Objection Construction dust is not just a nuisance; it can seriously damage your health and some types can eventually even kill. Regularly breathing these dusts over a long time can therefore cause life-changing lung diseases.	311. Regarding concerns regarding dust as it relates to health please see response point 3.
124	Name & Address Withheld	Objection Sick of dust from cockburn cement. Why are we adding more to the city of cockburn	312. Regarding concerns regarding dust as it relates to health

			please see response point 3.
125	Lonneke Evans 24A Torenia Way, YANGEBUP	Objection The emission of toxic dust from the crushing of cement and other materials, that could be hazardous to ones health. The dust is likely to have that odour of the Cement Factory too, not to mention the noise pollution.	313. Regarding concerns regarding dust as it relates to health please see response point 3. 314. Regarding concerns related to asbestos/silica management please see response point 10. 315. Regarding concerns relating to noise please see response point 2.
126	Keith Wood Address Withheld	Objection EPA Guidance Statement (https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf) advises the "minimum requirements for environmental management which the EPA would expect to be met when the Authority considers a proposal or scheme". The Guidance Statement "specifically addresses generic separation distances between industrial and sensitive land uses to avoid conflicts between these land uses... with a focus on protecting sensitive land uses from unacceptable impacts on amenity that may result from industrial activities, emissions, and infrastructure."	316. Regarding the buffer distances please see response point 1. 317. Regarding concerns relating to noise please see response point 2.



		<p>At a minimum, the EPA Guidance requires a minimum buffer distance of 1000m between Crushing operations and residential areas. I live approximately 550m from this proposed crushing area. A lot of my neighbours in Bayview Estate live within the 1000m buffer zone, and I believe a large number of them haven't yet been made adequately aware of this proposal.</p> <p>I work in mining (Barto Gold Mine - Marvel Loch, WA). My office is a couple hundred meters from a crushing plant. We have constant problems with dust suppression when things are running smooth, and things don't often run smooth (i.e. regular reticulation breakdowns). We tried erecting sound barriers due to noise complaints, comprised of 40 x 20' sea containers, stacked two high and filled with dirt. It made a negligible real-world difference.</p> <p>The noise assessment (Herring Storer Accoustic Report 25220-6-19323) made the assumption that the crusher would be contained inside a shed, with the doors closed. Having discussed that with crushing operator's here on site, they tell me that's unrealistic due to visibility, and heat. Even if that's put in the plan as a requirement, how likely is that to be enforced?</p> <p>Even if noise is kept to 35 dBA as suggested in the noise assessment, I do not want to listen to a crushing plant, even a quiet crushing plant, 12 hours a day, six days a week (as per Accoustic report). Perhaps that's one part of why the EPA guideliness suggest a minimum distance of 1km from any crushing plant?</p> <p>Please extend the submission deadline for community feedback by one month? I only just stumbled across this proposal by chance, and can only assume the majority of my neighbours are unaware of this. We don't all keep our finger on the pulse of potential new crushing plants being built in our backyard.</p>	<p>318. Regarding concerns relating to dust please see response point 3.</p> <p>319. Regarding the comments relating to the advertising process please see response point 202.</p>
127	Name & Address Withheld	<p>Objection</p> <p>Although processes are in place to mitigate dust, noise etc and although the risk is described as low is not good enough. It is too close to peoples homes and it will have some sort of impact and affect their daily lives.</p>	<p>320. Regarding the buffer distances please see response point 1.</p> <p>321. Regarding concerns relating to dust please see</p>

			response point 3. 322. Regarding concerns relating to noise please see response point 2.
128	Craig Arbuckle 36 Amalfi Crescent, YANGEBUP	Objection No Comment	Noted
129	Name & Address Withheld	<p>Objection</p> <p>We have enough problems with dust from Cockburn Cement without having to put up with a crushing facility which is right behind us that would not doubt cause even more dust issues. I am living with two elderly people living with serious lung conditions and this could further jeopardise their standard of living notwithstanding compromising mine and my husbands.</p> <p>I also believe this crushing of materials on site would be extremely noisy which would also be a health issue.</p> <p>This type of thing should be moved out to an area that is not within striking range of suburbia.</p> <p>Furthermore in the last few months in our almost daily drive along Barrington Road it has become increasingly annoying that Barrington road has loose rocks (not small ones either) littered all over the roads from the trucks coming in and out of this facility. We believe it to already be a dangerous road and whenever the trucks are about we driving quite a distance behind with rocks falling out of the back of the truck.</p> <p>Hope you take this comment into serious account as we are very much against this facility going ahead.</p> <p>I also absolutely do not give permission for my name or any of my details to be made public or</p>	<p>323. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>324. Regarding concerns relating to noise please see response point 2.</p>



		made available to anyone. Thank you for giving me the opportunity to comment on this issue which I feel very strongly about.	
130	Chris Hine 17 Congdon Avenue, BEELIAR	Objection You the council will not do anything about the dust from ccl. no doubt you will not on this site. All you do is allow new developments in this toxic area	325. Regarding the decision to consider the application please see response point 5. 326. Regarding concerns relating to dust please see response point 3.
131	Jenny 7 Gazania Grove, YANGEBUP	Objection Serious healthcare issues with asthma Noise concerns like we had with Sims metal There's more adequate area than in Bibra lake	327. Regarding concerns regarding dust as it relates to health please see response point 3. 328. Regarding concerns relating to noise please see response point 2.
132	Name & Address Withheld	Objection Noise at all hours of the day and night. Dust and fine particulates causing health issues Too close to residential area.	329. Regarding concerns relating to noise please see response point 2.

			<p>330. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>331. Regarding the buffer distances please see response point 1.</p>
133	Name & Address Withheld	<p>Objection</p> <p>Not sure What material is being crushed, traffic congestion with trucks near the corner of intersection especially peak hour, also noise</p>	<p>332. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>333. Regarding concerns relating to noise please see response point 2.</p>
134	<p>Leah McGovern</p> <p>159 Yangebup Road, YANGEBUP</p>	<p>Objection</p> <p>I live within 500 meters of the proposed site. I worked in mining for year's and know the mess a crushed makes of the surrounding area. The smell, the dust and the noise cannot be contained from the surrounding residential area. A shed won't cut it to keep it contained. It's literally impossible and men I know that work in crushing say so. I know for a fact the majority of the people that will be affected by this in their own homes have no idea what this means and don't</p>	<p>334. Regarding concerns relating to noise please see response point 2.</p> <p>335. Regarding</p>



		<p>even know it's happening. We have not been given enough time to respond or do the research involved in making the right decision for our families. We don't know what will be crushed. If it's toxic to our health and wellbeing. I still haven't received anything in the mail. This is completely unacceptable for a residential area. The way it's been rolled out for community comment has been under the radar and it's simply by chance I have come across it at all. I'm furious and strongly oppose this proposal.</p>	<p>concerns relating to dust please see response point 3.</p> <p>336. Regarding the comments relating to the advertising process please see response point 202.</p>
135	Name & Address Withheld	<p>Objection</p> <p>I have worked in the Perth Construction industry since 2006 During that period I have had the misfortune to have crossed paths with the directors and employees of the entity relating to this application.</p> <p>To state fact when challenged on non conformance with process and deviations to agreed terms I have been stood over by members of outlaw motorcycle gangs and had threats of violence against my person and family</p> <p>To state fact the directors and entity have been pursued and or prosecuted for breaches to the OHS act on multiple occasions</p> <p>To state fact the directors and entity have been pursued for crushing asbestos within construction waste at similar facilities allegedly unknown to the entity</p> <p>I have witnessed intimidation including threats of violence against others by the directors and entity's "Associates" on multiple occasions , those include members of the public , City of Perth rangers , employees of multiple construction companies.</p> <p>The City of Cockburn has a duty of care to its residents and more so its employees , the presence of this operation within Cockburn presents a foreseeable risk of non conformance to licence conditions , contamination of amenity and ultimately undue stress and violence against</p>	<p>337. Regarding the comments related to the owner/applicant please see response point 4.</p>

		all parties involved. I have withheld my details for the ongoing protection of my family	
136	Name & Address Withheld	Objection There will be too much noise, and trucks. As it is there are too many trucks near this residential areas.	338. Regarding concerns relating to noise please see response point 2. 339. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
137	Name & Address Withheld	Objection Health hazards Noise levels and connections to outlaw motorcycle clubs	340. Regarding the comments related to the owner/applicant please see response point 4. 341. Regarding concerns relating to noise please see response point 2. 342. Regarding concerns related to asbestos/silica management



			please see response point 10.
138	Janusz Smajdor Yan 4 Gull Way, YANGEBUP	<p>Objection</p> <p>1. Crushing creates dust and loud and uneven noise in excess of 100dB (see below)</p> <p>Octave Band Sound Power Level (dB) 63 125 250 500 1kHz 2kHz 4kHz 8kHz dB(A) dB(lin) TEREX Powerscreen XR400S 72.0 92.0 97.0 100.0 106.0 97.0 93.0 85.0 108.0 112.6 TEREX Powerscreen XH320X 72.0 92.0 95.0 99.0 105.0 97.0 93.0 84.0 107.1 111.9 Tracked Excavator (Clearing Site) (Ref: DEFRA Database) 108.0 111.0 104.0 101.0 100.0 98.0 97.0 94.0 105.9 114.0 Tracked Excavator (Loading Truck) Ref: DEFRA Database) 110.0 106.0 110.0 109.0 109.0 106.0 100.0 92.0 113.0 116.5</p> <p>2. Proposed capacity of 150,000t will create a lot of additional traffic. Average truck can carry 20 t. 150,000t divide in 20t =7500 trucks Material needs to be brought in and be taken away which makes 15,000 trucks! That is roughly 60 heavy trucks per day in area that is under pressure already. Increased traffic will cut off residents of Yangebup as even now entering the traffic at Spearwood Ave/Yangebup Rd and Beeliar Dr/Dunraven intersections is hazardous and nerve wrecking.</p> <p>3. Proposed surrounding of the site with disused sea containers sounds like architectural nightmare ! It might be cost effective but it will be ugly and unsightly . I urge the Council to reject the application</p>	<p>343. Regarding concerns relating to dust please see response point 3.</p> <p>344. Regarding concerns relating to noise please see response point 2.</p> <p>345. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
139	Name & Address Withheld	<p>Objection</p> <p>Health impact to nearby businesses and residential properties has not seriously addressed. This business will be hazardous to the environment and people's nearest to the business site.</p> <p>I highly oppose this proposal!!!!</p>	<p>346. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>347. Regarding</p>

			concerns related to asbestos/silica management please see response point 10.
140	Name & Address Withheld	Objection No Comment	Noted
141	Name & Address Withheld	Objection I am concerned about the noise as well as the dust that will be created. The dust levels in Yangebup are already seem to be really high. As an asthmatic, an increase in dust can set off an asthma attack for me.	348. Regarding concerns relating to dust please see response point 3. 349. Regarding concerns relating to noise please see response point 2.
142	Name & Address Withheld	Objection This is very close to houses. There is already a lot of dust in the air - and dreadful smells emanate sometimes. This is madness to even contemplate that homeowners will accept this. Please move this to an industrial area not close to residential homes.	350. Regarding the buffer distances please see response point 1. 351. Regarding concerns relating to dust please see response point 3.
143	Name & Address Withheld	Objection The significantly increased noise level will be detrimental to the nearby residents of Yangebup.	352. Regarding concerns relating to noise please



		<p>The potential of hazardous materials and dust in the air will increase and could have a negative affect on local residents health in the long term. Also local traffic and road infrastructure could be negatively impacted by more heavy vehicles on the local roads.</p>	<p>see response point 2.</p> <p>353. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>354. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>355. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
144	Jacqui Acourt 7 Heron Way, YANGEBUP	<p>Objection</p> <p>Concerned about dangerous material crushed among the rubble, surrounding residential being exposed</p>	<p>356. Regarding concerns related to asbestos/silica management please see response point 10.</p>

145	Alan Gill 65 Peregrine Circle, BEELIAR	Objection I have concerns about dust and noise pollution on the surrounding residential areas as a result of this change in use.	357. Regarding concerns relating to dust please see response point 3. 358. Regarding concerns relating to noise please see response point 2.
146	Name & Address Withheld	Objection This facility is too close to residential homes and public open spaces and recreational areas. The area has been negatively impacted by this sort of facility in the past and it is unwarranted and unfair to have people subjected to this again. The site is not suitable for this type of industrial activity and should be conducted in an area which a much larger boundary to residential homes.	359. Regarding comments related to the zoning and land use please see response point 11. 360. Regarding the buffer distances please see response point 1.
147	Name & Address Withheld	Objection I oppose strongly to the materials being crushed polluting our air. We have enough from the Cockburn cement factory, adding to this will impact our families health. I also oppose to the noise generated from this. This should not be occurring around densely populated suburbs.	361. Regarding concerns regarding dust as it relates to health please see response point 3. 362. Regarding concerns relating to noise please



			<p>see response point 2.</p> <p>363. Regarding the buffer distances please see response point 1.</p>
148	Name & Address Withheld	<p>Objection</p> <p>The area already has a lot of air pollution- additional industrial works this close to residents would exacerbate breathing troubles currently experienced by residents</p>	<p>364. Regarding concerns regarding dust as it relates to health please see response point 3.</p>
149	<p>Joanne McGillivray</p> <p>66 Torenia Way, YANGEBUP</p>	<p>Objection</p> <p>The dust management plan , the stockpiling of materials has been given a “high” risk rating impacting the surrounding area in particular torenia way.</p> <p>The dust and noise pollution will affect our quality of life and real estate in a negative way. I strongly object to the development.</p>	<p>365. Regarding concerns relating to dust please see response point 3.</p> <p>366. Regarding concerns relating to noise please see response point 2.</p>
150	<p>Davies</p> <p>209 Yangebup Road, YANGEBUP</p>	<p>Objection</p> <p>With the dust factor, current contamination in the soil on site already and risk of asbestos being detected, I don't want to risk mine or my families health even more. We already have cockburn cement who won't be relocating until 2023. We get an awful smell and dust coating on outside and inside our home because of cockburn cement. We don't want another business setting up that will increase the risk of lung disease, Cancers, breathing problems etc. Please don't let this happen!!</p>	<p>367. Regarding concerns relating to dust please see response point 3.</p> <p>368. Regarding concerns related to asbestos/silica</p>

			management please see response point 10.
151	Name & Address Withheld	<p>Objection</p> <p>Crushing materials, even inside a shed, is hazardous on account of the dust and general "dirt" that will be released into the air.</p> <p>This activity is way more suited to non residential areas.</p>	<p>369. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>370. Regarding the buffer distances please see response point 1.</p>
152	Name & Address Withheld	<p>Objection</p> <p>I strongly oppose this proposal for the following reasons</p> <p>1 Operator concerns</p> <p>1.1 - This operator (Brajkovich Landfill & Recycling Pty Ltd) has a history of licence breaches over the past decade at multiple sites across the metropolitan area. Past behaviour is a strong indicator of future behaviour.</p> <p>1.2 - it would appear that the operator is already stockpiling rubble on the proposed site before proposal approval is given.</p> <p>1.3 - Materials accepted at the site will be received from multiple clients. This minimises control over what is actually received at the site until after it has been received and sorted. Although the SERS report states non conforming materials will be isolated and removed from site this is not possible in all instances when sorting occurs with heavy machinery and visual inspection while loads are still in trucks or being tipped in bulk. Non conforming materials will inevitably be</p>	<p>371. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>372. Regarding the operations currently undertaken on site please see response point 9.</p> <p>373. Regarding concerns related to asbestos/silica</p>



	<p>missed and processed along with conforming materials. it is completely naïve to assume this will not happen. Further concern is that the visual inspection is to be completed by the truck driver post-tipping (as per SERS report 5.1.1) not a visual inspection by the operator supervisor or staff of the facility.</p> <p>2 Location</p> <p>2.1 The proposed site is within approximately 400 metres of the nearest residential property. This type of processing impacts residents in multiple ways of which some are listed (but not limited to) below; Dust Health Noise Decrease in local residential property prices Urban Ambience Environment</p> <p>2.2 The proposed site at 200 Barrington Street is zoned Industrial however this location is more suitable to Commercial or Light Industrial not Heavy Industrial such as a demolition crushing and processing plant. This is evidenced by the Cockburn Commercial Park just across the road from this site. Council should be seeking to reduce heavy industrial activity in this area not increasing it.</p> <p>2.3 This type of industry and processing plant is better suited to the area known as Latitude 32 where in the 90's residential housing was resumed by the Government in Hope Valley and Wattleup for the purpose of establishing a dedicated industrial area without heavy impact to local residents. Other suitable locations would be Kwinana Industrial strip, Naval Base again where impact to residential areas are minimised.</p> <p>3 Environment</p> <p>Dust</p> <p>3.1 There is documented information that at the site where these operators occupied testing</p>	<p>management please see response point 10.</p> <p>374. Regarding concerns relating to dust please see response point 3.</p> <p>375. Regarding concerns relating to noise please see response point 2.</p> <p>376. Regarding concerns relating to property values please see response point 42.</p> <p>377. Regarding comments related to the zoning and land use please see response point 11.</p> <p>378. Regarding comments related to the water table please see response point</p>
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	<p>showed particles of asbestos and silica beyond the boundary fence. Given the Wattleup site was considerably larger than the proposed site at 200 Barrington Street it is not a possibility but a probability that residents within a 1km radius will be exposed to an unacceptable health risk should the plant be approved.</p> <p>News articles: https://www.abc.net.au/news/2011-03-17/wattleup-residents-concerned-about-asbestos/2654294 https://thewest.com.au/news/wa/probe-into-alleged-asbestos-dump-ng-ya-176690 Extract from Hansard 17/03/2011 https://www.parliament.wa.gov.au/Hansard/hansard.nsf/0/657c74de452fb0ae4825785a002ee92b/\$FILE/A38%20S1%2020110317%20p1609b-1612a.pdf</p> <p>Water 3.2 This site (200 Barrington Street) has previously been noted as a contaminated site requiring remediation. Yangebup has a very high water table level (evidenced by our local lakes & swamps) wash off from the rubble stockpiled and processed at this plant will inevitably end up in our ground water along with any previous contamination that has not been remedied from the previous uses on the site. I don't even pretend to be knowledgeable about this however, even a layman can see this will potentially create problems with our groundwater, lakes and wildlife.</p> <p>Noise 3.3 The impact of having heavy haulage tip trucks hauling and tipping up to 100,000 tonne of building rubble and waste per annum is obvious to local residents and needs to be considered this is without the noise of the plant operation machinery, which as per the SERS report (1.3) is Approved equipment to be utilised onsite includes the following: 1 x McClosky R155 Screener; 2 x Daewoo 225 (22.5tonne) Excavators; and 1 x Komatsu 480 Loader. As part of this application, the following equipment is proposed: 1 x Kleeman 120 Drill Crusher; and 1 x McClosky Impact Crusher.</p> <p>In closing I am not opposed to companies performing this type of industrial business but it needs to be in the correct location and 200 Barrington Street Bibra Lake is not the correct</p>	13.
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		location for this type of industry.	
153	Name & Address Withheld	<p>Objection</p> <p>This will impact my quality of living due to living in such a close vicinity of the proposed site!! I do not want decay of my house car pool nor do I want additional pollution that could create breathing skin and long term health issues for myself and family.</p>	<p>379. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>380. Regarding concerns related to asbestos/silica management please see response point 10.</p>
154	Jessica Miller 9 Gull, YANGEBUP	<p>Objection</p> <p>Concerns about the impact on nearby residential properties. We are already impacted by the cement plant.</p>	<p>381. Regarding the buffer distances please see response point 1.</p>
155	Claire Hudson-Sudran 30 Milgun Drive, YANGEBUP	<p>Objection</p> <p>This proposal is for an unsuitable business to be established within range of a community suburb. My concerns are to do with public health as the dust and the noise will immediately impact on families within range of the dust and the noise. The bunding will be unsuitable as the wind can whip the sand and dust up and shower it over peoples houses and the local school, shops etc. This business is more suited in a heavy industrial area.</p>	<p>382. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>383. Regarding concerns relating to noise please see response point 2.</p>

			384. Regarding comments related to the zoning and land use please see response point 11.
156	Name & Address Withheld	<p>Objection</p> <p>Although it has been stated that only those within a 200m zone will be affected by the new proposal of a crushing plant, I feel that there are a number of factors that have been taken into account.</p> <p>We are constantly being affected by the fall out from Cockburn cement.. The smell, the white dust that settles on our car and in our gardens.</p> <p>The noise, the dust and other potential hazardous particle fallout from the proposed crushing plant are going to catastrophic.</p> <p>Residents don't need to hear the operation of the plant at night.</p> <p>I have young children, we grow our own vegetables. How can I safely say that what I'm growing is going to be able to be consumed? As it is I'm cautious about the fall out from Cockburn cement.</p> <p>We have respiratory issues in our household and this is already impacted on days that the odour from Cockburn cement is evident.</p> <p>What about those who also have respiratory conditions or our aging population who also experience lung and other health issues.</p> <p>I use to work for Cockburn community care and visited elderly in suburbs that will be affected by this crushing plant.</p> <p>The crushing plant is going to disastrous for the suburb of Yangebup and surrounding areas.</p> <p>There are other suitable sites to relocate this too that won't impact the residents</p>	<p>385. Regarding concerns relating to dust please see response point 3.</p> <p>386. Regarding concerns relating to noise please see response point 2.</p>
157	Paul Stokes 7 Teal Court, YANGEBUP	<p>Objection</p> <p>Concerned about increase in noise levels as well as air pollution. Industrial estate already generates noise which travels across residential area, often well into the night.</p> <p>Dust and airborne debris would pose an unacceptable hazard to residents in the surrounding</p>	387. Regarding concerns relating to noise please see response point 2.



		area	388. Regarding concerns relating to dust please see response point 3.
158	Name & Address Withheld	<p>Objection</p> <p>As residents living close by my husband [name redacted] and I have concerns with noise and dust impacts. We have been exposed to noise pollution from this site previously and currently.</p> <p>There appears to be operations taking place on this already and has been going on for a few months, assuming under no approval as this is the first we have heard of changes occurring to this site.</p> <p>We appreciate the nature of the site and the industrial zoning and proximity to our property. However we do expect the works and site use to comply with appropriate legislation. There has been issues with this site in the past with its previous occupier and it seems the new works will be similar in nature from a noise perspective.</p>	<p>389. Regarding concerns relating to dust please see response point 3.</p> <p>390. Regarding concerns relating to noise please see response point 2.</p> <p>391. Regarding the operations currently undertaken on site please see response point 9.</p>
159	Name & Address Withheld	<p>Objection</p> <p>The noise, dust and ground pollution caused by this will be unacceptable, especially when taking into account the fact that the operator of the site has had multiple issues in the past with running illegal operations and illegal treatment of asbestos. They clearly cannot be trusted to do the right thing. Their own environmental reports recommend a 1000m buffer to residential areas, which this location does not provide.</p> <p>The location of our home will often end up downwind from this site, causing us to have even more issues with dust than we already do and will affect the health of hundreds of households in the area. This should be seen as unacceptable. It is unfathomable that this is even being given consideration.</p>	<p>392. Regarding concerns relating to dust please see response point 3.</p> <p>393. Regarding concerns relating to noise please see response point 2.</p>

			394. Regarding the comments related to the owner/applicant please see response point 4.
160	Name & Address Withheld	<p>Objection</p> <p>Noise and Dust Pollution, and also the risk of increased industrial traffic through Yangebup. There are already many Industrial trucks that cut through Yangebup on Osprey drive from Barrington street to get to North lake road. We do not want this additional traffic and want more to be done to prevent industrial vehicles cutting through our suburb.</p>	<p>395. Regarding concerns relating to dust please see response point 3.</p> <p>396. Regarding concerns relating to noise please see response point 2.</p>
161	Name & Address Withheld	<p>Objection</p> <p>dust from cement work is bad enough</p>	397. Regarding concerns relating to dust please see response point 3.
162	Name & Address Withheld	<p>Objection</p> <p>More trucks and heavy vehicles coming down Shallcross street which is already unsafe for our children and us speeding and heavy vehicles</p>	398. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
163	Name & Address Withheld	<p>Objection</p> <p>There is enough dust in the air in the suburb from cockburn cement we don't need any more.</p>	399. Regarding concerns relating to dust please see



		Especially round schools.	response point 3.
164	Name & Address Withheld	<p>Objection</p> <p>I already have an allergy to dust so I can only assume this will cause flare ups, seeing as though I am not far from this site.</p>	400. Regarding concerns regarding dust as it relates to health please see response point 3.
165	Name & Address Withheld	<p>Objection</p> <p>I am opposing this site application due to the noise associated with crushing operations. I believe this violates the EPA's guidelines for separation distances between industrial and sensitive land uses (crushing operations not within 1000 metres of residential housing). Crushing operations are proposed to be undertaken within an existing shed on site. I feel the shed does not provide sufficient sound proofing to mitigate noise concerns. The proposed 4 meter high noise barrier of sea containers is insufficient as the nearest residential housing (530 meters away) is 5 meters greater in elevation than the site.</p> <p>I also have concerns relating to the dust and potential asbestos containing material (ACM) that will be created from the crushing process. Unless the proposed processing shed is a negative pressure building, the dust is extremely unlikely to be contained.</p> <p>A major concern in the application is the materials will be processed by the crusher before being tested for ACM, with the method of visual identification of ACM materials by the driver and loader operator. There is a high potential for crushing ACM as I feel visual identification during the loading process is insufficient.</p> <p>The site is not licenced to receive ACM, however if detected after unloading, they have four weeks to remove to a licenced facility. This could potentially mean that multiple loads of ACM could be stockpiled on the site for up to four weeks.</p> <p>I'd strongly recommend that the City of Cockburn adhere to the EPA guidance No 3 separation distances between industrial and sensitive land uses.</p> <p>I've lived in my current residence since 2008 and was affected by the extremely loud noise generated by Simms Metal and dust emissions from Cockburn Cement. I personally was happy to see Simms Metal vacate the site. I will be very angry and let down by the City of Cockburn if the application is approved. The health and the amenity of our community is at risk if of being diminished should approval be granted.</p>	<p>401. Regarding the buffer distances please see response point 1.</p> <p>402. Regarding concerns relating to noise please see response point 2.</p> <p>403. Regarding concerns relating to dust please see response point 3.</p> <p>404. Regarding concerns related to asbestos/silica management please see response point 10.</p>

166	Name & Address Withheld	<p>Objection</p> <p>Because the factory will have excessive noise and dust and being as it is not in the Kwinana Industrial area it will not be controlled by DER</p>	<p>405. Regarding concerns relating to dust please see response point 3.</p> <p>406. Regarding concerns relating to noise please see response point 2.</p>
167	Name & Address Withheld	<p>Objection</p> <p>I believe it will create further cement air pollution degradation, considering Cockburn Cement is already poorly managed with its air/dust into our environment.</p>	407. Regarding concerns relating to dust please see response point 3.
168	<p>Lorena</p> <p>12 Minori Gardens, YANGEBUP</p>	<p>Objection</p> <p>I live only 4 minutes drive from the site I live across the road from a beautiful park for kids to play and breath fresh air. I don't want my property full of dust or to drop in value because of this. I will definitely sell if this get approved and this is the house of my dreams I wanted to live here for long time</p>	<p>408. Regarding concerns relating to dust please see response point 3.</p> <p>409. Regarding concerns relating to property values please see response point 42.</p>
169	Name & Address Withheld	<p>Objection</p> <p>No Comment</p>	Noted
170	Name & Address Withheld	<p>Objection</p> <p>I do not want another dangerous industry set up near my property! My daughter has asthma as</p>	410. Regarding concerns regarding dust as



		do I and we have enough poisons to contend with with Cockburn cement! I do not believe all the info saying it's safe, I do not want the dust, noise and pollution near me thank you!	it relates to health please see response point 3. 411. Regarding concerns relating to noise please see response point 2.
171	Name & Address Withheld	Objection It will devalue my house and cause health issues for my family	412. Regarding concerns relating to property values please see response point 42. 413. Regarding concerns regarding dust as it relates to health please see response point 3. 414. Regarding concerns related to asbestos/silica management please see response point 10.
172	Name & Address Withheld	Objection Noice, pollution and shouldn't be so close to residential areas	415. Regarding concerns relating to noise please

			<p>see response point 2.</p> <p>416. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>417. Regarding the buffer distances please see response point 1.</p>
173	<p>Mervyne Gulliver</p> <p>21 Larkspur Cross, YANGEBUP</p>	<p>Objection</p> <p>As a resident in the immediate vicinity of the proposed industrial crushing site on Barrington Street, I oppose the modifications of the current and previous approval.</p> <p>The proposed facility will amplify the already problematic general pollution being experienced by the residents in the area. Contributing more noise, vibration, dust and pollution, further diminishing what quality of life residents close to the industrial site and broader area have.</p>	<p>418. Regarding concerns relating to dust please see response point 3.</p> <p>419. Regarding concerns relating to noise please see response point 2.</p> <p>420. Regarding concerns related to asbestos/silica management please see response point 10.</p>



174	Name & Address Withheld	<p>Objection</p> <p>I live approximately 500m from site, we are affected by cockburn cement and this is a lot further. I have concerns for the health of my family, also this is sure to depreciate our property</p>	<p>421. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>422. Regarding concerns relating to property values please see response point 42.</p>
175	Teresa Clifton-James Eagle Rise, YANGEBUP	<p>Objection</p> <p>The concern is stockpiling with unknown components within all of the materials for crushing. The close proximity to the residential housing, the health effect of the resident close by and in the surrounding areas of Yangebup, without assurance that the dust is not contaminated with materials e.g. asbestos and together with noise pollution. Bundled by sea containers as one of the components of development mentioned in the application raises concerns about the safety of this crushing site. My research on Mr Brajkovich is his history resulted in him being banned as a result of breaching regulations and poor practices with contaminated materials. Why is he allowed and why is he back?</p> <p>My closing comment is, residential housing has been here for a very long period of time, including new developments being added over previous years. I understand the area has been zoned for light industry, but why is this type of business allowed to be set up which will clearly affect the larger population of Yangebup, our housing prices and have a negative effect on the suburb of Yangebup and its future development. There must be more suitable options for Mr Brajkovich and his business ventures</p>	<p>423. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>424. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>425. Regarding the comments related to the owner/applicant please see</p>

			<p>response point 4.</p> <p>426. Regarding concerns relating to property values please see response point 42.</p> <p>427. Regarding comments related to the zoning and land use please see response point 11.</p>
176	<p>Conrad</p> <p>10 Birdwing Dale, BEELIAR</p>	<p>Objection</p> <p>Not an acceptable site for this type of work being carried out, to close to homes and businesses</p>	<p>428. Regarding the buffer distances please see response point 1.</p>
177	<p>Name & Address Withheld</p>	<p>Objection</p> <p>No Comment</p>	<p>Noted</p>
178	<p>Ryan</p> <p>20 Cervantes Loop, YANGEBUP</p>	<p>Objection</p> <p>I don't want another facility spewing dust and debris around our suburb. Cockburn cement is bad enough</p>	<p>429. Regarding concerns relating to dust please see response point 3.</p>
179	<p>Name & Address Withheld</p>	<p>Objection</p> <p>Having such industry near watland and private homes should not be allowed. What materials are going to crushed and the noise, air quality and what will happed to the dust when it gets into to water ways, A lot of people fought to keep Roe 8 out of the area, This looks to me to be</p>	<p>430. Regarding the buffer distances please see response point 1.</p>



		no better. We should be doing more to protect the wetlands not less.	<p>431. Regarding comments related to the water table please see response point 13.</p> <p>432. Regarding concerns relating to dust please see response point 3.</p>
180	Name & Address Withheld	<p>Objection</p> <p>We live just off Shallcross St Yangebup within the Ocean Vista /Belvista Estate . Since moving into this area we have already experienced problems with lots of dust from Cockburn Cement which have impacted on my family's health .Not to mention the continuous dusting and vacuuming required within our home to try to minimise our inhalation of the dust . We will wash our windows and a few days later they look like they have not been cleaned at all but are covered once again in a layer of dust .I am sick of having to constantly vacuum and dust to try and minimise my family inhaling this harmful dust .</p> <p>The last thing that we need is a Crushing plant that will increase the production of large amounts of even more dust .</p> <p>It will also produce more noise .The estate we live in backs on to Stock rd and this in itself can be quite noisy .</p> <p>Not to mention the hoons that use Dobra Way as a race track to do their wheelies late at night and in the early hours of the morning. We don't need even more noise from 7 am to 7 pm each day . Some of us are shift workers</p> <p>Our homes should be our haven .We pay our rates etc and are entitled to our peace and quiet .The last think we need is more noise.</p> <p>This crushing plant will also contribute to the devaluation of our properties within this lovely little Estate in which we live and in which is also filled with lots of families most with young children and also the other estates off Shallcross St and residents off Barrington St and Yangebup rd .The dust which will be emitted from this Crushing plant together with the dust emitted from</p>	<p>433. Regarding concerns relating to dust please see response point 3.</p> <p>434. Regarding concerns relating to noise please see response point 2.</p> <p>435. Regarding concerns relating to property values please see response point 42.</p>

		<p>Cockburn Cement will only cause more health issues for the families and residents which live within these areas. Also during this period of Pandemic most people are struggling to hold on to jobs and keep up with all their bills ,mortgages etc .They don't need the added stress of knowing that the value of their property will dropped due to the crushing plant being so close .</p> <p>My family has experienced first hand lots of health issues some very serious such as respiratory issues since we moved into the area .I don't want to think how much worse this will become if the construction of this Crushing plant goes ahead .</p> <p>We are not in a position to put our home up for sale if this Crushing plant does go ahead .</p> <p>When we moved into the area this was to be our forever home We were of the understanding that Cockburn Cement would be eventually moved further away into the outer suburbs and this has not been the case .</p> <p>We have now discovered that an application has been submitted for a Crushing plant to be constructed on Barrington St . It's bad enough that those ugly silos or tanks have been allowed to be erected behind Fremantle Stone and which are also visible from Stock rd .They are an eyesore and really they don't belong in the area so close to so many homes .. We are concerned and not happy with this potential Crushing plant going ahead .</p> <p>We have worked hard to build our home and raise our family .</p> <p>A Crushing plant does not belong on the doorstep of residential areas but rather further away where the noise will not disturb anyone and the huge amount of dust produced by it won't be harmful to anyone .</p> <p>I hope that after having read my letter you will carefully consider the unsuitability of this Crushing plant being constructed so close to the residential areas in the vicinity .</p>	
181	Name & Address Withheld	<p>Objection</p> <p>Environmental impact of crushing facility including possible dust and noise pollution</p>	<p>436. Regarding concerns relating to dust please see response point 3.</p> <p>437. Regarding concerns relating to noise please see response point 2.</p>



182	Name & Address Withheld	<p>Objection</p> <p>After living in Beeliar and having everything constantly covered in Cement dust, we purposely bought a house where we wouldn't be effected.</p> <p>I feel that by approving the application, the Council will be allowing an activity which is detrimental to the health and well being of residents.</p> <p>The buffer zone means nothing - other than reducing the sellable price of homes located with in it. The Wind doesn't miracously stop blowing particles past the imaginary line.</p> <p>By approving the application, the Council may be opening itself up to legal action in regards to damage caused to property by the dust. Don't try and say it's not toxic.</p> <p>I do not believe the premises would have the capacity to monitor dust or noise output.</p> <p>Thank you</p>	<p>438. Regarding the buffer distances please see response point 1.</p> <p>439. Regarding concerns relating to property values please see response point 42.</p> <p>440. Regarding concerns relating to noise please see response point 2.</p>
183	Name & Address Withheld	<p>Objection</p> <p>My children frequent the area affected to perform activities on Wednesday and Friday, dust can pose a health issues for kids and a adults</p>	<p>441. Regarding concerns regarding dust as it relates to health please see response point 3.</p>
184	Name & Address Withheld	<p>Objection</p> <p>We already have controversy and problems with dust etc from Cockburn cement . This business is too close to residential areas . I oppose any industry that might have potential noise and emissions that might affect surrounding areas such as ours. This type of business needs to be in Henderson , Kwinana where there is a safety exclusion zone provided and businesses of this type are catered for.</p>	<p>442. Regarding concerns relating to noise please see response point 2.</p> <p>443. Regarding comments related to the zoning and</p>

			land use please see response point 11.
185	Name & Address Withheld	Objection The dust levels within Cockburn are already high due to environment and Cockburn Cement. Residents with respiratory illnesses can not handle anymore and the site needs to be taken further away from residents.	444. Regarding concerns relating to dust please see response point 3.
186	Nick Favazzo 38 Lesuer Pass, BEELIAR	Non-Objection Makes sense to keep industry and jobs in an Industrial area.	Noted
187	Adrian Mudie 62 Plover Drive, YANGEBUP	Objection The amount of potential dust blowing over not only my property but all the other properties and small businesses in the area that may contain asbestos and other contaminated materials and silica dust	445. Regarding concerns relating to dust please see response point 3. 446. Regarding concerns related to asbestos/silica management please see response point 10.
188	Name & Address Withheld	Objection Dust, devaluation of properties, environmental concerns	447. Regarding concerns relating to dust please see response point 3. 448. Regarding concerns relating to property values please see



			response point 42.
189	Name & Address Withheld	Objection Health problems	449. Regarding concerns regarding dust as it relates to health please see response point 3. 450. Regarding concerns related to asbestos/silica management please see response point 10.
190	Name & Address Withheld	Objection Too close to houses. Dust, noise, pollution.	451. Regarding the buffer distances please see response point 1. 452. Regarding concerns relating to dust please see response point 3. 453. Regarding concerns relating to noise please see response point 2.

191	Amy Cleasby 4 Gum Court, YANGEBUP	Objection Noise and dust pollution	454. Regarding concerns relating to noise please see response point 2. 455. Regarding concerns relating to dust please see response point 3.
192	Name & Address Withheld	Objection We oppose the proposal due to concerns regarding air pollution to our house and area. We have young children and there are a number of schools within close proximity. There is evidence proving that limestone dust is a known carcinogenic which I find highly concerning so close to residential areas. https://www.cancer.org.au/cancer-information/causes-and-prevention/workplace-cancer/silica-dust The Australian Cancer Council also emphasises that there is no evidence to support a safe level of silica dust exposure. When we purchased a house we assessed the suitability of the area for raising children. I am deeply concerned about the proposal and the extreme health implications that it could have for residents who moved to the area before this plan was in motion.	456. Regarding concerns related to asbestos/silica management please see response point 10. 457. Regarding concerns regarding dust as it relates to health please see response point 3.
193	Sarah Jordan 17 Plover Drive, YANGEBUP	Objection I have asthma and I don't want the dust that will come from it. It will also be noisy and there is already too much noise coming from that area.	458. Regarding concerns regarding dust as it relates to health please see response point 3. 459. Regarding



			concerns relating to noise please see response point 2.
194	Name & Address Withheld	<p>Objection</p> <p>Dust, noise and health concerns</p>	<p>460. Regarding concerns relating to noise please see response point 2.</p> <p>461. Regarding concerns relating to dust please see response point 3.</p>
195	Name & Address Withheld	<p>Objection</p> <p>I currently work next to a same type industry in Welshpool and there are many negatives. Vibration from the crushing a sifting not only creates excessive noise that will carry for many kilometres all the time.</p> <p>The vibrations from the equipment creates damage to surrounding dwellings and buildings(this can be demonstrated from my work building in Welshpool), cracking in the walls and floors, pads shifting and creating cracks and unevenness in floors and expansion gaps get wider in floors. The vibration also can affect seismic monitoring and alarms creating alarm systems to be set off and if fire suppressant gasses are being used can cause them to be dumped with some costs entering the hundreds of thousands of dollars for replacement.</p> <p>The dust produced cannot be contained or minimised dampening causes mud. The dust will travel many kilometres and will affect other businesses and public housing by affecting air quality with debris. This debris will clog air conditioners, making for higher service costs. The dust will settle on roofs and in gutters again requiring more maintenance to clear. This dust will also cause excessive dust that will settle on cars and damage car finishes with the abrasive nature of the debris. This is not to mention the health of the many home owners in the area and the workers in local businesses.</p> <p>The dust will land on everything in homes and offices, this excessive dust will also get into</p>	<p>462. Regarding concerns relating to noise please see response point 2.</p> <p>463. Regarding concerns relating to dust please see response point 3.</p>

		<p>people's airways nose, throat and be introduced to food. It will also get into office and all electrical equipment creating a shorter life cycle for some items or higher servicing costs.</p> <p>Next is the heavy equipment that is used. The noise generated by them will be heard by all people near and far as the noise will travel, with the reversing warning signals beeping and the revving of the engines to move the newly crushed dust deposits around all day 6 days a week. Example I can hear constant Stock Rd Traffic all the time and that is 3km's further away.</p> <p>Listening to the heavy equipment daily is an absolute night mare.</p> <p>Please come to my house from 6 am and listen to all the industry in the area adhere to your 7am start time. The fact that this business is going to be 6 days a week reminds me of the days of Sims Metal(I will not be happy). This business should not even be approved in any way for the area. I definitely Oppose any changes let alone the business being there.</p>	
196	Name & Address Withheld	<p>Objection</p> <p>We own premises in Rivers Street and Wellard Street, Bibra Lake WA 6125.</p> <p>We oppose this proposal for crushing of materials as we are concerned about environmental problems, excessive noise and dust.</p>	<p>464. Regarding concerns relating to dust please see response point 3.</p> <p>465. Regarding concerns relating to noise please see response point 2.</p>
197	Name & Address Withheld	<p>Objection</p> <p>Proximity to residential zone</p>	<p>466. Regarding the buffer distances please see response point 1.</p>
198	Name & Address Withheld	<p>Objection</p> <p>Close proximity to residential areas</p>	<p>467. Regarding the buffer distances please see response point 1.</p>



199	Brendon Moffitt 16 Banksia Place, YANGEBUP	Objection It poses a serious health risk	468. Regarding concerns regarding dust as it relates to health please see response point 3. 469. Regarding concerns related to asbestos/silica management please see response point 10.
200	Maria Binks 21 Tuart Place, YANGEBUP	Objection HEALTH AND SAFETY REASONS Please don't allow approval for a crushing plant in this area. The site is approximately 800m from my home and 600m from my son's home. Not to mention all the other homes and other workers in the local area. The dust and noise pollution from crushing processes have the potential to cause great harm and while the report suggests that measures will be taken to mitigate these impacts, we can't trust that they will be effective. We have seen direct evidence that these measures don't work at the stockpile next to Cockburn tip – the water sprinklers are often broken and instead, water simply floods the tip car park. And the poor girls working in the tip shop tell us that they are inundated with dust daily. We have enough health problems from covid, we don't need any more. We are also concerned about the noise, we have enough noise coming from the industrial area already! Bibra Lake might be an industrial zone but it is not an appropriate location for a crushing plant – the excessive dust and noise produced should require that such activities are undertaken much further away from residential areas. Cockburn council is all about health and safety so why such a risky proposal is being considered for approval is hard to understand. It is certainly not in the best interests of the people having to work and live in the local area.	470. Regarding concerns relating to dust please see response point 3. 471. Regarding concerns relating to noise please see response point 2.

201	Name & Address Withheld	<p>Objection</p> <p>Noise population, house values and property damage.</p> <hr/> <p>As a newly moved-in resident, the suburb was chosen for its security and quiet surrounds. I have lived by a recycling plant and military base in the past where crushing equipment and other loud or seismic pollution was occurring on a daily basis. Not only does it cause a disruption to the peace but it also is damaging to structures and the ecosystem. The overall value (ie monetary and lifestyle) of the suburb will decline.</p>	<p>472. Regarding concerns relating to noise please see response point 2.</p> <p>473. Regarding concerns relating to property values please see response point 42.</p>
202	Name & Address Withheld	<p>Objection</p> <p>The local residents of Lake Coogee/Yangebup and Beeliar already have to deal with dust, smells and residue from Cockburn cement. This should not be approved due to the impact on nearby residents, and also dust impact on outer residents. Noise pollution is also an issue for surrounding residents as well as the increase in traffic.</p>	<p>474. Regarding concerns relating to dust please see response point 3.</p> <p>475. Regarding concerns relating to noise please see response point 2.</p> <p>476. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>



203	Name & Address Withheld	<p>Objection</p> <p>Too many health risks and noise, have enough to deal with Cockburn cement and will be devaluing to the area . Move it to the tip</p>	<p>477. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>478. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>479. Regarding concerns relating to property values please see response point 42.</p>
204	Carrie Russell 14B Larkspur Cross, YANGEBUP	<p>Objection</p> <p>We believe the proposed activity - crushing, will adversely affect the current amenity afforded us at our address due to potential dust, noise, health risks associated with asbestos containing materials and traffic congestion in around the immediate area.</p>	<p>480. Regarding concerns relating to dust please see response point 3.</p> <p>481. Regarding concerns relating to noise please see response point 2.</p> <p>482. Regarding concerns related</p>

			<p>to asbestos/silica management please see response point 10.</p> <p>483. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
205	<p>Elizabeth Anchor</p> <p>8 Iris Place, YANGEBUP</p>	<p>Objection</p> <p>My home is frighteningly close to this site. I strongly object to my quality of life being crushed. I beg you to decline this proposal.</p>	<p>484. The concerns relating to amenity impact have been noted and are incorporated as part of the report to Council in relation to the appropriateness of the development within its setting.</p>
206	<p>Name & Address Withheld</p>	<p>Objection</p> <p>I'm appalled that the council would even consider another dust crushing behemoth after the constant fall out from the CCL pollution. The rates of cancer and asbestosis will go up, house prices will fall and it will only lead to ill health in the community. Please do everything you can to stop this nonsensical move.</p>	<p>485. Regarding concerns relating to dust please see response point 3.</p> <p>486. Regarding</p>



			concerns related to asbestos/silica management please see response point 10.
207	Name & Address Withheld	<p>Objection</p> <p>My main concern is the stockpiling of unknown components that are held within all of the materials being identified for crushing. Can the council please identify what materials are proposed to being crushed, will there be independent and state/local testing of these items to be crushed? The crushing plant is in close proximity to the many residential homes, thus creating a concerns for particle exposure, similar to cockburn cement dust that is being transmitted via the strong coastal and easterly winds. Are there particle scrubbers bring installed in the crushing plant. We are Iso very concerned with the long term health effects of residents in close proximity and surrounding areas of Yangebup. Cockburn council will NOT be able to provide a 100% guarantee that the dust will be free of harmful harmful/dangerous contaminates such asbestos or other carcinogenic components. The application identifies that the sea containers will be bunded - why is thefe a need for bunding, this raises concerns about the safety of this crushing site. Mr Brajkovich has a prior conviction of being banned as a result of breaching regulations and poor practices with contaminated materials, this also raises suspicion continued illegal activity. The crushing plant will have a negative affect on the health of residents, property prices. This type of light industrial process is more suited to industrial areas such as Kwinana where the residential density population is far less.</p>	<p>487. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>488. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>489. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>490. Regarding concerns relating to property values please see response point 42.</p>

208	Jessica Fleury 10 Deciduous Rise, YANGEBUP	<p>Objection</p> <p>I am concerned with how close the proposed crushers will be operating to residential homes. There is already a dust issue in Yangebup, with a thin layer of dust coating my cars and windows daily, meaning I cannot leave my windows open overnight due to my husband having trouble breathing, and we are not even close to the industrial zone. I lived here in my youth, almost 20 years ago now and it was never this bad.</p> <p>The potential increase of noise pollution and traffic is also greatly concerning. As yangebup road onto spearwood is already a bottleneck situation and a little further up, the spearwood/stock intersection is no better.</p> <p>I hope cockburn rejects this application and the installation of these 2 crushers in consideration of the young families living nearby and the negative impact this will be on this beautiful vibrant community.</p>	<p>491. Regarding the buffer distances please see response point 1.</p> <p>492. Regarding concerns relating to dust please see response point 3.</p> <p>493. Regarding concerns relating to noise please see response point 2.</p> <p>494. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
209	Ian Shearer-Ashfield 176 Bibra Drive, BIBRA LAKE	<p>Objection</p> <p>Noise and dust pollution with the risk of asbestosis, this type of facility shouldn't be near homes.</p>	<p>495. Regarding concerns relating to dust please see response point 3.</p> <p>496. Regarding concerns relating to noise please</p>



			<p>see response point 2.</p> <p>497. Regarding concerns related to asbestos/silica management please see response point 10.</p>
210	<p>Anthony Sumich</p> <p>3 Soundview Rise, YANGEBUP</p>	<p>Objection</p> <p>Hello, As a resident of Bayview Estate I strongly object to the approval to the afore mentioned application. I have a number of objections.</p> <p>1. The operator in the past has demonstrated a flagrant disregard for rules and regulations in the operation of their Wattelup based salvage business. Not only did they operate illegally, but they also attributed to the pollution of the local residents and local environment. This in itself in my opinion disqualifies this operator from operating this type of business in the 200 Barrington St location.</p> <p>2. After reading the risk matrix and assessment, it appears that some of the onus is on the operator and their staff to manage and reduce airborne dust particles. Given the likely and normal occurrences of human error in every day life, the risk of exposure to harmful silica dust from their crushing operations is in my opinion is too high to be accounted to human error.</p> <p>3. Wind occurrences at the site is also a risk factor. Given the all of the wind that occurs in this area throughout the year and the close proximity to homes and businesses again in my opinion disqualifies this type of operation in this area.</p> <p>4. The SERS report also mentions general guidelines of this type of operation to not be within 1000m of residential homes. As is commonly known, there would potentially be 100's of homes within the 1000m zone.</p> <p>5. Extreme air quality measuring devices (multiple) have been proposed to be installed around the operation. Some of which automatically generate an email to alert of an occurrence. The proposition of this type of monitoring should in its self be a warning about the potential harm this type of operation can cause.</p>	<p>498. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>499. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>500. Regarding the buffer distances please see response point 1.</p> <p>501. Regarding concerns relating to dust please see</p>

		<p>6. On a personal note, we enjoy our backyard and our outdoor kitchen. We cook outside 3-4 times most weeks. With this operation and given the amount of dust we will get from it, not only us but my fellow neighbours, we as a community will not be able to enjoy our own backyards nor will we be able to live in a safe and healthy environment.</p> <p>7. Apart of the small business I own and operate, I had a conversation with a worksafe representative a few weeks back on the dangers of silica dust. This is the new asbestos. This type of operation has no place in an area so close to other businesses and residents.</p> <p>8. Many residents of this area have been having issues with Cockburn Cement for years and years with regards to the amount of dust particles. What health implications will these residents have in the next 15-20 years? This should be an example of what is to come with this type of operation.</p> <p>I implore the council in its wisdom and in its overall desire to promote the Cockburn area as a vibrant, safe and liveable city, reject this application. Reject it in respect for the health, safety and wellbeing of its constituents.</p>	response point 3.
211	Name & Address Withheld	<p>Objection</p> <p>I believe this planned facility is too close to residential properties. I am concerned about the health impacts of potential environmental contamination which may arise as a result of the operations at this facility.</p>	<p>502. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>503. Regarding the buffer distances please see response point 1.</p>
212	Name & Address Withheld	<p>Objection</p> <p>It is hazardous to the neighbourhood (a neighbourhood full of young families) and will significantly devalue the property prices including mine, and the noise will be unbearable to live to close to. I didn't build in the new Yangebup estate to live next to a crusher with extreme</p>	504. Regarding concerns relating to property values please see response point



		noise and be susceptible to inhaling poisonous substances in the air. We already have the cockburn cement plant to deal with, we don't need this to add to the reasons why our neighbourhood is not a nice place to live in. If the council want to expand the industrial area then they should be developing land adjacent to it and expand the neighbourhood to grow and be a livable suburb, which I thought was in the real intention of the council, to expand the city of Cockburn and make it more of a lively attraction that people will want to relocate to. Would you want to live next door to this?	42. 505. Regarding concerns relating to noise please see response point 2. 506. Regarding the decision to consider the application please see response point 5.
213	Name & Address Withheld	<p>Objection</p> <p>Large scale crushing produces huge quantities of dust, most of which will present a serious health risk, and it also makes a lot of noise. As this is a generally windy area, the dust will invariably spread over a much wider area and will impact residents and businesses.</p> <p>All forms of dust cause respiratory problems, and industrial waste such as asbestos causes mesothelioma - a particularly nasty form of lung cancer.</p> <p>It is not appropriate for such an enterprise to be sited in the middle of and very close to residential areas. It will open up the City of Cockburn and the involved business to legal action and potentially class actions by local residents.</p> <p>The proposal therefore should be rejected on environmental, health and legal grounds.</p>	<p>507. Regarding concerns relating to dust please see response point 3.</p> <p>508. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>509. Regarding the buffer distances please see response point 1.</p>

214	Name & Address Withheld	<p>Objection</p> <p>Do not want the noise and dust problems. I would like the value of the suburb to increase</p>	<p>510. Regarding concerns relating to dust please see response point 3.</p> <p>511. Regarding concerns relating to noise please see response point 2.</p> <p>512. Regarding concerns relating to property values please see response point 42.</p>
215	Maggie Zentner 2A Yangebup Crescent, YANGEBUP	<p>Objection</p> <p>I live in the catchment area where the dust from the crusher will float and I feel that it will be detrimental to my health. I do not want to wake up every morning with my patio area (which faces the Crushing site) to be covered in dust and my plants as well. All the play grounds in the area will also be affected and we have a lot of young families in the area and the playgrounds will also be covered in dust. Will Council go to each playground in the mornings and clean these before the kiddies go to play></p>	<p>513. Regarding the buffer distances please see response point 1.</p> <p>514. Regarding concerns relating to dust please see response point 3.</p>
216	Name & Address Withheld	<p>Objection</p> <p>I am not convinced that the dust management and asbestos separation will be effectively managed by this company regardless of the intent outlined in the submission. A noise and dust making facility should not be operating so close to neighbourhoods.</p>	<p>515. Regarding concerns relating to dust please see response point 3.</p> <p>516. Regarding</p>



			concerns related to asbestos/silica management please see response point 10.
217	Name & Address Withheld	<p>Objection</p> <p>The property value will plummet and the dust will spread causing health problems in the 100s of children in the area</p>	<p>517. Regarding concerns relating to dust please see response point 3.</p> <p>518. Regarding concerns relating to property values please see response point 42.</p>
218	Name & Address Withheld	<p>Objection</p> <p>Health concerns from dust for asthma for family and neighbours House value dropping from this business being run close by</p>	<p>519. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>520. Regarding concerns relating to property values please see response point 42.</p>

219	Name & Address Withheld	<p>Objection</p> <p>Concerns about the impact of dust, noise and house values and health of my children as we already live near Cockburn Cement.</p>	<p>521. Regarding concerns relating to dust please see response point 3.</p> <p>522. Regarding concerns relating to noise please see response point 2.</p> <p>523. Regarding concerns relating to property values please see response point 42.</p> <p>524. Regarding concerns related to asbestos/silica management please see response point 10.</p>
220	Kym Langdon 81 Plover Drive, YANGEBUP	<p>Objection</p> <p>I can not believe this is getting in for approval. It was bad enough when the asphalt plant was behind us. No amount of sealed shed, filtration stopped the nauseating smell that came from that plant which we were told would all be under control, it wasn't. When sims metals were there the noise coming from that plant as well was annoying to say the least, they were crushing and loading trucks well into the night. Again we were told it wouldn't happen. We can sit on our back patio and we are in direct line of sight to the lights at the barrington/ spearwood intersection. The noise will travel at its loudest in a direct line of travel.</p>	<p>525. Regarding the decision to consider the application please see response point 5.</p> <p>526. Regarding concerns relating</p>



		No amount of surveys noise metering happening now can put anything towards the real thing. When and if this goes ahead i will not be able to have anyone over or sit out the back especially on Saturday's and enjoy myself, the rumbling that will happen will keep us indoors. This is our home our suburb. There are a multitude of larger vacant land around which would suit and fall into the guidelines of the EPA. Please do not let this happen. The quality of life at the moment is not reasonable around this area dont put this industry next to us, as then the confidence we have in people who are supposed to support us will vanish. Thank you	to noise please see response point 2. 527. Regarding the buffer distances please see response point 1.
221	Mark Gunning No Address Provided	Objection I Oppose this application, due to the close proximity of this application, to my storage unit. The effect it will have on the contents in my storage unit. I also have someone that comes to the storage unit on a regular basis, who has Asthma, and feel this would be a danger to her health.	528. Regarding concerns regarding dust as it relates to health please see response point 3.
222	Name & Address Withheld	Objection I do not want another dust making machine in our area. Cockburn Cement is bad enough. I constantly have dust surrounding my house, in my house and on our cars. It is not good enough to inflict this on us when there are industrial areas away from residential premises where this could be situated.	529. Regarding concerns relating to dust please see response point 3.
223	Kim Lawrence 21 Montebello Rise, YANGEBUP	Objection Living close to this site, we will be affected by NOISE of the 7am - 7pm 24/7 operation. When SIMS metal was on site we could clearly hear the works going on which, at times was very annoying. NOISE will be the MAJOR factor that this development will affect our living arrangements. Dust will be the other main issue. Despite the company stating that the measures they will be taking will minimize dust, other industries have stated they have done similar measures, yet we continually get dust from companies such as Cockburn Cement and even Alcoa. They also emit very distinctive smells which travel with the wind. How will this company stop	530. Regarding concerns relating to noise please see response point 2. 531. Regarding concerns relating to dust please see response point 3. 532. Regarding

		<p>their distinctive smells from travelling on the breeze to the surrounding populated areas.</p> <p>Traffic on Barrington Street near the entrance to the proposed site is already congested. Should large trucks continually travel down Spearwood Avenue and turn into Barrington to enter the site, this will enhance the already congested intersection. Since the Coles Express has opened, cars turn the corner, the stop to turn into the entrance. Now cars will pass that entrance and there will be large trucks lined up waiting to turn into 200 Barrington Street, causing more congestion. Maybe the road needs to be modified before anything goes ahead.</p>	the comments raised relating to the traffic generated by the proposal please see response point 53.
224	Name & Address Withheld	<p>Objection</p> <p>Too close to residential areas</p>	533. Regarding the buffer distances please see response point 1.
225	Name & Address Withheld	<p>Objection</p> <p>too close to residential areas</p>	534. Regarding the buffer distances please see response point 1.
226	James Pyper 16 Marigold Place, YANGEBUP	<p>Objection</p> <p>WE DON'T WANT THE SAME PROBLEMS WE HAD FOR YEARS WITH NOISE & VIBRATIONS FROM SIMS CRUSHER</p>	535. Regarding concerns relating to noise please see response point 2.
227	Pam & Peter Ives 38 Mudlark Way, YANGEBUP	<p>Objection</p> <p>We lived at 7 Rothwell Court Wattleup until July 2011 and have had the experience of the noise and dust created by this industry which was situated in Henderson and do not want our current peacefulness here interrupted by this type of industry which would be on a steady and continued level for 11 hours a day. We already occasionally hear some of the louder industries in the area but not on a continued situation. Also this does not seem appropriate for the type of industry that is currently in this area and would set a precedence for other industry to follow suit I strongly disagree that this application is an industry that should be situated at this address</p>	<p>536. Regarding concerns relating to dust please see response point 3.</p> <p>537. Regarding concerns relating to noise please see response</p>



		<p>and hope that the decision made by the City of Cockburn represents the people with whom live in this wonderful location.</p> <hr/> <p>As i previously lived at 7 Rothwell Court Wattleup until July 2011 i have previous experience with the noise and fallout from this Industry. I am a pensioner with respiratory issues and will be doubly impacted in that as i am home most of the time the constant grinding noise will impact the tranquillity of my home and as i have respiratory issues the extra dust fallout could have a potential to exaggerate my current symptoms. Also this industry does not seem to tie in with the current light to medium situation that is there and i feel it should not be located within such a close proximity to the suburbs of Yangebup, Beeliar and Munster. I urge you as our voted Council elect to oppose this application .</p>	<p>point 2.</p> <p>538. Regarding comments related to the zoning and land use please see response point 11.</p> <p>539. Regarding concerns regarding dust as it relates to health please see response point 3.</p>
228	<p>Keith Wallace</p> <p>2 The Ridge, YANGEBUP</p>	<p>Objection</p> <p>'The EPA guidelines (GS3) require a 1000m buffer zone around industry of this type on the basis of both dust and noise impact.</p> <p>There are ~585 homes within 1000m from this site.</p> <p>My concern is for</p> <ul style="list-style-type: none"> - the potential short and long term health impacts on the residents within the zone - the reduction in quality of life for the residents - noise, dust, traffic - the increase of industrial traffic in the area - the impact to property values in the area <p>My family vehemently oppose this application.</p>	<p>540. Regarding the buffer distances please see response point 1.</p> <p>541. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>542. Regarding concerns related to asbestos/silica management please see response point</p>

			<p>10.</p> <p>543. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>544. Regarding concerns relating to property values please see response point 42.</p>
229	Name & Address Withheld	<p>Objection</p> <p>I am a resident who lives in Marigold Place Yangebup, I have inspected the development application plans and I believe this will negatively impact significantly upon me and the neighbourhoods in regards to health and well being, amenity, property and overall environmental damage to the area and impact property values in the future. I object for the following reasons.</p> <p>EPA recommendations. EPA recommends a 1000 metre buffer zone as a minimum for this type of facility, My property falls within approx. 600 metres. I object to the EPA recommendations being waived to allow this facility to be granted approval. Why have EPA recommendations/ guidelines, if they can simply be ignored.</p> <p>Personal experience. I have resided at my address since 1986 and we are impacted by dust and pollution being emitted by Cockburn Cement and heavy haulage vehicle traffic using Spearwood avenue to access the industrial areas of Bibra Lake, Henderson and Naval Base. We are approximately 4 kms from Cockburn Cement so even a 1000 mtr buffer as recommended by the EPA is inadequate in actual experience of the community. Beeliar has</p>	<p>545. Regarding concerns relating to property values please see response point 42.</p> <p>546. Regarding the buffer distances please see response point 1.</p> <p>547. Regarding concerns relating to dust please see response point 3.</p>



	<p>suffered in particular from ongoing Dust issues.</p> <p>Flora and Fauna. This facility will emit such pollutants that will cause issues for Flora as it settles on vegetation, choking leaves, and building up on top soil that will cause the vegetation to struggle to absorb water and nutrients. It will also cause problems for the plants ability to photosynthesise which in turn will effect food supply and nesting grounds for the bird and fauna in the surrounding areas.</p> <p>Dust. The Development Application Dust Management Plan by SERS commissioned by the applicant itself, acknowledges that of the 5 Activities reviewed under ASPECTS AND IMPACT ANALYSIS OF THE PROJECT that 4 of the 5 activities are High Risk that may cause dust to disperse into the air and Dust may become a nuisance and cause loss of amenity to surrounding land uses. To address this High Risk, that they have acknowledged exists, they have a proposed Dust Management Plan. Sadly the Dust Management Plan is totally inadequate and lacks any bonafide Dust Containment actions other than having Employees wander around and if they visually think its dusty or windy all they do is tell somebody else who tells somebody else who sends an email and puts it on a Dust Incidence Register. While a small number of sensors are proposed, it is simply too late if they actually detect anything as the dust has to escape before the sensors pick anything up. The dust is airborne already. There is limited technology being utilised to mitigate dust other than some automated sprinklers. These sprinklers shall be automatically activated when the level of PM10 reaches an average of 450µg/m3 over a 15-minute period. So potentially deadly, illness causing laden dust can spew forth while being measured over a 15 minute period. Appalling. Science and technology should be in use that activates immediately on detection to neutralise any exceedance of health guidelines.</p> <p>The SERS report also uses Data from the Bureau of Meteorology collected at Jandakot Airport to measure known wind directions and speeds taking readings at 9am and 3pm in Summer and Winter, Yangebup is subject to winds from the west/South west sea breeze in the afternoons and winds from the North to South west in Winter. The SERS own report indicates that the Yangebup area also has wind speeds of 40kms which, combined with daily prevailing winds, will spread dust very quickly over the surrounding area over both Residential and Industrial. The report also indicates that over the course of the measurements used by SERS that a "CALM" wind speed is only recorded approximately 7.5% of the time. Over 90% of the prevailing winds and speed of these winds will lead to severe dust emissions from this facility. The only other mitigation being proposed is to put up a stack of Sea Containers to house and</p>	<p>548. Regarding concerns relating to noise please see response point 2.</p> <p>549. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
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		<p>trap dust and have a truck spraying water. They seem to believe that the dust laden air will comply and refuse to go out into the atmosphere. The Dust WILL impact my health and well being and those of the community, cause nuisance dust and affect flora and fauna in the area. You only have to look at the results from Cockburn Cement 4 kms away not 600 mtrs away. This facility will create dust pollution everyday of its working life.</p> <p>Noise. The noise from rock crushes, heavy haulage and heavy earth moving equipment will radiate out over the surrounding area without doubt. There is no way to insulate the area from the noise other than a pathetic attempt outlined in the SERS review under "Control Measures" to "Closing the Shed Doors" to keep the noise and dust down. This plant will create noise pollution 6 days a week based on its operating times presented</p> <p>Road Traffic. The area will see an increase in heavy haulage and increase in heavy transport carrying noxious materials through our suburb and surrounding areas, potentially spreading harmful dust and materials throughout the area. Apparently, covering a load with a bit of canvas, as proposed by SERS, solves all the health, safety and pollution problems. This is not a proven fact!</p> <p>Summary. It is clear to me by my own experiences having lived in Yangebup since 1986 and the issues created by Cockburn Cement, some 4kms away, that this facility should not go ahead. Both State and Federal Governments have spent hundreds of millions of dollars creating a Heavy Industry Precinct in Naval Base, clearing the settlements of Wattleup and Hope Valley for just such heavy, polluting, noxious, noisy industries. It will have a detrimental effect on my health and well being and the community by enabling dust particles escaping into the atmosphere causing health issues and damage to property by dust settling on both property and Flora which in turn will effect Fauna.</p> <p>I also believe there is a conflict of interest in that the organisation that has prepared this Dust Management Plan, SERS, who believe the facility should gain approval by adopting their recommended Dust Management Controls based on their analysis and risk assessment, are the same company who will greatly benefit financially as they will be providing the contracted services in regard to actioning and ongoing monitoring and control of the site. This is not an independent report or proposal!</p>	
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		<p>If they want to build it then build it in the Naval Base area where there is a dedicated precinct.</p> <p>Please vote NO to this facility and don't let our town become the dumping ground for unwanted industries.</p>	
230	Name & Address Withheld	<p>Objection</p> <p>Heath, safety and noise concerns for nearby residents.</p>	<p>550. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>551. Regarding concerns relating to noise please see response point 2.</p>
231	Name & Address Withheld	<p>Objection</p> <p>As a mother of 2 children living 600m from the proposal site, I strongly oppose to the proposed crushing of materials on the site at 200 Barrington Street, for the following reasons.</p> <p>Omission of reference documents: The proposal itself references multiple documents that were not provided for public comment.</p> <p>Increased level of traffic congestion: The proponent proposes that RAVs (Restricted Access Vehicles) are to be utilised for importing and exporting materials on and off the site. The proposal also states that the site will receive up to 120 vehicles in and out daily, averaging a truck every 33 minutes of the 11 hour operational period.</p> <p>The area where the site is situated already has a high level of traffic congestion along both Spearwood Avenue and Barrington Street. Adding an extra 120 trucks into the current traffic</p>	<p>552. Regarding comments relating to the information provided for consultation please see response point 52.</p> <p>553. Regarding the comments raised relating to the traffic generated by the proposal please see response</p>

	<p>climate would have a major impact.</p> <p>Dust pollution levels & water supply: The proposal does not detail how the dust produced during crushing within the processing shed, shall be captured when the doors are required to be opened after crushing.</p> <p>Materials that are stoked piled outside in the acceptance and processing areas will dry out during non-operational hours (6pm - 7am Monday to Saturday, all day Sunday and Public Holidays). As the stockpiles dry out, dust has the potential to blow into the surrounding residential and other commercial areas within the buffer zone.</p> <p>The proposal does not indicate whether the acceptance and processing areas would be free of stockpiled material during non-operational hours. The SERS report indicates that wastes that can not be recycled will be stocked piled for up to 4 weeks until sold, and once processed, materials will be stockpiled on the west of the site pending on-sale and recycling.</p> <p>Further to this the certainty of an adequate water supply for dust suppression cannot be determined from the information supplied for public comment.</p> <p>The wind measurements referenced in the proposal are based on averages taken from the weather station at Jandakot Airport, which is located approximately 10km away from 22 Barrington Street. Topographically speaking, 200 Barrington Street sits 41m above sea level and 5km from the coast, where as Jandakot Airport sits 30m above sea level and 15km from the coast. Taking these measurements into consideration, 200 Barrington Street is 11m higher above sea level and closer in proximity to the coast, and therefore is affected by wind movement different to Jandakot Airport averages used in the report.</p> <p>The SERS report details under 1.3 Summary of Proposed Development - Crushing Premises on which waste building or demolition material (for example bricks, stones & concrete) are crushed or cleaned.</p> <p>The Cancer Council of Australia states that Silica Dust (Crystalline silica) is found in some stone, rock, sand, gravel & clay - including bricks, tiles and concrete. It also states that silica dust is harmful when inhaled as it is 100 times smaller than sand. Exposure to silica dust can lead to the development of lung cancer, silicosis (irreversible scarring & stiffening of the lungs)</p>	<p>point 53.</p> <p>554. Regarding concerns relating to dust please see response point 3.</p> <p>555. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>556. Regarding concerns relating to noise please see response point 2.</p>
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		<p>kidney disease & chronic obstructive pulmonary disease.</p> <p>Noise pollution: The proposal details the use of another company's, ABC Containers, sea containers as a means of noise suppressant. What if the ABC Containers was to move sites, or change the stacking configuration of their containers? The proponent should not rely on another company's temporary structures for noise suppressant.</p> <p>For the above stated reasons, my family and I strongly oppose the the proposal for Development Application DA20/0973 - Modification to Previous Approval to Industry General (Licensed) - Crushing of Materials on Site, at 200 Barrington Street.</p>	
232	Name & Address Withheld	<p>Objection</p> <p>Dust and noise. Carcinogenic output from materials crushed is unacceptable</p>	<p>557. Regarding concerns relating to dust please see response point 3.</p> <p>558. Regarding concerns relating to noise please see response point 2.</p> <p>559. Regarding concerns related to asbestos/silica management please see response point 10.</p>
233	Name & Address Withheld	<p>Objection</p> <p>Public Health Risk - Dust particles that can be harmful to the community Noise Pollution - Increase noise from the operation of the facility along with the noise that increased industrial traffic would cause.</p>	<p>560. Regarding concerns regarding dust as it relates to health please see</p>

		<p>Property Values - House prices would be dramatically impacted by such a facility located so close to residential homes.</p> <p>Perth/WA must have an alternative venue that is located a safe distance away from residential homes reducing the direct impact such a facility would have on communities, homes and people.</p>	<p>response point 3.</p> <p>561. Regarding concerns relating to noise please see response point 2.</p>
234	Name & Address Withheld	<p>Objection</p> <p>'- there will be an excessive amount of dust emissions that will occur due to the crushing and outdoor stockpiling of building material and its impact on the surrounding residents and workers in the industrial area,</p> <p>- noise emission from the crushing of building materials and its impact on the surrounding residents and workers in the industrial area,</p> <p>- the potential health risks on the residents and workers in the area as a result of the dust emissions, and</p> <p>- a lack of sufficient information available to the public for a sound assessment of this application.</p>	<p>562. Regarding concerns relating to dust please see response point 3.</p> <p>563. Regarding concerns relating to noise please see response point 2.</p> <p>564. Regarding comments relating to the information provided for consultation please see response point 52.</p> <p>565. Regarding comments related to the zoning and land use please see response point 11.</p>



		<p>To whom it may concern</p> <p>Thank you for giving us the opportunity to comment on the Development Application (DA20/0973) for the proposed Modification to Previous Approval to Industry General (Licensed) - Crushing of Materials on Site.</p> <p>I wish to express my objections to the proposed application on the basis that:</p> <ol style="list-style-type: none"> 1. there will be excessive amount of dust emissions that will occur due to the crushing and outdoor stockpiling of building material and its impact on the surrounding residents and workers in the industrial area, 2. noise emission from the crushing of building materials and its impact on the surrounding residents and workers in the industrial area, 3. the potential health risks on the residents and workers in the area as a result of the dust emissions, and 4. a lack of sufficient information available to the public for a sound assessment of this application. <p>Dust concerns and Lack of information</p> <p>Clause 4.9.4 Convenience and Functionality of the City's Scheme states:</p> <p><i>a) Every development shall be designed to ensure that it is convenient and functional for those who will use the development particularly in respect to: -</i></p> <p><i>(i) the relationship of the development to the use and enjoyment of the adjoining lots; ...</i></p> <p><i>(iii) safety and amenity;</i></p> <p>According to the applicant's report, the crushing activities will occur in a shed and materials then stockpiled outside. Table 4 of the Dust Management Plan still identifies:</p> <ul style="list-style-type: none"> • Item 2: Loading materials into and off of trucks causing errant airborne dust, • Item 7: Crushing causing errant dust, and • Item 8: Stockpiling of crushed C&D material, <p>as having a medium risk. No further explanation in the report details what this exactly means to the residents and workers within the site. The fact is that there will always be a risk, however <u>these risks could be better managed if all the activities proposed and approved were conducted in a fit for purpose building.</u></p> <p>Furthermore, the applicant has not provided the City, stakeholders and the Council with sufficient information to make a sound determination that would adequately address the concerns of the residential community and the people who work in the Yangebup Industrial Area. This includes:</p> <ul style="list-style-type: none"> • No details on the plans as to how materials will be brought or removed from the site, 	<p>566. Regarding the comments in relation to the amendment of the City's Town Planning Scheme No. 3 this is considered to be a separate matter to the application at hand. The comments have been provided to the City's Strategic Planning department for their review.</p>
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		<ul style="list-style-type: none"> • Where the asbestos materials will be disposed and what areas will the trucks be traveling through, • The storage and disposal of asbestos contaminated materials not shown on the site, • A site survey showing the contours of the land and the locality, and the ground floor level. The site is elevated higher than the surrounding area, which the dust management plan fails to be taken into account, • What type of dust is being produced from this site as a result of the land use, and the potential impact on human health, • The dust management plan makes reference to average wind speeds at Perth airport, but it fails to properly analyze how the wind could carry the dust from the stockpiles within and potentially beyond the 1000m buffer zone, • The effectiveness of the 4m bunds in context of the total height of the outdoor stockpiles and sea containers, and the natural ground level of the site when comparing to the surrounding area, • Clarifying their hours of operation and under what weather conditions would they stop crushing, processing, stockpiling, and transporting materials onsite, e.g. at what wind speeds, directions, weather conditions and temperatures? <p>This information should be presented to the City and made available to the general public, before a determination is made.</p> <p><i>Dust Management Plan to be peer reviewed.</i></p> <p>Given the potential health risks relating to dust from crushed building material, it is recommended that the Dust Management Plan independently reviewed <u>prior to any recommendation to Council for determination</u>. A copy of that report should be made publicly available prior to determining the application.</p> <p>If necessary, the City can request from the applicant an extension of time under Clause 75 (1)(c) of the Deemed Provision of <i>Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015</i> to process their application.</p> <p><i>Health risks associated with silica dust and asbestos</i></p> <p>There are known health risks with Crystalline silica dust that are often associated with demolition and building construction rubble. Breathing in this dust and prolonged exposure can cause serious health issues such as lung cancer and kidney failure.</p> <p>The websites below outline the risks associated with these industries:</p> <ul style="list-style-type: none"> • https://www.commerce.wa.gov.au/worksafe/silica-0 • https://www.safeworkaustralia.gov.au/identifying-hazard-silica-dust#:~:text=The%20high%20amount%20of%20silica,to%20working%20with%20engineered%20stone. • https://www.worksafe.vic.gov.au/dust-containing-crystalline-silica-construction-work 	
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		<p>Furthermore, the applicant has advised that they will be handling asbestos contaminated materials but not clearly explained how this is to be managed. This has me concerned, particularly while it is being transported and stored onsite.</p> <p>Overall, it is quite clear that this land use is an intensive, risky industrial land use that needs to be managed in an enclosed building environment where the health risks associated with dust are minimised. Failure to do so has the potential to harm, not only to the workers within the area, but the residents within the 1000m buffer and beyond.</p> <p><i>Not an appropriate land use - Crushing and storing building material</i></p> <p>The objective of the Industry zone in the Scheme is to:</p> <p><i>To provide for manufacturing industry, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas.</i></p> <p>The Environmental Protection Authority's Separation Distances between Industrial and Sensitive Land Uses recommends a 1000m buffer around rock crushing activities. There are residents located within the 1000m buffer of this site, including my own family. By the very nature of their operations, they should be kept truly separate from residential areas.</p> <p>It is therefore considered that this type of land use is not appropriate for this locality and therefore should not be approved.</p> <p><i>Surface treatment of all trafficable areas are not proposed to be sealed</i></p> <p>The applicant has advised on page 22 of the applicant's report that all internal roads will be constructed using 19mm crushed aggregate at 300mm thickness (i.e. road base or cracker dust). This is not consistent with Clause 4 of Local Planning Policy 3.9 - Industrial Development or Clause 4.9.5 of the City's Scheme whereby trafficable areas should be sealed and drained. The use of cracker dust or road bases will cause dust issues and damage the local roads by creating potholes. This should be amended and reflected in the site plan.</p> <p><i>Compliance procedures</i></p> <p>The applicant's dust management states that members of the public are able to raise their concerns with the company and a complaints register will be kept. However there is no guarantee that the business will provide the City with an honest account of all the complaints received nor whether those actions were immediately resolved. All complaints should be sent to both the City and the applicant for immediate action.</p> <p><i>Summary reasons for refusal</i></p>	
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		<p>In light of the above, I would strongly encourage the City and the Council to recommend the application to be refused for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed crushing activities will impact the amenity of the locality, which contradicts Clause 67 (n) of the Deemed Provision of <i>Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015</i>; 2. The dust emissions from the outdoor stockpiles, transport of crushed construction materials within, on and off the site has the potential to adversely affect the health and safety of residents and employees working in the area, contrary to Clause 4.9.4(a)(iii) of the City of Cockburn's Local Planning Scheme No. 3 and Clause 67 (r) of the Deemed Provision of <i>Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015</i>; 3. The proposed Use-not-listed - Crushing is too close to residential areas and therefore contradicts the objectives of the Industry zone, which requires them to be away from residential land uses; and 4. The community have raised strong opposition to the land use as highlighted by the the City to insert number of objections received during the advertising period as per Clause 67 (y) of the Deemed Provision of <i>Schedule 2 of the Planning and Development (Local Planning Scheme) Regulations 2015</i>. <p><i>Amend the statutory planning framework regarding Industrial land uses</i></p> <p>In addition to the above, it is further recommended that the City and Council seek to pass a resolution that seeks to prepare and initiate a standard Scheme Amendment to the City of Cockburn's Local Planning Scheme No. 3 to:</p> <ol style="list-style-type: none"> 1. Change the Yangeubup Industrial area from 'Industry' to 'light industry' 2. Change the permissibility of Industry (General) from a "D" use to an "A" use in the Industry zone in the zoning table, and 3. Clause 4.9.3 of Scheme shall be amended to include: <ul style="list-style-type: none"> f) outdoor stockpiles of materials are strictly prohibited in this zone. <p>The practise of outdoor stockpiles should be phased out, particularly with growing evidence that outlines issues associated with dust.</p> <p>Thank you for providing me with the opportunity to comment on the application, and I hope this submission will help the City and Council to refuse this development application.</p>	
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235	Name & Address Withheld	<p>Objection</p> <p>Dear Councillors,</p> <p>I am writing to you to strongly object to the application for the proposed use of crushing and screening equipment at at Brajkovich Landfill & Recycling's facility at 200 Barrington Street, Bibra Lake.</p> <p>As a local resident, who lives well within the defined buffer zone; and as an experienced environmental engineer/scientist I would like to share the following concerns that will impact myself and thousands of other local residents in our neighbourhood.</p> <p>The EPA guidelines for the "Assessment of Environmental Factors No.3 Separation distances between Industrial and Sensitive Land Uses" states that 1000 metres should be reserved as a buffer around a crushing location. There are good reasons why appropriate buffer zones need to be established and maintained - to protect residential areas from conflicting land uses and encroachment from heavy industrial practises such as this. It is also noted that crushing of aggregated material is not listed as an approved listed activity under the City of Cockburn's Town Planning Scheme No.3.</p> <p>There is a need for stricter land use planning controls to be applied to exclude inappropriate uses such as these which have well known environmental impacts. Additionally, the operator of the facility, Adrian Brajkovich is infamous in local industry (and within my environmental consulting circles) for having engaged in poor environmental practises in the past. I have reviewed the applicant's SERS Application to Amend Works Approval (ref 161004) and there are several shortcomings in this document regarding appropriate monitoring and control of environmental impacts, as follows:</p> <p>1) Noise</p> <p>Noise is a significant impact on residents' wellbeing. Although a noise assessment was stated as being undertaken in the application (but no specific details included), there was no mention if this considered cumulative noise impacts from other nearby sources, which is a commonplace practise.</p> <p>For Yangebup residents living within the 1000 metre buffer, the other significant noise sources come from the rail corridor, Spearwood Road traffic, neighbouring industrial/commercial sites in</p>	<p>567. Regarding the buffer distances please see response point 1.</p> <p>568. Regarding concerns relating to noise please see response point 2.</p> <p>569. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>570. Regarding concerns related to asbestos/silica management please see response point 10.</p>
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		<p>the Cockburn Commercial Park and facilities on Barrington Street to the west of Spearwood Avenue.</p> <p>A cumulative noise model needs to be generated to determine baseline noise levels in the area during weekdays and weekends. For example, a cumulative noise survey was undertaken by local industries in the Kwinana Industrial Area (KIA) in 2019 to generate an accurate predictive noise impacts on neighbouring communities. It is also worth noting that there is an appropriate buffer zone in place between the KIA and nearby sensitive receptors, where no encroachment is permitted.</p> <p>The application stated that boundary noise bunds, consisting of earthen mounds and sea containers will be used in lieu of this buffer being respected. In my experience, boundary noise bunds have limited effectiveness in attenuating noise migration. The combination of earthen mounds and sea containers is ad-hoc, considering they have different acoustic properties (reflective and absorbent coefficients) and this should not be considered an effective control measure for offsite migration of noise.</p> <p>2) Airborne emissions – inhalable and respirable dust Crushing, screening, loading, unloading and stockpiling have the potential to generate significant airborne emissions if inappropriately managed. The stated controls for this in the application consist of vague comments regarding wetting of material, roads and careful displacements of buckets when unloading.</p> <p>The application doesn't refer to how this will be monitored and assessed on an ongoing basis. Dust management controls are stated as four dust monitors located on the site boundary, which are "to be monitored by a relevantly qualified technician as contracted by BLR."</p> <p>Quantification of the dust needs to be in relation to the high risk microparticulate fractions (PM2.5 & PM10) which have the greatest impact on human health. Consideration of these airborne pollutants should be assessed against the legislated National Environment Protection Measure (NEPM) for Ambient Air Quality to ensure effective management is in place. This relates to the following limits:</p> <ul style="list-style-type: none"> • Particles as PM10 = 50µg/m3 max. concentration (1 day) • Particles as PM2.5 = 25µg/m3 max. concentration (1 day) 	
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	<p>Does the facility's dust management plan adequately assess the following:</p> <ul style="list-style-type: none"> o Will levels of PM2.5 and PM10 be assessed in accordance with the NEPM? o What is the required action by the facility should these levels be breached at any of the monitoring stations? o How will the ongoing effectiveness of dust suppression practises be evaluated by the facility? <p>As a local example, Alcoa Kwinana have an operating licence (DWER) requirement to undertake ambient particulates monitoring using a combination of TEOMS, BAMS and high-volume sampling (for PM2.5, PM10, total dust and metals). Cockburn Cement have well defined licence conditions (DWER) for dust suppression activities to be routinely undertaken and recorded. For reference, all this information is publicly available on DWERs website (under licence and works approval searches).</p> <p>3) Asbestos control</p> <p>As well as dust, there is a potential for airborne synthetic mineral fibres and asbestos fibres to be generated by the crushing and screening. The application refers to an action should "any suspected asbestos material be identified during the crushing or screening phase" but doesn't state how this will be assessed "if an operator sees the presence of any asbestos in any moved bucket or within the stockpile".</p> <p>Some key questions that need to be asked:</p> <ul style="list-style-type: none"> • Will the operator be trained for asbestos identification? • The asbestos may well be in small pieces, or present as entrained fibres so may not be visible without an initial assessment by stereo microscope? • The operator (should he be trained in field identification) should record his asbestos observations. • Confirmation needs to be by a NATA accredited lab via dispersion staining and fibre counting. • Will routine samples be taken for inspection and will stockpile sub-sampling be undertaken rather than rely on ad-hoc operator visual observations? • Will boundary asbestos fibre assessments be undertaken in accordance with relevant NOHSC standards. • Surely a better control will be the material being assessed and certified as asbestos free prior to receipt at 200 Barrington Street? 	
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		<p>Again, there seems to be multiple shortfalls when it comes to defined site environmental practises. In light of the operator's dubious reputation these cannot be left unaddressed.</p> <p>I trust that these concerns will not be taken lightly and that this application will be considered holistically in light of existing amenity and environmental impacts within the affected buffer zone. Authority for the crusher cannot be allowed to proceed in this location without having significant inherent risk potential regarding local community impacts.</p>	
236	Name & Address Withheld	<p>Objection</p> <p>After living in Yangebup for nearly 40 years and having to tolerate the noise of Sims metals ,we now find we are in a worse position.Now can we expect noise and dust (asbestos?).If this proposal gets the go ahead ,it will cause harm to this community.</p>	<p>571. Regarding concerns relating to dust please see response point 3.</p> <p>572. Regarding concerns relating to noise please see response point 2.</p> <p>573. Regarding concerns related to asbestos/silica management please see response point 10.</p>
237	Name & Address Withheld	<p>Objection</p> <p>I live nearby. I have experience with working near or around crushers. I feel I would be impacted by the dust pollution along with a huge number of people. They clearly have only done a straight line of the closest houses that will be affected and not considered anyone else. The dust is likely to blow all over our properties, not to mention the possibility of asbestos or silica. There is also the issue of noise and vibration. I already have to listen to trains roar past</p>	<p>574. Regarding concerns relating to dust please see response point 3.</p> <p>575. Regarding concerns relating</p>



		at 0430 in the morning, I don't want a crusher as well.	to noise please see response point 2.
238	Name & Address Withheld	<p>Objection</p> <p>We already have issues with the dust and airborne particles in our area from Cockburn Cement which is much further away than this proposed development. We have a pool as do most of our neighbours. We have children. In reality, you can't guarantee the dust particles will only travel as far as the safety zone.</p>	576. Regarding concerns regarding dust as it relates to health please see response point 3.
239	Name & Address Withheld	<p>Objection</p> <p>i OBJECT FOR FOLLOWING REASONS THE NOISE OF MACHINERY AND CONSTANT BEEPING OF FORK LIFT TRUCKS NOT TO MENTION THE SHIFTING OF CONTAINERS ALSO THE PROBABILITY OF THE MACHINERY NOISE ALSO THE STOCKPILING OF MATERIALS THERE IS ENOUGH NOISE COMING FROM BARRINGTON STREET ALREADY AT ALL HOURS WITHOUT ADDING TO THE SITUATION</p>	577. Regarding concerns relating to noise please see response point 2.
240	Name & Address Withheld	<p>Objection</p> <p>The reason for my objections to the proposed crusher in Barrington Road Bibra Lake.</p> <ul style="list-style-type: none"> • Their application only lists 7 residential houses affected when it is clearly 500+ • The EPA "recommends" 1000m from homes. • What will be the potential health concern for residents immediate, in the future and impact will it have the children? • Asbestos and Silica Assessment, how will this be assessed and by whom? • Will assessment include assessing prior to arrival, if it is identified what is the plan, • Silica has been reported as dangerous as asbestos, what assessments will be in place to measure, data collecting and management. • Dust control how will the proposed shed be ventilated/dust extracted, out of hours suppression. • Lack of demonstration of any management of dust during shut down hours / weekends. When most residents are at home and breathing in the local air. • What plan are in place for maintenance schedule, reporting on shed and dust extraction including ongoing audits. 	<p>578. Regarding the buffer distances please see response point 1.</p> <p>579. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>580. Regarding concerns relating to dust please see</p>

		<ul style="list-style-type: none"> • Are there any plans for a positive pressure shed, where would it be located and how will the air be vented? • Self-regulated dust monitors by an external company, analyse the data, on 24/7 or only during operation. • What measures are in place for site inspections in and out of hours, record keeping and who? • Noise pollution and vibrations management, what is the plan during operation? • The application doesn't provide enough support for noise management to operate a facility where they will be crunching building and construction waste producing dust with silica particles present. • No traffic management plan was provided for comment. • The internal roads are not sealed, and they are expected to carry up to 120 RAV movements • Worksafe approved? 	<p>response point 3.</p> <p>581. Regarding concerns relating to noise please see response point 2.</p>
241	<p>Deborah Horton</p> <p>15 Plover Drive, YANGEBUP</p>	<p>Objection</p> <p>I am a resident within the 1000m zone and have attached my full objection as per below letter.</p> <p>It is for the following reasons that we strongly object to the proposal:</p> <p>Disclosure and inconsistency of documentation for proposal</p> <p>The City has not provided the below documentation relating to the proposal as referenced within the proponents report and there are inconsistencies within the proponent's submission or referencing of documents:</p> <p>DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot</p> <p>Appendix A – Development Approval Application Form</p>	<p>582. Regarding concerns relating to dust please see response point 3.</p> <p>583. Regarding concerns relating to noise please see response point 2.</p> <p>584. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>585. Regarding comments relating</p>



	<p>Appendix B – Planning Approval Application</p> <p>Appendix C – Certificate of Titles Lot 39 and 40 Barrington Street Bibra Lake</p> <p>Appendix D – Letter of Authority</p> <p>DWER Works Approval Category 62: Solid Waste Depot</p> <p>Appendix E – Lot 40 DWER Contaminated Site Classification</p> <p>Appendix F – Lot 39 DWER Contaminated Site Classification</p> <p>Revised Development Application Report: Project Summary – Information missing and quoted “as per original application”.</p> <p>Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 000424_AMP_AC_110919 also quoted as Asbestos Management Plan – 200 Barrington Street, Bibra Lake Reference: 00424_AMP_AC_110919 in Conclusion of Revised Development Application Report.</p> <p>Revised Dust Management Plan – 200 Barrington Street, Bibra Lake Reference 161856_DMP_12022021 quoted in Revised Development Application Report to be strictly followed. Also quoted as 161856_DMPA_12022021 in Conclusion of Revised Development Application Report. Supplied copy to public for comment - Revised Dust Management Plan – 200 Barrington Street, Bibra Reference 161586_RDMP_17022021.</p> <p>Without access to the above documents and surety as to which referenced Management Plans are to be considered the final version we cannot provide comment in favour of the proposal.</p> <p>We object to the proposal for this reason.</p>	<p>to the information provided for consultation please see response point 52.</p> <p>586. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
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	<p>Transportation</p> <p>Quoted in the proponents Revised Development Application Report 4. Project Summary Transportation "As per original application". Information is not provided for public comment and therefore the impact of the addition of crushers to the overall operations cannot be accurately assessed.</p> <p>The proponent proposes to utilise Restricted Access Vehicles (RAV) as a means of importing and exporting materials on and offsite. RAV range from 25 metres (Level 1) up to 53.5 metres in length (Level 4). Contained within the report it is proposed the site will receive and depart 120 vehicle movements per day – 60 in and 60 out. This calculates to be a RAV entering or leaving the premises every 33 minutes within the proposed operational hours. The City of Cockburn has not supplied the proponent's information on the capability of accepting RAV onto the premises to prevent impact on local roads, businesses and residents.</p> <p>We object to the proposal for this reason.</p> <p>Operational</p> <p>5.1.1 Waste Acceptance</p> <p><i>"Loads are wet down prior to tipping to ensure minimal generation of errant dust. Each load is inspected by the truck driver post-tipping."</i></p> <p>No information has been provided as to where and when this will occur on site and via what associated infrastructure. No information regarding the volume of water that will be applied to</p>	
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	<p>each load to ensure even and adequate dispersal of water over the entire imported product including materials received greater than 100mm which is destined to be crushed within the processing shed.</p> <p>We object to the proposal for this reason.</p> <p><i>“Following acceptance, the materials will be transported to the Materials Acceptance Area to be sorted. All material will undergo screening within the Processing Area; however, oversized C&D material shall be directly transported to the Processing Shed to be crushed to $\leq 100\text{mm}$.”</i></p> <p>No information has been provided in regards to dust suppression relating to the screening process. As the screening is proposed to occur at the middle southern portion on the premises (central to property in its entirety) dust emissions from this process may have the opportunity to enter the air shed and not be detected by dust monitoring equipment proposed to be located on the property boundaries. Due to high temperatures, strong prevailing winds and inadequately watering loads prior to screening it is not unlikely that stockpiled loads could dry out before the screening and crushing process.</p> <p>We object to the proposal for this reason.</p> <p>5.1.3 Waste Storage</p> <p><i>“During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each</i></p>	
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	<p><i>bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved.”</i></p> <p>The City of Cockburn has not provided information relating to how it can condition and enforce through a Planning Approval a high risk source of dust emission that relies on an operators behavior. It is highly unlikely due to time pressures of turnaround that operators will abide by what is being proposed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Site Access and Traffic Movements</p> <p><i>“Access and movement within the property will be via the internal roads. These roads shall be constructed using 19mm crushed aggregate at a thickness of 300mm. The internal roads will be effectively wetted using a water cart to prevent dust uplift”</i></p> <p>The importation of materials destined to be crushed at the site on the proposed internal roads is less than satisfactory. The site is not proposed to be temporary in nature and therefore internal roads being accessed by RAV should be suitably sealed/treated (i.e. bitumen/concrete). Relying on water carts to effectively keep internal roads wetted down and</p>	
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	<p>prevent dust lift off is reactive.</p> <p>Internal roads will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for unsealed internal roads will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>We object to the proposal for this reason.</p> <p>Asbestos Containing Materials</p> <p>1.3 Summary of Proposed Development</p> <p><i>“Stockpiles will be separated into three areas clearly marked for Unprocessed Waste, Products tested for ACM and Products awaiting testing for ACM. The unprocessed waste stockpiles will be clearly separated from the processed waste by a minimum of 3m distance. Where it is not possible for separation by distance, an impermeable barrier will be installed to ensure no cross-contamination of stockpiles. Clearly visible and legible signage is to be installed in proximity of each stockpile. The maximum stockpile heights are proposed to be 5m.”</i></p> <p>The proponents process flow for unprocessed material potentially destined for crushing appears to carry risk of cross-contamination to processed materials that could be avoided given the scale of the site.</p>	
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		<p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced</p> <p>We object to the proposal for this reason.</p> <p>5.1.2 Waste Processing</p> <p><i>“After passing through the screener, product aggregate of specified sizes collects in different piles. These materials are then transported by a loader to the appropriate stockpile, generally:</i></p> <ul style="list-style-type: none">• <i>Fines</i>• <i>Hardstand Aggregate</i>• <i>Road Base Aggregate</i>• <i>Drainage Aggregate</i> <p><i>Aggregate materials will be considered to be part of the ‘products awaiting testing for ACM’ stockpile location, until asbestos testing has been undertaken to confirm no ACM is present above guideline values.”</i></p> <p>The proposed process allows screening of material through a McClosky R155 screener prior to ACM identification. Generally screening involves the use of vibration and mechanical movements over a series of steel grids that size materials to the desired final aggregate sizing. Allowing ACM to be screened through mechanically abrasive processes may result in ACM fibres being released into the environment.</p>	
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		<p>We object to the proposal for this reason.</p> <p>5.1.3 Waste Storage</p> <p><i>During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved.</i></p> <p><i>The location of the stockpiles is to be within the area as outlined within Figure 2 and Figure 3. It is proposed that stockpiling occurs in three categories, inclusive of:</i></p> <ul style="list-style-type: none"> ▪ <i>Unprocessed materials;</i> ▪ <i>Processed materials awaiting asbestos testing; and</i> ▪ <i>Processed materials tested for asbestos.</i> <p><i>If an operator sees the presence of asbestos in any moved bucket or within the stockpile, the following procedures will be put into action:</i></p> <ul style="list-style-type: none"> • <i>Operation of the loader is to cease, and a further inspection is required; and</i> • <i>A risk assessment is to be carried out</i> <p>The proponent is relying on machine operators located in a cab 3 – 5 metres away, with generally limited vision of the load in the bucket, to identify suspected ACM in loads destined to or from the crusher. The proponent does not indicate or provide supporting information in regards to the qualifications/training of machine operators in detecting ACM.</p> <p>We object to the proposal for this reason.</p>	
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		<p>Herring Storer Noise Assessment Document Reference: 25220-5-19323</p> <p>It is noted that operational hours are proposed to be Monday – Saturday 0700 to 1800 hours within the Herring Storer Noise Assessment Document Reference: 25220-5-19323.</p> <p>Compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> with surrounding land uses has been determined with the processing shed doors closed.</p> <p>Without knowledge of the Planning approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced and whether noise and vibration will be compliant.</p> <p>Herring Storer Noise Assessment Document Reference: 25220-5-19323 does not detail compliance with the relevant Australian Standard for vibration, AS 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites.</p> <p>We object to the proposal for this reason.</p> <p>Revised Dust Management Plan Ref: 161586_RDMP_17022021</p> <p>5.1 Summary of Dust Management Requirements</p> <p><i>“Crusher to be located within the onsite Processing Shed. Shutter doors to be closed when crushing is occurring.”</i></p>	
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	<p>The proposal does not detail how dust produced from crushing within the processing shed shall be captured (i.e. bag house extraction system), in the event that doors are required to be opened after crushing for the removal of processed material.</p> <p>Stockpiled materials pre-post crusher (materials acceptance area and processing area) situated outside of the proposed containerised stockpile area will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the proposal that an automated irrigation system for stockpiles at these locations will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>There is no information within the proposal regarding operational process that would indicate that these areas will be free of stockpiled material during non-operational hours.</p> <p>We object to the proposal for this reason.</p> <p>5.2 Summary of Dust Management Controls</p> <p><i>“Water needed for dust suppression will be sourced from drainage sumps onsite, in addition to 100,000L rainwater tanks”</i></p> <p>No information is provided on the expected volume of rainfall for the site, rainfall capture area for 100,000L rainwater tanks, alternative water source where there is potential for the drainage</p>	
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		<p>sump to be dry during summer months. The certainty of an adequate water supply for dust suppression cannot be determined from the information provided for public comment.</p> <p>We object to the proposal for this reason.</p> <p>It is noted that the <i>Contaminated Sites Act 2003</i> Basic Summary of Records Search Response, although one of the documents not supplied for public comment, states:</p> <p><i>"In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, the department recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use."</i></p>	
242	Name & Address Withheld	<p>Objection</p> <p>No 1 issue is the Dust issues. No 2 issue is the number of extra heavy trucks creating extra traffic and noise issues.</p>	<p>587. Regarding concerns relating to dust please see response point 3.</p> <p>588. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>589. Regarding concerns relating to noise please see response</p>



			point 2.
243	Name & Address Withheld	<p>Objection</p> <p>Our premises are situated at [address redacted as request for confidentiality was made]. This is a busy T junction with the transport & storage yards opposite having continuous movement of heavy trucks & trailers. Heavy haulage vehicles are also using Barrington Street Brick rubble has already been found on our verge and feel it's only a matter of time before an accident happens</p>	590. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
244	Denise McMillan 188 Yangebup Road, YANGEBUP	<p>Objection</p> <p>(1) The application doesn't provide enough support for dust and noise management to operate a facility where they will be crunching building and construction waste, producing dust with silica particles present. In addition, the dust has the potential to contain asbestos. Both of these can have significant health impacts for those working and/or living in the area.</p> <p>(2) The EPA "recommends" 1000m from homes - the suggested buffer is far from that requirement.</p> <p>(3) I have concerns that there is lack of planning regarding Asbestos and Traffic Management.</p> <p>(4) Vibrations impact our houses settling, decreases the valuation of houses within the vicinity, and adds more noise to the environment - this is not addressed in the report.</p> <p>(5) Monitoring of the site would need to be vigilant if enacted, and there is a history of neighbourhood complaints that monitoring is not done adequately or often enough around Cockburn Cement - how would this prove to be different?</p>	<p>591. Regarding concerns relating to dust please see response point 3.</p> <p>592. Regarding concerns relating to noise please see response point 2.</p> <p>593. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>594. Regarding the buffer distances please see response point 1.</p>

			595. Regarding concerns relating to property values please see response point 42.
245	Rafael Da Costa 26 Williambury Drive, YANGEBUP	Objection Dust- crushers spread a LOT of dust around. The current proposed safeguards can't eliminate all dust. Dust has the potential to contain silica, asbestos, and other known and unknown respirator irritants. There are definite health concerns that are associated with this. Also, dust is just plain messy, as I'm sure residents living in the shadow of the Cockburn cement works can vouch for.	596. Regarding concerns relating to dust please see response point 3.
246	Leanne Chaproniere 8 Hartwell Parade, JANDAKOT	Objection More and more urban infill is becoming closer and closer to industrial areas to the detriment of both types of landowners, residential and commercial. This type of dust is hazardous to people and can take many years to kill as the last affect. There are many government departments that lay down rules and regulations for the spread of dust, and measurements both particles and measurements to and from, but the facts are dust travels. This type of dust travels and settles on every surface. Residents even on a non windy day will touch the dust from their gardens, driveways, vehicles, outdoor furniture and even on the surface of their swimming pools not to say their clothing on their clothes lines. It settles everywhere and is dangerous everywhere. Either stop building industrial sites within residential areas or stop letting urban development get close to industrial areas. One or the other. This type of business should be set up in say Latitude 32 where it is only industrial. Traffic, 6 days per week, 11 hours per day by how many tonnes? Are our roads made to take this type of truck traffic?	597. Regarding concerns regarding dust as it relates to health please see response point 3. 598. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53. 599. Regarding comments related to the zoning and land use please



			see response point 11.
247	Name & Address Withheld	<p>Objection</p> <p>I believe this will create a high level of noise in the area which will have a detrimental impact on residents</p>	600. Regarding concerns relating to noise please see response point 2.
248	Name & Address Withheld	<p>Objection</p> <p>Health reason , asbestos worries , noise issues, dust issues, will impact surrounding Suburb greatly, house pricing , very frightening indeed.</p>	<p>601. Regarding concerns relating to noise please see response point 2.</p> <p>602. Regarding concerns relating to dust please see response point 3.</p> <p>603. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>604. Regarding concerns relating to property values please see response point 42.</p>

249	Name & Address Withheld	Objection No Comment	Noted
250	Name & Address Withheld	Objection Noise, heavy traffic, dust and air pollution	605. Regarding concerns relating to noise please see response point 2. 606. Regarding concerns relating to dust please see response point 3. 607. Regarding concerns related to asbestos/silica management please see response point 10. 608. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
251	Name & Address Withheld	Objection I believe the noise and duration of noise, dust, hazardous dust, heavy industrial traffic also the consideration for the impact on housing prices will be detrimental to our community including	609. Regarding concerns relating to dust please see response point 3.



		health issues this factory will no doubt bring. I believe this plant would be better situated in a heavy industrial area and not imposing and impacting the above on the residential community. We have enough to be concerned about for our local environment and our air dust hazards in regards to the cement plant. Cockburn should not introduce another environmental health concern.	<p>610. Regarding concerns relating to noise please see response point 2.</p> <p>611. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>612. Regarding comments related to the zoning and land use please see response point 11.</p>
252	Name & Address Withheld	<p>Objection</p> <p>Noise, pollution, dust more massive trucks going through Yangebup</p>	<p>613. Regarding concerns relating to dust please see response point 3.</p> <p>614. Regarding concerns relating to noise please see response point 2.</p> <p>615. Regarding the comments</p>

			raised relating to the traffic generated by the proposal please see response point 53.
253	Name & Address Withheld	<p>Objection</p> <p>I have lived in Yangebup for over thirty years. I have experienced plenty of noise from Sims metal during its time of operation in spite of it being a company bound by EPA regulation. the occasional explosion was also notable from Sims. Dust would also be an issue for us as we have no faith whatsoever in the dust emission conditions being met or being in any way sufficient. Wind direction has a marked effect on our current air quality and this would certainly not improve with the introduction of a crushing plant. We have suffered in the past from Cockburn Cement fallout and think we have enough dust and noise without introducing more. We (my wife and I) feel that the Brajkovich company would be better served by expanding at Wattleup where they already have a recycling plant and are less close to a residential area.</p>	<p>616. Regarding concerns relating to dust please see response point 3.</p> <p>617. Regarding concerns relating to noise please see response point 2.</p>
254	Name & Address Withheld	<p>Objection</p> <p>The site is very close to my residential address. I have looked at the proposed plans for acoustic and dust management and believe the noise and dust created by the crushing will impact on our quality of life. I am not satisfied with the noise limit planning and believe the noise created will be disruptive to our lives and not acceptable nor expected for a residential area. I also have concerns that vibrations from the crushing will impact the foundations and structure of our home. Dust from the crushing will impact our physical environment. While they produced an interesting wind graph, weather is out of their control and unexpected wind changes could result in excessive dust covering our house and belonging. Any dust being produced by a nearby business, covering and/or damaging personal property, is not acceptable either. The proposed business was not operating when we purchased the property and we oppose it's development now. It will impact our quality of life, causing undue stress. It will also reduce the value of our property. While it is stated feedback related to loss of property is not valid - this is unfair and warrants further investigation. Again, the business was not there when we purchased and it is unreasonable to expect residents to accept loss in value to their property due to a crushing business being developed so close to residential areas</p>	<p>618. Regarding concerns relating to dust please see response point 3.</p> <p>619. Regarding concerns relating to noise please see response point 2.</p> <p>620. Regarding concerns relating to property values please see response point 42.</p>



255	Name & Address Withheld	<p>Objection</p> <p>Dust- crushers spread a LOT of dust around. The current proposed safeguards can't eliminate all dust. Dust has the potential to contain silica, asbestos, and other known and unknown respirator irritants. There are definite health concerns that are associated with this.</p>	<p>621. Regarding concerns relating to dust please see response point 3.</p> <p>622. Regarding concerns related to asbestos/silica management please see response point 10.</p>
256	Name & Address Withheld	<p>Objection</p> <p>Please do not approve or support this Development application. It will ruin our suburb, the noise and the pollution especially asbestos. I work in compliance and can confidently say that the applicants are well known for compliance investigations. Please do not make it harder for us and Yangebup town say no to this development increase.</p>	<p>623. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>624. Regarding concerns relating to noise please see response point 2.</p> <p>625. Regarding the comments related to the owner/applicant please see response point 4.</p>

257	Name & Address Withheld	<p>Objection</p> <p>It's too close to residential; the pollution and dust to the homes and residents; The noise and increased industrial traffic</p>	<p>626. Regarding the buffer distances please see response point 1.</p> <p>627. Regarding concerns relating to dust please see response point 3.</p> <p>628. Regarding concerns relating to noise please see response point 2.</p> <p>629. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
258	Name & Address Withheld	<p>Objection</p> <p>I do not wish there to be additional noise from the facility and the vehicles servicing it. I also do not wish there to be any additional dusk materials in the air as it is close to residential areas.</p>	<p>630. Regarding concerns relating to noise please see response point 2.</p> <p>631. Regarding concerns relating to dust please see</p>



			response point 3.
259	<p>Jeff Lambert</p> <p>16 Tindal Avenue, YANGEBUP</p>	<p>Objection</p> <p>We strongly appose the DA20/0973 submission having SERIOUS concerns about the Noise and Dust in such close proximity to peoples homes including ours.</p> <p>The noise from the Depot over the extended operation hours, 6 days a week, would increase the background noise in the area, the dust will contribute to the already unacceptable levels of dust emanating from Cockburn Cement.</p> <p>The effects of both of these factors on Human health has already been well documented.</p> <p>As well as the serious health concerns is the concern regarding a decrease in property prices in the area. Who would willingly buy in and area flanked by a crusher plant and Cockburn Cement?</p> <p>These factors MUST be taken into account when considering approval for such a facility</p> <p>The location for such a facility should be thoughtfully planned in a Heavy Industrial Area well away from peoples homes.</p> <p>We trust that the council supports our right to breathe fresh air and enjoy a peaceful neighbourhood by rejecting the application.</p>	<p>632. Regarding concerns relating to noise please see response point 2.</p> <p>633. Regarding concerns relating to property values please see response point 42.</p> <p>634. Regarding comments related to the zoning and land use please see response point 11.</p>
260	<p>Colin Gibb</p> <p>20 Magnolia Gardens, YANGEBUP</p>	<p>Non-Objection</p> <p>Seem to be a good use of the land with adequate processes in place to impede impacting on neighbouring areas.</p>	Noted
261	<p>Michael Guthrie</p> <p>108 Osprey Drive, YANGEBUP</p>	<p>Objection</p> <p>Many houses within 1000m of the site. Site unsuitable for this type of work</p>	635. Regarding the buffer distances please see response point 1.

			636. Regarding comments related to the zoning and land use please see response point 11.
262	Natalia Huang 4 Marrow Close, YANGEBUP	Objection We do not want further pollution around our home where we spend majority of our time with our young kids. We do not want the dust and air pollution that will result. Already we have so much dust on everything thats outside our house everyday, and the bad smells and potential harm that is already causing us. We want clean air for our kids to breathe and for us to be healthy.	637. Regarding concerns relating to dust please see response point 3. 638. Regarding concerns related to asbestos/silica management please see response point 10.
263	Lisa Turner 18 Capri Rise, YANGEBUP	Objection Concerned about the noise & dust pollution as it's too close to the residential properties.	639. Regarding concerns relating to dust please see response point 3. 640. Regarding concerns relating to noise please see response point 2.
264	Name & Address Withheld	Objection Why would I was loud machines producing dust in my backyard. As a pregnant woman I don't want to have to worry about any sort of chemicals or dangers like asbestos that may be in this	641. Regarding concerns relating to noise please see response



		dust. I chose to buy a house here because it is a quiet clean suburb. I don't want that to be ruined	point 2. 642. Regarding concerns related to asbestos/silica management please see response point 10.
265	Name & Address Withheld	Objection Because it will create too much noise and pollution	643. Regarding concerns relating to noise please see response point 2.
266	Lauren Felvus 210 Yangebup Road, YANGEBUP	Objection The community of Yangebup do not want this crushing to go ahead and I stand with the community as a member. Also for health reasons.	644. Regarding concerns regarding dust as it relates to health please see response point 3. 645. Regarding concerns related to asbestos/silica management please see response point 10.
267	Name & Address Withheld	Objection Dust Noise	646. Regarding concerns relating to dust please see response point 3.

			647. Regarding concerns relating to noise please see response point 2.
268	Carla Onoforo 13 Etna Link, YANGEBUP	Objection No Comment	Noted
269	Name & Address Withheld	Objection My son suffers from asthma so I am not happy about the extra dust and also the noise this crusher is going to create. We have enough dust & pollution from other industrial places in area we certainly do not need another to add to the mix.	648. Regarding concerns regarding dust as it relates to health please see response point 3. 649. Regarding concerns relating to noise please see response point 2.
270	Name & Address Withheld	Objection Dust from crushing plant.	650. Regarding concerns relating to dust please see response point 3.
271	Jef Middleton 1 Tuart Place, YANGEBUP	Objection The development is too close to existing residences given the nature of the project. It would seriously affect the amenity of the residences and has the potential for significant health and well-being problems.	651. Regarding concerns regarding dust as it relates to health please see response point 3.



			652. Regarding the buffer distances please see response point 1.
272	Name & Address Withheld	<p>Objection</p> <p>We strongly oppose the use of crushers in such close to proximity to homes as it is a health hazard, not to mention the noise and dust. We already have to put up with the stench of Cockburn Cement and now we'll cop it in all directions.</p>	<p>653. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>654. Regarding concerns relating to dust please see response point 3.</p> <p>655. Regarding concerns relating to noise please see response point 2.</p>
273	Name & Address Withheld	<p>Objection</p> <p>The noise factor is of concern</p>	656. Regarding concerns relating to noise please see response point 2.
274	Jacinta Croom 4 Shallcross	<p>Objection</p> <p>I have chronic Asthma and the dust from this site when is windy would be detrimental to my</p>	657. Regarding concerns regarding dust as

	Street, YANGEBUP	health.	it relates to health please see response point 3.
275	Patricia Costello 15 Carnation Place, YANGEBUP	Objection The noise and dust is already a problem with the industrial area behind us we don't need anymore dust and noise pollution	658. Regarding concerns relating to dust please see response point 3. 659. Regarding concerns relating to noise please see response point 2.
276	Name & Address Withheld	Objection We very strongly oppose this move to allow crushing of material, as we live close enough to feel the impact of the noise and excessive dust pollution that this new activity will cause. 2 of the occupants of our household suffer from asthma and this will be very detrimental to our health as well. This is a residential area. It is not meant for such harsh industrial work. Please find another area for this type of heavy duty industrial work.	660. Regarding concerns relating to dust please see response point 3. 661. Regarding concerns relating to noise please see response point 2.
277	Matt Tye 3 Manberry Way, YANGEBUP	Objection The crusher is too close to a residential area. Noise and dust pollution has a potential to affect the community and their enjoyment of their outside areas. There are much better suited area in the city.	662. Regarding the buffer distances please see response point 1. 663. Regarding concerns relating to dust please see



			response point 3. 664. Regarding concerns relating to noise please see response point 2.
278	Name & Address Withheld	<p>Objection</p> <p>As I live within the 1000m buffer zone, I am concerned that the dust may effect my existing medical problems. Also the noise and vibration the crushing could also effect the quality of life and the price of my home if I wish to sell in the future.</p>	<p>665. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>666. Regarding concerns relating to noise please see response point 2.</p> <p>667. Regarding concerns relating to property values please see response point 42.</p>
279	Name & Address Withheld	<p>Objection</p> <p>I am opposing this site application for three main reasons noise, dust and the potential health implications associated with the dust. We live very close to this site and think this will have a very negative impact on our day to day life. I will be very disappointed and angry with the city if this application is approved. The health of our community should come first !</p>	668. Regarding concerns regarding dust as it relates to health please see response point 3.

			669. Regarding concerns relating to noise please see response point 2.
280	Name & Address Withheld	<p>Objection</p> <p>Do not want a crusher so near to home. Will not accept Yangebup as address above so have to put Bibra Lake</p>	670. Regarding the buffer distances please see response point 1.
281	<p>Robert Evans</p> <p>12 Hunnicutt Close, YANGEBUP</p>	<p>Objection</p> <p>This kind of noisy industry is inappropriate this close to residential areas. The noise and dust generated will be detrimental to residents physical and mental health. It's bad enough the cement works to the south already produces unpleasant smells on occasion, we dont need another polluting industry nearby</p>	<p>671. Regarding comments related to the zoning and land use please see response point 11.</p> <p>672. Regarding concerns relating to dust please see response point 3.</p> <p>673. Regarding concerns relating to noise please see response point 2.</p>
282	Name & Address Withheld	<p>Objection</p> <p>It is very concerning the amount of pollutants allowed to occur around residential areas within the City of Cockburn. We already experience excessive dust and air quality issues as a result of the proximity to Cockburn Cement without this being added to by a crushing plant. The City</p>	674. Regarding concerns relating to dust please see response point 3.



		of Cockburn needs to block any further proposals which have the potential to impact the health and quality of life of its rate payers.	
283	Name & Address Withheld	<p>Objection</p> <p>Environmental reasons</p>	<p>675. Regarding concerns relating to dust please see response point 3.</p> <p>676. Regarding concerns related to asbestos/silica management please see response point 10.</p>
284	Name & Address Withheld	<p>Objection</p> <p>Due to the location of my house I would not like further unknown airborne particulates falling on my property. This has the potential for serious health and asset damage.</p>	<p>677. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>678. Regarding concerns regarding dust as it relates to health please see response point 3.</p>
285	<p>Daniel Piczak</p> <p>7 Panera Crest, YANGEBUP</p>	<p>Objection</p> <p>Due to increasing truck/industry activity, Spearwood Ave has been duplicated, including the bridge over the Westrail Goods line. As part of the dual carriageway for industry, a noise wall was erected on residential portion of Spearwood Ave to mitigate some of the additional noise</p>	<p>679. Regarding the comments raised relating to the traffic generated by the</p>

		<p>generated by extra traffic to/from the industrial area. The DA doesn't include traffic monitoring from all the additional traffic that will be accessing the site. Sims Metal was extremely noisy, with cars/steel being crushed and catching on fire.</p> <p>There is currently no noise wall along the freight line (between the residential and industrial area). The ratepayers in the industrial area (including Cockburn Cement who make frequent use of the Westrail Goods line) should contribute to a noise wall for Yangebup residents located along the southern side of the railway line, i.e. From Warthwyke Park to Spearwood Ave and east to Miguel Road, etc.</p> <p>In addition to the 4m bund in terms of wind surrounding the site, the City of Cockburn (from wetlands to waves) -- it is a windy environment, is there any possibility of planting trees in significant numbers surrounding the site that may create an effective windbreak?</p> <p>Due to strong winds in the suburb, there is still significant dust landing in the Yangebup residential area from Cockburn Cement, even though it is some distance away. In terms of dust and pollution on the former Sims metal site, and trucks travelling to/from the site, the council should require that loads must be covered and trucks meet Euro6 emissions standards, or better, such as use of electric vehicles. It is common to see diesel trucks along Spearwood Av belching black diesel particulate, with uncovered loads blowing around the neighbourhood. Is it possible for the DA to include a traffic management plan such that all access to the site is via Stock Rd and not via Spearwood Ave, Yangebup, as it is a residential area and we all need clean air to breathe.</p>	<p>proposal please see response point 53.</p> <p>680. Regarding concerns relating to dust please see response point 3.</p> <p>681. Regarding concerns relating to noise please see response point 2.</p>
286	Name & Address Withheld	<p>Objection</p> <p>Dust from crushing plant</p>	682. Regarding concerns relating to dust please see response point 3.
287	Glen Andrews 16 Argyle Place, YANGEBUP	<p>Objection</p> <p>Health concerns for myself, my children and other residents. Due to the fact that crushing causes fine particles to travel some of them would be silica and asbestos (that has been missed), while we understand asbestos is deadly, it is now coming to light how dangerous silica particles is and the serious and deadly affects it can have on lungs and health.</p>	683. Regarding concerns related to asbestos/silica management please see response point 10.



288	Peter Mullins 36 Tern Loop, YANGEBUP	Objection I feel that the proposed crusher site is far to close to the residential area	684. Regarding the buffer distances please see response point 1.
289	Wayne O'Brien 19 Soundview Rise, YANGEBUP	Objection Why given the size of WA are we even considering this type of faculty so close to residential (many with young families)? The risk that asbestos (plus many other materials) can carry airborne is huge. This is coming from someone who lost their father to Mesothelioma (via Asbestos) at a very young age. Both the risks and the noise pollution this type of facility can have is totally absurd to be suggesting this should be within 20km of a residential area. There is enough space in WA for this to be done elsewhere!!	685. Regarding concerns relating to noise please see response point 2. 686. Regarding concerns relating to dust please see response point 3. 687. Regarding the buffer distances please see response point 1.
290	Name & Address Withheld	Objection Yangebup air quality will be reduced and residents are concerned by additional noise and dust. Our property value could be negatively impacted by greater intensity industry such as a crusher. From my readings I believe the application has not addressed the factors which will impact the community and adequate responsibility has not been taken.	688. Regarding concerns relating to dust please see response point 3. 689. Regarding concerns relating to noise please see response point 2.

			690. Regarding concerns relating to property values please see response point 42.
291	Name & Address Withheld	<p>Objection</p> <p>We get enough noise and dust from businesses in area, but since they were here before we moved into the area I don't feel like I should complain. The crushing business proposed will potentially add to noise and dust, so I strongly oppose the proposed development.</p>	<p>691. Regarding concerns relating to dust please see response point 3.</p> <p>692. Regarding concerns relating to noise please see response point 2.</p>
292	Name & Address Withheld	<p>Objection</p> <p>There is no doubt the air quality will be compromised in the surrounding suburbs secondary to this crushing site. Silica is the modern form of asbestosis and will most definitely affect people living in the area. In years to come our children will be living with chronic disease having been exposed to these micro pollutants.</p>	693. Regarding concerns related to asbestos/silica management please see response point 10.
293	Lorraine Jackson 6 Bayview Terrace, YANGEBUP	<p>Objection</p> <ul style="list-style-type: none"> The application doesn't provide enough support for dust or noise management to operate a facility where they will be crushing of building and construction waste producing dust with silica particles present. Plus the dust has the potential to contain asbestos. Both of these can have significant health impacts for those working and/or living in the area. Residents of Yangebup have already been impacted by the fumes and dust from Cockburn Cement and now we will experience similar hazards from the proposed Crushing Plant. Cockburn Council needs to extend the public consultation period beyond 30th March, 	<p>694. Regarding concerns relating to dust please see response point 3.</p> <p>695. Regarding concerns relating to noise please see response</p>



		as it was not adequate enough time to let the residents of Yangebup have a chance to have their say. I was not notified of the application and I was not aware of any other place it was advertised for public comment. I just happened to stumble across the information on a Facebook site. This is not good form by the Cockburn Council.	point 2. 696. Regarding the comments relating to the advertising process please see response point 202.
294	Evan Gordon Rutherford 50 Cervantes Loop, YANGEBUP	<p>Objection</p> <p>I am writing to object to the development application for the operation of a crusher at 200 Barrington Street, Bibra Lake. I work in the field of Environmental Remediation in Petrochemical industry in the Kwinana strip. Heavy industrial equipment such as crushers have no place operating so close to residential areas. They have a proven record of generating high noise levels, airborne dust and have the potential to discharge asbestos fibres into the air, if appropriate screening controls have not been established by the operator. Additionally, the applicant is well known for having a history of poor environmental management and disregarding planning controls, so cannot be relied upon to do the right thing. The EPA's recommended buffer zone of 1000m needs to be fully respected. Industrial buffers have been established for good reason - to prevent encroachment from practices which can negatively impact the environment and amenity for local residents. I work in the Kwinana Industrial Area, and neighbouring communities there are protected by strict planning controls set and managed by the City of Kwinana and the City of Rockingham, which exclude inappropriate uses such as this. It is essential that similar controls are established by the City of Cockburn to safeguard residents' well being. Yangebup already suffers from noise and airborne pollutants generated by the freight train line, busy roads such as Spearwood Ave and Beeliar Dr and ongoing issues with nearby industrial practises such as Cockburn Cement that continue to affect the area. We cannot keep adding to this burden on local communities by continuing to allow additional incompatible activities, such as crushing, to be undertaken in the area.</p>	<p>697. Regarding concerns relating to dust please see response point 3.</p> <p>698. Regarding concerns relating to noise please see response point 2.</p> <p>699. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>700. Regarding the comments related to the owner/applicant please see response point 4.</p>

			701. Regarding the buffer distances please see response point 1.
295	Colin Buss 29 Larkspur Cross, YANGEBUP	<p>Objection</p> <p>The noise and dust is already bad as the industrial area is still developing, one day it will be complete and the dust at least will go or educe a lot. Noise in the area is not constant but bad enough, gone are the days the area used to be dead silent day or night.</p> <p>I have worked crushes in the past and there is no way the dust can be suppressed completely, they will need copious amounts of water spraying the whole crusher continuously which then turns the product to slush which no one can handle and the expense of processing that would not be feasible.</p> <p>The continuous noise of the crusher is not acceptable at any decibel reading as it is continuous and would destroy our lifestyles of sitting outside enjoying the little bit of silence we still get. I work shift work, nights and days and can certainly do with out a constant noise of a crusher, the company are full of it if they think they can suppress the dust and noise.</p> <p>This is classed as heavy to med industry, not light or commercial industry. No place for it in Cockburn.</p>	<p>702. Regarding concerns relating to dust please see response point 3.</p> <p>703. Regarding concerns relating to noise please see response point 2.</p> <p>704. Regarding comments related to the zoning and land use please see response point 11.</p>
296	Mike Morris 10 Conigrave Road, YANGEBUP	<p>Objection</p> <p>BIG FAT TEXAS HELL NO. due to the following; Increase in dust levels (monitoring is not prevention or remediation if dust levels are exceeded), increase in noise (the area is already much noisier than what it was 20 years ago), increase in truck traffic (crossing Yangebup road onto Spearwood ave is already dangerous enough), damage to equipment and structures caused by dust (corrosion), clogging of air conditioning filters, increase cleaning of outside equipment and negative affect on house value</p>	<p>705. Regarding concerns relating to dust please see response point 3.</p> <p>706. Regarding the comments raised relating to the traffic generated by the</p>



			<p>proposal please see response point 53.</p> <p>707. Regarding concerns relating to noise please see response point 2.</p>
297	Name & Address Withheld	<p>Objection</p> <p>I live within the 1000 metres of the buffer zone. I believe that there will inevitably be dust in the air from this project. I have a 95 year old mother who would be affected by this. Also the noise and industrial traffic would be horrendous. I am also informed that it may affect the value of my house and land.</p>	<p>708. Regarding the buffer distances please see response point 1.</p> <p>709. Regarding concerns relating to dust please see response point 3.</p> <p>710. Regarding concerns relating to noise please see response point 2.</p> <p>711. Regarding concerns relating to property values please see response point 42.</p>

298	Andrew Gilbert 5 Grebe Garden, YANGEBUP	Objection Crushing creates dust, my property already has dust issues from industry nearby. My children have breathing difficulties, more dust would exacerbate their problems. The proposed development cannot guarantee 100% dust capture/suppression. Move operations to heavy industrial park in Henderson or Naval base where there are no residential properties	712. Regarding concerns regarding dust as it relates to health please see response point 3.
299	Name & Address Withheld	Objection Having previously worked in crusher plants, it will create a large amount dust generation, reduce house prices in the area, create resident discontent and lower council support if approved.	713. Regarding concerns relating to dust please see response point 3. 714. Regarding concerns relating to property values please see response point 42.
300	Jess McNabb Grassbird Loop, YANGEBUP	Objection I believe that this development proposal should not be approved. I live close to the proposed site location and I do not want the additional noise pollution and dust production that will affect air quality and disrupt peace and quiet for myself and especially other residents who are located even closer than me to the site location. At least the public consultation period should be extended as this proposal has only been brought to my attention recently by my neighbour and I feel that others will only be learning about this now too. I do not recall receiving mail regarding this matter either. I think more needs to be done by City Of Cockburn to address the potential for concerns that this proposal raises.	715. Regarding concerns relating to dust please see response point 3. 716. Regarding concerns relating to noise please see response point 2. 717. Regarding the comments relating to the advertising process please



			see response point 202.
301	Name & Address Withheld	<p>Objection</p> <p>There are houses that are within the 1km radius of this site. This site will not only create more noise pollution but it will create air pollution from all the dust particles. These dust particles will likely contain asbestos.</p> <p>Please, please, please think of all the health concerns that this is going to create amongst families and those who already suffer respiratory problems.</p> <p>I am sure there are many other industrial sites that the place can be located at which are not close proximity to houses.</p> <p>Bibra Lake Industrial/Yangebup area is a windy spot due to the close proximity to the coast. This is not only going to effect those within a 1km radius. It is going to effect more house.</p> <p>Please, just put yourself in these families shoes. If this was happening to you and your family, would you be ok with this? Would you put your family at risk? Would you want this stopped as well? Remember a lot of these people don't have the option (and don't want to and shouldn't have to) leave their residence.</p>	<p>718. Regarding the buffer distances please see response point 1.</p> <p>719. Regarding concerns relating to dust please see response point 3.</p> <p>720. Regarding concerns related to asbestos/silica management please see response point 10.</p>
302	Name & Address Not Provided	<p>Objection</p> <p>I live in yangebup and already have to put up with the dust from cockburn cement and don't wish for this to add to the dust thou also devalue my house and are happy to start something and fight this in court</p> <p>As above don't want the dust and for it to devalue my home</p>	<p>721. Regarding concerns relating to dust please see response point 3.</p> <p>722. Regarding concerns relating to property values please see response point 42.</p>

303	Name & Address Withheld	<p>Objection</p> <p>Development Proposal Development Application (DA): DA20/0973 Description of Proposal: X3 Grouped Dwellings Modification to Previous Approval to Industry General (Licensed) – Crushing of Materials on Site Address: 200 Barrington Street BIBRA LAKE WA 6163 (The Site) Applicant: Brajkovich Landfill and Recycling (Brajkovich)</p> <p>Submitter's Comments Yes, I have inspected the development application plans and upon consideration of the likely impact upon my property and/or amenity I strongly object to the above proposal for the following reasons.</p> <p>Objection one I live within 600m of The Site which is within the 1000m buffer zone as per the EPA Guidance for Assessment of Environmental Factors: Separation Distances between Industrial and Sensitive Land Uses No. 3 June 2005. I feel the DA from Brajkovich does not list adequate control measures for fugitive dust or noise emissions plus the proposal is either flawed or missing vital information. Therefore the 1000m Guidelines should be observed for this DA.</p> <p>Objection two As C&D waste is predominantly glass, concrete and bricks, crushing these materials will create dust containing crystalline silica. Potential health risks from exposure to crystalline silica are silicosis, lung cancer, tuberculosis, other respiratory illness, renal disease and other types of cancers. The DA does not contain any controls or testing measures for determining the amount of silica and other materials contained within the dust created during operational activities and from dried out stockpiles. I am concerned about the potential health risks associated with fugitive dust from the Site and the materials contained within the dust as it may contain asbestos and will mostly likely contain silica.</p> <p>Objection three On page 24 of the revised DA report under heading 6.3 Fauna it states the site is not located in a breeding/feeding area or potential breeding/feeding area for Carnaby Black Cockatoo's my wife and I have observed these feeding within the 1000m buffering zone.</p> <p>Objection four On page 38 of the revised DA report under the heading Buffering Zones and surrounding sensitive receptors the report lists only one park on the edge of the 1000m buffering zone.</p>	<p>723. Regarding the buffer distances please see response point 1.</p> <p>724. Regarding concerns relating to dust please see response point 3.</p> <p>725. Regarding concerns related to asbestos/silica management please see response point 10.</p>
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	<p>When in fact there are 3 additional parks within the 1000m buffering zone not mentioned on the DA these are Levi Park on Plover Drive, Warthwyke Park at 1 Magnolia Gardens and Shoreline Park at 7 Shoreline Gardens and two of these contain playgrounds for our children. There is the potential for these playgrounds to be covered with dust which may contain silica from the crushing facility this dust maybe ingested, breathed in by our children therefore causing negative health impacts. The immediate and cumulative effects could result in respiratory illness and/or diseases.</p> <p>Objection five</p> <p>The DA refers to WALGA as West Australian Land and Ground Water Association where as WALGA is commonly known as West Australian Local Government Association.</p> <p>Objection six</p> <p>The control measures for emissions (dust, noise) and management of ACM in the DA are not consistent with best practices for crushing facilities located less than 1000m from sensitive receptors. Some better control measures which could have been included in DA are:</p> <ul style="list-style-type: none"> • Sealed roadways into the Site and within the Site; • Sprinkler system installed at the entrance to wet loads arriving onsite, this would ensure consistency of loads being wet down on arrival and prior to sorting/screening; • 5km/hr maximum speed limit on Site; • Waste unloading/loading and handling could predominantly occur within an enclosed building/warehouse with roller doors on opposite ends of the building which can be closed as required to prevent dust and noise from escaping; • House and use the Crushers within negative pressure building/warehouse; • Misting systems installed within the processing building and crushing building to prevent dust escaping; • Outdoor screening activities should be halted during serve weather conditions; • Electric machinery instead of petrol/diesel engines for quieter operations and less CO2 emissions would be released into the environment; • Terms and Conditions for all customer should clearly state 'Asbestos is not accepted' and this should be reinforced upon collection of a load from a customer's site; • Signage should be placed at the entrance of the Site advising 'Asbestos is not accepted'; • Driver delivering a load to the Site should be made to sign a declaration that the load does not contain asbestos; • If Asbestos is identified within a load arriving at the Site this load should be rejected and formal follow actions should be taken relating to where the load come from. If more than one 	
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		<p>load from the same customer is identified to contain asbestos then no further loads should not be accept from this customer;</p> <ul style="list-style-type: none"> If asbestos is identified within the screening/processing/crushing then this material should be removed with 24 hours of being identified. <p>Thank you for considering my objections of DA20/0973 for 200 Barrington Street Bibra Lake.</p>	
304	Name & Address Withheld	<p>Objection</p> <p>Me and my Husband live on [address redacted as confidentiality was requested], which is very close to 200 Barrington St (the Site).</p> <p>I strongly oppose the Development Application for the following reasons:</p> <ol style="list-style-type: none"> 1. The Site is within approximately 400m of the nearest residential property. I estimate my home to be within 450/500m of the Site. Crushing of Materials on the Site will impact my home and family in a number of harmful ways. This includes but is not limited to - dust pollution; nuisance noise and ruining of the urban ambience. 2. I understand that the Operator has a history of very concerning license breaches in multiple sites across the metropolitan area. Past behaviour is an indicator of future behaviour. 3. Although it is anticipated that non-conforming materials (such as asbestos and silica) will be isolated and removed from the Site, it will be impossible to do this in all instances. This means that there is a very real health risk for people living in close proximity to the Site (such as me). This causes me great concern. 4. The Site is better suited to a heavy industrial area (such as the Kwinana Industrial Strip, Navy Base or Latitude 32) where impact to residential areas would be minimal. 5. I am not opposed to the Operator's business, but I am very much opposed to the location (especially when there are other suitable locations). 6. Yangebup is a beautiful suburb which has thrived despite the close industrial area. This does not mean that activities more suited to "heavy industrial" areas should be welcomed. This will inevitably ruin the beautiful Yangebup community. 	<p>726. Regarding the buffer distances please see response point 1.</p> <p>727. Regarding concerns relating to dust please see response point 3.</p> <p>728. Regarding concerns relating to noise please see response point 2.</p> <p>729. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>730. Regarding comments related to the zoning and land use please</p>



			see response point 11.
305	Name & Address Withheld	<p>Objection</p> <p>Me and my Wife live on [address redacted as confidentiality was requested], which is very close to 200 Barrington St (the Site).</p> <p>I strongly oppose the Development Application for the following reasons:</p> <ol style="list-style-type: none"> 1. The Site is within approximately 400m of the nearest residential property. I estimate my home to be within 450/500m of the Site. Crushing of Materials on the Site will impact my home and family in a number of harmful ways. This includes but is not limited to - dust pollution; nuisance noise and ruining of the urban ambience. 2. I understand that the Operator has a history of very concerning license breaches in multiple sites across the metropolitan area. Past behaviour is an indicator of future behaviour. 3. Although it is anticipated that non-conforming materials (such as asbestos and silica) will be isolated and removed from the Site, it will be impossible to do this in all instances. This means that there is a very real health risk for people living in close proximity to the Site (such as me). This causes me great concern. 4. The Site is better suited to a heavy industrial area (such as the Kwinana Industrial Strip, Navy Base or Latitude 32) where impact to residential areas would be minimal. 5. I am not opposed to the Operator's business, but I am very much opposed to the location (especially when there are other suitable locations). 6. Yangebup is a beautiful suburb which has thrived despite the close industrial area. This does not mean that activities more suited to "heavy industrial" areas should be welcomed. This will inevitably ruin the beautiful Yangebup community. 	<p>731. Regarding the buffer distances please see response point 1.</p> <p>732. Regarding concerns relating to dust please see response point 3.</p> <p>733. Regarding concerns relating to noise please see response point 2.</p> <p>734. Regarding the comments related to the owner/applicant please see response point 4.</p> <p>735. Regarding comments related to the zoning and land use please see response point 11.</p>

306	Mary Barker 71 Sandpiper Loop, YANGEBUP	<p>Objection</p> <p>It's location is too close to houses. Dust can be blown further with a Sea breeze behind it and has not been taken into consideration. Yangebup has three schools that will be affected. Dust on the roads from the debris being dumped at the site. Spread by truck tyres as I have observed with another similar businesses. Trucks taking short cuts through the streets in Yangebup with building debris. Impossible to remove all asbestos fibres. One loose fibre is a death sentence for a person or child.</p>	<p>736. Regarding the buffer distances please see response point 1.</p> <p>737. Regarding concerns relating to dust please see response point 3.</p> <p>738. Regarding concerns related to asbestos/silica management please see response point 10.</p>
307	James Williamson 11 Karri Court, YANGEBUP	<p>Objection</p> <p>The proposed site development is likely to affect the amenity of the area, including to the 500+ homes within 1000m of the processing shed and to traffic users of Barrington St and the adjacent areas of Spearwood Ave.</p> <p>Health concerns, including 24-hour dust suppression have not been addressed by the proposal. No asbestos management plan or road sealing has been included.</p> <p>Noise levels include elements of adjacent premises utilisation - would changes at these third-party premises trigger a re-evaluation of noise approvals?</p> <p>Dust management plan includes crusher activity, but not input or aggregate movement, loading, etc.</p> <p>Operator has documented history of licence breaches, this is especially of concern when the</p>	<p>739. Regarding concerns relating to dust please see response point 3.</p> <p>740. Regarding concerns relating to noise please see response point 2.</p> <p>741. Regarding the comments related to the owner/applicant please see</p>



		proposed site is close to a large number of homes and has potential to trigger contaminated (whether from site activities or previous known contamination) water run-off in to local groundwater.	response point 4. 742. Regarding comments related to the water table please see response point 13.
308	Peyton 51 Magnolia Gardens, YANGEBUP	Objection My whole family are servere Asthmatics and my son has respiratory problems. This will definitely affect their health and quality of life. So PLEASE DO NOT let this go ahead as we love our neighbourhood and don't want to have to move because of the crusher. 🙇🏻	743. Regarding concerns regarding dust as it relates to health please see response point 3.
309	Laurie Wilby Address Not Provided	Objection I oppose this because i am worried about the dust affecting my health.I work on Barrington street about 400 meters from the site and with the strong easterly winds this will definately affect me and my business .I also live in Yangebup so when the gusty seabreeze comes in I will cop the dust again so a double helping of silica and possible asbestos in the lungs. I have also witnessed the trucks leaving the sight empty with no cover on trailers and dust blowing out.Who will police this as the drivers are not . Being in the auto repair industry who will be responsible to clean the dust from my customers cars. Barrington street traffic is already busy enough at the moment i fear that with that many trucks coming and going there could be an accident with people trying to leave or enter business driveways.	744. Regarding concerns regarding dust as it relates to health please see response point 3. 745. Regarding concerns related to asbestos/silica management please see response point 10. 746. Regarding the comments raised relating to the traffic

			generated by the proposal please see response point 53.
310	Name & Address Withheld	<p>Objection</p> <p>Noise levels...Toxic pollutants in the air...House pricing decrease...</p> <p>Please say no to the Crusher!</p>	<p>747. Regarding concerns relating to noise please see response point 2.</p> <p>748. Regarding concerns relating to property values please see response point 42.</p> <p>749. Regarding concerns related to asbestos/silica management please see response point 10.</p>
311	Name & Address Withheld	<p>Objection</p> <p>It is completely inappropriate to allow an industry which will produce copious amounts of dust including possibly asbestos in a residential area. Hundreds of homes and families will be severely affected by this industry if it is passed by the Cockburn Council. Families are entitled to the enjoyment of their property without being injured by noise, dust, frequent coming and going of heavy traffic. It is my will that this application be refused.</p>	<p>750. Regarding concerns relating to dust please see response point 3.</p> <p>751. Regarding concerns relating to noise please see response</p>



			<p>point 2.</p> <p>753. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
312	Name & Address Withheld	<p>Objection</p> <p>There is no buffer zone between this proposal of two crushes and the residential area Yangebup that I currently reside in. Not only do we already get the horrid toxic smells and dust from the cement factory located in Henderson, the City of Cockburn is now proposing two crushes that are even closer and will cause the following side effects;</p> <p>Dust- Which has the potential to contain silica, asbestos and other known and unknown respirator irritants. Not only is this extremely dangerous to breath in it is just plain messy for our properties, cars, roads, nature- animals and plants.</p> <p>Noise- Large heavy machinery moving around and rock crushes demolishing rocks. 7 days a week (Mon-Sat) 7am-6pm.</p> <p>Heavy Industrial Traffic- Restricted Access Vehicles (RAV's) moving in and out of the site in the 11 hour operational day. Also having Spearwood avenue right next to us, we already have so much noise from the the roads (which the Council decided to not put any buffer up for noise even though they did on the other side of the road despite our requests and complaints), this will only increase due to the large trucks with heavy cargo and also more dust particles to move through the air in the residential areas.</p> <p>House Values- Having these two crushes located with all the unpleasant and unhealthy side effects will devalue our homes.</p> <p>Brajkovich Landfill and Recycling- This is the owner/operator of this crushing business. This is a business that has NO PLACE to be in a residential area. They specialise in removal and disposal of asbestos and other materials. This is NOT something that is safe to have near homes.</p>	<p>754. Regarding the buffer distances please see response point 1.</p> <p>755. Regarding concerns relating to dust please see response point 3.</p> <p>756. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>757. Regarding the comments raised relating to the traffic generated by the</p>

		<p>I assume that the local councillors who are supporting this do not live in this area, they will not be directly affected by this otherwise they would be strongly against this. Take a moment to think about the people who do live here. Our health, safety and comfort completely relies on these councillors opposing the proposal and I ask you all to please not go ahead with this proposal.</p>	<p>proposal please see response point 53.</p> <p>758. Regarding concerns relating to property values please see response point 42.</p> <p>759. Regarding the comments related to the owner/applicant please see response point 4.</p>
313	Name & Address Withheld	<p>Objection</p> <p>This proposal is too close to residential homes. In this area there are already to many industries that are noisy and unfriendly to the environment.</p>	<p>760. Regarding concerns relating to noise please see response point 2.</p> <p>761. Regarding the buffer distances please see response point 1.</p>
314	Name & Address Withheld	<p>Objection</p> <p>This type of industry will impact a great number of people, with possible health, noise and financial reasons. The area is close to a number of residences, and from their own submission they can not guarantee what will be crushed. The Perth area is windy and there will be dust</p>	<p>762. Regarding concerns relating to noise please see response point 2.</p>



		and other contaminants blown from the site. The fines for not following the pollution rules are out of date and is more a game of not being caught. There is already issues with waste on the roads with the cement works in the area, this will further increase. There is plenty of areas south near hope valley where no residence would be impacted.	763. Regarding the buffer distances please see response point 1. 764. Regarding concerns related to asbestos/silica management please see response point 10.
315	Ana Rogers PO Box 3868, SUCCESS	Objection There is already a lot of heavy industrial traffic in this area, the proposal would increase this many times over. I do not want this in my suburb. The dust from Cockburn cement is already abnoxious when the wind goes in a certain direction, how much worse would it be with this abhorrant plant near by. Cockburn council have in the past, prided themselves on the positive effect of policy on their community, this proposal would be a travesty as far as I am concerned. Do the right thing council members and vote against this.	765. Regarding concerns relating to dust please see response point 3. 766. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.
316	Name & Address Withheld	Objection Our household does not support this proposal due to the major concerns around many factors with this operation including impacts on the environment, noise pollution, hazardous dusts and increase of industrial traffic in the area. We have two very young children and have the intention of raising them here in Yangebup, WITHOUT the risk of a operation like this impacting	767. Regarding concerns regarding dust as it relates to health please see response point 3.

		<p>their health and futures so close to residential areas. Not opposed to this type of work and business elsewhere, just not here in our area so close to our house! Please don't let this proposal be approved!</p>	<p>768. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>769. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>770. Regarding concerns relating to noise please see response point 2.</p>
317	Name & Address Withheld	<p>Objection</p> <p>I suffer an autoimmune disease and feel this would have an adverse impact on my health</p>	<p>771. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>772. Regarding concerns related to asbestos/silica management</p>



			please see response point 10.
318	Name & Address Withheld	<p>Objection</p> <p>I am extremely concerned about the materials being crushed, specifically silica, and potentially asbestos, and the amount of dust this process will produce. My concern arises from the lack of explanation regarding the handling and inspection of materials throughout the entire process, from entering site, being stored, crushed, and then removed from site. Documentation requesting approval for crushing has not adequately explained at what point materials will be inspected for contaminants. There is mention that materials may be inspected by the drivers of the delivery trucks and/or operators of the machinery onsite. There is no mention of a specified process for examination, nor of the qualifications of these workers to conduct the inspections.</p> <p>I am also concerned at the explanations given for dust management, which I believe are inadequate and poorly explained. The application notes the use of water to dampen down nearly every aspect of the operation, utilising an onsite water storage tank. There is no explanation as to how thoroughly everything needs to be wet down, and how often this is required in order to prevent the areas from drying out. In relation to the storage piles, there is no mention of how dust is minimised when material is transported from the pile to the crusher. I also believe that the roads onsite are to be made from crushed material, in which case, the roads should also be wet down consistently to minimise dust. In my view, the only way to prevent dry-out and dust entering the air and the wider suburb, is for an automated system to be set up, to run 24 hours per day, 7 days per week to ensure all materials on site (stored, crushed and road base) remain consistently and adequately wet, including over the weekends, and throughout the nights. It is large scale, and would require an exorbitant amount of water, that I fail to see would be viable or successful. Given the inadequate planning for dust minimisation and management, I am EXTREMELY concerned at the levels of dust, and potentially harmful particles (silica and asbestos) that will be entering the air of the suburb, and the cumulative build up and spread (with each wind, picked up again and redistributed further and further out from the site of origin). Yangebup Primary school falls just outside of the 1000m buffer zone.</p> <p>This school has grown significantly over recent years, with more and more young families</p>	<p>773. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>774. Regarding concerns relating to dust please see response point 3.</p>

		<p>moving to the area, and enrolling their children in the school. The school and the community have worked hard to build a good reputation and develop a wonderful and supportive community, so I implore you, to please think of the potential health risks to those children already within the community and at the school, who may be affected in the near future; and the potentially damaging effects to the community as a whole, both from a health perspective and from a health perspective and a social perspective.</p> <p>Thanks for your time in consider my points.</p>	
319	<p>Nicole Paddield</p> <p>13 Delphi Place, COOGEE</p>	<p>Objection</p> <p>The proposed Development Approval is detrimental to the health of people living and working in the area. Not enough investigation has been done to determine whether the land owner and business owner are processing asbestos at the crusher plant. It's all well and good to say that this is an industrial area but you still have people that attend this area daily to conduct their jobs and run their businesses. Where is the duty of care to these people both workers and employees. An employer of business is supposed to offer OH&S for his or her employees and how can that be done when it is taken out of their control. This crushing business should not be allowed in such a densely populated industrial area which is also so close to residential living. I oppose this Application.</p>	<p>775. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>776. Regarding the buffer distances please see response point 1.</p>
320	<p>Name & Address Withheld</p>	<p>Objection</p> <p>There's already a lot of dust pollution in the area that causes health problems for me and many I know, it is just far too close to community living and that screams danger to me</p>	<p>777. Regarding concerns regarding dust as it relates to health please see response point 3.</p>
321	<p>Cecilia Paull</p> <p>12 Dotterel Way, YANGEBUP</p>	<p>Objection</p> <p>'Health</p> <p>- with a school very nearby the health of our children are at risk</p>	<p>778. Regarding concerns regarding dust as it relates to health please see response point 3.</p>



		<p>- the health of residents</p> <p>- long term effects can not often be detected for decades and this crushed would bring dust with silica, asbestos and other respirator irritants</p> <p>- we already know the dust from Cockburn cement can travel very far, this is already effecting our health and it will be compounded if the crusher gets approval to operate.</p> <p>- environmental protection recommend it is 1000m from houses which it Will not be and the wind will able to carry the dust even further!</p> <p>- it is unknown how it will effect the local fauna and flora, yangebup lake and natural surrounding bush land.</p> <p>The noise and heavy traffic will effect house prices and the quality of living for residents. Who will want to live here with this kind of operation so close by, would you like it in your back yard?</p>	<p>779. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>780. Regarding the buffer distances please see response point 1.</p> <p>781. Regarding concerns relating to noise please see response point 2.</p> <p>782. Regarding concerns relating to property values please see response point 42.</p>
322	Name & Address Withheld	<p>Objection</p> <p>'Health</p> <p>- with a school very nearby the health of our children are at risk</p> <p>- the health of residents</p> <p>- long term effects can not often be detected for decades and this crushed would bring dust with silica, asbestos and other respirator irritants</p>	<p>783. Regarding concerns regarding dust as it relates to health please see response point 3.</p>

		<p>- we already know the dust from Cockburn cement can travel very far, this is already effecting our health and it will be compounded if the crusher gets approval to operate.</p> <p>- environmental protection recommend it is 1000m from houses which it Will not be and the wind will able to carry the dust even further!</p> <p>- it is unknown how it will effect the local fauna and flora, yangebup lake and natural surrounding bush land.</p> <p>The noise and heavy traffic will effect house prices and the quality of living for residents. Who will want to live here with this kind of operation so close by, would you like it in your back yard?</p>	<p>784. Regarding concerns related to asbestos/silica management please see response point 10.</p> <p>785. Regarding the buffer distances please see response point 1.</p> <p>786. Regarding concerns relating to property values please see response point 42.</p>
323	Name & Address Withheld	<p>Objection</p> <p>If the EPA recommends 1000 metre buffer zone between crushing facilities and homes then make them ACCOUNTABLE for once. The OEPA Government Department also has to uphold the EPA's OWN recommendations otherwise this whole department might as well be shut down for it's useless and weak handling on this and MANY other issues. Have some backbone for once - what is the point of these recommendations if no-one is going to uphold any rules.</p> <p>If the Crusher facility will be given the go ahead to expand it's operations make sure the Cockburn Council and the WA Government have the funds to pay for existing residents medical expenses in years to come and any future law suits from irate family members.</p>	787. Regarding the buffer distances please see response point 1.
324	Kylee Graham 14 Banksia Place,	<p>Objection</p> <p>Development Proposal</p>	788. Regarding the comments relating to the



	YANGEBUP	<p>Development Application: Description of Proposal: X3 Grouped Dwellings Modification to Previous Approval to Industry General (Licensed) – Crushing of Materials on Site Address: 200 Barrington Street BIBRA LAKE WA 6163 (The Site) Applicant: Brajkovich Landfill and Recycling (Brajkovich)</p> <p>Submitter's Comments Yes, I have inspected the development application plans and upon consideration of the likely impact upon my property and/or amenity I strongly object to the above proposal for the following reasons.</p> <p>Objection one No Public Notice of for Development Application was displayed within 500m of the Site advising the community and nearby business of the Development Application as per WAPC 'Deemed Provisions (Schedule 2) of the Regulations for Clause 64 (3(c)) and 4(c) Erecting Signs for Notice of Development Applications. The sign I cited on 14 March 2021 was upside down and for Structure Plan of Cockburn Central.</p> <p>Objection two On page 24 of the revised DA report under heading 6.3 Fauna it states the site is not located in a breeding/feeding area or potential breeding/feeding area for Carnaby Black Cockatoo's my husband and I have observed these feeding within the 1000m buffering zone from the Site. Also the Site is located within 6km Buffered Zone for Carnaby Cockatoos confirmed Roost Sites (DBCA-052) as used in conjunction with DBCA-050) cited on the Great Cocky Count.</p> <p>Objection three EPA guidelines require a minimum distance of 1000m from Industrial activates such as crushing from sensitive land uses (i.e. residential houses) due to the possible noise and dust emissions created by the activity, my house is approximately 600m from the Site. These guidelines don't consider the cumulative impacts, non-typical emissions, potential health impacts of the emissions, the City needs to take these into consideration during their assessment of the DA. Types of emissions created by the operational activities include:</p> <ul style="list-style-type: none"> o Dust emissions o sources transport onto site and around site, unloading C&D waste, screening and processing C&D waste, crushing, stockpiles 	<p>advertising process please see response point 202.</p> <p>789. Regarding the sign located on site the original sign contained notification information regarding the proposal but was damaged during a storm. The damaged sign was replaced with a new sign upon notification of the damage.</p> <p>790. Regarding the buffer distances please see response point 1.</p> <p>791. Regarding concerns related to asbestos/silica management please see response point 10.</p>
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	<ul style="list-style-type: none"> o Issues <ul style="list-style-type: none"> <input type="checkbox"/> the potential to impact air quality; <input type="checkbox"/> could potentially contain ACMS; <input type="checkbox"/> could contain Silica; <input type="checkbox"/> interfere with comfort and enjoyment of using our outside living area. o Noise emissions o Sources transports onto and around site, screening and processing, crushing. <p>A Buffering Zone of 600m with the proposed control measures is inadequate.</p> <p>Objection four As C&D waste is predominantly glass, concrete and bricks, crushing these materials will create dust containing crystalline silica. Potential health risks from exposure to crystalline silica are silicosis, lung cancer, tuberculosis, other respiratory illness, renal disease and other types of cancers. The DA does not contain any controls or testing measures for determining the amount of silica and other materials contained within the dust created during operational activities and from dried out stockpiles. I am concerned about the potential health risks associated with fugitive dust from the Site and the materials contained within the dust as it may contain asbestos and will mostly likely contain silica.</p> <p>Objection five As the DA is for the activity of crushing which is considered under 'Uses not listed' in TPS3 therefore is being considered in accordance with Clause 3.4.2 of the TPS3 which states "3.4.2 If a person proposes to carry out any use that is not specially mentioned in the Zoning Table – Table 1 and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category in the table then the LG may..." select from three options. I believe the proposed use of the Site for Crushing is not consistent with the objectives of the particular zone which is option three under Clause 3.4.2. The proposed use is more in line with Industrial Extractive processing raw materials including crushing, screening, washing, blending or grading as the environment and health impacts and/or risks associated with crushing C&D waste is similar to that of crushing raw materials.</p> <p>Objection six In the General Information section of the DA it references 'as per original application' which has not been provided with this application for public comment therefore I don't have sufficient information to make an informed assessment.</p>	<p>792. Regarding the land use definition the proposal is an extension of an Industry (General) – Licensed and is considered to meet this definition as described within the City's Town Planning Scheme No. 3</p> <p>793. Regarding comments relating to the information provided for consultation please see response point 52.</p> <p>794. Regarding concerns relating to dust please see response point 3.</p> <p>795. Regarding concerns relating to noise please see response point 2.</p>
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		<p>recorded for auditing purposes, who will review these controls are being followed?</p> <p>Objection thirteen The DA states under Site Access and Traffic Management "Access and movement within the property will be via the internal roads. These roads shall be constructed using 19mm crushed aggregate at a thickness of 300mm. The internal roads will be effectively wetted using a water cart to prevent dust uplift". The importation of materials destined to be crushed at the site on the proposed internal roads is less than satisfactory. The Site is not proposed to be temporary in nature and therefore internal roads being accessed by RAV should be suitably sealed/treated (i.e. bitumen/concrete). Relying on water carts to effectively keep internal roads wetted down and prevent dust lift off is reactive.</p> <p>Objection fourteen Internal roads will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the DA that an automated irrigation system for unsealed internal roads will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods.</p> <p>Objection fifteen The revised Dust Management Plan states the "Crusher to be located within the onsite Processing Shed. Shutter doors to be closed when crushing is occurring." The DA does not detail how dust produced from crushing within the processing shed shall be captured (i.e. bag house extraction system), in the event that doors are required to be opened after crushing for the removal of processed material.</p> <p>Objection sixteen In the Waste Storage section of the DA it states "During the offloading of material to the stockpiles, the material needs to be further managed to form the stockpile. The operator of the loader/excavator does this by carefully displacing each bucket in a fashion as to not generate dust and, where possible, the operator inspects each bucket as it is moved. The location of the stockpiles is to be within the area as outlined within Figure 2 and Figure 3. It is proposed that stockpiling occurs in three categories, inclusive of unprocessed materials, processed materials</p>	
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	<p>awaiting asbestos testing and processed materials tested for asbestos. If an operator sees the presence of asbestos in any moved bucket or within the stockpile, the following procedures will be put into action: Operation of the loader is to cease, and a further inspection is required; and a risk assessment is to be carried out”.</p> <p>The DA is relying on machine operators located in a cab 3 – 5 metres away, with generally limited vision of the load in the bucket, to identify suspected ACM in loads destined to or from the crusher. The proponent does not indicate or provide supporting information in regards to the qualifications/training of machine operators in detecting ACM. Control measure for limiting dust emissions during processing in the DA is the bucket will be tipped in such a way to minimise dust.</p> <p>This control measure is behaviour, it will vary for each operator and there are numerous other variables which will influence the effectiveness of this control measure. These include but not limited to training of the operator, experience of the operator, weather conditions (i.e. wind), time pressures (deadlines) etc. The effectiveness will vary for every bucket tipped therefore it is impossible to assess this control measure as evidence based.</p> <p>Objection seventeen Stockpiled materials pre-post crusher (materials acceptance area and processing area) situated outside of the proposed containerised stockpile area will dry out during non-operational hours (Monday – Saturday 6pm – 7am and Sundays and Public Holidays) and dust lift off with the assistance of seasonal prevailing winds will occur. There is no indication within the DA that an automated irrigation system for stockpiles at these locations will be installed to prevent this occurring. Relying on dust monitoring equipment to alert responsible persons of dust level exceedances out of hours could result in dust leaving site for prolonged periods. There is no information within the DA regarding operational process that would indicate that these areas will be free of stockpiled material during non-operational hours.</p> <p>Objection eighteen It is stated operational hours are proposed to be Monday – Saturday 0700 to 1800 hours within the Herring Storer Noise Assessment Document Reference: 25220-5-19323. Compliance with the Environmental Protection (Noise) Regulations 1997 with surrounding land uses has been determined with the processing shed doors closed. Without knowledge of the Planning</p>	
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		<p>approval conditioning relating DA19/0686-6018185 – Approval to operate a Solid Waste Depot, Transfer Station, Salvage Yard and Transport Depot we cannot determine how this may be enforced and whether noise and vibration will be compliant.</p> <p>The report does not consider vibrations emitted from the Site.</p> <p>Objection nineteen Herring Storer Noise Assessment Document Reference: 25220-5-19323 does not detail compliance with the relevant Australian Standard for vibration, AS 2436-2010 Guide to noise and vibration control on construction, demolition and maintenance sites Complaints Management.</p> <p>Objection twenty The control measures for emissions (dust, noise) and management of ACM in the DA are not consistent with best practices for crushing facilities located less than 1000m from sensitive receptors. Some better control measures which could have been included in DA and not mentioned above are:</p> <ul style="list-style-type: none"> • Sealed roadways into the Site and within the Site; • Sprinkler system installed at the entrance to wet loads arriving onsite, this would ensure consistency of loads being wet down on arrival and prior to sorting/screening; • 5km/hr maximum speed limit on Site; • Waste unloading/loading and handling could predominantly occur within an enclosed building/warehouse with roller doors on opposite ends of the building which can be closed as required to prevent dust and noise from escaping; • House and use the Crushers within negative pressure building/warehouse; • Misting systems installed within the processing building and crushing building to prevent dust escaping; • Outdoor screening activities should be halted during serve weather conditions; • Electric machinery instead of petrol/diesel engines for quieter operations and less CO2 emissions would be released into the environment. <p>Thank you for considering my objections of DA20/0973 for 200 Barrington Street Bibra Lake.</p>	
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325	Name & Address Withheld	<p>Objection</p> <p>Noise factor, increase in heavy vehicle movement, dust and contamination. Too close to residential areas. Hours of operation will it be 24/7.? No we do not want this plant.</p>	<p>796. Regarding concerns relating to noise please see response point 2.</p> <p>797. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p> <p>798. Regarding concerns relating to dust please see response point 3.</p> <p>799. Regarding concerns related to asbestos/silica management please see response point 10.</p>
326	Name & Address Withheld	<p>Objection</p> <p>This is a residential area with families of all ages and also children. There is already excessive dust emissions from Cockburn Cement which causes health issues. This proposal is in a vicinity very close to residential areas and as such from a health perspective, citizens who already have asthma, heart conditions, emphysema, chronic breathing difficulties etc, are being put at risk. Also, the many children in the area will be subjected to excessive dust which</p>	<p>800. Regarding concerns regarding dust as it relates to health please see response point 3.</p>

		<p>will be created by the facility and could well cause health issues and difficulties for them. There is also bound to be odours and also excessive noise which is not conducive to residential areas. This sort of facility should be placed well beyond that of residential communities. EPA recommends a 1,000 meters buffer between the facility and residential housing - it has been surveyed that at least 580 homes are within this buffer. This alone should not allow the facility to be constructed. The facility is proposed to work 11 hours a day for 6 days a week. The noise and pollution will be exacerbated and will affect residents. The traffic on Barrington Street will become impossible with additional trucks going in and out of the facility. Already, with the new Shell petrol station recently opened on the corner of Barrington St, the traffic has become blocked, especially in the mornings, there have been so many near accidents with the narrowing of the road to the traffic lights with the right-hand turn into the garage. Traffic in the morning is so congested what with cars wanting to turn right onto Spearwood Ave with trucks taking up nearly both lanes. Barrington Street has now become congested and dangerous. Cockburn Council should support the residents of this area and show some care for the health and well being of the community. We do not wish another debacle such as Cockburn Cement inflicted on us. Our homes are our sanctuary and should not be subjected to the noise and pollution this new facility will cause. It is hopeful that the members of Cockburn Council will see fit to support their community - rather than constantly looking for monetary benefit.</p>	<p>801. Regarding concerns relating to noise please see response point 2.</p> <p>802. Regarding the buffer distances please see response point 1.</p> <p>803. Regarding the comments raised relating to the traffic generated by the proposal please see response point 53.</p>
327	<p>Martin Jones</p> <p>4 Vasse Court, YANGEBUP</p>	<p>Objection</p> <p>I am seriously concerned about the impact of the proposal with regards to noise, dust and having such industry in a residential area. Yangebup currently has issues with dust from Cockburn Cement; noise issues from the freight train line; and traffic noise along Spearwood Ave (which includes heavy trucks).</p> <p>This proposal will increase heavy vehicle traffic, create dust and noise due to operation of the crushers, and hence exacerbate the situation. I understand the Brajkovich business has another site in Wattelup which may be a more suitable location for the expansion, and have less impact on residents.</p> <p>I also believe Cockburn and Yangebup are seeking to improve the image of its residential areas located adjacent to light industrial businesses and operations. I note the recent</p>	<p>804. Regarding concerns relating to dust please see response point 3.</p> <p>805. Regarding concerns relating to noise please see response point 2.</p> <p>806. Regarding the comments raised relating to</p>



		<p>landscape and infrastructure improvements undertaken by council, residential-friendly businesses and the RTA. Such nearby improvements include Beeliar Village, the residential apartments nearby, the Spearwood Avenue verge enhancements and the new bridge. I hence believe this proposal is counter productive to efforts to improve residential appeal in the area.</p> <p>I am seriously concerned approval of this project may create another ongoing issue (added to the current cement dust problem) for residents by affecting land and house prices and quality of living in the area. I understand the EPA recommends at least a 1000 m exclusion (Red) zone from such operations. We live within that area, along with over 580 other homes. The City of Cockburn has an obligation to follow such EPA guidelines and not allow approval of an industrial activity of this kind that will impact health, well-being and enjoyment of our properties. This includes all residents, but with particular concern for those with existing health issues such as asthma and other respiratory disorders which could be aggravated by dust emissions.</p> <p>I firmly believe that amidst an environment of increasing council rates the council's duty of care to preserve resident's physical and mental health affected by issues of noise pollution, dust and heavy traffic is paramount. I also believe the preservation and even enhancement of house and land prices is in part a council responsibility. This proposal could have a detrimental impact on this progress, and quality of life, especially for residents close to the business.</p>	<p>the traffic generated by the proposal please see response point 53.</p> <p>807. Regarding the buffer distances please see response point 1.</p>
328	Name & Address Withheld	<p>Objection</p> <p>Dust, noise, traffic and the longer term impacts of exposure to particulate pollutants on our personal health and the health of our natural environment.</p> <p>I don't have time to submit a comprehensive response and feel that this has been kept very quiet until the last couple of weeks which feels suspicious.</p> <p>Our home is just outside of the 1000m exclusion zone and we know that dust is not geographically minded and wind will most definitely carry fine carcinogenic pollutants for much further.</p> <p>The council has a responsibility to protect the Yangebup community from the risks of this HEAVY industrial practice and the disgraceful history of the company responsible for its operation.</p> <p>I have no doubt there is a more appropriate location for this operation somewhere far away from homes and local businesses in which their occupants and employees could be seriously at risk.</p>	<p>808. Regarding concerns relating to dust please see response point 3.</p> <p>809. Regarding concerns relating to noise please see response point 2.</p> <p>810. Regarding concerns related to asbestos/silica management please see</p>

		Please consider this objection seriously. Yangebup is a community of hard working community minded people who are invested in supporting each other and the local suburbs prosperity.	response point 10. 811. Regarding the comments related to the owner/applicant please see response point 4.
329	Denise Rowe 14 Karri Court, YANGEBUP	Objection The airborne dust is bad enough from Cockburn Cement and as I am in the red zone I don't want me or my family to have additional exposure. Residents closer who have respiratory diseases will have exacerbated conditions so I don't want that to happen for them also. Surely this type of industrial activity is better located in an industrial zone further away from residential properties?	812. Regarding concerns regarding dust as it relates to health please see response point 3.
330	Name & Address Withheld	Objection This is right behind our house! It will be noisy, there will be even more dust, I fear it will devalue our house, it absolutely should not be anywhere our suburb. I have lung issues and I fear for my health and safety.	813. Regarding concerns relating to dust please see response point 3. 814. Regarding concerns relating to noise please see response point 2. 815. Regarding concerns related to asbestos/silica management please see response point 10.



			816. Regarding concerns relating to property values please see response point 42.
331	Brett Foster 40 Magnolia Gardens, YANGEBUP	<p>Objection</p> <p>I have observed there are tonnes and tonnes of rock already in the yard. I also am observing large numbers of rocks that are falling out trucks falling on Barrington Road. This ridiculous idea that this crusher belongs so close to suburbia is absolutely absurd. We have enough trouble with dust from Cockburn Cement. The noise will be excruciating, the dust will have to be controlled at all times (and I cannot see how you will do that. we are dealing with people in our house with serious health issues and I fear we will have to live behind closed doors permanently or even move because of this ludicrous idea. I feel a decision has already been made on this rock crusher hence the HUGE stockpile of rocks already in the yard.</p>	<p>817. Regarding the operations currently undertaken on site please see response point 9.</p> <p>818. Regarding concerns relating to dust please see response point 3.</p> <p>819. Regarding concerns relating to noise please see response point 2.</p>
332	Thelma De San Miguel 40 Magnolia Gardens, YANGEBUP	<p>Objection</p> <p>Utterly ridiculous this would be considered within our suburb. Aside from the noise I fear the ramifications of the dust from this facility which is right behind our house. We have people in our house with serious lung issues and I fear this will cause serious issues.</p> <p>I dont believe for one minute this is a well thought out decision and this rock crusher should be moved out to another area not within striking distance of any houses,</p>	<p>820. Regarding the decision to consider the application please see response point 5.</p> <p>821. Regarding concerns</p>

		Barrington road needs to be looked at as a matter of urgency. There are rocks everywhere! extremely dangerous.	regarding dust as it relates to health please see response point 3.
333	Name & Address Withheld	Objection We already dealing with Cockburn Cement in our area and to be crushing building materials so close to people houses is definitely not good for their health and lifestyle. Once again this application should not even be considered by council in first place let alone go for public questioning. I am strongly against this proposal and crushing building materials. Is time for City of Cockburn to actually start carrying about residents over the dollars income.	822. Regarding the decision to consider the application please see response point 5.
334	Jarrod Russell 1 Banksia Place, YANGEBUP	Objection I believe it will reduce the amenity of the community in Yangebup through noise and airborne pollution. It has the potential to reduce property values. Its just too close to a residential area	823. Regarding concerns relating to dust please see response point 3. 824. Regarding concerns relating to noise please see response point 2. 825. Regarding concerns relating to property values please see response point 42.
335	John Abbott 37 Plover Drive, YANGEBUP	Objection As I suffer from ON/OFF breathing problems, my concerns are dust, noise, and fumes from this industry. I'm quite sure that this company will want to continue crushing well into the night	826. Regarding concerns regarding dust as it relates to health



		which will impact on my sleep as well.	<p>please see response point 3.</p> <p>827. Regarding concerns relating to noise please see response point 2.</p>
336	Gordon Pedersen 13 Dotterel Way, YANGEBUP	<p>Objection</p> <p>I wish to raise our concerns over the proposed crusher at 200 Barrington St Bibra Lake. If this project goes ahead it will have an adverse impact on residential property prices and residents quality of life. Considering the ongoing issues around Cockburn Cement do we need another heavy, polluting, dust causing site in such proximity to growing suburban areas? This facility would be much better suited to Latitude 32 Industrial Estate or the Kwinana Strip</p>	<p>828. Regarding concerns relating to property values please see response point 42.</p> <p>829. Regarding concerns relating to dust please see response point 3.</p>
337	David Scaife MLA Address not Provided	Objection	<p>830. Regarding the buffer distances please see response point 1.</p> <p>831. Regarding concerns relating to dust please see response point 3.</p> <p>832. Regarding concerns relating to noise please</p>


	<p>Dear Mr Arndt</p> <p><u>DA20/0973: Development Application at 200 Barrington Street, Bibra Lake</u></p> <p>I refer to the above development application.</p> <p><u>Background</u></p> <p>On 17 February 2021, the City of Cockburn (City) received a revised development application from Brajkovich Landfill and Recycling Pty Ltd (Brajkovich) seeking a modification to a previous approval to permit crushing of materials at 200 Barrington Street, Bibra Lake (Site).</p> <p>I have been approached by a number of residents concerned by the development in my capacity as WA Labor Member for Cockburn. I make the following submission to give voice to the concerns of my constituents.</p> <p>Having regard to the report lodged with the development application and the views of my constituents, I consider that the City should refuse the development application.</p> <p><u>Proximity to local residents</u></p> <p>The Site is located within an existing industrial area and zoned for associated activities, however it is located just over 500m from a residential area in Yangebup. Brajkovich accepts in its report that there will be “dust emissions from the fines produced from the crushing process”. Brajkovich also accepts that “the additional operation of two crushers has the potential to affect surrounding land users”.</p> <p>Plainly, the development application contemplates that local residents may be affected by both dust and noise generated by crushing activities at the Site. In order to mitigate the impacts of dust and noise, Brajkovich proposes to enclose the crushing activities within an existing processing shed and to erect bunds to a height of 4m out of earth and/or sea containers.</p>	<p>see response point 2.</p> <p>833. Regarding comments related to the zoning and land use please see response point 11.</p>
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	<p>My constituents are concerned that these steps will not be sufficient to mitigate the effects of dust and noise on local residents. Indeed, residents of Yangebup are already exposed to dust from Cockburn Cement and know all too well that promises of dust mitigation can turn out to be hollow.</p> <p>Those concerns are also underlined by the documents lodged with the application. For example, the Revised Dust Management Plan lodged with the application recognises that the impacts of dust will continue to be "medium risk" in relation to the loading of materials, crushing of materials, and stockpiling of crushed materials, even once Brajkovich has implements its dust mitigation methods. A "medium risk" is unacceptably high when a residential area is located so close to the Site.</p> <p>There are a number of steps that Brajkovich could take to further mitigate the effects of dust, including:</p> <ul style="list-style-type: none"> (a) maintaining stockpiles in a moist condition through constant watering or through activation of sprinklers upon PM₁₀ reaching a lower threshold (proposed 450 µg/m³) over a shorter period (15 minutes proposed); (b) committing that the maximum stockpile height (proposal 5m) will be no higher than bund heights (proposed 4m); (c) enforcing a maximum "drop height" when loading and unloading trucks; (d) building a for-purpose structure in which crushing activities take place; (e) restrictions on crushing when wind speeds exceed a certain limit. <p>My constituents are particularly concerned that the processing shed is not an appropriate structure in which to contain crushing activities or to mitigate dust. The shed was built when the Site was used as a scrap metal yard, which is not associated with dust effects in the same manner as crushing activities. Brajkovich has not provided any detail as to how the shed will mitigate dust effects beyond making bare assertions.</p>	
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		<p>Unless Brajkovich is prepared to consult further with the community and take more stringent dust (and noise) mitigation steps, the City should refuse the application.</p> <p><u>Incompatibility with the locality</u></p> <p>The Site's proximity to a residential area raises the issue of whether the crushing activities are compatible with the Site's setting, including the desired future character, and the amenity of the locality, including the social impact.</p> <p>The locality surrounding the Site has been used for industrial purposes for many years. It is undeniable, however, that Bibra Lake and Yangebup are now fully fledged residential areas. It is therefore time to rethink whether some industrial activities in these suburbs, such as crushing activities, should be phased out. The future character of the localities is not consistent with these activities.</p> <p>Furthermore, it is clear that Brajkovich's application has caused significant community concern and that further consultation with the community is required. If the application is approved and residents' concerns about dust and noise turn out to be well-founded, there will be significant damage done to the amenity of the local area and to public confidence.</p>	
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		<p>For these reasons, the City should also refuse the application.</p> <p><u>Next steps</u></p> <p>I trust that the City will give due consideration to residents' concerns in assessing the application.</p> <p>Should you require any further assistance, please do not hesitate to contact me on (08) 9414 3266.</p> <p>Yours faithfully</p>  <p>David Scaife MLA WA LABOR MEMBER FOR COCKBURN</p>	
338	<p>John Riley</p> <p>8 Allenby Road, DALKEITH</p>	<p>Objection</p>	<p>834. Regarding comments related to the zoning and land use please see response point 11.</p> <p>835. Regarding concerns regarding dust as it relates to health please see response point 3.</p> <p>836. Regarding concerns relating to noise please see response</p>

	<p>Thank you for the opportunity to provide feedback regarding the application by Brajkovich Landfill & Recycling PTY LTD (hereinafter 'BLR') to substantially modify the land use approval of the property at 200 Barrington St, BIBRA LAKE WA 6163 (the 'BLR Site').</p> <p>I write to you in my capacity as Managing Director of Riley Holdings PTY LTD, which owns and operates the adjoining industrial property at 174 Barrington St (the 'RH Site').</p> <p>I object to the proposal by BLR as I believe that the application is inconsistent with the operation of Town Planning Scheme (No 3) in that it seeks to allow a non-conforming land use (the crushing of potentially dangerous contaminated building waste) into a land use category that is simply not intended for this type of activity (land zoned to support and provide for the manufacturing industry).</p> <p>The gravamen of this submission is concerned with the significant respiratory health risks that such a development would potentially pose to the 43 people who currently work on our site. If the application were approved, they would be in the invidious position of spending up to 40 hours a week working in close proximity to a major source of dangerous particulate air pollution.</p> <p>Accepting that the amenity expectations of industrial property owners are different from that of residential property owners, however that disparity should not be used to justify endangering workers by exposing them to pollution known to cause serious health problems. Notwithstanding these health concerns, I also harbour serious concerns about the impacts on the amenity and wellbeing of on-site workers, customers and other stakeholders.</p> <p>Before expanding on these issues, I would like to bring to your attention two errors pertaining to our property in the application. They are:</p> <ol style="list-style-type: none"> 1. (at page 26, Section 6.8 Visual Amenity) - which states that there are trees bordering the western side of the property boundary, and 2. (at page 28, Section 6.11 Noise)– where the report states that "<i>an earth bund is already existing on the western periphery</i>". 	<p>point 2.</p> <p>837. Regarding concerns related to asbestos/silica management please see response point 10.</p>
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		<p>Both of these statements are simply false. The trees and existing fence were removed some time before this application was made, and no bunds exist between the two sites. Needless to say, these omissions do not inspire confidence in the findings of the development application report and dust management plan prepared by Site Environmental and Rehabilitation Services ('SERS').</p> <p>Our position is that this application is not a suitable candidate for the exercise of the discretionary power of the Cockburn Council to allow non-conforming land use requests. Further, I am of the view that any exercise of discretion to allow it to proceed would be vulnerable to subsequent review.</p> <p><u>Dust</u></p> <p>I have serious concerns regarding the viability and efficacy of the dust containment measures contemplated by the proponent. The experience with the previous owners' use of the site for metal recycling is that - despite the use of water sprinklers and trees as wind breaks - the prevailing easterly winds resulted in a constant heavy dust inundation onto, and inside our buildings.</p>	
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	<p>It has been our experience that airborne dust deposition is particularly heavy on the eastern boundary. Our two warehouses located there have historically suffered the heaviest coverage of settled dust both on surfaces and on goods stored in the warehouse. The evidence of this airborne dust contamination can be seen, ironically, in Figure 3 – Site Layout (Proposed) of the SERS Report - as evidenced by the severe discolouration of the north east roof of our building adjacent to proposed stockpile site. While the particulate matter generated by the crushing of building materials may prove less visually striking than the ferrous dust in that image, it remains the case that the generation of dust during the crushing process and transport of waste materials will cause considerable problems to our site.</p> <p>The revised Dust Management Plan ('DMP') submitted by SERS on behalf of the proponent acknowledges the scale of the dust management problems that accompany this proposal, with Table 3 at Page 8 of the DMP labelling four of the five proposed activities as High Risk. As there is clearly considerable underlying risk, close attention must be paid to the amelioration mechanisms proposed in the DMP, given the proponent plans to rely on them to reduce what they have otherwise acknowledged is an unacceptable risk profile.</p> <p>Unfortunately, the measures proposed by the applicant appear to fall well short of adequately addressing the problem.</p> <p>The most important single risk amelioration measure that is proposed by SERS is an automatic reticulation system, triggered by the dust monitoring equipment on the boundary of the property. It is proposed this system will automatically turn on and stop processing on the site where the concentration of PM₁₀ is greater than 450 µg/m³ of air over a 15 minute period.</p>	
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	<p>Regrettably, there is no evidence provided in the DMP or the broader SERS report, that indicates the sea container mounted sprinklers will adequately wet the material. What evidence there is indicates the sprinklers will not be able to fully cover the areas allocated to the stockpile, hazard materials quarantine, material acceptance, and processing in the plan. (See Figure 8, at page 42 of the SERS Report).</p> <p>But even if the inadequate wetting problem was addressed, a fundamental problem remains. The threshold that the proponents seek to use for turning on the sea container sprinkler system as I understand it is 900% of the short term (daily) average maximum concentration limit outlined by the National Environmental Protection Measure ('NEPM') and a full 1800% higher than the long term (yearly) maximum concentration limit under NEPM.</p> <p>These proposed risk sensitivity allowances appear very lax and leave open the interpretation that this is tacit acknowledgement by the proponent that PM₁₀ dust levels will exceed the NEPM standards for significant periods.</p> <p>When analysing the other control methods that have been proposed by SERS, I believe that a pattern of incomplete, unrealistic and flawed dust management proposals emerges.</p> <p>For instance, I am concerned that the DMP lacks internal consistency with the broader development plan. For example, at Table 4, Item 1, page 11 of the DMP, the proponent indicates that one of the dust control measures is the "<i>Stockpiling area is located away from the Site boundary</i>". On perusal of the Site Map however, the location of the Stockpile and the Quarantine Area is seen to be immediately neighbouring the RH Site (see Figure 4 page 19-20 of the DMP).</p> <p>Additionally, the DMP appears to imply microscopic dust seen by employees crossing the property boundary will result in immediate abatement action (at Item 3.2, page 7 of the DMP), I have my doubts about the likely compliance.</p> <p>Accordingly, I do not accept the findings made by the report that the DMP will effectively address the scale of the dust pollution problem.</p>	
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		<p><u>Noise and Vibration Impact</u></p> <p>The close proximity of our tenants and related parties to unusually noisy activities will impact their wellbeing, amenity and health. Clearly, persistent exposure to severe noise pollution will serve as a nuisance and unwelcome distraction to their ability to carry on their businesses. More broadly, the proposed application if granted, would compromise the peaceable enjoyment of their respective tenancies. While it is accepted that a certain level of noise to be expected on any industrial property, it is my belief that the crushing of bulk building waste materials will inevitably exceed even the wide and permissive limits prescribed by statute.</p> <p>I have serious concerns about the conclusions and methodology of the acoustic assessment prepared by Herring Storer Acoustics ('HSA') on behalf of the proponent. I question whether the measurement of the acoustic levels at our site were taken in accordance with Regulation 19 of <i>Environmental Protection (Noise) Regulations 1997</i> (WA) ('ENPR'). Specifically, it seems that noise levels were not taken from the part of our property closest to the noise source (namely, inside the steel framed portal sheds), despite the fact that such measurements would seem to fall within the ambit of r 19(2)(a)(i) and r 19(2)(a)(ii) of the ENPR. I also question whether the noise report failed to make the necessary adjustments outlined in the ENPR for the likely impulsivity of the noise signature (as anyone who has ever heard a crusher ingesting hard materials will attest).</p> <p>Judging by the measurement site indicated at Appendix B of the HSA report, the acoustic specialist appear to have taken their noise measurement <i>not</i> from the site location that was exposed to the highest modelled level of noise pollution (the eastern side of the North East Shed on the RH property) but from immediately behind a large steel wall that was erected on our property at a cost of over \$30,000, <i>precisely</i> to serve as a noise barrier to the then operations of Sims Metal. This requires clarification.</p> <p>Because of this, the conclusion in the acoustic report (at pages 1 and 7) that "Assessed noise levels at the neighbouring industrial premises, in the worst case, <i>without barriers</i>" fell just within the statutory LD₁₀ maximum is potentially misleading. As the application was already flirting with the permitted statutory maximum noise pollution levels outlined in the ENPR, our position given these above concerns, is that approval of this application may not be consistent with the ENPR.</p> <p>The attendant vibration also is of concern as similar metal crushing on the BLR site has a long history of causing damage to our buildings.</p>	
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	<p><u>Hazardous Material Contamination</u></p> <p>Despite the SERS report using the phrase 'inert building material' to near exhaustion, due to the nature of the demolition material being brought in for crushing, even the proponents accept that it is inevitable that unsealed white and blue asbestos will arrive on site.</p> <p>Asbestos fibres are easily carried on prevailing winds and would contaminate our property. Even small amounts of asbestos give off millions of invisible asbestos fibres once they are unsealed, crushed and exposed to the elements. Given the sheer amount and variety of asbestos contained, hidden, and impregnated in old buildings and the building material that come from their demolition, it is almost certain that a non-trivial portion of the 150,000 tonnes of material proposed to be crushed at the site each year will contain hidden asbestos.</p> <p>Even allowing unrealistic levels of vigilance and competence by the operators in identifying asbestos containing materials, there is an irreducible base risk that hidden asbestos will get through screening. When that happens, it will be unknowingly stored on the BLR site, crushed and then exposed to the elements in the aggregate mounds. All of this will take place less than 100m away from 43 workers and numerous contractors, customers and colleagues.</p> <p>Increasingly, more and more evidence is added to the global body of research about the public and private health impact of particulate pollution. It is an enormous public health challenge confronting our society. As evidenced by the ongoing revelations about the catastrophic dangers of silicate dust and silicosis, it is still unmet.</p> <p>My father Jim Riley died of mesothelioma less than a decade ago. The issue of asbestos and industrial injury from avoidable airborne contamination and pollution is very personal to me.</p> <p>What unites all dust disease epidemics, whether it's miner's lung, asbestosis, or silicosis, is that the harmful airborne pollutants were all once referred to as an inert material.</p> <p>In summary I thank you for the opportunity to present this submission and trust the council will take my concerns into consideration.</p> <p>Please contact me if you have any questions and I would be grateful if you would keep my apprised of the progress of this application.</p>	
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339	Name & Address Withheld	Objection I strongly object to the proposal of a crusher being operated at 200 Barrington St Bibra Lake. As I live 2 minutes away I'm concerned the noise level and dust levels will impact my life. This is highly inconsiderate as with Air conditioners there is a restriction on the noise levels and I think this restriction should also be applied to other machinery.	838. Regarding concerns relating to dust please see response point 3. 839. Regarding concerns relating to noise please see response point 2.
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**14.2 (2021/MINUTE NO 0064) SIGNIFICANT TREE NOMINATIONS (3)
- HAMILTON HILL, COOGEE AND HAMMOND PARK**

Author(s)	L Dunstan
Attachments	1. Detailed Tree Assessments ↓
Location	Fairview Street, Coogee; Botany Parade, Hammond Park; Lot 61 Millan Place, Hamilton Hill.
Owner	Crown Reserve, State of WA
Applicant	N/A
Application Reference	095/001

RECOMMENDATION

That Council:

- (1) ADVERTISES the proposed inclusion of the *Banksia Attenuata* (Fairview Street, Coogee) and Marri (Botany Parade, Hammond Park) on the City of Cockburn Significant Tree list;
- (2) DOES NOT INCLUDE the nominated Tuart tree at Lot 61 Millan Place, Hamilton Hill (rear of 31 Recreation Road) on the Significant Tree list; and
- (3) ADVISES the nominators of the decision accordingly.

COUNCIL DECISION

MOVED Cr P Corke SECONDED Deputy Mayor L Kirkwood

That Council:

- (1) ADVERTISES the proposed inclusion of the *Banksia Attenuata* (13/5/Fairview Street, Coogee) and Marri (Botany Parade, Hammond Park) on the City of Cockburn Significant Tree list;
- (2) DEFERS the decision regarding the proposed inclusion of the nominated Tuart tree at Lot 61 Millan Place, Hamilton Hill (rear of 31 Recreation Road) on the Significant Tree list to a future Council meeting after the criteria have been reviewed and adopted;
- (3) REQUIRES the City to review the criteria for inclusion on the Significant Tree list regarding, in particular, the status of trees as roost sites, significant foraging habitat or canopy for consideration at a future Council meeting;
- (4) ADVISES the nominators of the decision accordingly; and
- (5) RECEIVES a report to a future Council meeting once the criteria has been reviewed.

CARRIED UNANIMOUSLY 9/0

Reason for Decision

The criteria for inclusion on the Significant Tree register is outdated and does not reflect current knowledge concerning the importance of mature trees for roosting, foraging, cooling and other ecological and environmental reasons.

Background

The City of Cockburn has received three Significant Tree nominations at the following locations:

- (1) *Banksia Attenuata* – road reserve (verge) Fairview Street, Coogee.
- (2) *Marri* – road reserve (central median) Botany Parade, Hammond Park.
- (3) *Tuart* – road reserve (unconstructed road) Lot 61 Millan Place, Hamilton Hill, to the rear of 31 Recreation Road, Hamilton Hill.

The purpose of this report is to specifically consider the cultural heritage values of the above trees against the Significant Tree criteria adopted by Council and included within the City of Cockburn Local Government Inventory (LGI).

City of Cockburn Local Government Inventory and Heritage List

Local Government Inventories (or Local Heritage Surveys) are required to be prepared by local governments under the *Heritage Act 2018*. The inventories are a survey of places in the district that are, or may become, of cultural heritage significance.

The LGI also includes a Significant Tree list, which are trees listed for their *cultural heritage significance*. Trees are assessed against their historic value, horticultural value, whether they are rare or localised, their locational context, whether they are of exceptional size, age and form, their Aboriginal association, and their social, cultural or spiritual value. Trees which meet the majority of these criteria are deemed significant enough to make the list.

Submission

Multiple nominations were received via the City of Cockburn's Significant Tree Form located on the City's website.

Report

The purpose of this report is for Council to consider the nominations and to determine whether they should be advertised for proposed inclusion on the LGI. The City has undertaken heritage assessments and site visits and have detailed the results (refer Attachment 1).



Statutory Considerations

The City of Cockburn Significant Tree list is included within the City's LGI, which identifies places that are of cultural heritage significance.

The purpose of the 'Significant Tree' list is to identify and protect trees that have cultural heritage significance.

The criteria for assessing whether a tree warrants inclusion on the Significant Tree list is set out in the LGI, and this is based on similar principles used to determine the suitability of heritage sites and buildings.

Significant trees are protected through the requirement for planning approval prior to their removal or significant pruning, with a provision in the City of Cockburn Town Planning Scheme No. 3 (TPS3) setting out this requirement.

The City of Cockburn is home to a variety of tree species, several of which are enjoyed by the public. Often, these trees have stood the test of time, representing significant environmental values or providing aesthetic and recreational engagement with the community.

Not all trees within Cockburn, notwithstanding their obvious aesthetic, social or environmental values, meet the criteria to be listed as a Significant Tree. In this regard, a summary discussion of the assessment criteria is provided below, in order to describe how the City assesses significance.

For a tree to be listed as Significant, it needs to meet one or more criteria on the LGI, namely: *Historical, Horticultural, Rarity, Contextual, Age/Form, Indigenous Values or Social Values*.

Further, it should clearly demonstrate evidence via a variety of primary sources (firsthand accounts, newspaper articles, photographs etc. of the tree specifically) and secondary sources (not specific to the tree, but of value generally).

What evidence determines Historical Significance?

The tree is deemed to comply with this criterion if it can be demonstrated to have been planted by a historically important figure, to commemorate an important occasion or significant event. The tree may be associated with a heritage listed place and representative of that same historic era.

A search of the City's Records and Trove (National Library of Australia collaboration with State Libraries) is undertaken. Typically, if the tree meets this criterion, evidence is found by way of journal or newspaper articles.



What evidence determines Horticultural Value?

A tree is deemed to meet this criterion if it is a healthy specimen, can be propagated or provide fruit to the community. A tree may also meet this criterion if it has high scientific values, which may be attributed to its rarity, or producing information that will help the wider understanding of history by virtue of its use as a research site or teaching aid.

The City's Parks Services undertakes a site visit to inspect the tree and determine the health and integrity of the tree. All trees must be in healthy condition in order to make the list.

What evidence determines the values Rare or Localised?

A tree is deemed to meet this criterion if it is known as a variety which is rare or localised in distribution, such as enhancing the diversification of a local urban forest. These include priority, rare, threatened or locally uncommon species or ecological communities.

The City's Parks Services provides advice on the rarity values of the species in the context of the City of Cockburn. An investigation of the tree species against environmental legislation (search of State and Federal Environmental Departments Databases) is also undertaken.

What evidence determines Location or Context?

A tree is considered to meet this criterion if it occurs in a unique location or context so as to provide a major contribution to landscape and/or local place character. It includes outstanding aesthetic value which frame or screen views, or if the tree acts as a landmark. Evidence to satisfy this criterion may be in the form of site inspection, photos, and/or aerial photography.

What evidence determines Exceptional Size, Age and Form?

This criterion can appear relatively straightforward, as it is intended to capture trees of obvious exceptional aesthetic form and beauty, or significant size and age. However, it is important to also consider the health of the tree when assessing these aspects, in order to determine whether it has enduring longevity potential. Evidence in this regard is determined by site inspection and an investigation of the City's aerial mapping, which in some instances can be traced back to 1950.

What evidence determines Indigenous Values?

A tree/s that has a recognised association with Indigenous people, or that is valued for continuing and developing cultural traditions. Evidence in this regard could come in the form of an Arboriculturalist's report provided by the nominator or undertaken by the City via a consultant.

Usually, there is physical evidence on the tree itself, which may include scarring or unique markings. A search of the Department of Indigenous Affairs aboriginal sites register may also be helpful in determining whether the locality where the tree is sited is recognised as an Aboriginal Heritage Site.



What evidence determines Social Values?

A tree is considered to meet this criterion if it is considered to have an important link to the community or a specific group located within the City.

Evidence in this regard may come in the form of newspaper articles, anecdotal stories of community interaction, written or photographed interesting social links or recorded use by schools for educational/teaching purposes.

The above outlines the methodology for assessment and what is taken into account when collecting evidence on a Significant Tree nomination. It is not intended to be an exhaustive list, rather to provide some insight into how the City determines listing of trees.

This is important, as the community may value certain trees which do not make the list, and it is necessary to keep them informed on the assessment process behind listings.

Assessment of Nominations

Included at Attachment 1 is the detailed assessment of the nomination of the following trees, and the recommendations for each are summarised below:

(1) Banksia Attenuata – Road reserve (verge) Fairview Street, Coogee.

The banksia complies with three of the above criterion: Horticultural Value, Exceptional Size, Age and Form, Rare or Localised.

The banksia may comply with two additional criterion above: Indigenous Association, Social, Cultural or Spiritual Value.

It is therefore recommended that the nomination be advertised for public comment, to determine whether there are indeed social or indigenous values, and to ascertain what these exact values may be, and to add to the breadth of assessment undertaken as part of this nomination.

The tree is very close to the property boundary of 28 Beach Road, Coogee, which is a vacant 888 m² residential lot (zoned 'Residential R20') on the corner of Fairview Street and Beach Road. The City would consult with the landowner of this property regarding the proposed listing.

(2) Marri – road reserve (central median) Botany Parade, Hammond Park.

The Marri complies with four of the above criterion: Horticultural Value, Exceptional Size, Age and Form, Location or Context, Rare or Localised.

The Marri may comply with two additional criterion above: Indigenous Association, Social, Cultural or Spiritual Value.



It is therefore recommended that the nomination be advertised for public comment, to determine whether there are indeed social or indigenous values, and to ascertain what these exact values may be, and to add to the breadth of assessment undertaken as part of this nomination.

- (3) Tuart – road reserve (unconstructed road) Lot 61 Millan Place, Hamilton Hill, to the rear of 31 Recreation Road, Hamilton Hill.

A site visit by the City's Parks Services confirms that the state of the tree is unhealthy and heavily damaged by over-pruning.

Further, the Tuart does not comply with any criteria, which is necessary in order to proceed to advertising. For these reasons, it is not recommended to include the Tuart within the Significant Tree list.

Conclusion

Given the identified cultural heritage values it is recommended that Council advertise the proposed inclusion of the following trees on the Significant Tree list:

- Banksia Attenuata (road reserve, verge) Fairview Street.
- Coogee Marri (road reserve, central median) Botany Parade, Hammond Park.

Strategic Plans/Policy Implications

Environmental Responsibility

A leader in environmental management that enhances and sustainably manages our local natural areas and resources.

- Improve our urban forest and streetscapes across the City.

Community, Lifestyle & Security

A vibrant healthy, safe, inclusive and connected community.

- Recognise and celebrate the significance of cultural, social and built heritage including local Indigenous and multicultural groups.

Budget/Financial Implications

Advertising to the community will trigger costs relating to newspaper advertisements (approximately \$500-\$1000) to be taken from the Strategic Planning budget.

Legal Implications

Nil

Community Consultation

There are no statutory consultation requirements for inclusion of a place on the LGI pursuant to the Scheme, the *Heritage Act 2018* or *Heritage Regulations 2019*. However, for places proposed to be included on the



Heritage List, the *Planning and Development (Local Planning Scheme) Regulations 2015* require a minimum advertising period of 21 days.

It is therefore considered that a 21 day advertising period is reasonable, and should allow sufficient time for the community to review the proposal, including the draft place record, and provide comments.

Advertising will include an advertisement in the Cockburn Gazette, Comment on Cockburn, social media, and letters to nearby residents of the proposed Significant Trees.

The landowner of 28 Beach Road, Coogee will be consulted regarding the Banksia tree on Fairview Street as this is located close to the property boundary.

Risk Management Implications

Trees which are not included within the Significant Tree Register can be removed without a planning application being submitted and assessed by the Statutory Planning department. Trees which are included, but present a risk to human safety, can also be removed without the need for a planning application. It is therefore prudent to only include healthy trees on the Significant Tree Register.

Advice to Proponents/Submitters

The nominators have been advised that this matter is to be considered at the 13 May 2021 Ordinary Council Meeting.

Implications of Section 3.18(3) *Local Government Act 1995*

Nil



Assessment Criteria - Significant Trees

Subject Tree: *Banksia Attenuata* – Corner of Beach Road and Fairview Street, Council road reserve (verge)

PHOTO:



Definition:

“Tree” includes shrubs and other perennial plants, and should be read in the singular or plural to include a group of trees.

The criteria for assessing whether a tree is sufficiently ‘significant’ to include in the Local Government Inventory are based upon similar principles which are used to determine the suitability of heritage sites and buildings, being:

- Aesthetic value
- Historic Value
- Research Value
- Social Value
- Rarity
- Condition, Integrity and Authenticity

Significant Tree/s may be in the form of:

- individual specimens, avenues or stands of trees or native vegetation
- a landscape design, memorial arrangement or celebratory alignment
- immature specimens, mature, post mature or notably old

Significant Tree/s may occur in public parks and reserves, streets, car parks, private and public gardens etc.

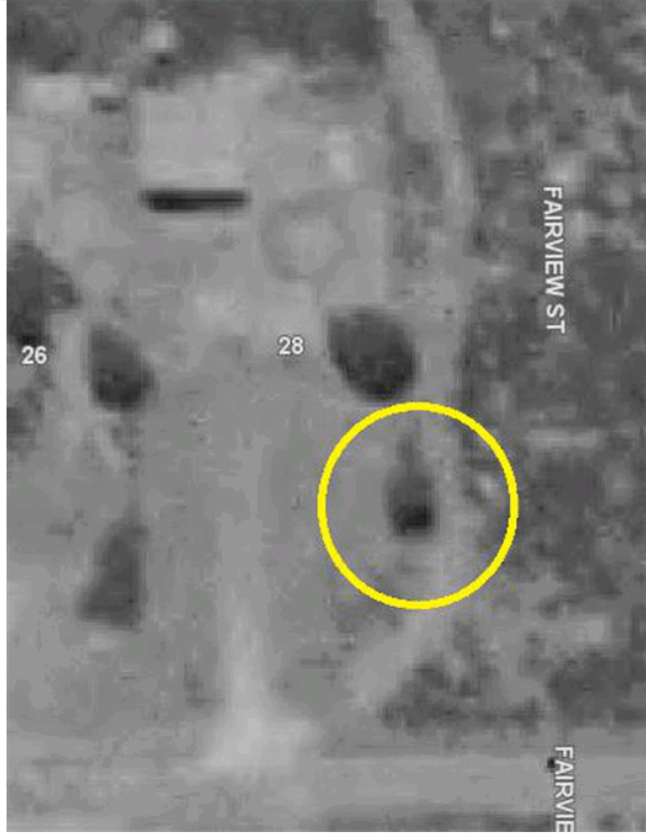
The following criteria are the basis for the analysis of trees nominated as ‘significant’ to the City, either by a resident, community group or the City of Cockburn. The nomination and assessment of a significant tree/s is required to be supported by a qualified arborist or similar professional related to the field of flora and fauna, and shall address either a single criteria from those listed below, or multiple criteria.

In order to be deemed ‘significant’ and thus warrant inclusion within the City of Cockburn Local Government Inventory, a nominated tree or trees must adequately demonstrate compliance with **one or more of the following criteria**:

Criteria	Description	Supporting Information/Examples	Strategic Planning Comments
Historical Significance	Tree/s commemorating a particular occasion, including plantings by notable people, or having associations with an important event in local, state or national history. Tree/s that possess a history specifically related to the City or its surrounding areas.	<ul style="list-style-type: none"> • Plantings by well-known public figure or group • Relates to a historical occasion or event 	There is no known historical evidence that the banksia was planted by a notable public figure or relates to a historical occasion or event. To this end, the banksia is not considered to demonstrate compliance with this criterion.
Horticultural Value	Tree/s of outstanding horticultural or genetic value and that which could be an important source of propagating stock, including specimens particularly resistant to disease or exposure.	<ul style="list-style-type: none"> • Tolerance selection (pest and disease) • Propagating potential • Scientific value 	The City's Streetscape Supervisor has inspected the tree and determined that the banksia represents good horticultural value, is healthy, of an old age with character. The banksia is therefore considered to comply with this criterion.



Rare or Localised	Tree/s species or variety rare or very localised in distribution, enhancing the diversification of the local urban forest.	<ul style="list-style-type: none"> • Only known species in area • Rare species (2 - 50 known specimens) • End of natural range • One of few examples of the family / genus / species in precinct 	The banksia attenuata is an example of a plant surviving development expansion of the Swan Coastal Plain, which was once abundant with Banksia Woodlands. The Banksia Woodlands community is protected by Federal Legislation, given it has shrunk by 60% of its original size. The banksia itself is not listed as Endangered, rather it is the community 'Banksia Woodlands', characterised by pockets of banksia, other native species, insects and animals, forming a unique habitat. In this case, the banksia is fragmented and isolated in its location and is an extremely rare example within the suburb. Therefore, evidence suggests that this is a rare surviving example of the once abundant plant. The banksia is therefore considered to comply with this criterion.
Location or Context	Tree/s that occur in a unique location or context so as to provide a major contribution to landscape and/or local place character. Includes outstanding aesthetic value which frame or screen views, or act as a landmark.	<ul style="list-style-type: none"> • Important landmark • Contribution to landscape • High visibility of tree • Presence on a ridgeline • Screening function • Historic planting style 	The banksia is located on the verge of Fairview Street, within the suburb of Coogee. It is located adjacent to a vacant, undeveloped, private residential lot. It is pruned to avoid interference with overhead powerlines and as a result most of the flowering canopy extends over into the privately owned lot. Its' context within a residential area does not distinguish itself as a distinctive landmark as it is not highly visible. Notwithstanding its aesthetic qualities, it is considered that the banksia does not comply with this criterion.
Exceptional Size, Age and Form	Tree/s noted for particular age, size or irregular form relative to other normal mature tree species that currently reside	<ul style="list-style-type: none"> • Height • Circumference • Canopy spread • Fusion of branches • Unusually damaged (but healthy) • Form and vigour 	An assessment of aerial photography demonstrates that the banksia is exceptional in age, with imagery depicting a healthy canopy as early as 1953 (see image below). Despite its rigorous pruning, it is considered in good health and form, adding to its aesthetic values. The banksia is considered to comply with this criterion.

	within the City. Also includes curious forms, particularly abnormal outgrowths, fused branches or unusual root structures.	reflecting an outstanding specimen of its species	 <p>1953 Aerial Photography</p>
Indigenous Association	Tree/s that has a recognised association with Indigenous people, or that is valued for	<ul style="list-style-type: none"> • Scarred tree • Corroboree tree • Canoe tree 	The nominator has provided information on the use of banksia by the Noongar people for medicinal purposes, for the construction of tools as well as a source of food (honey nectar and green buds for 'chewing gum'). The banksia appears to have a distinctive 'scar' however it cannot currently be confirmed whether this was produced by Indigenous modification or whether it was created naturally.

	continuing and developing cultural traditions.		Currently, insufficient information exists to confirm whether the banksia meets this criterion, however advertising may reveal more information in this regard.
Social, Cultural or Spiritual Value	Tree/s that has an important link to the community or a specific group located within the City	<ul style="list-style-type: none"> • Community engagement focussed around the tree for positive social or cultural reasons • Spiritual importance of a tree to a specific group in the community. 	<p>The nominator has provided information on the use of banksia by the Noongar people. The banksia appears to have a distinctive 'scar' however it cannot currently be confirmed whether this was produced by Indigenous modification or whether it was created naturally.</p> <p>Currently, insufficient information exists to confirm whether the banksia meets this criterion, however advertising may reveal more information in this regard.</p>

Officer Recommendation:

The banksia complies with three (3) of the above criterion: **Horticultural Value , Exceptional Size, Age and Form, Rare or Localised.**

The banksia may comply with two additional criterion above: **Indigenous Association, Social, Cultural or Spiritual Value.**

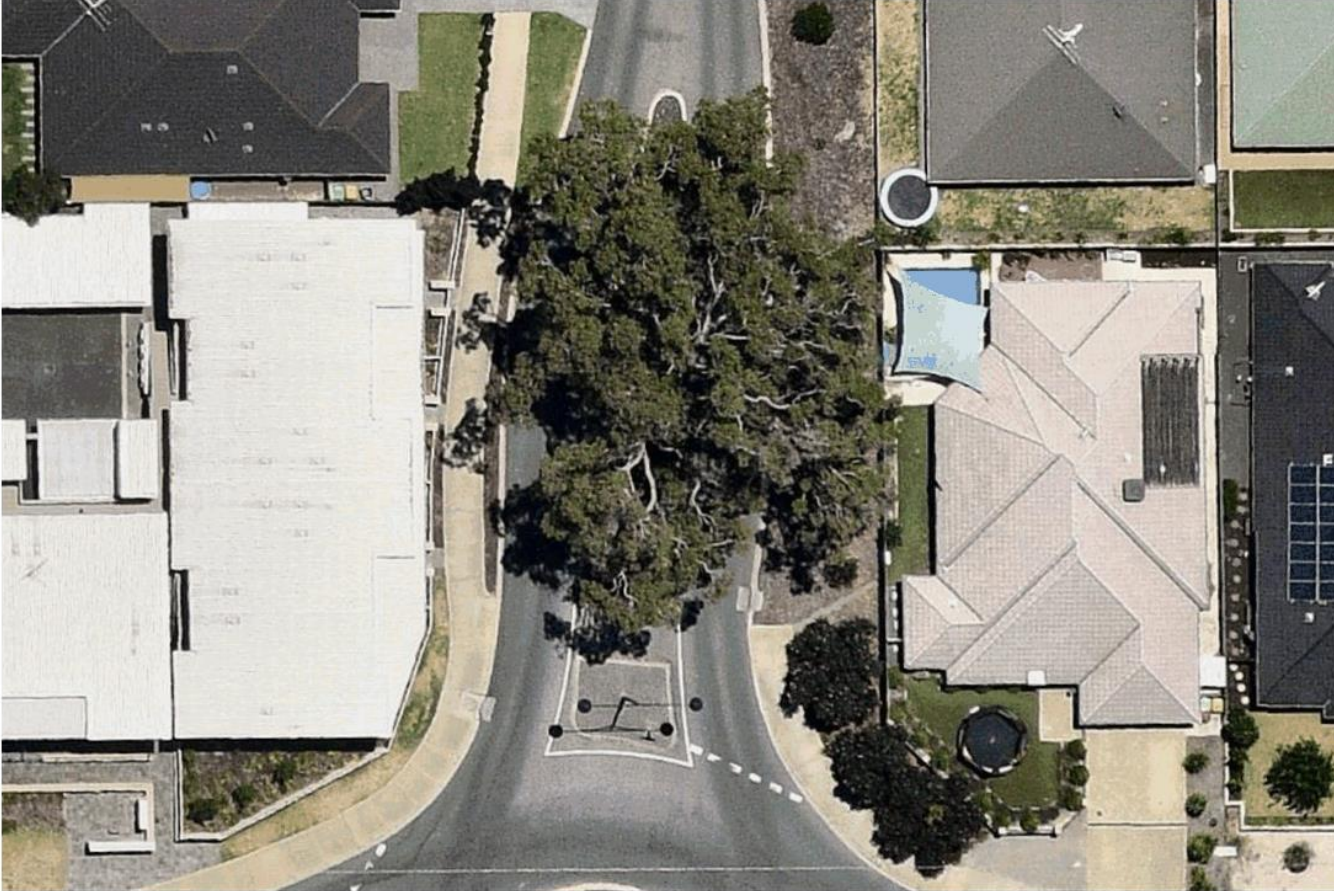
It is therefore recommended that the nomination be advertised for public comment, to determine whether there are indeed social or indigenous values, and to ascertain what these exact values may be, and to add to the breadth of assessment undertaken as part of this nomination.

Assessment Criteria - Significant Trees

Subject Tree: Marri – Botany Parade, Hammond Park (central median, road reserve)

PHOTO:





Definition:

“Tree” includes shrubs and other perennial plants, and should be read in the singular or plural to include a group of trees.

The criteria for assessing whether a tree is sufficiently ‘significant’ to include in the Local Government Inventory are based upon similar principles which are used to determine the suitability of heritage sites and buildings, being:

- Aesthetic value
- Historic Value
- Research Value
- Social Value
- Rarity
- Condition, Integrity and Authenticity

Significant Tree/s may be in the form of:

- individual specimens, avenues or stands of trees or native vegetation
- a landscape design, memorial arrangement or celebratory alignment
- immature specimens, mature, post mature or notably old

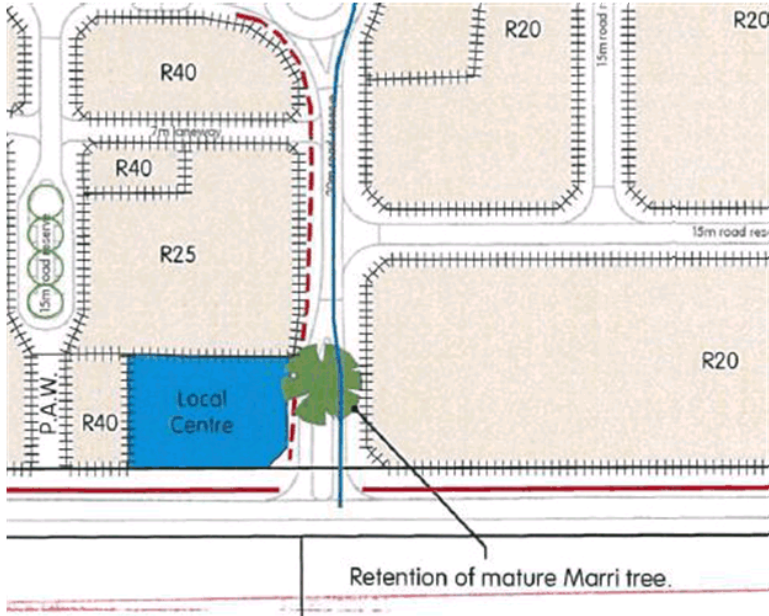
Significant Tree/s may occur in public parks and reserves, streets, car parks, private and public gardens etc.

The following criteria are the basis for the analysis of trees nominated as ‘significant’ to the City, either by a resident, community group or the City of Cockburn. The nomination and assessment of a significant tree/s is required to be supported by a qualified arborist or similar professional related to the field of flora and fauna, and shall address either a single criteria from those listed below, or multiple criteria.

In order to be deemed ‘significant’ and thus warrant inclusion within the City of Cockburn Local Government Inventory, a nominated tree or trees must adequately demonstrate compliance with **one or more of the following criteria**:



Criteria	Description	Supporting Information/Examples	Strategic Planning Comments
Historical Significance	Tree/s commemorating a particular occasion, including plantings by notable people, or having associations with an important event in local, state or national history. Tree/s that possess a history specifically related to the City or its surrounding areas.	<ul style="list-style-type: none"> • Plantings by well-known public figure or group • Relates to a historical occasion or event 	There is no known historical evidence that the marri was planted by a notable public figure or relates to a historical occasion or event. To this end, the marri is not considered to demonstrate compliance with this criterion.
Horticultural Value	Tree/s of outstanding horticultural or genetic value and that which could be an important source of propagating stock, including specimens particularly resistant to disease or exposure.	<ul style="list-style-type: none"> • Tolerance selection (pest and disease) • Propagating potential • Scientific value 	The City's Streetscape Supervisor nominated this tree given its high horticultural values. The marri is healthy and is estimated to be at least 100 years old. The marri is therefore considered to comply with this criterion.
Rare or Localised	Tree/s species or variety rare or very localised in distribution,	<ul style="list-style-type: none"> • Only known species in area • Rare species (2 - 50 	The tree is one of the last remaining naturally occurring marri trees in the whole of the City of Cockburn. It is also one of the largest, currently measuring 23.6m in height, 16m in width and 4.10m circumference (1.31m diameter). The marri complies with this criterion.

	enhancing the diversification of the local urban forest.	known specimens) <ul style="list-style-type: none"> • End of natural range • One of few examples of the family / genus / species in precinct 	
Location or Context	Tree/s that occur in a unique location or context so as to provide a major contribution to landscape and/or local place character. Includes outstanding aesthetic value which frame or screen views, or act as a landmark.	<ul style="list-style-type: none"> • Important landmark • Contribution to landscape • High visibility of tree • Presence on a ridgeline • Screening function • Historic planting style 	<p>The marri was carefully considered for retention at the early design phase and structure planning for Hammond Park, as seen in the below figure (Hammond Park Local Structure Plan):</p>  <p>Retention of mature Marri tree.</p> <p>Its retention has provided a valuable contribution to local character and sense of place, and its location is a landmark feature upon entry north into Hammond Park. The marri complies with this criterion.</p>
Exceptional Size, Age and Form	Tree/s noted for particular age, size or irregular	<ul style="list-style-type: none"> • Height • Circumference 	<p>The tree is one of the last remaining naturally occurring marri trees in the whole of the City of Cockburn. It is also one of the largest, currently</p>

	form relative to other normal mature tree species that currently reside within the City. Also includes curious forms, particularly abnormal outgrowths, fused branches or unusual root structures.	<ul style="list-style-type: none"> • Canopy spread • Fusion of branches • Unusually damaged (but healthy) • Form and vigour reflecting an outstanding specimen of its species 	measuring 23.6m in height, 16m in width and 4.10m circumference (1.31m diameter). The tree presents an impressive canopy, which is rare new residential areas, and its form contributes positively to the surrounding landscape. The marri complies with this criterion.
Indigenous Association	Tree/s that has a recognised association with Indigenous people, or that is valued for continuing and developing cultural traditions.	<ul style="list-style-type: none"> • Scarred tree • Corroboree tree • Canoe tree 	There is insufficient information to confirm whether this tree has indigenous association, and there are no obvious visible signs of potential scarring which may indicate Aboriginal cultural traditions. The marri does not comply with this criterion, however advertising may reveal more information in this regard.
Social, Cultural or Spiritual Value	Tree/s that has an important link to the community or a specific group located within the City	<ul style="list-style-type: none"> • Community engagement focussed around the tree for positive social or cultural reasons • Spiritual importance of a tree to a specific group in the community. 	There is insufficient information to confirm that the tree has social, cultural or spiritual value. Given its location within a road reservation (rather than a parkland setting) it would be difficult to attribute social values beyond an aesthetic appreciation of the tree, given its size and landmark characteristics. To this end, it is not considered to meet this criterion, however advertising may reveal more information in this regard.

Officer Recommendation:

The Marri complies with four (4) of the above criterion: **Horticultural Value , Exceptional Size, Age and Form, Location or Context, Rare or Localised.**

The Marri may comply with two additional criterion above: **Indigenous Association, Social, Cultural or Spiritual Value.**

It is therefore recommended that the nomination be advertised for public comment, to determine whether there are indeed social or indigenous values, and to ascertain what these exact values may be, and to add to the breadth of assessment undertaken as part of this nomination.



Assessment Criteria - Significant Trees

Subject Tree: Tuart – Lot 61 Milan Place, Hamilton Hill (rear of 31 Recreation Road)

PHOTO:



Definition:

“Tree” includes shrubs and other perennial plants, and should be read in the singular or plural to include a group of trees.

The criteria for assessing whether a tree is sufficiently ‘significant’ to include in the Local Government Inventory are based upon similar principles which are used to determine the suitability of heritage sites and buildings, being:

- Aesthetic value
- Historic Value
- Research Value
- Social Value
- Rarity
- Condition, Integrity and Authenticity

Significant Tree/s may be in the form of:

- individual specimens, avenues or stands of trees or native vegetation
- a landscape design, memorial arrangement or celebratory alignment
- immature specimens, mature, post mature or notably old

Significant Tree/s may occur in public parks and reserves, streets, car parks, private and public gardens etc.

The following criteria are the basis for the analysis of trees nominated as ‘significant’ to the City, either by a resident, community group or the City of Cockburn. The nomination and assessment of a significant tree/s is required to be supported by a qualified arborist or similar professional related to the field of flora and fauna, and shall address either a single criteria from those listed below, or multiple criteria.

In order to be deemed ‘significant’ and thus warrant inclusion within the City of Cockburn Local Government Inventory, a nominated tree or trees must adequately demonstrate compliance with **one or more of the following criteria**:



Criteria	Description	Supporting Information/Examples	Strategic Planning Comments
Historical Significance	Tree/s commemorating a particular occasion, including plantings by notable people, or having associations with an important event in local, state or national history. Tree/s that possess a history specifically related to the City or its surrounding areas.	<ul style="list-style-type: none"> • Plantings by well-known public figure or group • Relates to a historical occasion or event 	There is no historical evidence which indicates that the tree has significance in this regard. The tree does not comply with this criterion.
Horticultural Value	Tree/s of outstanding horticultural or genetic value and that which could be an important source of propagating stock, including specimens particularly resistant to disease or exposure.	<ul style="list-style-type: none"> • Tolerance selection (pest and disease) • Propagating potential • Scientific value 	The City's Parks Services inspected the Tuart and found that it is lacking in horticultural values. It is currently in very poor condition, has termite infestation, is multi-leadered (the main stems branching from ground level, which is not ideal) and has been poorly pruned at some stage. The tree does not comply with this criterion.

Rare or Localised	Tree/s species or variety rare or very localised in distribution, enhancing the diversification of the local urban forest.	<ul style="list-style-type: none"> • Only known species in area • Rare species (2 - 50 known specimens) • End of natural range • One of few examples of the family / genus / species in precinct 	The Tuart (<i>Eucalyptus gomphocephala</i>) Woodlands and Forests of the Swan Coastal Plain ecological community (Tuart Woodlands and Forests) is listed as Critically Endangered under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). This listing pertains to the location of tuarts within a <i>woodlands setting</i> , aimed at reducing and mitigating the clearance tuart forests during development. Individual Tuart trees, whilst surviving surrounding development, do not fall within this listing, which is intended to preserve larger ecological communities. It is therefore considered that the tuart does not meet this criterion.
Location or Context	Tree/s that occur in a unique location or context so as to provide a major contribution to landscape and/or local place character. Includes outstanding aesthetic value which frame or screen views, or act as a landmark.	<ul style="list-style-type: none"> • Important landmark • Contribution to landscape • High visibility of tree • Presence on a ridgeline • Screening function • Historic planting style 	The tuart is located at the rear of private property, possibly bordering into a future local road reserve. It does not present a significant contribution to the landscape, notwithstanding that it is the sole survivor of encroaching residential development. Given the poor condition of the tree, it does not present an outstanding example of aesthetic value. The tuart does not meet this criterion.
Exceptional Size, Age and Form	Tree/s noted for particular age, size or irregular form relative to other normal mature tree species that currently reside within the City.	<ul style="list-style-type: none"> • Height • Circumference • Canopy spread • Fusion of branches • Unusually damaged (but healthy) • Form and vigour reflecting an outstanding 	The City's Parks Services inspected the Tuart and found that it is in very poor condition, has termite infestation, is multi-leadered (the main stems branching from ground level, which is not ideal) and has been poorly pruned at some stage. An evaluation of the City's aerial mapping shows that the subject property has undergone extensive changes in landscape since 1953, and it is difficult to establish the age of the tree based upon desktop analysis. Notwithstanding, the health of the tree confirms that it is not a good example of a Tuart which should be retained. The tree does not comply with this criterion.



	Also includes curious forms, particularly abnormal outgrowths, fused branches or unusual root structures.	specimen of its species	
Indigenous Association	Tree/s that has a recognised association with Indigenous people, or that is valued for continuing and developing cultural traditions.	<ul style="list-style-type: none"> • Scarred tree • Corroboree tree • Canoe tree 	There is currently no evidence (markings, scarring etc.) indicating that the tree was used by the Indigenous community. The tuart does not meet this criterion.
Social, Cultural or Spiritual Value	Tree/s that has an important link to the community or a specific group located within the City	<ul style="list-style-type: none"> • Community engagement focussed around the tree for positive social or cultural reasons • Spiritual importance of a tree to a specific group in the community. 	The nominator has not provided any evidence that the tree has cultural, spiritual or social values and there is no attainable evidence to support this criterion.

Officer Recommendation:

The tuart does not comply with any of the listed criteria under the LGI. A site visit by the City's Parks Services confirms that the state of the tree is unhealthy and heavily damaged by over-pruning. For these reasons, it is not recommended to include the tuart within the Significant Tree list.

14.3 (2021/MINUTE NO 0065) DEVELOPMENT APPLICATION - DA20/1061 - 237 PEARSE ROAD, BEELIAR - STORAGE YARD (CARAVANS, BOATS AND TRAILERS)

Author(s)	L Santoriello
Attachments	1. Location Plan ↓ 2. Development Plans ↓ 3. Schedule of Submissions ↓
Location	237 Pearse Road Beeliar
Owner	Shane Chapman
Applicant	Shane Chapman
Application Reference	DA20/1061

RECOMMENDATION

That Council:

(1) REFUSES the proposal for the following reasons:

Reasons

1. The proposal does not comply with the relevant factors of the *South Metropolitan Peel Sub-regional Planning Framework March 2018*.
2. The proposal does not meet 14 of the objectives outlined under Schedule 2 part 9 of Clause 67 Matters to be considered by local government under the *Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions*.
3. The proposal does not meet the strategic objectives of the zone (and area) as set out under the City of Cockburn's *Draft Local Planning Strategy* as adopted by Council under Item 14.2 of the 8 October 2020 Ordinary Council Meeting.
4. The proposal does not comply with the City of Cockburn Town Planning Scheme No. 3 (TPS3) including the aims of the scheme.
5. The proposed storage yard does not align with the objective of the rural zone under TPS3, which is; *'to provide for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality'*;
6. Such uses should be located in the Industrial zone, such as the nearby Latitude 32 area, which has been designed to accommodate such uses so that they do not conflict with rural amenity. Allowing these uses within the rural zone will undermine the viability of Latitude 32, while eroding the rural character that is valued by much of the community.
7. Approval of the proposed storage yard will erode the area's ability to effectively serve as a rural buffer between where



<p>Latitude 32 are and the wetlands system.</p> <p>8. Approval of commercial storage uses of this scale and nature in the area will irreversibly change the rural character of the area in a manner that is inconsistent with the planning framework; and</p> <p>(2) NOTIFIES the applicant and those who made a submission of Council's decision.</p>	
<p>COUNCIL DECISION</p> <p>MOVED Cr C Terblanche SECONDED Cr C Stone</p> <p>That the recommendation be adopted.</p> <p style="text-align: right;"><u>CARRIED UNANIMOUSLY 9/0</u></p>	

Background

The subject site at 237 Pearse Road, Beeliar is 14,240m² in area and is bounded by similar properties to the south, south-west, west and north-west.

The site is located on Pearse Road (a cul-de-sac) to the east, and adjoins the edge of Thomsons Lake, a Regional Reserve, Conservation Category Wetland and Bush Forever site, to the north.

The Latitude 32 area, which is subject to the *Hope Valley-Wattleup Redevelopment Act 2000*, lies approximately 680 metres to the south-west of the site.

The subject site currently consists of a single dwelling with associated outbuildings, a water tank and garage, with an ancillary dwelling at the rear (western side).

There are no previous development approvals for the site, however it is noted that historic Building Permits are available for the buildings.

Native vegetation exists immediately behind and in front of the main dwelling, with the vegetation becoming sparser at the front of the subject site adjacent to Pearse Road.

This proposal is being presented to Council for determination as City officers do not have Delegated Authority to determine applications where advertising is required and the objections received relate to valid planning considerations.

Submission

N/A



Report

Proposal

A storage yard is proposed on the subject site, in front of the main dwelling. The details are as follows:

- A 1983m² space for the storage of up to 40 caravans, boats and trailers;
- The storage space will be a hardstand consisting of a compacted recycled asphalt base over compacted, crushed limestone sub-base;
- A system of interconnected soakwells will be installed in the hardstand area which will flow into raingardens at the front of the site, to contain all runoff/stormwater on the subject site;
- The storage space will be surrounded by a 1.8m high chainmesh fence for security, with a lockable gate;
- Customers are provided with contracts for up to 12 months to store their vehicles, with the option to renew after this time;
- Hours of operation (for customers to access the site to pick up/drop off vehicles) are Monday to Saturday 7am to 7pm; and
- The property owner would be the only operator, with no other employees proposed.

Planning Framework

Zoning and Use

The subject site is zoned Rural under the Metropolitan Region Scheme (MRS) and Rural under the City of Cockburn Town Planning Scheme No. 3 (TPS 3). The objective of the Rural Zone as per TPS 3 is;

“To provide for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality.”

The proposed use on the subject site is deemed to be a Storage Yard, which is defined in TPS 3 as;

“Premises used for the storage of goods, equipment, plant or materials.”

Storage Yard is an ‘A’ use in the Rural Zone, meaning that the use is not permitted unless the City has exercised its discretion and has granted planning approval after giving special notice in accordance with Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The suitability of the land use is also impacted by its proximity to Thomsons Lake, given Clause 4.16.3 of TPS 3 states the following;

“Land use adjacent to a Conservation Category Wetland or Resource Enhancement Wetland shall not have any adverse environmental effect on the ecological processes and functions of the wetland or the wetland buffer area.”



Appropriate management of the proposed storage yard on the subject site in relation to the adjoining wetland is discussed further in the Assessment section of this report.

State Planning Policy 2.0 – Environment and natural resources policy (SPP 2.0)

SPP 2.0 seeks to address the protection and management of significant bushland areas. The subject site is not located within a Bush Forever area, nor within an area of Local Bushland, which are the two areas to which SPP 2.0 strictly applies. The policy measures of SPP 2.0 can however apply where development *abuts* a Bush Forever area as there is potential for an adverse indirect impact.

Information provided as part of the subject application (particularly regarding stormwater disposal), together with feedback received from external agencies with regard to impacts on the adjacent wetland, is discussed further in the Consultation and Assessment section of this report.

State Planning Policy 2.5 – Rural planning (SPP 2.5)

SPP 2.5 applies to development proposals on rural zoned land. One policy objective relevant to this proposal is to;

“(e) avoid and minimise land use conflicts.”

The proposed storage yard is adjacent to properties consisting of single houses and associated outbuildings, none of which have any commercial or industrial component.

Operation of a storage yard is listed as an industrial use under the Zoning Table in TPS 3. As such the proposal is not consistent with the rural activities/ character.

SPP 2.5 also seeks to protect and preserve rural properties for rural land uses, and acknowledges that rural land may act as a transition to other zones. In this case, the Rural Zone is located between the wetland and the Latitude 32 industrial area, and as such the zone (and subject site) acts as a transition area/buffer. The operation of a storage yard would therefore be more appropriate within an area such as Latitude 32 rather than the buffer area itself.

As mentioned above, one of the reasons for refusal is that such uses should be located in an Industrial zone, such as the nearby Latitude 32 area, which has been designed to accommodate such uses so that they do not conflict with rural amenity.

Allowing these uses within the rural zone will undermine the viability of Latitude 32, while eroding the rural character that is valued by much of the community.



Perth and Peel @ 3.5 million

The *Perth and Peel @ 3.5 million South Metropolitan Peel Sub-Regional Planning Framework* provides a high-level framework to guide development up to the year 2050.

The subject site is identified as rural, which is consistent with the current zoning in both the MRS and TPS 3. The suitability of the proposed storage yard in the context of *Perth and Peel @ 3.5 million* is discussed further in the Assessment section of this report.

Consultation*Referral to the Department of Planning, Lands and Heritage (DPLH)*

The subject site intersects with the boundary of Aboriginal Heritage Site ID 3292 (Thomsons Lake). The proposal was therefore referred to DPLH for comment. DPLH's advice was as follows;

“As the proposed works are within an Aboriginal site, the Applicant may be required to submit a Section 18 Notice under the Aboriginal Heritage Act 1972 (AHA). Before submitting the Notice, DPLH recommends the Applicant to make contact with the Knowledge Holders for the area who can assist in determining what impact the proposal may have on the Aboriginal site. The Knowledge Holders for this site are the Whadjuk People who are represented by the South West Aboriginal Land and Sea Council.”

It should be noted that the requirement to submit a Section 18 Notice under the AHA, should the proposal be approved, is separate to the current Development Application.

Referral to the Department of Water and Environmental Regulation (DWER)

The proposal was referred to DWER for comment due to the subject site's location adjacent to a Conservation Category Wetland and the proposal to clear some native vegetation to make way for the hardstand.

In principle DWER did not object to the proposal, subject to two matters being addressed, which are summarised as follows;

- Native vegetation protection – a clearing permit is required under Section 51C of the *Environmental Protection Act 1986* (EP Act),
- Conservation Category Wetland – the property is within a 50 metre buffer of Thomsons Lake, therefore advice should be sought from the Department of Biodiversity, Conservation and Attractions.

It is to be noted that support from a government agency, such as DWER, from one perspective does not imply the need for Council to support the proposal from another perspective [the planning framework].



In this instance, whilst clearing may technically be possible, Planning considered whether clearing of native vegetation is consistent with the rural amenity. Clearing of rural land to accommodate an industrial use is not considered to be acceptable under the planning framework. Should clearing be sought for a [hypothetical] rural use, that would be considered under a different context.

Referral to the Department of Biodiversity, Conservation and Attractions (DBCA)

Following DWER's advice, the application was referred to DBCA due to the subject site's proximity to Thomsons Lake. After reviewing the proposed stormwater design for the site, DBCA had no further comment.

Community Consultation

The application was advertised to six nearby landowners for a period of 29 days (22 December 2020 to 20 January 2021; extra time was allowed to account for the Christmas break).

Two non-objections and six objections were received. All submissions are identified and addressed in Attachment 3 – Schedule of Submissions, however the concerns/issues can be summarised as follows:

- Risk of setting a precedent which may encourage other landowners to make similar proposals;
- Several caravan/boat/trailer storage businesses already exist in the area;
- General impact on amenity of the rural area;
- Impact on land values;
- Impact of stormwater, oil and other pollutants running off into the adjacent wetland;
- Clearing of native vegetation;
- The rural area serves as a buffer to the Latitude 32 area;
- The potential of lighting to impact nearby fauna and attract midges;
- Increased fire risk due to presence of gas bottles/fuels; and
- Traffic impacts, particularly at the intersection of Pearse and Russell Roads.

Assessment

Prevailing character of the area

The City's rural zone is a large area with a mixed streetscape and landscape character, typical of most rural areas which are rarely homogenous.

The rural zone has lots that are smaller than those typically seen in agricultural areas, generally only 1-2 ha with frontages between 50-100m. This means that area is not characterised by agricultural crop patterns for example, which are only seen occasionally in the area.



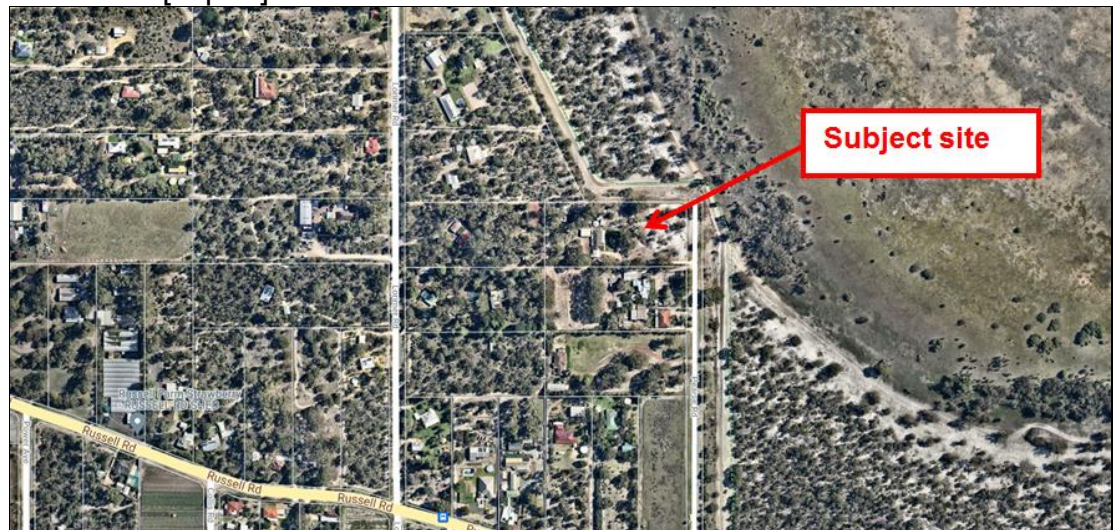
The area has more of a rural-residential or rural lifestyle character with dwellings generally only setback 10-20m from the road, and given the narrow width of the lots they are a distinctive part of the landscape. Development generally respects the natural landscape form.

Typically the area has open streetscapes with a mixture of native mature trees and some properties have formal landscaped gardens. Roadside vegetation pattern and naturalness varies, with some areas containing remnant bushland and mature trees, and other areas characterised by exotic species.

In terms of built form and land use, the majority of properties contain a residential dwelling and associated outbuildings, and there are often rural outbuildings. Generally buildings and structures are subservient to the agricultural use, established vegetation and open landscape character of the area.

The above describes, to some extent, the rural character. It is difficult to capture the rural character in one image, however for some context, the below aerial photograph is provided as follows;

Figure 1 – Aerial photograph [9 March 2021] illustrating the “rural character” [in part].



It is noted that hardstand and storage uses have increased in more recent times in the rural zone, and some of these properties have limited vegetation and landscaping. Notwithstanding, it is considered that the predominant character of the area is still rural not industrial.

While some individual properties may not reflect what may be typically thought of as a rural character, these properties and uses do not detract from an overall rural character because they are infrequently interspersed.



The City's Draft Local Planning Strategy (adopted by Council 8 October 2020) has identified that there is the potential for an increase of such uses over time to have a cumulative effect on the character of the area if they continue.

The draft Local Planning Strategy sets out that removal of trees and landscaping, and an increase in hardstand and outbuildings will change the character. As such, proposals like the one under assessment are not considered acceptable.

Given that this area is identified to remain rural [under the planning framework] it is considered undesirable to allow an incremental erosion of the rural character towards that which is more industrial.

As is evident from Figure 1, this proposal does not seem to "fit in" the locality.

Amenity

The *Planning and Development (Local Planning Schemes) Regulations 2015* define amenity as:

"all those factors which combine to form the character of an area and include the present and likely future amenity."

It has been demonstrated in the section above that the character of the area is clearly rural in accordance with the Rural Zone, and comprises predominantly residential dwellings and associated outbuildings dispersed through significant native vegetation.

Of relevance to amenity is the increased traffic that would result from the proposed storage yard. The business operates by various private customers dropping off/picking up their caravans, boats and trailers, as opposed to these being owned/stored by the property owner. This means that there would be up to forty different customers travelling along Pearse Road (north of Russell Road), which is a cul-de-sac that serves only four private properties. The quietness of Pearse Road contributes to the high level of amenity which nearby property owners currently enjoy.

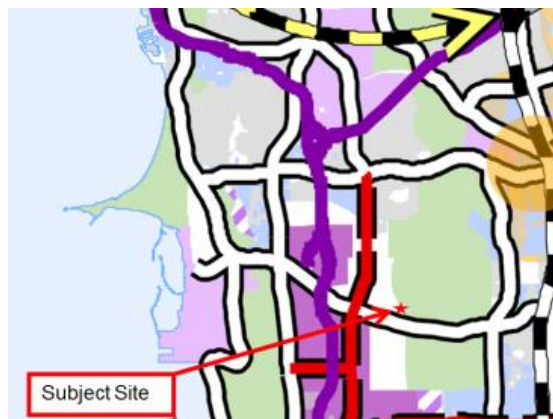
This proposal seems to directly undermine the "rural character" as currently enjoyed by the wider community. The expectations of the residents are set by the planning framework. It is important that the City makes decisions that are consistent with proper and orderly planning.

Inconsistency of the Storage Yard use with Perth and Peel @ 3.5 million South Metropolitan Peel Sub-Regional Planning Framework

The spatial plan for the Perth and Peel regions has been developed with the aim of delivering a more consolidated urban form and achieving a more efficient and cost-effective urban structure that minimises environmental impacts. The spatial plan is shown through Figure 2 below.



Figure 2 – *Perth and Peel @ 3.5 million* – Spatial Plan



This plan has been prepared in collaboration with the Strategic Assessment of the Perth and Peel Regions (SAPPR), which is a holistic response to environmental approval requirements under Commonwealth and State government legislation.

The spatial plan has been prepared through an all-of-government approach, taking account of social, economic and environmental considerations including;

- Existing planning commitments such as previously-approved sub-regional and district structure plans;
- A detailed examination of significant environmental values, as set out under State and Commonwealth environmental legislation and policies, especially the Peel-Harvey catchment;

The spatial plan identifies the need to;

- Avoid development within regionally-significant vegetation areas, wetlands and other high value environmental areas, including attributes within the Peel-Harvey catchment;
- Protect regionally-significant landscape values;

The subject proposal does not meet the above key Strategic objectives and as such the proposal should not be supported from a strategic planning perspective.

The South Metropolitan Peel Sub-regional Planning Framework includes details under the key planning framework including Plan 1, the planning framework, shown through Figure 3 below.

Under this plan the Metropolitan Region Scheme is provided [within the Sub-regional Framework], identifying the subject site as rural.



Figure 3 *Perth and Peel @3.5 million* - The planning framework (Plan 1)

The definition of rural as referred to under the MRS is as follows;

“Land on which a range of agricultural, extractive and conservation uses are undertaken.”

The proposal does not strictly meet this objective. The proposal is not agriculture, extractive or of a conservation nature.

The framework sets out proposals to;

- Retain land for rural and agricultural purposes; and
- Protect areas with regional conservation, environmental and landscape value;

The two above-mentioned objectives are considered to be relevant to this proposal, given its location is firmly “rural”. The subject proposal does not meet these objectives for the following reasons;

- The storage of caravans, boats and trailers are not associated with any rural or agricultural purpose. Land area used for the storage of these items would reduce capacity for any rural or agricultural activities to be carried out on the subject site; and
- The proposal does not protect areas with regional conservation, environmental and landscape value. The hardstand area requires some clearing of native vegetation on the subject site, which reduces the effect of the “buffer” area to the adjacent wetland.

Environmental Considerations

Initial plans provided for the application provided little detail on how the adjacent Conservation Category Wetland would be protected. Of most concern was the clearing of native vegetation on the subject site and the potential for any form of run-off to drain into the lake.

Whilst it has been demonstrated that it is possible for stormwater to be contained on the subject site, there was no possibility for the avoidance of native vegetation removal [for an industrial use].

The vegetation on the site, as with the surrounding rural properties, acts as a transition to the heavily vegetated wetland adjacent. Removing vegetation in such close proximity to the wetland would reduce the effectiveness of the transition and place the wetland at increased risk of erosion and general environmental degradation.

Is the site appropriate for a Storage Yard?

As mentioned in the Planning Framework section, Storage Yard is an 'A' use and as such is capable of being approved in the Rural Zone. However, Clause 67 (Matters to be considered by local government) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) provides a list of matters which must be considered by the local government. Fourteen are relevant to the subject application as follows;

- “(a) the aims and provisions of this Scheme*
- (b) the requirements of orderly and proper planning*
- (c) any approved State planning policy (SPP 2.0 and SPP 2.5 in this context).*
- (d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*
- (e) any policy of the Commission;*
- (f) any policy of the State;*
- (m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*
- (n) the amenity of the locality including the following —*
 - (i) environmental impacts of the development*
 - (ii) the character of the locality;*
 - (iii) social impacts of the development;*
- (o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*
- (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*
- (y) any submissions received on the application;*
- (za) the comments or submissions received from any authority consulted under clause 66; and*
- (zb) any other planning consideration the local government considers appropriate.”*



The 14 above-mentioned points are key considerations in line with Clause 67. In particular, as identified in the sections above, the proposed storage yard does not align with the intention of the zone, nor is it consistent with existing land uses in the immediate locality.

Furthermore, with no changes proposed to the zoning of the subject site [under the planning framework], the character is envisaged to remain in its current state in the future.

Similarly, and as specifically mentioned in the Amenity section of this report, residents in the locality have a high expectation of amenity given the proximity to the wetland and extent of native vegetation on the majority of the properties. This was confirmed through the community consultation, in addition to the environmental concerns surrounding native vegetation clearing and stormwater runoff.

Conclusion

The proposal, which seeks approval for a storage yard for up to 40 caravans, boats and trailers at 237 Pearse Road, Beeliar is not supported for the following reasons;

- The proposal does not comply with the relevant factors of the *South Metropolitan Peel Sub-regional Planning Framework March 2018*.
- The proposal does not meet 14 of the objectives outlined under Schedule 2 part 9 of Clause 67 "Matters to be considered by local government" under the *Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed Provisions*.
- The proposal does not meet the Strategic objectives of the zone [and area] as set out under the City of Cockburn's *draft Local Planning Strategy* as adopted by Council under item 14.2 of the 8th October 2020 Ordinary Council Meeting.
- The proposal does not comply with the City of Cockburn Town Planning Scheme No. 3 (TPS3) including the "aims of the scheme".
- The proposed storage yard does not align with the objective of the rural zone under TPS3, which is; *"to provide for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality"*.
- Such uses should be located in the Industrial zone, such as the nearby Latitude 32 area which has been designed to accommodate such uses so that they do not conflict with rural amenity. Allowing these uses within the rural zone will undermine the viability of Latitude 32, while eroding the rural character that is valued by much of the community.
- Approval of the proposed storage yard will erode the area's ability to effectively serve as a rural buffer between the Latitude 32 area and the wetlands system.
- Approval of commercial storage uses of this scale and nature in the area will irreversibly change the rural character of the area in a manner that is inconsistent with the planning framework.

It is therefore recommended that the proposal be refused.



Strategic Plans/Policy ImplicationsListening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.
- Listen to, communicate, consult and engage with our residents, businesses and community in a timely, open and collaborative manner.

Budget/Financial Implications

Should Council resolve to refuse the application the applicant has available to them a right of review of the decision with the State Administrative Tribunal (SAT).

Should this occur there may be costs involved in defending the decision, particularly if legal counsel is engaged.

Legal Implications

Should Council refuse the proposal the applicant has available to them to option to lodge a review of the decision with the SAT. Should this occur the City may be required to engage legal counsel.

Community Consultation

The application was advertised to six (6) nearby landowners for a period of 29 days (22 December 2020 to 20 January 2021). Two non-objections and six objections were received and are addressed in the Community Consultation section of this report.

Risk Management Implications

The applicant has the right to review Council's decision through the State Administrative Tribunal. Should the applicant exercise this right, there may be financial implications, particularly where legal counsel is required.

Advice to Proponent(s)/Submitters

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 13 May 2021 Ordinary Council Meeting.

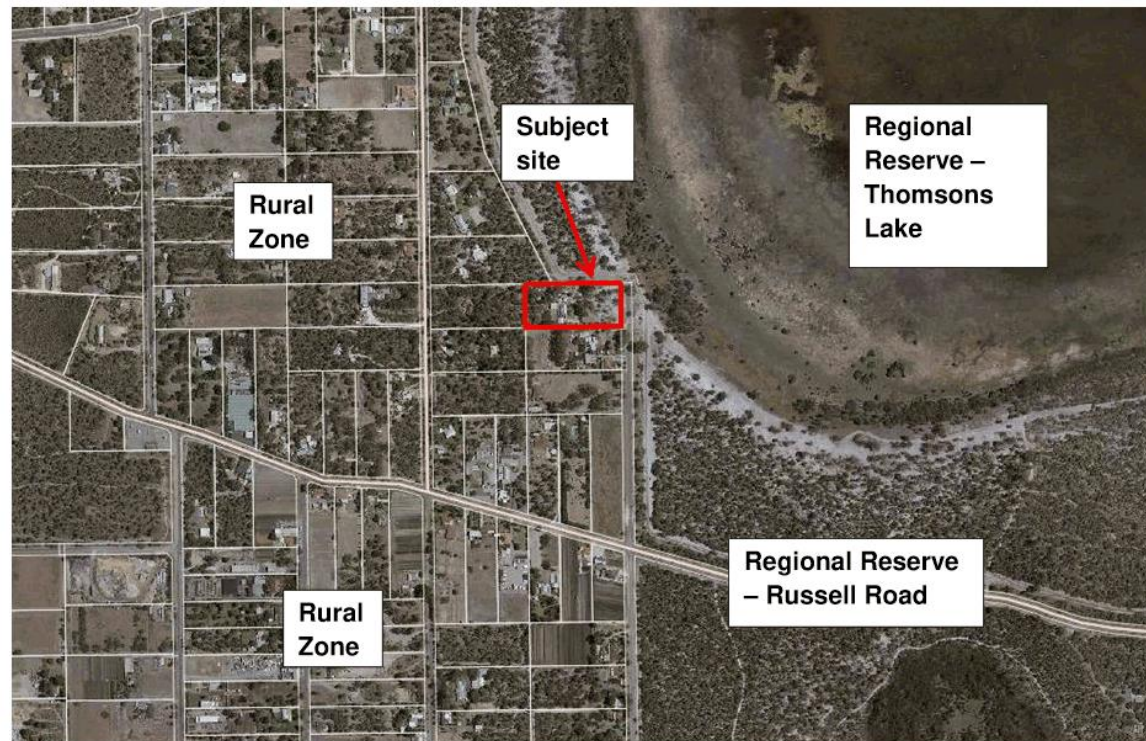
Implications of Section 3.18(3) *Local Government Act 1995*

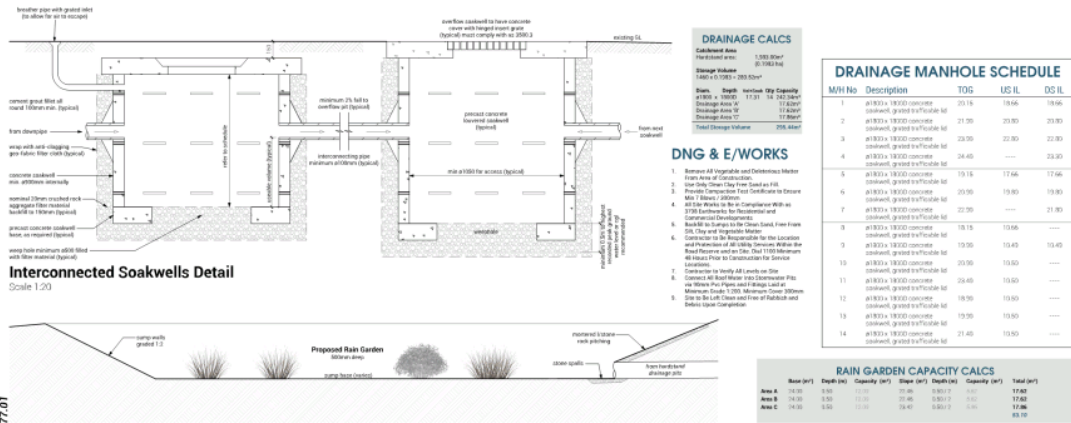
Nil

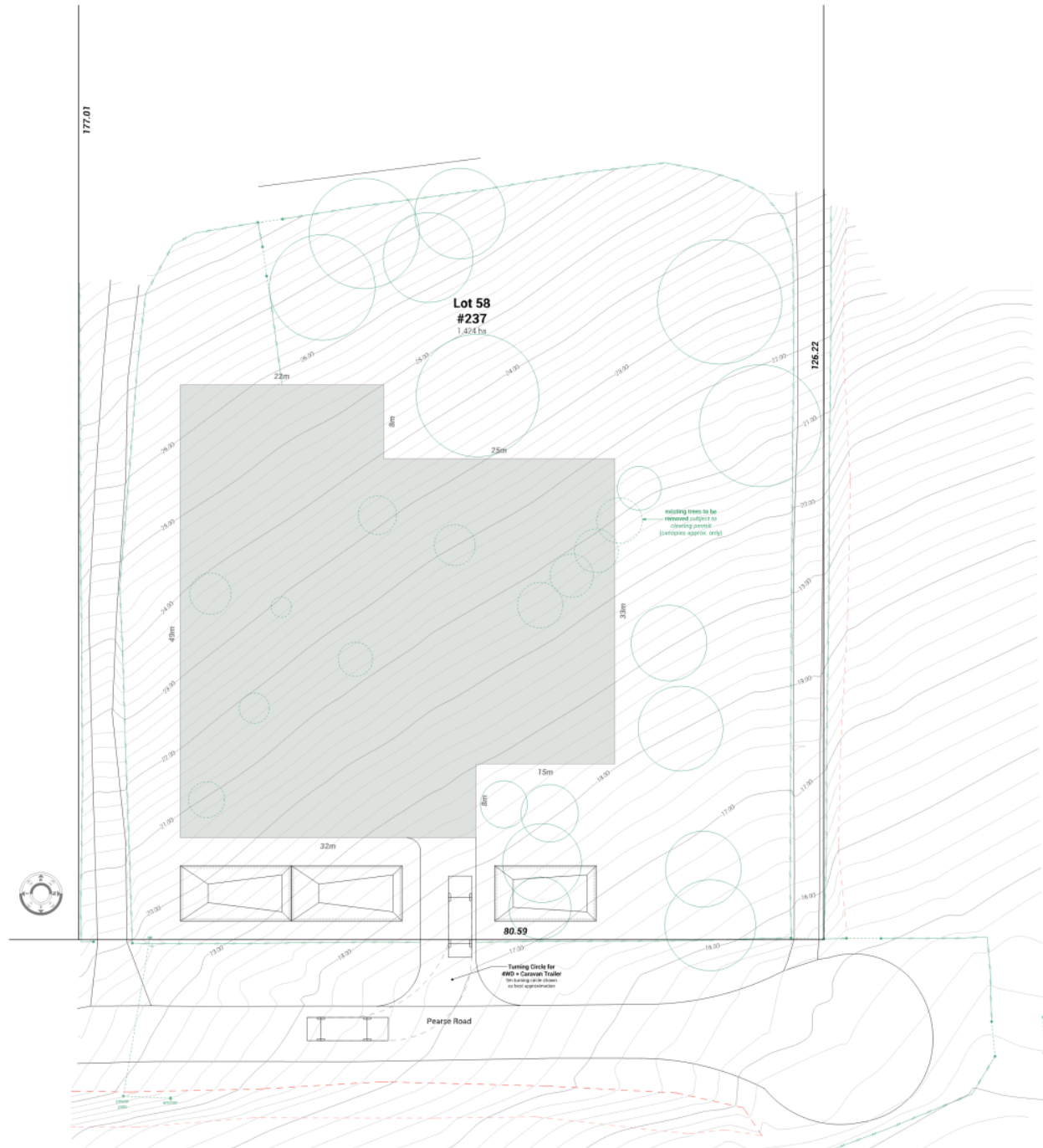


Attachment 1 – Location Plan

DA20/1061 – 237 Pearse Road Beeliar







Turning Circle Plan
Scale 1:200



250 Dorothy Street, Gosnell, WA 6110
Tel: 08 9436 2244 • Email: info@domesticdrafting.com.au • Website: www.domesticdrafting.com.au

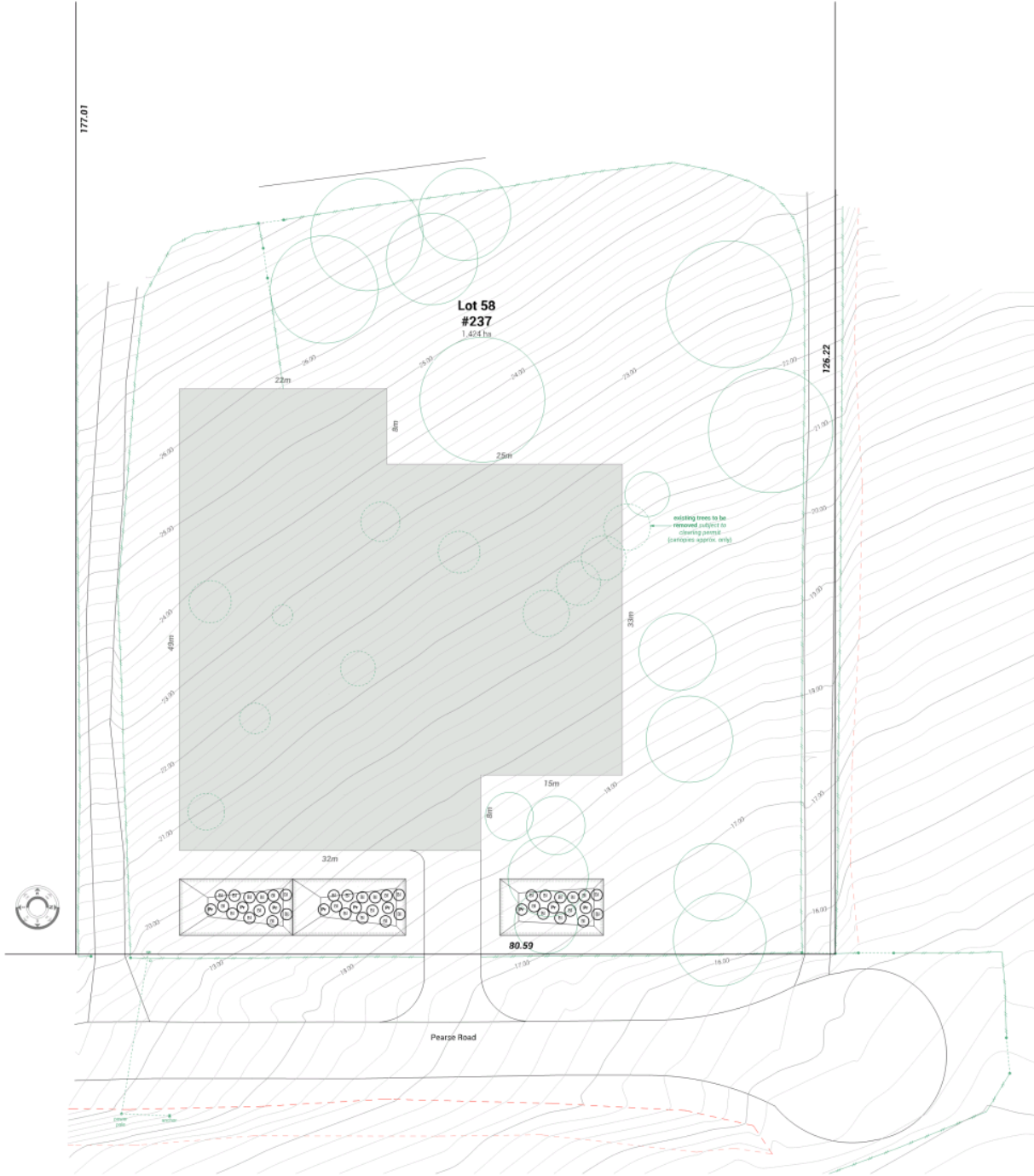
DATE	BY	CHECK	REVISION
13/05/2021	FL	DA-C	1
13/05/2021	FL	DA-A	2
13/05/2021	FL	DA-B	3
13/05/2021	FL	DA-C	4

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CLIENT
Chapman
PROJECT
Proposed Hardstand
ADDRESS
Lot 58, #237 Pearse Rd,
Boulder 6164

PAGE
1b
REV
DA-C
SCALE
1:200
DWG
4011

LANDSCAPING LEGEND			
Symbol	Name	Description	QTY
	Blackberry Lily	Blackberry Lilies	26
	Pink Bush	Many green shrubs with pink flowers	5



Landscaping Plan

Scale 1:200



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DATE	BY	CHECK	REVISION
01/05/21	PL	SA	1
01/05/21	PL	SA	2
01/05/21	PL	SA	3
01/05/21	PL	SA	4

CLIENT
Chapman
PROJECT
Proposed Hardstand
ADDRESS
Lot 58, #237 Pearce Rd,
Boulder 6164

PAGE	1c
REV	DA-C
SCALE	1:200
DWG	4011

Attachment 3 – Schedule of Submissions**DA20/1061 – 237 Pearse Road Beeliar**

No .	Name & Address	Submission	Officer's Recommendation
1	Franklin & Janice Redshaw 132 Lorimer Road BEELIAR	<i>Non-objection.</i>	Noted.
2	Michelle & Ross O'Dea 221 Pearse Road BEELIAR	<p><i>Objection.</i></p> <p>1. Could you advise if this application letter has been sent to the residents in the above named street? There are 5 houses in this street and the landowner has 2 homes on their property (1 rental). Have the residents behind this property been advised of this proposed storage facility?</p> <p>Therefore I would like to object to the above proposal for the following reasons:</p> <p>2. The value of our properties along this green belt will be significantly affected. I have contacted my Real Estate agent to have this confirmed.</p> <p>3. It is opposite Beeliar Regional Park which is on the list of international importance - an "A" class reserve. Over 10,000 birds visit this internationally important wetland and nature</p>	<p>1. Noted. All properties on Pearse Road and selected properties behind on Lorimer Road were consulted.</p> <p>2. Not supported. Property values are not a valid planning consideration.</p> <p>3. Noted. The application has demonstrated that impact on the adjacent wetland will be mitigated through appropriate management of stormwater and other runoffs. The storage yard is not considered to impact the birds that visit the wetland.</p>

	<p>reserve each year to feed before the lake dries out in summer.</p> <p>4. This will pose a fire risk with gas bottles etc.</p> <p>5. Pearse Road is a "no through" Road. It will cause more traffic congestion at the intersection of Pearse and Russell Roads, which I have complained about to the council regarding frequent accidents/incidents for years. I have sent numerous emails to Jadranka Kiurski and a request was sent to Mayor Logan Howlett on the 10/08/20 (TRAF20/0338 - Traffic Central Ward - Speed Calming).</p> <p>6. Does this proposal include 40 foot container?</p> <p>7. These are just a few of the Caravan, Trailer and Boat hardstands in our immediate area:</p> <p>Bullseye Storage 26 Pearse Road</p> <p>520 Russell Road</p> <p>Colin and Marilyn Murphy 27 Collins Road</p> <p>158 Power Avenue</p> <p>Affordable Storage 205 Dallison Ave</p> <p>You Store</p>	<p>4. Noted. Advice from the Department of Mines, Industry Regulation and Safety (DMIRS) was sought to determine whether the storage of fuel, gas bottles etc. on site was of concern in terms of fire risk. DMIRS confirmed that the storage yard will be low risk and that no additional dangerous goods licences would be required.</p> <p>5. Noted. The level of traffic that the storage yard would produce is not determined to cause a material impact to the intersection. Traffic to and from the site will be sporadic and spaced by requiring appointment intervals of 15 minutes. Preliminary designs have occurred for an upgrade to the intersection.</p> <p>6. Noted. This proposal is for the storage yard and associated hardstand area only.</p> <p>7. Not Supported. The presence of similar uses does not preclude a use from</p>
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		116 Dallison Ave Please consider the future of our very unique rural lifestyle and that this proposal does not get approval.	being approved.
3	Peter Tonkin & Margaret Connolly 144 Lorimer Road BEELIAR	<i>Objection.</i> 1. There is already at least 6 hardstands in area already. 2. We are in a green belt – not industrial/commercial. 3. Opposite an “A” class reserve and gas bottles pose a fire risk to reserve and residents. 4. More congestion at Pearse and Russell Roads.	1. Not Supported. Please see submission 2, point 7. 2. Noted. The property is not zoned ‘Industrial/Commercial’ however a storage yard is a use capable of being approved in the Rural Zone. 3. Noted. Please see submission 2, point 4. 4. Noted. Please see submission 2, point 5.
3	Lawrence & Joyce Dixon 229 Pearse Road BEELIAR	<i>Non-objection.</i> 1. I do not mind the development going ahead.	Noted.
4	Joe Fontaine 14 Martell Street	<i>Objection.</i> I recently became aware of a proposed land use change adjacent to Thomson’s Lake. As I understand it, the proposal includes the clearing of vegetation, creation of hard surfaces, and storage of	1. Noted. It is acknowledged that the subject site is adjacent to the wetland.

	WARNBR O	<p>up to 40 caravans.</p> <ol style="list-style-type: none"> 1. This proposal raises a number of environmental issues that I feel should be considered during your decision process. Crucially, the lot adjoins a Ramsar listed wetland with non-trivial risk of impacts. Below I provide a few key points that I feel are pertinent to your consideration. I make my input as a private citizen who has expertise in ecology and environmental science with 10+ years studying and researching the fire management and ecology of the Swan Coastal Plain. 2. Groundwater pollution. The creation of hard surfaces will increase run-off and with the materials stored on sight there is risk of a range of pollutants escaping poorly secured caravans. Polluted water need only travel 10s of meters to reach a protected wetland of international significance. Moreover, the slope is quite steep in this area further increasing the likelihood of overland flow into the wetland with even a small amount of water. 3. Bushfire. The location is in a bushfire prone location. The risk of bushfire embers landing on plastic caravans and leading to a high intensity, difficult to control fire is very real. The materials used to construct caravans often are highly flammable and gas bottles and petrol/diesel often accompany caravans. Further, the pollution from burning caravans and any water put on them for fire control would wash directly into Thomson's Lake or the groundwater (only ~2m below surface). 4. Character of the area. The location proposed is a rural residential area and a commercial enterprise is not consistent. 	<ol style="list-style-type: none"> 2. Supported. Details have been provided to the City's satisfaction demonstrating the hardstand treatment. Stormwater runoff will be contained within the subject site and a condition is recommended to demonstrate how the stormwater will comply with the City's specifications. A condition has also been recommended to ensure any pollutants/oils are filtered prior to entering soakwells. 3. Noted. Given no new habitable buildings are proposed, a Bushfire Attack Level (BAL) assessment was not required and the requirements of <i>State Planning Policy 3.7 Planning in Bushfire Prone Areas</i> do not apply. See also submission 2, point 4. 4. Noted. See submission 3, point 2. 5. Supported. Revised plans have been provided to the City's satisfaction
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		<p>This is accentuated by the fact that appropriate zoning exists nearby where environmental impact risks are much, much lower. Approval of this activity would set a precedent leading to more vegetation clearing and further environmental degradation.</p> <p>5. Clearing of vegetation in a federally listed threatened ecological community (under the EPBC act). The area in question has a degraded understory but retains trees (Banksias, <i>Eucalyptus rudis</i>) which reflect the vegetation type (Banksia woodland) and represent habitat for threatened species such as black cockatoos.</p> <p>I hope the points above provide useful input to your considerations and decision process. We have a wonderful natural environment and the City of Cockburn is a leader in insuring environmental values persist as Perth continues to grow and urbanise.</p>	<p>showing an updated location for the hardstand to avoid significant vegetation. A clearing permit from the Department of Water and Environmental Regulation (DWER) will also be required however this is separate to the planning application process.</p>
5	Name & Address withheld	<p><i>Objection.</i></p> <p>1. Local and State Government planning and policy documents regarding this area have been developed after a great deal of research, consultation, and consideration. There are a number of these documents that the proposed development would contradict, including those whose intent are to protect the buffering capacity of the rural properties west of the highly sensitive Thomsons Lake, a Ramsar wetland. In addition, such a development would very significantly and very negatively affect the rural character and amenity of the locality, which is under Rural zoning. A solution is for the City of Cockburn to clarify that land uses such as those utilising</p>	<p>1. Noted. Please see submission 3, point 2.</p> <p>2. Noted. The proposal is for a 'Storage Yard' which differs to 'Motor Vehicle, Boat and Caravan Sales'. The impact of up to 40 caravans, boats and trailers on adjoining residents is not considered significant when taking into account that the site will be screened by planting and</p>

	<p>hardstands, are more suitably located in Latitude 32, which has been zoned for that type of purpose. This will give landowners in the rural zone longer-term clarity and security regarding the rural character and amenity of their properties.</p> <p>2. The development contradicts the City of Cockburn Town Planning Scheme No. 3 (TPS3) <i>p24: To provide for a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality.</i> Table 1, p.29: Motor Vehicle, Boat or Caravan Sales; Not allowed. The property in question is zoned Rural under the City of Cockburn Town Planning Scheme No. 3. Land uses under this zoning are clear. Maintaining the rural character of the area has been a key driver for The City of Cockburn. A hardstand with 40 caravans, boats and trailers does not retain the rural character and amenity of the locality. The TPS3 expressly lists that boating and caravan sales and transport depots are 'not allowed' within the rural zone. While this application is not for Caravan Sales <i>per se</i>, the intent - i.e. the storage of caravans and boats - is the same, as is the negative impact on the surrounding land and owners. 10 June 2010, specifically Item 21.1 Part 2 of the Council's resolution stated:</p> <p>"That Council: (2) Re-emphasizes its position to the WAPC and Landcorp that it supports the retention of the rural allotments between Latitude 32 and the Thomsons Lake/Harry Waring Marsupial conservation reserves..." The City of Cockburn incorporated into the TPS mechanisms to create and retain the area west of Thomsons Lake as a critical buffer zone of rural properties.</p>	<p>managed to limit customer appointments.</p> <p>3. The storage of up to 40 caravans, boats and trailers is considered to not have a detrimental impact on the adjacent wetland. The application is also to the satisfaction of DWER and the Department of Biodiversity, Conservation and Attractions (DBCA).</p> <p>See also submission 4, point 2.</p> <p>4. Noted. The adjacent Conservation Zone is acknowledged however the subject site is zoned 'Rural' under the City's Town Planning Scheme No. 3 (TPS 3).</p> <p>5. Noted. Please see submission 3, point 2.</p> <p>6. Not Supported. The presence of a storage yard does not prevent the neighbouring properties from undertaking rural land uses.</p> <p>7. Supported.</p>
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		<p>3. Impacts on a Ramsar wetland: TPS3: Protection of Wetlands, p. 44: 4.10.6 <i>Protection of Wetlands (a) The local government may require wetlands and their fringing phreatophytic vegetation to be preserved and protected from pollution, destruction and inappropriate use and management. (b) Any wetland which is identified for protection under a policy of the Environmental Protection Authority shall be preserved and protected in accordance with any conditions imposed by the local government or the Authority. p51: 4.16.3 Land use adjacent to a Conservation Category Wetland or Resource Enhancement Wetland shall not have any adverse environmental effect on the ecological processes and functions of the wetland or the wetland buffer area.</i></p> <p>Clearing of vegetation and creation of a hardstand for the proposed development will significantly impact Thomsons Lake (Jilbup), a Ramsar wetland, which falls under a range of international, national, and local protection categories, including Ramsar, CAMBA, JAMBA, and Conservation Zone. There is no protection buffer between the proposed development and Thomsons Lake. Indeed, this western side of the lake is the only section that has no real buffer. Thomsons Lake is also part of the Conservation of Migratory Species of Wild Animals (Bonn 1979), listed as a “<i>matter of national environmental significance</i>” under the EPBC Act, part of Beeliar Regional Park, listed in the Directory of Important Wetlands in Australia, in the register of the National Estate, a Conservation Category Wetland, Protected through the State Planning Policy 2.9 Water Resources, a “Class A” reserve and a BushForever site (No. 391). Given the destruction of over 72% of the Banksia Woodlands in the Perth Metropolitan Area (Commonwealth of Australia 2016), and over 70% of wetlands on the Swan Coastal Plain (Davies and Lane 1995), the protection and conservation of all of our woodland and wetland</p>	<p>Please see submission 4, point 2.</p> <p>8. Supported. Please see submission 4, point 5.</p> <p>9. Not Supported. LPP 1.10 and 1.11 do not apply to this proposal, and the presence of a storage yard with minimal vegetation clearing is not considered to cause undue impacts of midges.</p> <p>10. Noted. The proposal is not considered to have an adverse impact on the adjacent Bush Forever site as per SPP 2.0 & 2.8. SPP 2.5 acknowledges some diversity of uses in Rural Zones will occur and the proposed use is capable of being approved in the Rural Zone.</p> <p>11. Noted. The installation of outdoor lighting is to be in accordance with the requirements of Australian Standard AS 4282 - 2019 “Control of the Obtrusive Effects of Outdoor Lighting”.</p>
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		<p>areas is critical. Land use adjacent to this Conservation Category wetland shall not have any adverse effect on the ecological processes and functions (e.g. soil that can freely filter nutrients and contaminants) of the wetland or the buffer. See below for notes on a wetland buffer. It is difficult to see how a hardstand, especially for the storage of caravans and boats, would not produce run-off such as oil, fuel and other pollutants that would go directly into the lake.</p> <p>4. Conservation Zone TPS3, p24: <i>To provide for a range of uses which are consistent and compatible with areas of conservation value including wetland, lake and or bushland areas, whilst providing for the ongoing protection and maintenance of those areas.</i> Thomsons Lake is part of the Conservation Zone. To protect the wetland, the area surrounding the wetland needs to perform its function as a buffer: reduce runoff, reduce sediments, contaminants and nutrients, prevent invasion by exotic plants, reduce disturbance of fauna, obscure incompatible scenery, provide corridors for wildlife movement, provide a transition between upland and lowland habitats, provide an area between high nuisance insect numbers and residential areas (Davies and Lake 1995).</p> <p>5. The development contradicts long-standing plans for the area. Hope Valley - Wattleup Redevelopment Act 2000, HVWRA Master Plan, FRIARS Report (2000). <i>Rural uses on the west side of Thomsons Lake will be retained to maintain</i></p>	<p>12. Noted. Please see submission 2, point 4 and submission 4, point 3.</p> <p>13. Not Supported. Caravan insurance is not a valid planning consideration.</p> <p>14. Noted. Please see submission 2, point 5.</p> <p>15. Not Supported. Any proposal for a storage yard at another site would be subject to assessment based on the individual merits of the application.</p> <p>16. Noted. Please see submission 5, point 2.</p> <p>17. Not Supported. Please see submission 2, point 2.</p>
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		<p><i>buffers to Thomsons Lake and other bushland areas. (p39-40, FRIARS). Given that the western edge of Thomsons Lake has a very small vegetation buffer, this role is being undertaken by the adjoining properties. The woodland properties west of Thomsons Lake were excised from the Latitude 32 development area in order to act as a buffer between sensitive wetlands and woodlands and Latitude 32. Many of the properties in this buffer are quality Banksia Woodlands, with Land for Wildlife status, containing a high abundance and richness of locally native flora and fauna, often receiving Biodiversity Conservation grants from the City of Cockburn. If one incrementally facilitates the development of hardstands and other such developments on these woodland properties, then the area can no longer function as a buffer. This is one of several reasons why previous policies [Review of Kwinana Air Quality Buffer (2000), the FRIARS Final Report (WAPC 2000), and the Hope Valley Wattleup Redevelopment Project Master Plan (Landcorp 2004)] retained this area as Rural. Hardstand developments and other such uses are, in part, what the Latitude 32 area has been designated for. Given the proximity of land designated precisely for the use of hardstand it seems both odd and inconsistent with long-standing policies that hardstand would be permitted in the rural zoned area that is meant to act as a buffer between Latitude 32 and Thomsons Lake. The proximity of Latitude 32, as well as its significant under-utilisation, also highlights that there is no shortage of land zoned precisely for the purposes of hardstand in the area.</i></p> <p>6. Landuse conflict: The development reduced the opportunities for surrounding land holders to investigate land uses and business opportunities that are in line with the rural</p>	
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		<p>character and amenity of the area. The development reduces the land value of other rural properties in the area that aim to retain the rural and natural character of the area. The properties on the western side of Thomsons Lake also form a significant buffer between industry (Latitude 32) and the suburbs to the north (Meve and Yangebup) and to the east (Beeliar). Incrementally permitting the changing the landuse away from rural pursuits and towards light industrial / hardstands decreases the ability for this area to perform its function as a buffer between these landuses to reduce landuse conflict.</p> <p>7. Drainage constraints: The drainage of the area west of Thomsons Lake is unique; it is one of the steepest sites in the region. There are numerous state government plans that recognise the significant landuse constraints in the area. FRIARS Final Report (WAPC 2000): <i>“Rural uses on the west side of Thomsons Lake will be retained to maintain buffers to Thomsons Lake and other bush land areas. Topography and drainage have a significant influence on the structure planning of this area.”</i> Given the topography, as well as the sensitive lake, a detailed stormwater management plan (including nutrients and particulates, pH and contaminants), and riparian and buffering vegetation conservation and rehabilitation plans would be a minimum expectation for such a proposal. The type of substrate to be used in the development (e.g. limestone, concrete, bitumen, crushed gravel) was not submitted, and thus we are unable to comment on its impacts.</p> <p>8. Clearing of native vegetation – Threatened Ecological Community (TEC). TPS3: 4.15.2 “No land shall be cleared of vegetation that contains declared rare flora or priority species</p>	
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		<p>or declared sites of environmental and biological significance, as determined by the local government..." Although not high quality on the property in question, the clearing of components that make up a <i>Banksia</i> Woodland (a federally listed Threatened Ecological Community - TEC) for the creation of a hardstand would contradict policies protecting <i>Banksia</i> Woodlands, including the EPBC Act. While degraded, the land to be cleared has environmental significance as it forms at least some vegetation cover adjacent to Thomsons Lake. The vegetation to be cleared as part of this proposal is original remnant fringing vegetation (<i>Eucalyptus rudis</i>) and over a dozen mature <i>Banksia attenuata</i> and <i>B. menziesii</i> trees.</p> <p>9. Mosquitos and midges: Local Planning Policies LPP1.10 <i>Subdivision around Thomsons Lake</i> indicates that given the large numbers of Ross River Virus (RRV) in Cockburn there is a "<i>heightened risk of contracting the disease for people residing near Thomsons Lake</i>". LPP1.11 Residential Rezoning & Subdivision adjoining Midge Infested Lakes & wetlands: <i>The purpose of this policy is to restrict residential subdivision, strata's and development in areas considered most likely to be subjected to midge nuisance.. and: the council does not support the rezoning, subdivision or strata titling for residential development within 500m of the edge of any lake or wetland in the district that is subject to potential midge infestation.</i> Given this heightened risk of Ross River Virus (RRV), removal of any further buffering vegetation, adjacent to Thomsons Lake which has little to no vegetation buffer on the western side as it is, could further increase the movement of these insects. The proposed development occurs well within 500m of the wetland. Although not a subdivision, clearing of vegetation works against the intent of the policy</p>	
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		<p>LPP1.11. Increasing the runoff of nutrients, contaminants and sediments by creating a hardstand adjacent to Thomsons Lake, is counterintuitive, given the clear links between water quality and insect abundance (DEC 2012).</p> <p>10. The development contradicts various State Planning Policies: SPP2.5 Rural Planning Policy, SPP2.0 Environment and Natural Resources Policy, SPP2.8 Bushland policy for the Perth Metropolitan Region: A range of SPPs clearly state that the rural character of the rural zone should be preserved, and that wetlands be protected. In considering these zones and land uses, WAPC's position is that: p10. <i>(f) rural land uses are compatible with the preservation of rural character and amenity in rural zones.</i> 2051: <i>Planning strategies, schemes and decision making should:(i) Consider mechanisms to protect, manage, conserve and enhance: (a) . wetlands of importance, Ramsar wetlands and wetlands identified in any relevant Environmental Protection Policy...</i> 2053: <i>Planning strategies, schemes and decision-making should: Consider mechanisms to protect areas of high biodiversity and/or conservation value, including: (g). Ramsar wetlands and wetlands recognised as habitat for migratory species; (h) nationally significant wetlands listed in the Directory of Important Wetlands in Australia (2001);(i) wetlands identified in any relevant Environmental Protection Policy (EPP), such as the Swan Coastal Plain Lakes EPP and the South-West Agricultural Zone EPP.</i> 2757: <i>(b) Seek to avoid unacceptable losses, which includes a general presumption against clearing bushland, or other degrading activities, for area's containing— lakes or wetlands listed in the Environmental Protection (Swan Coastal Plain Lakes) Policy 1992 and the Revised</i></p>	
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		<p><i>Draft Environmental Protection (Swan Coastal Plain Wetlands) Policy and Regulations 2004, and other significant vegetated wetlands (most notably conservation category wetlands as identified by the Department of Environment's Geomorphic Wetlands Swan Coastal Plain dataset and recognised Aboriginal sites), and appropriate buffer and foreshore requirements consistent with other relevant government policies.</i></p> <p>11. Light pollution: Given the lack of any vegetation between the proposed hardstand and the Ramsar wetland, and that "Customers will generally pick up/drop off the vehicles themselves between the hours of 7am and 7pm Monday to Saturday" (letter from City of Cockburn 22 Dec 2020), overhead lights within the proposed development will be required during the winter months, as well as likely for security. Lights of this nature, even if motion activated, may impact on wildlife within the Ramsar wetland. It may also attract midges.</p> <p>12. Fire risk: There is a concern that the storage of caravans, boats and trailers will increase the risk of ignition of a wildfire, given that caravans and boats typically make use of gas, petrol, and other fuels. The development lies within a Bushfire Prone Area. In addition, this property is adjacent to one of the largest woodland reserves in Perth. If a wildfire occurs, there is an increased hazard by having caravans containing gas bottles and boats containing outboard engines stored in the area.</p> <p>13. Insurance for caravans in bushfire-prone areas :Please note that if caravans burn in a bushfire prone area (rural),</p>	
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	<p>there may be problems claiming insurance – please see (as an example): https://uneedacaravan.com.au/caravan-storage-faq/</p> <p>14. Traffic congestion: The proposed development occurs on a cul-de-sac, and the only exit is via an already busy intersection: Pearse and Russell Roads. Traffic congestion will be increased with the addition of caravans, boats, and trailers. There have been a total of 17 reported crashes at that intersection in the past 5 years. https://portal-mainroads.opendata.arcgis.com/datasets/511c64d66c7f4a9ba0472ad13c59f839_1.csv</p> <p>15. Precedence: While hardstand has previously been permitted within the rural zone, none are within this close proximity to Thomsons Lake. Permitting such a development on the western side of the lake would create a significant precedence. If this were to be scaled-up, other properties in the buffer zone could also create hardstands, negating their use as a protective buffer for Thomsons Lake, Latitude 32, and suburbs to the north and east.</p> <p>16. Amenity: Having a hardstand in this close proximity to Thomsons Lake and immediately adjacent to one of its main entrances has a very significant impact on the amenity of the area both for local residents but also visitors to Thomsons Lake. It would be a significant eyesore impinging on the visitor experience to what is one of the only Ramsar listed wetlands in the Perth metropolitan region, as well as on the experience of local residents, many of whom primarily live in the area for its rural character and who do not want to live in the aesthetic of a light industrial area.</p>	
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		<p>17. Value: Permitting hard stand in the rural area would likely have a very negative impact on the amenity of surrounding properties, and there is a concern that this would affect the economic value of surrounding properties that are used primarily for residential purposes.</p> <p>References</p> <p>Commonwealth of Australia (2016) Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community. Approved 26 August 2016; Listing effective from 16 September 2016. Department of Environment, Report.</p> <p>Davies PM and Lane JAK (1995) Guidelines for design of effective buffers for wetlands on the Swan Coastal Plain. Report to Australian Nature Conservation Agency. Canberra.</p> <p>Department of Environment and Conservation (2012). A guide to managing and restoring wetlands in Western Australia. Department of Environment and Conservation, Perth, Western Australia</p>	
6	<p>Klaus & Zafira Fahrner</p> <p>113 Lorimer Road</p>	<p><i>Objection.</i></p> <p>I have been informed by my neighbours about a planned hardstand at 237 Pearse Road, Beeliar. I have also received a copy of your letter to the immediate neighbours dated 22 Dec 2020. I herewith strongly object to the proposal for the following reasons:</p>	<p>1. Noted. Please see submission 3, point 2.</p> <p>2. Noted. Please see submission 4, point 1.</p>

	MUNSTER	<ol style="list-style-type: none"> 1. The area on the western side of the Thomsons Lake Nature Reserve has been defined and repeatedly confirmed as a vital buffer zone to the nature reserve. We, the landowners of this area, had to defend ourselves against industrial activities, the building of a mosque and other attempts to change the character of the rural bushland area. 2. The block proposed for the hardstand borders the nature reserve and is North of Russell Road, which is part of the buffer zone. 3. If there is a requirement for caravan and boat parking in the area, there is ample space in Wattleup and on blocks south of Russell Road already zoned 'Light Industrial'. 4. We, the owners of bush blocks at the western side of Thomson's Lake Nature Reserve, have been rejected any development of our blocks, i.e. subdivision, clearing, etc. due to this area being officially declared a buffer zone to the Thomsons Lake Nature Reserve. Our rural lifestyle ambitions have been recognised and supported by Council so far. 5. Any exception from this protection would cause a legal precedence for others to apply for similar use of their land. Caravan and boat storage appears to be a rather lucrative business and talking to a number of our neighbours, some appear to be very interested to apply for the same use of their blocks. 6. Approval of the proposed development would mean 'the end of the buffer zone', with all relevant ecological consequences! 	<ol style="list-style-type: none"> 3. Not Supported. The City is unable to suggest the applicant relocate to another site. Each planning application is assessed based on its individual merits. 4. Noted. Please see submission 3, point 2. 5. Not Supported. Please see submission 5, point 5. 6. Not supported. The proposal is a use that can be considered in the Rural Zone. The use will not result in the end of the buffer zone as there is no rezoning proposed.
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		Please take the above in consideration, when forwarding the proposal.	
7	Brad & Tammy Cuff 116 Lorimer Road BEELIAR	<p><i>Objection.</i></p> <p>In reference to the letter we received for comments relating to the development approval for 237 Pearse road we wish to lodge a response that we <i>object to the proposal.</i> In Summary our objection reason are:</p> <ol style="list-style-type: none"> 1. Landuse conflict - our understanding is the land is rural and intended as a buffer zone for the thomson lakes wetlands nt intended for industrial use 2. The development contradicts long-standing plans for the area - <i>Hope Valley - Wattleup Redevelopment Act 2000, HVWRA Master Plan, FRIARS Report (2000) Rural uses on the west side of Thomsons Lake will be retained to maintain buffers to Thomsons Lake and other bushland areas. (p39-40, FRIARS)</i> 3. Thomsons Lake is part of the Conservation Zone 4. The property in question is zoned Rural under the City of Cockburn Town Planning Scheme No. 3. Land uses under this zoning are clear. 5. Light pollution - Given the lack of any vegetation between the proposed hardstand and the Ramsar wetland, and that "Customers will generally pick up/drop off the vehicles themselves between the hours of 7am and 7pm Monday to Saturday" (letter from City of Cockburn 22 Dec 2020), overhead lights within the proposed development will be required during the winter months, as well as likely for security. Lights of this nature, even if motion activated, may 	<ol style="list-style-type: none"> 1. Noted. Please see submission 3, point 2. 2. Noted. Please see submission 3, point 2. 3. Noted. Please see submission 4, point 1. 4. Noted. The zoning of the subject site is clear and a storage yard is capable of being approved in the zone. 5. Noted. Please see submission 5, point 11. 6. Not Supported. Please see submission 5, point 13. 7. Noted. Please see submission 2, point 4.

		<p>impact on wildlife within the Ramsar wetland. It may also attract midges.</p> <p>6. Insurance for caravans in bushfire-prone areas - Please note that if caravans burn in a bushfire prone area (rural), there may be problems claiming insurance</p> <p>7. Fire Risk - increased fuel in a highly flammable area</p> <p>Thank you for your consideration.</p>	
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14.4 (2021/MINUTE NO 0066) DEVELOPMENT APPLICATION - 4 MADRAS LINK NORTH COOGEE - DA21/0131 - RETROSPECTIVE SINGLE (R-CODE) HOUSE – FINISH OFF EASTERN BOUNDARY WALL

Author(s)	C Hill
Attachments	<ol style="list-style-type: none"> 1. Location Plan ↓ 2. Development Plans (CONFIDENTIAL) 3. Local Development Plan ↓ 4. Schedule of Submissions ↓ 5. Restrictive Covenant and Approval Process ↓ 6. Locality Map (CONFIDENTIAL)
Location	4 (Lot 813) Madras Link North Coogee
Owner	Daniel and Sindy Mastaglia
Applicant	Planning Solutions
Application Reference	DA21/0131

RECOMMENDATION

That Council:

- (1) REFUSES the proposed retrospective (*R-Code*) House – *Finish of Eastern boundary Wall* at No. 4 (Lot 813) Madras Link, North Coogee for the following reasons:

Reasons

1. The finish of the 3 storey (27.86m in length and 10.54m in height) eastern boundary parapet wall ('the wall') which is currently face [block] brick at No. 4 (Lot 813) Madras Link, North Coogee does not match the majority of external walls of the dwelling, which are rendered and painted.
2. Pursuant to 'Detailed Area Plan – Lot 785' any exposed parapet wall must be finished to match the external walls of the dwelling, unless otherwise agreed by the [three] adjoining property owners.
3. The wall has not been finished to match the external walls of the remainder of the dwelling (i.e. it is not rendered and painted) and is without agreement of the majority of the adjoining property owners. The wall is therefore not compliant with the Detailed Area Plan / [otherwise known as a] Local Development Plan.
4. State Planning Policy No. 7.3 – Residential Design Codes Volume 1 provides development standards regarding lot boundary setbacks in order to reduce impacts of building bulk on adjoining properties. The R-Codes have been varied by the Local Development Plan to permit a 3 storey parapet wall on the boundary in lieu of the R-codes setback requirements



subject to compliance with the Local Development Plan.

5. The finish of the eastern boundary wall at No. 4 (Lot 813) Madras Link, North Coogee is inconsistent with the prevailing character of the locality being properties with boundary wall finishes that match the remainder of the dwelling.
6. The finish of the wall is detrimental to the amenity of the majority of adjoining property owners; and is inconsistent with the objectives of State Planning Policy No. 7.3, the City's Town Planning Scheme No. 3, 'Detailed Area Plan – Lot 785' and the 'Port Coogee Design Guidelines'.

Footnote

1. The Port Coogee Design Guidelines are intended to provide a Strategic framework for design decisions to each new homeowner in order to create quality architectural outcomes that satisfy the Port Coogee vision.

These guidelines are provided to each owner by the developer prior to the purchase of land. The guidelines specify that owners are to familiarise themselves with these guidelines, the Port Coogee 'vision' and the implications on the type and cost of the home owners chose to build.

These guidelines have been prepared to ensure owners' houses and gardens complement those of their neighbours, thereby producing a cohesive community with a distinct sense of place.

As part of the Port Coogee community, it is essential that each dwelling contributes to the high standard of design expected throughout Port Coogee.

Whilst face brick is permitted, it is not a preferred material and in this context the 3 storey (27.86m in length and 10.54m in height) parapet wall, is considered to be inconsistent with the intent of the Strategic "master planning" for the locality. The intent of that part of the design Guidelines is regarding the front elevation, and in this context it is more about the boundary wall material not matching, more so than the actual material itself.

- (2) NOTIFY the applicant, and those that made a submission, of Council's decision.



COUNCIL DECISION

MOVED Cr M Separovich SECONDED Cr C Stone

That Council:

- (1) APPROVES the proposed retrospective (R-Code) House – Finish off Eastern Boundary Wall at No. 4 (Lot 813) Madras Link, North Coogee subject to the following conditions and footnotes:

Conditions

1. The Development shall be carried out in accordance with the terms of the application as approved herein and any approved plan.
2. All services and service related hardware, including clothes drying, antennae, satellite dishes and air conditioning units, being suitably located away from public view and/or screened to the satisfaction of the City.
3. All stormwater being contained and disposed of on-site to the satisfaction of the City.

Footnotes

- a) This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3 or with the requirements of any external agency.
 - b) The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
 - c) As part of transitioning Australia to the National Broadband Network (NBN), developers are encouraged to engage early with NBN, at least six months before the required service date, to understand requirements around future connections and the timing of infrastructure provision. This will ensure a connection is ready when residents move in. For more information please refer to <https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments> or contact NBN on newdevelopments@nbnco.com.au or 1800 687 626.
 - d) With regard to Condition 3, the City requires the onsite storage capacity be designed to contain a 1 in 20 year storm of five minute duration. This is based on the requirement to contain surface water by the National Construction Code.
- (2) NOTIFIES the applicant and those who made a submission of Council's decision.

LOST 3/6

For: Cr K Allen, Cr M Separovich, Cr C Stone

Against: Mayor L Howlett, Deputy Mayor L Kirkwood, Cr P Corke, Cr C Terblanche, Cr P Eva and Cr T Widenbar

MOVED Cr T Widenbar SECONDED Cr P Eva
That the recommendation be adopted.

CARRIED 7/2

For: Mayor L Howlett, Deputy Mayor L Kirkwood, Cr K Allen,
Cr P Corke, Cr C Terblanche, Cr P Eva and Cr T Widenbar

Against: Cr M Separovich and Cr C Stone

(2021/MINUTE NO 0067) EXTENSION OF MEETING

COUNCIL DECISION

MOVED Mayor L Howlett SECONDED Deputy Mayor L Kirkwood

That Council extends the meeting for a period of up to 60 minutes, the time being 9.01pm, in accordance with Clause 4.13 of the Council's Standing Orders Local Law to allow sufficient time to conclude the business of Council.

CARRIED UNANIMOUSLY 9/0

Background

The subject site is 376m² in area and is bound by similar residential properties to the east, Ceylon Turn to the north and west, and Madras Link to the south.

A Building Permit at the subject site, for a three storey dwelling and swimming pool, was received on 25 June 2019 (BP19/0798). At present the dwelling is under construction, nearing completion.

On 21 April 2020, a complaint was received from an adjoining property owner regarding the finish of the three storey boundary wall adjacent to the eastern boundary of the subject site. The boundary wall was noted to not match the external walls of the dwelling, as required by the applicable Local Development Plan.

Pursuant to Section 214(3) of the *Planning and Development Act 2005* a Directions Notice was issued on 19 November 2020, directing the owners of the subject site to "*apply a rendered finish to the wall and paint the wall so that the wall matches the external walls of the remainder of the dwelling*".

The owners exercised their right to apply to the State Administrative Tribunal (SAT) for a review of the City's decision to give the direction. A Directions Hearing subsequently took place on 15 January 2021 via teleconference, to determine how the matter would be dealt with by SAT.

The outcome of the Directions Hearing was that the direction to render and paint the wall be placed on hold, pending the lodgement and determination of a retrospective Development Application. Mediation was also scheduled to take place on 10 March 2021.



On 5 March 2021, SAT provided new orders, vacating the 10 March 2021 mediation, as agreed by both parties (being the City and the owners of the subject site) to allow for the determination of this Development Application. The matter is now listed to a Directions Hearing on 7 May 2021.

The applicant was at the Council meeting on 8 April 2021, where the Council resolved to defer its determination pending an investigation into an alternative finish for the subject wall.

The intent of this deferral was to provide the applicant with the opportunity, if they wished, to revise the application and propose a treatment such as textured paint or similar.

The alternative treatment was seen as a without prejudice potential compromise between the initial [recommended] requirement for rendering and painting, and the proposal to have the wall remain facebrick.

On 9 April 2021 the City wrote to the applicant and the owners advising them the outcome of the Council Meeting, asking whether they were prepared to either:

1. consider an alternative treatment for the wall, potentially paint/textured paint or the like; or
2. proceed with the application in its current state, with no changes.

The owner and applicant were advised, should they choose Option 1, the City is willing to engage an independent architect who, at no cost [to the owners], can inspect the wall and put forward suggestions on appropriate types of paints/ finishes etc. The applicant/ owners were advised that they could then look into these options in terms of their cost and advise which type they would like to go with. Following this, the City would formally re-advertise the application and it would then be put forward at the next available Council meeting on the basis of the alternative treatment.

The owner and applicant were advised, should [they] select Option 2, the application would be reconsidered at the next Council meeting.

The owner and applicant were advised, regardless of the option selected there is still potential for the neighbour/s to pursue further legal action with regard to compliance with the restrictive covenant (noting the City is not a party to this).

The applicant confirmed on 15 April 2021 that they were not prepared to amend the application.

This retrospective development application is being presented to Council for determination as City officers do not have delegated authority to determine applications where advertising is required and the objections received cannot be resolved through a condition or negotiation of a design change.



Submission

N/A

ReportProposal

No changes are proposed to the finish of the existing three storey parapet boundary wall on the eastern side of the subject site, which is 27.86m in length and 10.54m in height. The wall is proposed to remain as face [block] brickwork.

Planning Framework*Zoning*

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Development' – Development Area 22 (DA 22) under the City of Cockburn Town Planning Scheme No. 3 (TPS 3). The objective of the Development Zone in TPS 3 is;

“To provide for future residential, industrial or commercial development to be guided by a comprehensive Structure Plan prepared under the Scheme”.

DA 22 includes 20 provisions of which the following four (4) are provided as being most relevant to the subject application;

3. “An approved Structure Plan together with all approved amendments shall be given due regard in the assessment of applications for subdivision and development, in accordance with clause 27(1) of the Deemed Provisions.
4. The local government may adopt Design Guidelines for any development precincts as defined on the Structure Plan. All development in such precincts is to be in accordance with the adopted guidelines in addition to any other requirements of the Scheme, and where there is any inconsistency between the design guidelines and the Scheme, the Scheme shall prevail.
12. The local government may approve Local Development Plan(s) [otherwise known as Detailed Area Plan(s)] for any part of the Development Area as defined on the approved Structure Plan, pursuant to clause 52 of the Deemed Provisions.
13. Local Development Plans (LDPs) may be required for any particular lot or lots within the adopted Structure Plan, however, LDPs shall be prepared for the land designated Marina Village, Neighbourhood Centre and possible future local centre and for land coded R80 and higher density coding.”

Local Development Plan

An LDP/ [DAP] dated 22 October 2010 applies to the original Lot 785 Orsino Boulevard, which includes the subject site No. 4 (Lot 813) Madras Link, North Coogee .



The LDP provides variations to the City's relevant Local Planning Policies, Scheme and the Residential Design Codes (R-Codes).

The 'Design Elements' section of the LDP states the following;

"Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless otherwise agreed with the adjoining property owner."

This application seeks to retrospectively vary the requirement above, by way of having the existing eastern boundary wall remaining as face brickwork [blockwork], without agreement from the adjoining property owners, where the remaining external walls are rendered and painted.

The *Planning and Development (Local Planning Schemes) Regulations 2015* Part 6 Clause 56(1) "Effect of the Local Development Plan" specifies:

"A decision-maker for an application for development approval in an area that is covered by a local development plan that has been approved by the local government must have due regard to, but is not bound by, the local development plan when deciding the application."

The term 'due regard' is commonly used throughout the planning framework, in a range of scheme and policy provisions. 'Due regard' has been cited in a number of cases, including *Tah Land Pty Ltd v Western Australian Planning Commission* [2009] WASC 196, where the Supreme Court held that:

- *"due regard" implies something greater than mere 'regard'; and*
- *the decision-maker has a mandatory obligation to consider that document or planning instrument when making a decision on an application to which the particular document or instrument relates"*

In this context, proper and orderly planning suggests the LDP is one of many tools used to ensure the wall is rendered. Due regard should consider the suite of planning mechanisms, and to what extent the R-Codes have been varied to allow the three storey wall, to ensure the end built form outcome. These being:

- a) The developer's restrictive covenant (discussed later in this report);
- b) The developer's design guidelines and pre-contract requirements for building in this area (discussed later in this report);
- c) The "master planning for the area" inclusive of DA 22 Scheme Provisions (discussed earlier in this report), the Design Guidelines as assessed by the City and the LDP that encapsulates these objectives;
- d) What the R-Codes would otherwise permit in the absence of the LDP to vary this requirement (discussed later in this report).

Accordingly, the "due-regard" consideration of the LDP is such that the planning framework in this context has been very clear on the intent of the aesthetics of this locality. It would not be within proper and orderly planning to approve the un-rendered wall.

Port Coogee Design Guidelines

The Port Coogee Design Guidelines are applicable to the subject site. All single houses subject to the Design Guidelines, including the subject site, require the design endorsement from the developer.

Although developer endorsement is required prior to the submission of a Building Permit and/or Development Application (if required), the developer endorsement process is independent to the statutory requirements of the City. Instead, the developer endorsement is required by the applicable restrictive covenant (refer Attachment 5), which is discussed further in the 'Assessment' section below.

The Port Coogee Design Guidelines are intended to provide a Strategic framework for design decisions to each new homeowner in order to create quality architectural outcomes that satisfy the "Port Coogee vision".

These guidelines are provided to each owner by the developer prior to purchase of land. The guidelines specify that owners are to familiarise themselves with these guidelines, the Port Coogee 'vision', and the implications on the type and cost of the home owners chose to build.

These guidelines have been prepared to ensure owners' houses and gardens complement those of their neighbours, thereby producing a cohesive community with a distinct sense of place.

As part of the Port Coogee community, it is essential that each dwelling contributes to the high standard of design expected throughout Port Coogee. Whilst face brick is permitted under the guidelines, "it is not a preferred material" and in this context the three storey (27.86m in length and 10.54m in height) parapet wall, is considered to be inconsistent with the intent of the Strategic "master planning" for the locality.

As can be seen below, this particular wall [shown from three different perspectives] is of a particularly large scale and bulk spanning across three properties.



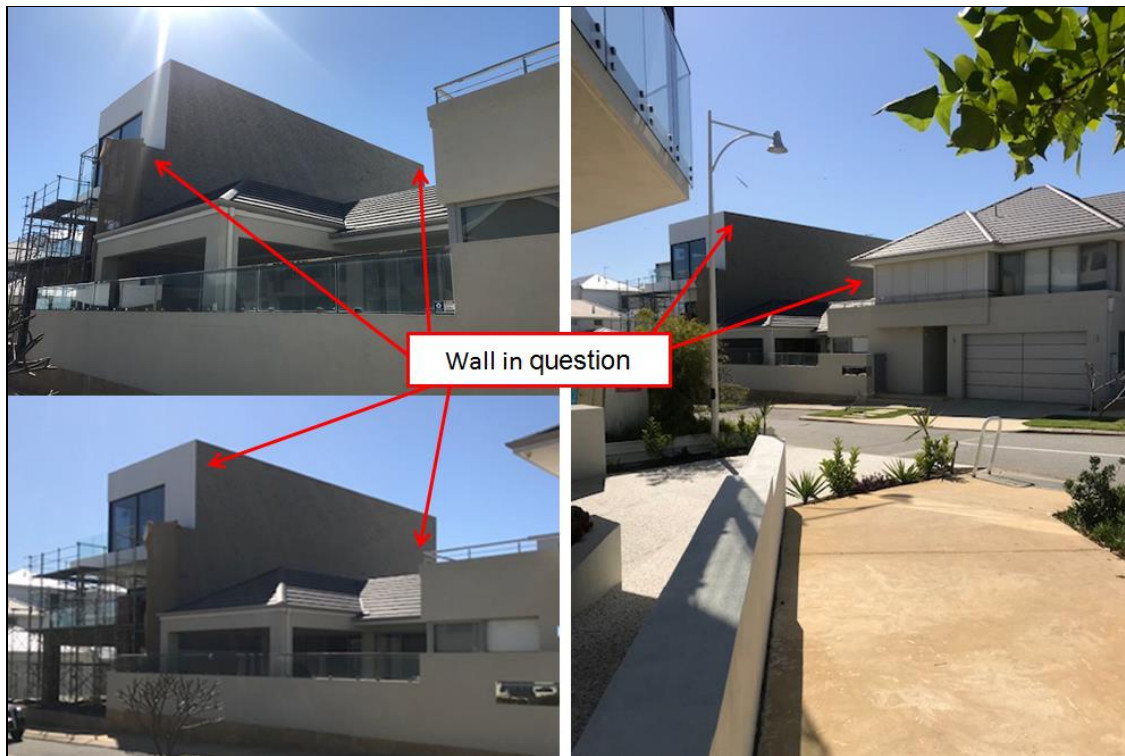


Figure 1: Wall in question

Prior to lodgement of the building permit, the applicant sought “developer [design] endorsement” on 26 February 2019. The endorsement states as follows:

“The above project has been approved in accordance with the Port Coogee Design Guidelines only. This assessment does not include an R Code or other statutory compliance check as required by City of Cockburn. An application can now be made to the City of Cockburn for a Building Licence and/or Development Approval.”

The plans submitted to the developer’s architect indicated that the wall in question was originally planned to be rendered (and presumably painted). The relevant elevation (Elevation 4) has been extracted from the plans as submitted to the developer and provided below for ease of reference;

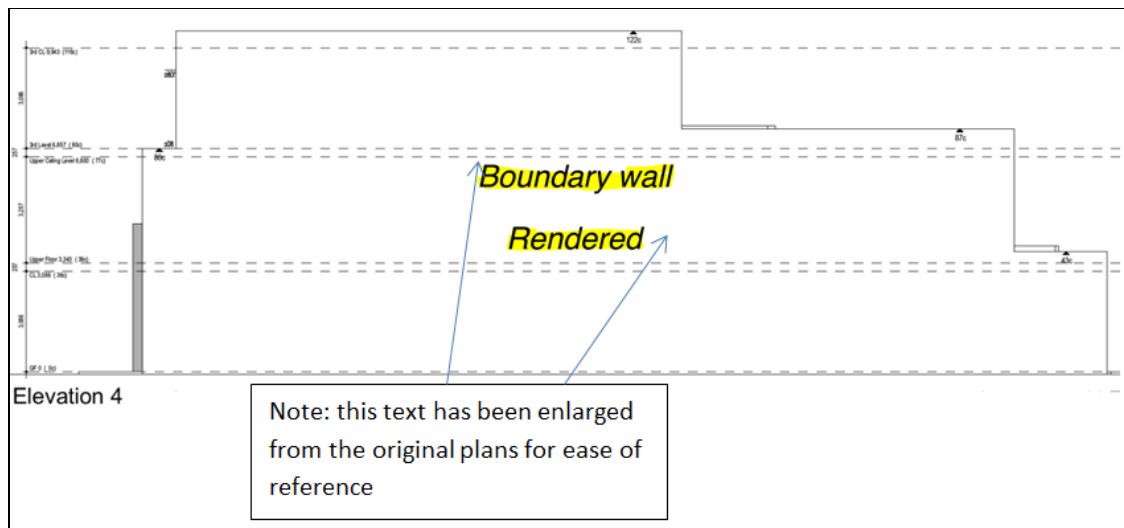


Figure 2: Elevation 4 as submitted to the Developer/ Developers Architect.

The developer's assessment was based on the above plans "boundary wall rendered" and as such the developer's architect provided the following details under their assessment in respect to the "wall materials" [or finish];

Development Standard	Source	Compliance	Comment
Wall Materials			
Acceptable wall materials include: Painted rendered masonry, stonework, rammed earth, painted or clear finished timber weatherboards, eco-ply, corrugated metal cladding and painted fibre cement sheeting. Whilst face brick is permitted it is not a preferred material.	DG	Y	Rendered brick and tiled cladding.

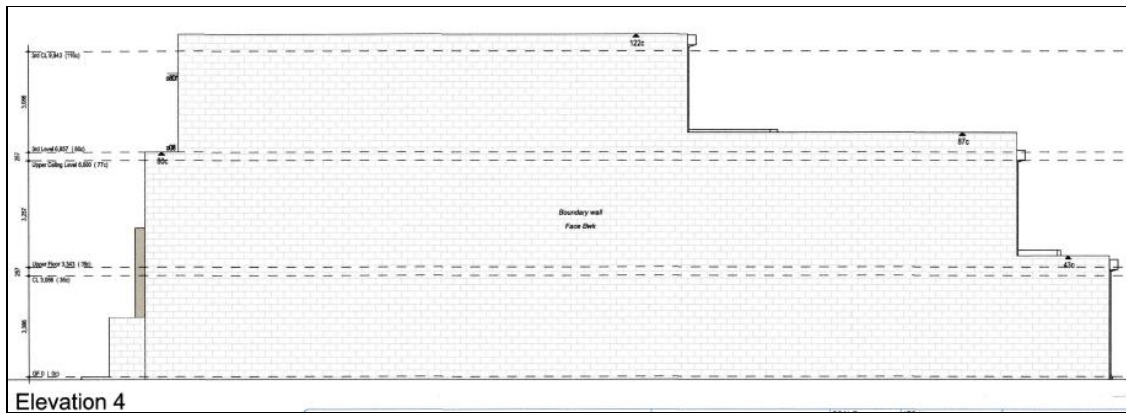
Figure 3: Developers Endorsement extracts:

As discussed above, the developer approved the plans showing rendered wall in accordance with the Port Coogee Design Guidelines only. Their assessment and approval does not include an R-Code or other statutory compliance check as required by the City.

Following receipt of the developer endorsement the owners of No. 4 then sought a privately certified Building Licence from the City's Building Department for the single house.

It is understood that the plans submitted to and approved by the City's Building Department (Private Certification) were submitted as follows:





Based on the above, had the property not been subject to an LDP, the eastern boundary wall would have been subject to a maximum height of 3.5m and a maximum length of 22.41m. In comparison the wall has been constructed at 10.54m in height and 27.86m in length under the LDP variations to the R-Codes. It should be noted that the R-Codes do not require boundary walls be finished in a material to match the remainder of the dwelling. This is on the basis the "R-Codes permitted wall" is at 3.5m in height in lieu of 10.54m as constructed.

The LDP provides significant relaxation to the boundary wall height and length requirements (boundary walls are permitted to all levels, with a maximum length determined by the front setback), with the addition of the boundary wall finish requirement. The expectation is that any boundary walls, whilst higher and longer than what the R-Codes would allow, would not be detrimental to the amenity of adjoining properties as they would instead be finished in a material to match the remainder of the dwelling. The impact of the current boundary wall finish on the adjoining properties' amenity is outlined in the 'Assessment' section below.

Community Consultation

The application was advertised to the three properties that adjoin the boundary wall on the subject site; 2 Madras Link, 25 Orsino Boulevard and 27 Orsino Boulevard. Given the LDP provision clearly references *adjoining* property owners there was no requirement to advertise further afield. The advertising period ran for 21 days (12 February to 5 March 2021). Two objections were received and the concerns/issues raised are summarised as follows:

- The current finish of the wall does not comply with the Contract Sale of Property.
- The current finish of the wall does not comply with the LDP because the adjoining property owners did not agree for the wall not to be rendered and painted.
- The current finish of the wall is not of acceptable quality as it contains various imperfections and discolouration(s).
- The current finish of the wall is inconsistent with other dwellings in the immediate area (refer Confidential Attachment 6 for details);
- The current finish of the wall results in a poor visual outcome and a general loss of amenity.
- The length and height of the boundary wall itself is imposing.

It should be noted, with regard to the last point above, the length and height of the boundary wall is compliant with the dwelling setback and height requirements of the LDP.

The length, height and location of the boundary wall itself are not the subject of this application. For ease of reference, extracts of the LDP have been provided below including the property in question, being No. 4 (Lot 813) Madras Link, North Coogee and the three (3) adjoining properties, which the City advertised the proposal to.



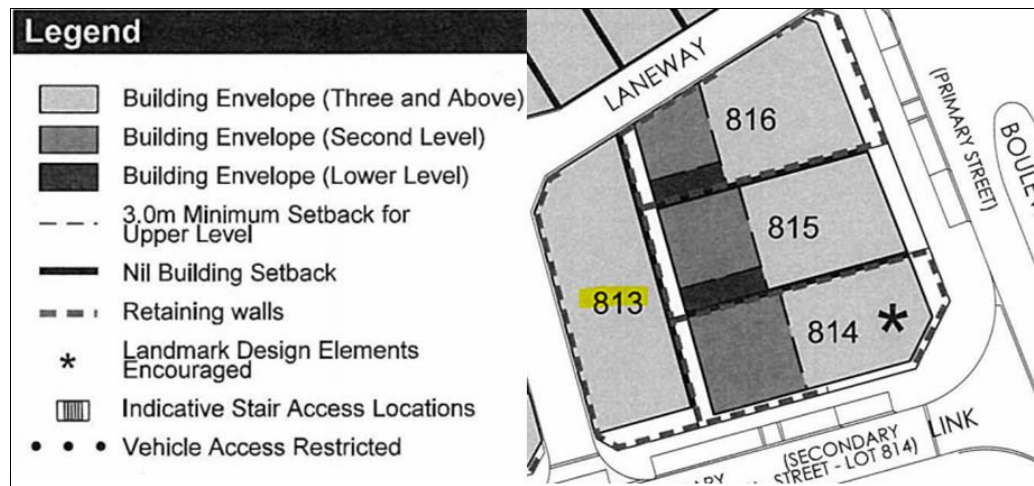


Figure 5: LDP extracts;

It should also be noted that written correspondence from the third adjoining property owner was provided as part of this application. This adjoining property owner stated that they were accepting of the wall in its current state.

Upon receipt of the application, this adjoining property owner was contacted via telephone, and confirmed that the written correspondence was valid. Nevertheless, this adjoining property owner was included in the advertising process and did not return any formal comment. The informal comment is however considered in this context to be acceptable.

Assessment

Finish of the wall

The LDP requires that any boundary walls be suitably finished to match the external walls of the dwelling unless otherwise agreed with the adjoining property owners.

The entire southern side of the dwelling (Madras Link frontage) is rendered and painted, with the exception of two tiled feature walls, which occupy a total surface area of 8.5m².

The western and northern sides, which are adjacent to Ceylon Turn, are entirely rendered and painted.

In contrast, the current finish of the boundary wall in question is un-rendered, unpainted brickwork. The National Committee on Rationalised Building's *Glossary of Australian Building Terms* defines 'face brick' ('facing brick') as:

"A high quality brick primarily for use in face or external brickwork or for other special work."

Furthermore, the *Glossary of Australian Building Terms* defines 'face work' ('face brickwork') as;

"A wall in which bricks are laid accurately to a plane face and the joint neatly pointed."

The boundary wall in question consists of accurately laid bricks, with brick joints rolled appropriately for the coastal location. Therefore, the boundary wall finish can be accurately described as 'facebrick'. The finish does not match the remainder of the rendered and painted dwelling.

The LDP provides scope for a boundary wall material that does not match the remainder of the dwelling, subject to agreement with the adjoining property owner, or in this case, owners. No such agreement was provided prior to the wall's construction, nor has it been provided as part of this retrospective application, given objections were received from two of the three adjoining property owners.

Context of the wall in relation to the surrounding area

The Port Coogee Design Guidelines describe the locality as follows;

"Port Coogee will be a high quality development with landscape and built-form architecture to match the best in Australia – from the streetscapes and landscaping – to the quality and design of the built form. All buildings will contribute positively to the character of Port Coogee."

As part of this retrospective application, the applicant noted seven properties in the locality that have facebrick boundary walls where these do not match the remainder of the dwellings.

Figure 6 below identifies the seven properties in red in relation to the subject site, noting that four of these are more than 250 metres away:








Figure 6: Map of alleged non-compliance as submitted by the applicant;



Two of the seven properties were found to be compliant with the LDP provision for boundary wall finish; one boundary wall matched the remainder of the dwelling and the other was finished to the agreement of the adjoining property owner.



The five remaining properties were found to be non-compliant with the LDP provision, which may warrant further investigation by the City of Cockburn as a separate matter to the assessment and discussion of the proposed application. It should, therefore, be noted that this is not within the scope of the subject application.

The seven properties are addressed in the table below:

Address	DA received	BP received	Developer endorsement provided	Comment
3 Ceylon Turn North Coogee Western boundary wall: 	N/A	Certified Application BP14/2150	No	The rear wall and other side walls of the dwelling are also facebrick. Agreement with adjoining property owner(s) not required. Complies with the LDP as the majority of the dwelling is facebrick.
7 Ceylon Turn North Coogee Western boundary wall: 	N/A	Certified Application BP15/1913	Yes – coversheet provided only. No plans were attached	The facebrick boundary walls, as noted on the plans, do not match the remainder of the dwelling (which is noted as render). Agreement with adjoining property owner(s) not provided. Does not comply with the LDP.
11 Ceylon Turn North Coogee Eastern boundary wall: 	DA 13/0940	Certified Application BP13/2793	Yes	Condition imposed on the DA requiring the boundary walls to be either facebrick or rendered the same colour as the external appearance. Plans show the boundary walls as being rendered. Agreement with adjoining property owner(s) not provided. Does not comply with the LDP.



Address	DA received	BP received	Developer endorsement provided	Comment
44 Orsino Boulevard North Coogee Southern boundary wall: 	N/A	Certified Application BP13/2416 (amendment to original BP13/2082)	No	<p>Original BP plans showed boundary walls as rendered, to match the remainder of the dwelling. Initial developer endorsement was received on this basis.</p> <p>An amended BP was applied for, to address slab changes. These plans showed facebrick boundary walls which do not match the remainder of the dwelling. No developer endorsement provided for this updated BP.</p> <p>Agreement with adjoining property owner(s) not provided.</p> <p>Does not comply with the LDP.</p>
86 Orsino Boulevard North Coogee Southern boundary wall: 	N/A	Certified Application BP15/0710	Yes	<p>Plans show the southern boundary wall to be facebrick, not matching with the remainder of the dwelling which is rendered.</p> <p>Comment provided on the developer endorsement stating that neighbour consent for this variation had been provided – however this was not included with the BP application.</p> <p>Agreement with adjoining property owner(s) was provided.</p> <p>Complies with the LDP.</p>

Address	DA received	BP received	Developer endorsement provided	Comment
98 Orsino Boulevard North Coogee Southern boundary wall: 	DA 17/0682	Certified Application BP17/2598	Yes	Condition imposed on DA requiring boundary walls to be suitably finished to match the remainder of the dwelling unless otherwise agreed with the neighbour. BP plans note southern boundary wall to be facebrick, which does not match the remainder of the dwelling (rendered). Agreement with adjoining property owner(s) not provided. Does not comply with the LDP.
104 Orsino Boulevard North Coogee Southern boundary wall: 	DA 14/0389	Certified Application BP14/2492	Yes	Condition imposed on the DA requiring the boundary walls to be either facebrick or rendered the same colour as the external appearance unless otherwise agreed with the neighbour. All plans show boundary walls to be rendered. Agreement with adjoining property owner(s) not provided. Does not comply with the LDP.

The properties noted in the table represent a very small portion of the overall number of dwellings in the locality. It is clear that the locality is instead characterised by dwellings with boundary walls that are of the same finish as the remaining walls. To this end, the boundary wall on the subject site in its current state is not consistent with the prevailing character of the locality.



Confidential Attachment 6 provides further confirmation that the majority of single dwellings within a 250 metre radius of the subject site have boundary wall finishes matching the remaining walls.

It should be noted that approximately 68 of those dwellings within a 250 metre radius are subject to a [separate] LDP which does *not* mandate that boundary walls match the remainder of the dwelling. Regardless, those dwellings, presumably under the design guidelines, have still been finished to achieve this. Accordingly, Confidential Attachment 6 provides that 96.02% of the locality [the vast majority] is compliant with the subject LDP [and design guidelines] as follows;

“any exposed parapet wall [under the LDP] must be finished to match the external walls of the dwelling, unless otherwise agreed by the [three] adjoining property owners”; and

“Whilst face brick is permitted, [under the design guidelines] it is not a preferred material” and in this context the 3 storey (27.86m in length and 10.54m in height) parapet wall is considered to be inconsistent with the intent of the Strategic “master planning” for the locality.

The intent of that part of the design Guidelines is regarding the front elevation, and in this context it’s more about the boundary wall material matching, more so than the actual material itself.

Amenity

The *Planning and Development (Local Planning Schemes) Regulations 2015* define amenity as:

“ all those factors which combine to form the character of an area and include the present and likely future amenity.”

As demonstrated above, the subject boundary wall in its current state is not consistent with the finish of the remainder of the dwelling, nor is it consistent with [96% of the] character of the area. The boundary wall, as is evident from Figure 1 above, is visible from the primary street when approaching from the east, which results in a negative impact on the prevailing streetscape.

The contrast of the facebrick material compared to the painted and rendered sides of the dwelling also results in a poor visual outcome for the adjoining property owners. This is demonstrated through the two submissions received.

Restrictive Covenant

A restrictive covenant in accordance with Section 136D of the *Transfer of Land Act 1893* (document number L604400) applies to the subject site.

Of particular interest in the context of this application section 2.2 “restrictive covenants” of the restrictive covenant specifies as follows under “I” and “Z”:



*“The Registered Proprietor (which expression includes the transferees, assigns and successors of the Registered Proprietor) covenants that the Registered Proprietor **will not**;*

(l) construct any fence or wall from the dwelling on the Lot to the boundary of an adjoining lot unless:

(i) the wall or fence is not visible from any street and is behind the building line; or

*(ii) the fence or wall is **constructed from materials predominantly rendered brick**, metal or aluminium battens or Colorbond material;*

allow any boundary fence to fall into a state of disrepair;

*(z) construct and residence, or alter the structure, integrity or finish of a completed residence, **other than in accordance with the Design Guidelines and Detailed Area Plan** and in accordance with the prior approval or consent of Registered Proprietor, the local authority having jurisdiction.”*

Section 3.2 Expiry of Restrictive Covenants:

“The covenants in subclause 2.2 expire on a date 10 years from the date of registration of the application for new Certificates of Title for the land in the Deposited Plan”.

Developer endorsement was received for the three storey dwelling prior to the original Building Permit (BP19/0798). The endorsement was received on the basis that the boundary wall in question be rendered and painted to match the remainder of the dwelling.

Given that the current finish of the boundary wall is facebrick, the developer endorsement, and subsequently the restrictive covenant, has not been complied with. It should be noted that the City is not a party to the restrictive covenant.

Notwithstanding this, the restrictive covenant is a legal document and the owners that are subject to the restrictive covenant are legally responsible to comply with the provisions within it.

Whilst this is not specifically a “planning” matter the City does consider the restrictive covenant to be part of the “strategic master planning” for the area and reflected within the “statutory requirements”. As such the City does have regard for the restrictive covenant. It is considered that the vast majority of owners have complied with the requirements of the guidelines, the LDP and also the restrictive covenant. Attachment 5 includes the “approval process [agreement] between the developer and the City of Cockburn”.



Options for an alternative wall treatment

As mentioned in the 'Background' section of this report, based on the outcome of the 8 April Council meeting an option was put forward for the applicant to consider an alternative treatment for the subject wall.

The applicant's response, provided on 15 April 2021, was as follows;

"Thank you for your email. We have given careful consideration to your email and the discussion by councillors and neighbours at the Council meeting on 8 April 2021, and I want to explain the reasons for our response.

Our position on the matter first and foremost is that under the Port Coogee Design Guidelines face brick is a "permitted" material; and being consistent with the Design Guidelines it warrants approval.

Painting the wall as an alternative design solution is an outcome not supported by the Design Guidelines. Trevor Dunn and Len Greenhalgh at the Council meeting last Thursday both expressed their personal views being the appeal of Port Coogee is the high design standards put in place. Trevor said setting standards and allowing them to be broken would set a bad example and damage Council's reputation.

In respect of painting the wall, we agree. Face brick is permitted under the Design Guidelines. A painted masonry wall is not. Cr Stone specifically asked if a painted wall would be enough to satisfy Len and Len's response was no, the wall should be finished as per the estate architect's guidelines.

While the Design Guidelines allows alternative materials to be contemplated, the opinions of Trevor and Len are that the Design Guidelines should be adhered to and approval of a painted masonry wall would set an undesirable precedent for future like proposals inconsistent with the Design Guidelines.

In my view, the Council should not in this instance depart from the Design Guidelines (which permits face brick) by contemplating painting of the wall as it would undermine the intent of the Design Guidelines.

There is also the issue of legal right of access still required to not one but three adjoining properties, and we note the owners have previously denied access to their property to undertake necessary maintenance works such as acid-wash the wall to clean it, repair damage caused, and the like.

We would almost certainly need to incur legal costs obtaining court orders for access, possibly for all three adjoining properties. And due to the three-storey height any work to the wall will need the erection of some working structure over roofs, swimming pools, fences, etc for a period of time that would intrude on the

three adjoining properties and even excluding legal costs would be prohibitively expensive - far in excess of the budgeted cost of construction.

These issues remain regardless of whether the wall is painted, rendered and painted, or is clad in some other material such as painted fibre cement sheeting or corrugated metal cladding – they all rely on three adjoining owners all granting access over their limited back yard spaces and all require scaffolding.

Ultimately, the appropriate time for the wall construction material to have been debated and considered was prior to the issue of a building permit – not after the wall in question had been approved, specialised face bricks selected and purchased, and the wall built in accordance with the approved plans.

We respectfully request the matter is presented to the next Council meeting on 13 May 2021 with a recommendation for approval on the basis that when undertaking a merit assessment for an alternative design guideline, the wall is appropriate as it is specifically identified as a “permitted” material under the Port Coogee Design Guidelines.

This request and the above justification is to be included in the officers’ report. Irrelevant details such as the restrictive covenant and the text size on the plans forming both of the building permits need to be removed from the officers’ report, and the report should focus on the qualitative assessment of the proposed wall material under the applicable planning framework which includes consideration of the Design Guidelines.

Non-compliance with the Detailed Area Plan is not a valid reason for refusal (refer the R-Codes Explanatory Guidelines page 13) and the report needs to reflect this.”

The applicant notes that the adjoining neighbours indicated their opposition to an alternative finish. However, an alternative finish (depending on what would have been selected) could have been capable of consideration as a solution to preserve the amenity of the adjoining neighbours to some degree; whilst potentially being a less expensive outcome for the owners of the subject site.

An alternative finish could, in effect, have served as a ‘compromise’. Should the applicant have agreed and should Council have resolved for the owners to paint the wall the neighbours would not have been permitted to “appeal” the planning decision to SAT.

It should be noted that the issue of legal access, as raised by the applicant, is not strictly a planning consideration rather a “Building Services issue”. Notwithstanding, should the neighbours refuse to grant access to their property to [paint] or [paint and render] the wall (or any other such hypothetical approved treatment) there is an option to obtain



lawful approval to gain access (against the neighbours hypothetical wishes). This option has been discussed already with the applicant and owners. This process involves a BA20A form and if need be a request to the Magistrates court for access. In practice, as far as the City is aware most (if not all owners) do permit access subject to having the lawful planning and/ or building approvals.

The applicant also notes that the existing facebrick finish is a “permitted” material under the Port Coogee Design Guidelines.

For ease of reference the relevant extract of the guidelines is as follows:

Acceptable wall materials include:

- Painted rendered masonry, stonework, rammed earth, painted or clear timber weather boards, eco-ply, corrugated metal cladding and painted fibre cement sheeting;
- Whilst face brick is permitted, it is not a preferred material;

The LDP extract (as provided below) is to be read in conjunction with the above guideline extract as follows:

Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless agreed with the adjoining property owner.

Whilst this is indeed the case, the central consideration of this application is the LDP as provided above, which more specifically requires that boundary walls be suitably finished to match the remainder of the dwelling. This is regardless of whether the dwelling is facebrick or rendered and painted.

Finally, whilst the City is not a party to the restrictive covenant, the covenant requires that the dwelling be in accordance with the Design Guidelines, which the applicant makes reference to.

For this reason, details on the restrictive covenant provide important context to the situation at hand.

In addition please refer to the paragraph above this section as repeated as follows;

“Whilst this is not specifically a “planning” matter the City does consider the restrictive covenant to be part of the “strategic master planning” for the area and reflected within the “statutory requirements”. As such the City does have regard for the restrictive covenant. It is considered that the vast majority of owners have complied with the requirements of the guidelines, the LDP and also the restrictive covenant. Attachment 5 includes the “approval process [agreement] between the developer and the City of Cockburn”.”



The applicant specifies as follows;

“These issues remain regardless of whether the wall is painted, rendered and painted, or is clad in some other material such as painted fibre cement sheeting or corrugated metal cladding – they all rely on three adjoining owners all granting access over their limited back yard spaces and all require scaffolding.”

This is not supported as follows;

- i. As a result of the advertising 2 of the 3 owners expressed the desire for the wall to be rendered. As such it is assumed 2 of the 3 neighbours (at least) would permit access to site.
- ii. As mentioned previously to Council “scaffolding” is not the only way the wall can be treated. The owners may also consider alternative methods of rendering (that may not necessarily rely on scaffolding) i.e. a large reach mobile Elevated Work Platform (EWP). An EWP may be able to work from Ceylon Turn and the Madras Link.

The applicant specifies as follows;

“Ultimately, the appropriate time for the wall construction material to have been debated and considered was prior to the issue of a building permit – not after the wall in question had been approved, specialised face bricks selected and purchased, and the wall built in accordance with the approved plans”.

This is not supported as follows;

- iii. The City understands the developer approved plans indicates “rendered and painted”. It is understood the plans as submitted to the applicant’s private building surveyor indicated “face brick”. The Building Act 2011 does not override the Planning and Development Act 2005. This needs to be acknowledged by the applicant.
- iv. As such the applicant has lodged a retrospective Planning application for consideration. The Planning decision can be inconsistent with the Building approval in regards to the wall treatment. As such this discussion can be had post building approval.
- v. The “building approval” considers “building issues” such as structural integrity. As such as far as the Building Act is concerned the wall could have [hypothetically] been constructed with bricks with pink and blue polka dots. The wall treatment is not a “building issue” it is a “planning issue”.



- vi. Failure to comply with the planning laws is still a relevant factor outside of the building approval process. This application is a retrospective planning application because the building approval doesn't comply with the planning requirements. The application was lodged because the owners/ applicant did not obtain a planning approval following their developers' endorsement for "rendered face brick".
- vii. There are no City records indicating the applicant and/ or owner sought planning advice as to the treatment of the wall in question prior to their lodgement/ and approval of their building plans.

The applicant has made request for the officers' report to be amended in line with a number of issues. This report does not go into this discussion as it is, with respect, not considered appropriate for the applicant to dictate to City officers what to include in the City's assessment. The City's assessment is independent to that of the applicants.

Conclusion

The City's recommendation remains unchanged. It is recommended that the proposal is refused for the following reasons:

- The finish of the 3 storey (27.86m in length and 10.54m in height) eastern boundary parapet wall (the wall) which is currently face [block] brick at 4 (Lot 813) Madras Link, North Coogee does not match the majority of external walls of the dwelling. Those being rendered and painted.
- Pursuant to 'Detailed Area Plan – Lot 785' any exposed parapet wall must be finished to match the external walls of the dwelling, unless otherwise agreed by the [three] adjoining property owners.
- The wall has not been finished to match the external walls of the remainder of the dwelling (ie: it is not rendered and painted) and is without agreement of the majority of the adjoining property owners. The wall is therefore not compliant with the Detailed Area Plan [otherwise known as a] Local Development Plan.
- State Planning Policy No. 7.3 – Residential Design Codes Volume 1 provides development standards regarding lot boundary setbacks in order to reduce impacts of building bulk on adjoining properties. The R-Codes have been varied by the LDP to permit a 3 storey parapet wall on the boundary in lieu of the R-codes setback requirements, subject to compliance with the LDP.
- The finish of the eastern boundary wall at 4 (Lot 813) Madras Link, North Coogee is inconsistent with the prevailing character (96%) of the locality being properties with boundary wall finishes that match the remainder of the dwelling.



- The Port Coogee Design Guidelines are intended to provide a Strategic framework for design decisions to each new homeowner in order to create quality architectural outcomes that satisfy the Port Coogee vision. These guidelines are provided to each owner by the developer prior to the purchase of land.

The guidelines specify owners are to familiarise themselves with these guidelines, the Port Coogee 'vision' and the implications on the type and cost of the home owners chose to build. These guidelines have been prepared to ensure owners' houses and gardens complement those of their neighbours, thereby producing a cohesive community with a distinct sense of place.

As part of the Port Coogee community, it is essential that each dwelling contributes to the high standard of design expected throughout Port Coogee.

Whilst face brick is permitted, it is not a preferred material and in this context the 3 storey (27.86m in length and 10.54m in height) parapet wall is considered to be inconsistent with the intent of the Strategic "master planning" for the locality. The intent of that part of the design Guidelines is regarding the front elevation, and in this situation it is more about the boundary wall material not matching, more so than the actual material itself.

- The finish of the wall is detrimental to the amenity of the majority of adjoining property owners; and is inconsistent with the objectives of State Planning Policy No. 7.3, the City's Town Planning Scheme No. 3, 'Detailed Area Plan – Lot 785' and the 'Port Coogee Design Guidelines'.

Strategic Plans/Policy Implications

City Growth and Moving Around

- Plan to provide residents with great places to live, activated social connections and high quality open spaces.

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Listen to, communicate, consult and engage with our residents, businesses and community in a timely, open and collaborative manner.

Budget/Financial Implications

The applicant (via SAT) has already listed this matter for a Directions Hearing, to be conducted by teleconference on 7 May 2021 at 9:30am, with Council administration staff and the City's solicitors. Should Council decide to refuse this application, in line with the recommendation, the applicant will continue with the current Directions Hearing.



This matter has at present already been the subject of legal proceedings at a cost of in excess of \$4,000. It is likely the full SAT proceedings could cost the City up to approximately \$40,000. Should Council resolve to approve the application, the City would unlikely be required to attend the Directions Hearing, as the Directions Hearing would likely be cancelled.

This decision could however result in potential damage to the City's brand and incur ongoing costs in that capacity.

Legal Implications

Should Council refuse this proposal there will be legal implications by way of an appeal to SAT. The applicant (via SAT) has already listed this matter for a Directions Hearing to be conducted by teleconference on 7 May 2021 at 9:30am, with Council administration staff and the City's solicitors.

Community Consultation

The application was advertised to the three adjoining properties for a period of 21 days as required by the LDP. Accordingly no further consultation was undertaken in line with the statutory requirements of this application. Two (2) objections were received and are addressed in the Community Consultation section above.

Risk Management Implications

The applicant has the right to review Council's decision through SAT. As mentioned above, the applicant (via SAT) has already listed this matter for a Directions Hearing, to be conducted by teleconference on 7 May 2021 at 9:30am, with Council administration staff and the City's solicitors.

Should Council decide to refuse this application, in line with the recommendation, the applicant will continue with the current Directions Hearing". This matter has at present already been the subject of legal proceedings at a cost of in excess of \$4,000. It is likely the full SAT proceedings could cost the City up to approximately \$40,000.

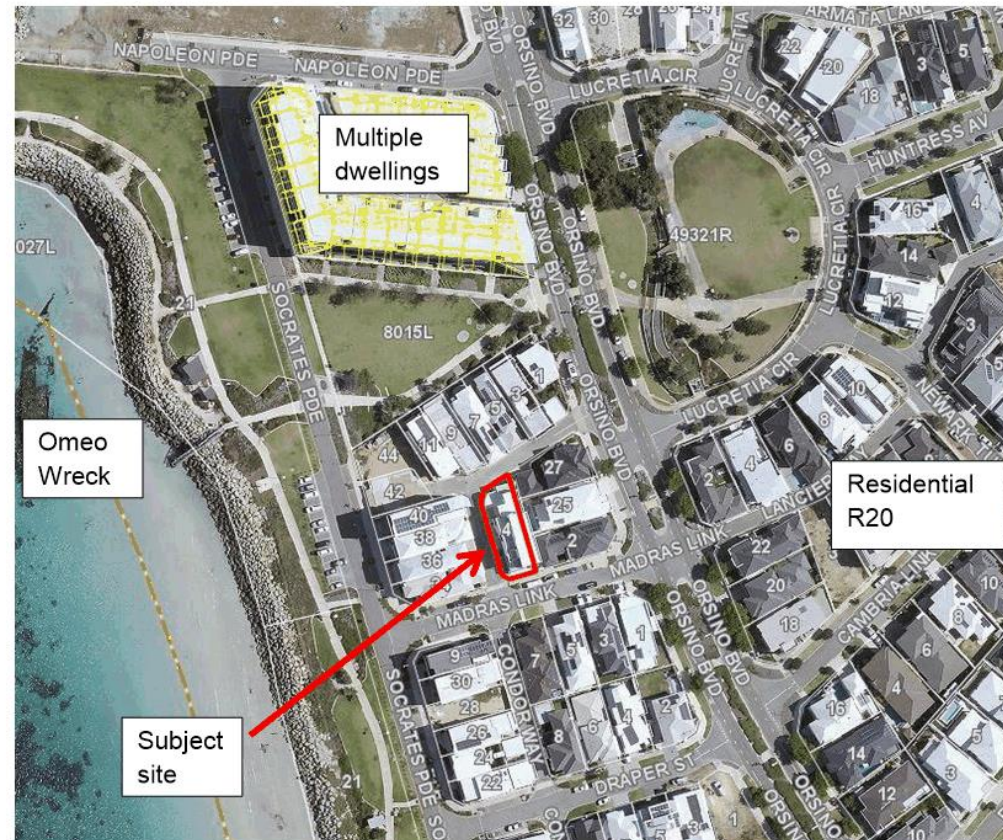
Should Council resolve to approve the application the City would unlikely be required to attend the Directions Hearing as the Directions Hearing would likely be cancelled. This decision could however result in potential damage to the City's brand and incur ongoing costs in that capacity.

Advice to Proponents/Submitters

The proponents and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 13 May 2021 Ordinary Council Meeting.

Implications of Section 3.18(3) *Local Government Act 1995*

Nil

Attachment 1 – Location Plan of 4 Madras Link North Coogee

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Attachment 4 – Schedule of Submissions**DA21/0131 – 4 Madras Link North Coogee**

No.	Name & Address	Submission	Officer's Recommendation
1	Michael & Svetlana Reeves 2 Shallcross Street YANGEBUP	<p><i>Objection.</i></p> <p>1. Michael & Svetlana Reeves as the owners of the adjoining property Lot 815 object to the Retrospective Building Permit Application details of which have been provided in City of Cockburn correspondence dated 12th February for the following reasons. Please note that it's our intention to relocated back to this property as soon as my work returns me to the metropolitan area. Our property is a life time investment for ourselves and hopefully our children in the future. To have the area with so many wonderful houses on display ruined by this failure of the owners for Lot 813 to finish their property as required diminishes the area and affects the life style and quality of life for the surrounding neighbours. The appeal to the suburb is clearly described in the Port Coogee Design Guidelines but captured in summary as follows, that is, unique, vibrant, contemporary architecture influenced by the special qualities of the site, a wise and profitable investment and finally the centerpiece of the City of Cockburn.</p> <p>2. During 2019 the City of Cockburn accepted and approved by way of</p>	<p>1. Supported.</p> <p>Amenity impact of the finish of the boundary wall, where it does not match the remainder of the dwelling, is noted.</p> <p>2. Noted.</p> <p>Impact on adjoining property owners is acknowledged, however the length, height and location of the wall itself is compliant with the LDP and is not within the scope of this assessment.</p> <p>3. Noted.</p> <p>The planning framework/LDP that applies to the subject site is noted.</p> <p>4. Noted.</p>



		<p>Building Permit Number BP19/0798 for Lot 813 (4) Madras Link North Coogee the development of a three-level building for Sindy Mastaglia and Daniel John Mastaglia. This approval included for a three level 10.54m high masonry wall approximately 34m in length on the adjoining property boundary. This imposing wall has a significant direct impact on the adjoining properties which include Lot 814, 815 and 816 with respective street addresses of 2 Madras Link, 25 Orsino Boulevard and 27 Orsino Boulevard North Coogee. Noteworthy, is the fact the wall is clearly visible from Madras Link the primary street front and many other locations throughout then suburb. The wall has no street appeal, no mix of materials and no windows at all and the local landowners in the area take exception to the imposing wall structure. The impact on Lot 814 and 815 is significant however, on adjoining property Lot 816 the impact may not be as significant as the others as it's located behind their garage and the height is only single and two level on their adjoining boundary.</p> <p>3. The application of Port Coogee Design Guidelines, City of Cockburn Planning Policies, District Planning Scheme and R Codes apply in the following manner: R-Coding Density Coding is R80. These requirements include for:</p> <p>4. Any exposed parapet wall on a common boundary shall be suitably</p>	<p>The provision of the LDP that is being varied is noted.</p> <p>5. Not Supported.</p> <p>The setback requirements of the LDP, and solar orientation, are not considered as part of this application.</p> <p>6. Noted.</p> <p>The approval process in compliance with the Contract of Sale is acknowledged, however the City is not a party to this.</p> <p>7. Noted.</p> <p>The current status, and history in the lead-up to this application, is noted.</p> <p>8. Noted.</p> <p>Please see submission 1, point 4.</p> <p>9. Noted.</p>
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		<p>finished to match the external wall of the dwelling, unless otherwise agreed with the adjoining property Owners.</p> <p>5. Dwelling Setbacks for developments shall be in accordance with the following: The required setback for Lots 814, 815, and 816 is in accordance with the R-Code minimum of 1.5m. The setback will provide increased amenity and solar penetration opportunities for Lot 813.</p> <p>However, instead of optimizing the design to take advantage of this setback, increased amenity and solar penetration as was the planning philosophy, the dwelling design included for a continuous masonry block wall circa 35m in length and 10.54m high. Compliance with the above requirements is bound into the MinterEllison Contract of Sale document applicable to this development.</p> <p>6. Approval Process</p> <p>The property development approval process is as follows.</p> <p>a. Minter Ellison Lawyers Contract of Sale of the property, includes the express provision for compliance with the condition of sale defined terms "Design Guidelines means the technical guidelines and Design Guidelines approved and adopted by the Local Authority pursuant to the Town Planning Scheme relating to the property as amended from time to time".</p>	<p>The outcome of the Directions Hearing (15 January 2021) was that the Directions Notice be stayed, pending the determination of this application.</p> <p>10. Noted.</p> <p>Please see submission 1, points 4 and 6. It is also noted that the current finish of the wall is deemed to be in compliance with the definition of the term 'facebrick'. Reference to other aspects of the Design Guidelines, such as wall materials to the front/other sides of the dwelling, are not considered as part of this application.</p> <p>11. Noted.</p> <p>Please see submission 1, point 4. Also note that the logistics of the scaffolding and finding suitable tradespeople are not considered as part of this application.</p>
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		<p>b. The Planning and Development Act 2005 (WA).</p> <p>c. Port Coogee Design Guidelines, which includes for the assessment and approval by the Design Approval Coordinator (DAC) who has been appointed to assess the house design prior to submission to the City of Cockburn for Building Licence.</p> <p>d. Compliance with The City of Cockburn Building Permit BP19/0798 which specifies that "all building work must be carried out in accordance with any conditions set out below:</p> <p style="padding-left: 40px;">i. BPR003 Basis of Approval-The drawings are approved subject to compliance with the Building Act 2011, Building Regulations 2012, Building Code of Australia (as amended), all relevant Acts, Regulations, Local Laws and Conditions of Approval".</p> <p>e. Port Coogee Design Guidelines, Design Committee who will be appointed by the Developer to monitor the implementation of the Design Guidelines, hear appeals against the decision of DAC and act as an arbitrator in resolution of disputes.</p> <p>7. Current Status</p> <p>a. Adjoining property Owners more than 12 months ago on the 16th January 2020 formally notified Sindy and Daniel John Mastaglia that " With respect to our previous discussion</p>	<p>12. Supported.</p> <p>Please see submission 1, point 1.</p> <p>13. Noted.</p> <p>Photographs of dwellings with majority matching finishes to establish the character of the locality is noted.</p> <p>Photographs of dwellings with boundary walls where finishes do not match is noted and addressed in the Table in the body of this report.</p> <p>Photographs identifying imperfections in the brickwork are not supported as the wall is deemed to be facebrick of an acceptable standard of work.</p> <p>Scaffolding plans are noted but are not considered as part of this application.</p>
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		<p>regarding the setback and exposed parapet wall on the common boundary, the code has express provisions and for that reason, please be advised that we shall provide and coordinate access on our property to allow the parapet wall on your dwelling to be finished to match the external walls of your dwelling to comply with the Code”.</p> <p>b. City of Cockburn were made aware of this building contravention on. The 16th January 2020 and formally notified of concerns on 21st April 2020 and further have been continually update regarding concerns since that date.</p> <p>c. Building works are well advanced, and the Owners of Lot 813 have intentions to move into the property imminently.</p> <p>d. Three of the four external walls of the property Lot 813 have been rendered and painted. The adjoining masonry block wall has not been rendered and painted to match the external walls of the remainder of the dwelling as is required.</p> <p>e. The Design Approval Coordinator on the 24th September 2020 reconfirmed “The requirements for finishing the nil boundary walls are governed by the Local Development Plan where it states that the Boundary wall is to ne finished to match the dwelling walls or as otherwise agreed”.</p>	
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		<ul style="list-style-type: none">f. The City of Cockburn has issued a Direction Notice on the 19th November 2020 to comply with the development application and render and paint the wall.g. The adjoining property owners of Lot 814 and Lot 815 on the 23rd November 2020, requested via the Freedom of Information Act information regarding the Lot 813 development. This information may not be available until the 9th April 2021 which is after the assessment date and 18 weeks after the initial request.h. The Owners of Lot 813 have appealed the City of Cockburn Direction Notice to the State Administrative Tribunal. The Directional Hearing was convened on 15th January 2021.i. SAT has appointed an architect and town planner to undertake a site inspection on the 10th May 2021.j. Sindy Mastaglia and Daniel John Mastaglia the Owners of Lot 813 have submitted a "Retrospective Single (R-Code) House-Finish of Eastern Wall 4 Madras Link North Coogee WAk. Planning Solutions have been engaged by Sindy Mastaglia and Daniel John Mastaglia to prepare an Application for Approval to Commence Development-Finish of Wall on Eastern Boundary. This relates to a wall that has already been constructed and should be rejected.	
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		<p>l. The Owners of the adjoining properties have been provided with limited information and have been requested to make a Submission Response by 5th May 2021.</p> <p>m. The Retrospective Application is to proceed to City of Cockburn meeting on 8th April 2021 for determination.</p> <p>8. Compliance Contraventions</p> <p>The wall has not been rendered and painted, therefore, contravenes the following:</p> <p>a. The Minter Ellison Contract of Sale of Property which includes express provisions requiring compliance with the Port Coogee Guidelines and the Planning and Development Act.</p> <p>b. The Port Coogee Design Guidelines, assessment and approval by the Design Approval Coordinator (DAC) specifies that "The requirements for the finishing the nil boundary walls are governed by the Local Development Plan where it states that the boundary wall is to be finished to match the dwelling walls or as otherwise agreed to by the adjoining property Owners. The Local Development Plan is a statutory document governed by the City of Cockburn".</p> <p>c. The City of Cockburn building Permit BP19/0798 which requires compliance with approved drawings which specifies that</p>	
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		<p>“Building Permit Approval-BP19-0798-Lot 813 (4) Madras link North Coogee Design Elements Any exposed parapet wall shall be suitably finished to match the external walls of the dwelling, unless otherwise agreed with the adjoining property Owner.</p> <ul style="list-style-type: none">i. Owner of Lot 814 did not agree to vary the rendering and painting requirements of the approval.ii. Owner of Lot 815 did not agree to vary the rendering and painting requirements of the approval.iii. Owner of Lot 816 indicated on more than one occasion that they were not affected by the adjoining wall as its low level and that it is situated behind their garage and that they would not make a submission to the City of Cockburn. <p>d. The dispute resolution process outlined in the Minter Ellison Contract of Sale has been ignored.</p> <p>9. State Administrative Tribunal</p> <ul style="list-style-type: none">a. The City of Cockburn issued a Direction Notice dated 19th November 2020 to Sindy Mastaglia and Daniel John Mastaglia to render and paint the wall. This Direction Notice was appealed by the Owner-Builder of Lot 813 and the matter referred to the State Administrative Tribunal. The first direction hearing was	
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		<p>convened on 16th January 2021. Deputy President Judge D.R. Parry determined that SAT would engage an Architect and Town Planner to facilitate a site inspection at 9:30am on 10th March 2021 followed by a mediation session on the same date.</p> <p>b. Based on a combined submission with our neighbours Lenard and Kathryn Greenhalgh on the 15th January 2021 that we are uniquely positioned to contribute to the proper resolution of the issues by directly identifying the potential impacts to the neighbours. Respectfully, the City of Cockburn cannot articulate as we can. SAT Judge Parry during the Directional Hearing agreed to allow both Kathryn and Lenard Greenhalgh to attend the site inspection and mediation to make an oral submission and then may participate at the discretion of the mediator. We communicate regularly and support the submissions to the fullest extent possible.</p> <p>c. Without any prior notice the City of Cockburn has received a submission on behalf of the Owner-Builder of Lot 813 from a Town Planner, Planning Solutions, seeking development approval to leave the boundary wall as unfinished masonry block thus derailing the SAT process</p> <p>d. Three days later the City of Cockburn issued correspondence to</p>	
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		<p>the adjoining property owners that a Retrospective Single (R-Code) House-Finish of Eastern Boundary Wall 4 Madras link North Coogee</p> <p>10. Planning Solutions Application for Retrospective Development Approval Report</p> <p>a. Anomalies and Comments</p> <p>i. The Planning Solutions document dated 9th February 2021 and submitted to the Chief Executive Officer of City of Cockburn has anomalies, process errors and perceived misrepresentations generally as follows:</p> <p>b. Background</p> <p>i. The Planning Solutions report fails to address approval process provision that have been incorporated into the MinterEllison Contract of Sale and in particular the Design Approval Coordinator-Design Committee review and approval process.</p> <p>ii. Further, the Planning Solution report fails also to address the fact the "Building Permit Approval-BP19-0798-Building Permit Application-Lot 813 (4) Madras Link North Coogee issued by City of Cockburn has express provisions that states, "Any exposed parapet wall on the</p>	
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		<p>common boundary shall be suitably finished to match, external walls of the dwelling, unless otherwise agreed with the adjoining property Owners". Suitably finished to match has the meaning rendered and painted.</p> <p>iii. Planning Solutions report confirms that the "The house was subsequently constructed in accordance with the (building) permit, including brick-face finish on the eastern wall and rendered finish on the other three elevations". This is not correct as the Design Approvals Coordinator assessed and approved the drawings subject to the eastern wall being rendered and painted to match the remainder of the external dwelling walls.</p> <p>c. Site Details</p> <p>i. The development site in question is Lot 813, No. 4 Madras Link North Coogee not Lot 815 as indicated in the Planning Solutions Report.</p> <p>ii. The subject site is located on the north eastern side of the Ceylon Turn Laneway and not northern and western sides as indicated in the Planning Solutions report.</p> <p>d. Proposal included in the Planning Solutions Application</p> <p>i. Noteworthy is the fact that the application submitted to the</p>	
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		<p>City of Cockburn Chief Executive Office is not as indicated an "Application for Approval to Commence Development Finish of Wall on Eastern Boundary" but the application is a "Retrospective request for approval as the wall has already been constructed. Further, the construction was not in accordance with the Development Approval DA 19/0366 and Building Permit BP19/0798 as indicated in the Planning Solutions Report.</p> <p>ii. The proposal failed to make the City of Cockburn CEO aware that the wall was the subject of a Direction Notice dated 19th November 2020, or that a State Administrative Tribunal Direction Hearing was convened on the 15th January 2021 and the SAT appointment of an architect and town planner to attend and assess during a site inspection on 10th March 2021 and subsequent mediation scheduled for the same day.</p> <p>iii. The Planning Solutions report has introduced terminology and makes reference to brick-face. Clearly, this is an attempt to obtain approval for a masonry blockwork wall material finish that is not rendered and painted.</p> <p>iv. To elaborate, there is a significant contradiction in the</p>	
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		<p>Planning Solutions report and application. First the application requests approval for brick-face, however, what has been constructed is unfinished masonry blockwork which is not permitted. Second, the masonry wall has imperfections, discoloration and is unfinished. The verticality of the mortar joints in the blockwork does not comply with the Building Code of Australia. Please refer to the photographs below.</p> <p>v. The subject wall appears on the elevation drawing, however, the masonry structure about the center of the building does not appear on the elevation drawing provided.</p> <p>vi. Planning Solutions have provided representations that unfinished masonry block and face brick wall are common throughout the immediate area in the estate, however, the report relies on laneway walls currently affected by construction and not primary street visibility walls. The photographs below clearly confirm that all the Ceylon Turn Laneway walls to the south where construction has been completed have been rendered and painted. Further, all the walls in adjoining Socrates Parade (with</p>	
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		<p>the exception of parapet walls on one dwelling) the adjacent Draper Street, Lucretia Crescent and Orsino Boulevard to the North and South have all been rendered and painted.</p> <p>vii. The adjoining wall between Lot 813 and Lots 814,815 and 816 is masonry block and not face brick as indicated in the Planning Solutions Report.</p> <p>e. Planning Framework</p> <p>i. The Planning Solutions report fails to address the approval process provision that has been incorporated into the MinterEllison Contract of Sale and in particular the Design Approval Coordinator-Design Committee review and approval process.</p> <p>ii. Design Guidelines commentary included in the Planning Solutions report for wall materials is not correct and should read:</p> <p>1. "Wall Materials</p> <p>The location of Port Coogee results in high exposure to salt, wind and sun leading to degradation of materials. Extra care should be taken to ensure material and finishes are selected that are resistant to these elements</p>	
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		<p>or are easily maintained to ensure longevity.</p> <p>Street appeal will be generated by the clever use and composition of exterior materials, colours and finishes with the following principles: A mix of materials is essential</p> <p>Ground floor materials should give the appearance of strong, solid and heavier construction</p> <p>Lightweight 'features' materials are encouraged on the upper levels</p> <p>The mass of buildings is to be minimized by variations in wall and roof liner</p> <p>Acceptable wall materials include:</p> <p>Painted rendered masonry, stonework, rammed earth, face brickwork, split blockwork, painted or clear timber boards, eco-ply, corrugated metal cladding and painted fibre cement sheeting</p> <p>Alternative wall materials may be permitted subject to their design merit</p> <p>Dwellings that express 100% solid masonry wall material construction will not be approved.</p> <p>A minimum of two wall materials shall be used to the dwelling with no one material constituting more than 80% of the front elevation (not including windows).</p> <p>f. Merit Assessment</p>	
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		<p>A mix of materials is essential- did not comply</p> <p>Ground floor materials should give the appearance of strong, solid and heavier construction- did not comply</p> <p>Lightweight 'features' materials are encouraged on the upper levels- did not comply</p> <p>The mass of buildings is to be minimized by variations in wall and roof liner- did not comply</p> <p>Acceptable wall materials include:</p> <p>Painted rendered masonry, stonework, rammed earth, face brickwork, split blockwork, painted or clear timber boards, eco-ply, corrugated metal cladding and painted fibre cement sheeting- did not comply</p> <p>Alternative wall materials shall be considered subject to their design merit- did not comply</p> <p>Dwellings that express 100% solid masonry wall material construction will not be approved. - did not comply</p> <ul style="list-style-type: none"> i. Photograph 1- of the Planning Solutions Report- Photograph of the boundary wall, as viewed from the South (Madras Link). This is not a true representation of the eastern adjoining boundary wall, please refer to the photographs below- ii. Photograph 2 -of the Planning Solutions Report -Western 	
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		<p>wall of 3 Ceylon Turn Laneway.</p> <p>This is not a true representation of the wall from the primary street front. Noteworthy is the fact the wall is selected reconstituted limestone blocks. Please refer to the photographs below.</p> <p>iii. Photograph 3 -of the Planning Solutions Report- Eastern wall of Ceylon Turn Laneway.</p> <p>Noteworthy is the fact the wall features concrete blocks that have been designed by an architect and constructed by a very reputable builder. Please refer to the photographs below of the dwelling primary street front.</p> <p>iv. Photograph 4 -of the Planning Solutions Report-Eastern wall of 11 Ceylon Turn Laneway.</p> <p>This photograph does not support the application, to the contrary the wall will be completely covered by a parapet wall as soon as the construction of the adjacent property is completed. Please refer to the photograph below of the dwelling primary street front.</p> <p>v. Photograph 5 – of the Planning Solutions Report Western wall of 7 Ceylon Turn Laneway.</p> <p>This photograph does not support the application, to the</p>	
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		<p>contrary the wall will be completely covered by a parapet wall as soon as the construction of the adjacent property is completed. Please refer to the photograph below of the dwelling primary street front.</p> <p>vi. Regarding the prominent four-story face-brick dwelling (not brick-face as indicated in Planning Solutions report) it is understood to have been approved by City of Cockburn and accepted by the adjoining property Owners. Others can confirm this is the case.</p> <p>vii. Finally, none of the walls referred to in the photographs included in the Planning Solutions application proposal are visible from the adjoining property (Lot 814). Which is contrary to the Planning Solutions Report.</p> <p>11. Closing Comments on Planning Solutions Report and Application</p> <p>i. Two of the three adjoining property owners Lot 814 and Lot 815 have always maintained the rendering and painting provisions of the Port Coogee Design Guidelines and the Building Permit Approval-BP19-0798 should be upheld. The adjoining property owner of Lot 816 has discussed the eastern boundary wall on more than one occasion and has indicated that they are not affected as</p>	
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		<p>the wall is one level and behind their garage. However, they did request an update recently.</p> <p>Note: If this has changed the agreement that has been reached with Cindy and Daniel Mastaglia is not understood.</p> <p>ii. A scaffolding design compliant with Australian Standards required to provide access to render and paint the Eastern wall has been provided to the Owner-Builder of Lot 813 and copied to City of Cockburn. This included safe access that spans the swimming pool of Lot 815. Noteworthy, is the fact that access to erect scaffolding during construction had already been provided to the Owner-Builder of Lot 813 during construction.</p> <p>Regarding cost, whilst all parties want to minimize cost to Sindy and Daniel Mastaglia, however, the requirement to render and paint the adjoining property wall to match the other external walls of the dwelling shall not be compromised.</p> <p>Regarding the landscaping referred to in the report, there is no landscaping adjacent to the eastern wall on adjoining properties, therefore, this appears to be an error</p>	
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		<p>in Planning Solutions document.</p> <p>Tradesmen have just about completed rendering and painting all three walls to the south, west and North to date to all three levels, the comment by Planning Solutions indicating "it would be difficult to find tradesmen to render the wall is questionable.</p> <p>12. Conclusion</p> <p>Firstly, the impact on our property is significant and from an emotional point of view, we have worked and saved all our lives to reside in a prestige beachside location such as Port Coogee. On this topic, dealing with the fragile neighborhood relationship is impacting on our mental health and wellbeing. The wall is continually the topic of discussion with neighbours, visitors to our home and locals passing by our home and it is all unnecessary.</p> <p>Secondly, the negative cost impact on our property value is significant and should not be understated. This impact can be assessed by professionals at the appropriate time.</p> <p>We cannot understand why the Owners Sindy and Daniel Mastaglia do not want to complete their property to the standard of the rest of the neighborhood and capitalize on</p>	
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		<p>the value of their own property.</p> <p>Regarding the emotional cost, this is also significant and cannot be measured in terms of dollars.</p> <p>Finally, the requirements of the approvals and permits articulated above should be upheld and all subsequent retrospective applications should be rejected. The City of Cockburn Direction Notice should be reactivated and upheld and completion of the works denied until such time as the dwelling construction is compliant.</p> <p>13. Attachments</p> <ul style="list-style-type: none">• City of Cockburn correspondence dated 12th February 2021 and the executed "Submission Response".• Extract from the Building Permit Approval_BP19 0798-Building Permit Application_ Lot 813 (4) Madras Link North Coogee.• Photograph 1a. Adjoining Wall from the South:	
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		 <ul style="list-style-type: none">• Photograph 1b. Wall from the Adjoining Property Owner's balcony:  <ul style="list-style-type: none">• Photograph 1c. Masonry Blockwork verticality compliance:	
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		 <ul style="list-style-type: none">• Photograph 1d. Masonry Blockwork Wall Unfinished:  <ul style="list-style-type: none">• Photograph 1e. Masonry Blockwork Wall Imperfections Throughout the Entire Wall:	
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		 <ul style="list-style-type: none">• Photograph 1f. Masonry Blockwork Wall Imperfections Throughout the Entire Wall:  <ul style="list-style-type: none">• Photograph 1g Socrates Parade All the Properties 9except 1) including Apartments with Rendered and Painted Walls:	
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- Photograph 1h. All the Properties to the South with Rendered and Painted Walls:



- Photograph 1i. Draper Street Adjacent Street with all the Walls Rendered and Painted:



- Photograph 1j. Lucretia Circle All the Properties have Rendered and Painted Walls:



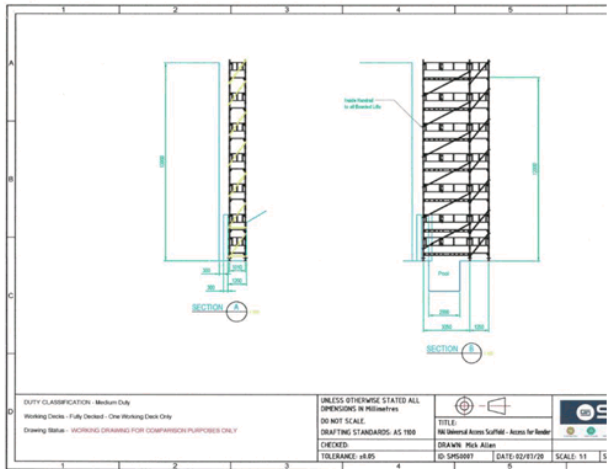
- Photograph 1k. Orsino Boulevard:

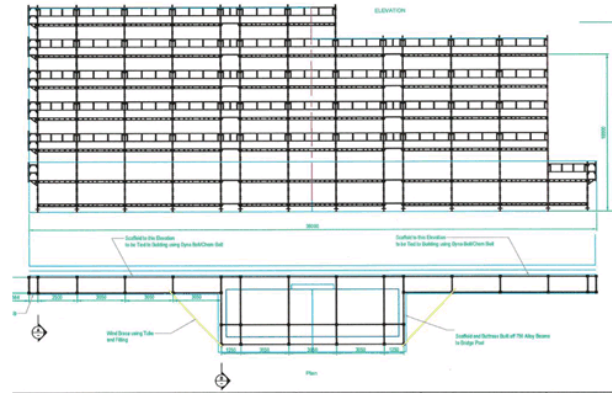


- Photograph 11. Scaffolding as erected on Lot 814
Adjoining Property Owner:



Scaffolding design:



		<div><p>ASSIGNMENT: Medium Duty Notes: Fully Detailed - One Working Deck Only Status: WORKING DRAWING FOR COMPARISON PURPOSES ONLY</p><p>UNLESS OTHERWISE STATED ALL DIMENSIONS IN MILLIMETRES DO NOT SCALE DRAWING STANDARDS: AS 100</p><p>CHECKED: ID: 12454007 TOLERANCE: ±0.05</p><p>TITLE: 100 Internal Access Scaffold - Access for Reader DRAWN: Mick Allen ID: 12454007 DATE: 02/07/20 SCALE: 1:1 SHEET</p></div>	
		<p>Anticipating City of Cockburn support and favorable outcome to the above.</p>	
2	<p>Lenard & Kathryn Greenhalgh</p> <p>2 Madras Link NORTH</p>	<p><i>Objection.</i></p> <p>1. Kathryn and Lenard Greenhalgh the owners of 2 Madras Link North Coogee have saved and build their lifetime dream retirement home and have settled into the property and coastal development seven years ago. The appeal to the suburb is</p>	<p>1. Supported.</p> <p>Amenity impact of the finish of the boundary wall, where it does not match the remainder of the dwelling, is noted.</p>



	COOGEE	<p>clearly describe in the Port Coogee Design Guidelines but captured in summary as follows, that is, unique, vibrant, contemporary architecture influenced by the special qualities of the site, a wise and profitable investment and finally the centerpiece of the City of Cockburn.</p> <p>NOTE – POINTS 2-13 LISTED ABOVE IN SUBMISSION 1, INCLUDING ALL PHOTOGRAPHS, ARE INCLUDED AS THE SAME IN THIS SUBMISSION.</p>	<p>2-13. OFFICER COMMENTS ARE AS PER THOSE FOR SUBMISSION 1.</p>
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FORM B4

L604400 RC
 15 Apr 2011 12:52:07 Perth
 REG \$ 135.00
 10 May 2011
 EBU NO.
 8686285 \$52

LOGGED BY

ADDRESS
 WESTLAND SETTLEMENT SERVICES PTY LTD
 PO BOX Z5326
 PERTH WA 6831
 PHONE No. TEL: 9325 1166 FAX: 9325 3166
 FAX No. westsetts@arach.net.au

REFERENCE No.

ISSUING BOX No. 193J

PREPARED BY Mallesons Stephen
 Jacques
 ADDRESS Level 10, 150 St Georges
 Terrace Perth
 PHONE No. 9269 7000
 FAX No. 9269 7999

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

2/3

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1.	Received Items
2.	Nos.
3.	
4.	
5.	
6.	Receiving Clerk <i>PM</i>

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED


Landgate



LANDGATE COPY OF ORIGINAL NOT TO SCALE 02/11/2020 02:49 PM Request number: 61212953


Landgate

www.landgate.wa.gov.au



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LANDGATE COPY OF ORIGINAL NOT TO SCALE 02/11/2020 02:49 PM Request number: 61212953

FORM B1

Page No. 9 of 10 Pages

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

ADDITIONAL PAGE TO

Dated 14/4/11

Australia and New Zealand Banking Group Limited ABN 11 005 357 522 as Mortgagor of Lot 9047 on Deposited Plan 62826 and being the whole of the land comprised in Certificate of Title Volume 2739 Folio 193 hereby consents to this Deed.

Signed by Jasmine Ashton
as attorney for **AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED**
ABN 11 005 357 522 under power of
attorney dated 29 April 2003
registered number 486779 PA
in the presence of

SHENG GAN
Signature of witness

SHENG GAN
Name of witness (print)

18/20 MARTIN PLACE SYDNEY
Witness address

BANKING
Witness Occupation

[Signature]
Signature of attorney

**Section 136D Deed of Restrictive Covenant
Port Coogee -
Omeo Stage - Deposited Plan 70097
Signing page**

DATED: 21st January 2011

PORT CATHERINE
DEVELOPMENTS PTY LTD by
its attorney JULIAN URQUHART
under power of attorney registered
number L342485 dated 8 June 2010
in the presence of: ✓

[Signature]
Signature of witness

Simon Cardona
Full name of witness (block letters)

115 Cambridge St, Leederville
Address of witness

Development Manager
Occupation of witness

[Signature]
By executing this deed the attorney
states that the attorney has received
no notice of revocation of the power
of attorney

3.2 Expiry of certain Restrictive Covenants

The covenants in subclause 2.2 expire on a date 10 years from the date of registration of the application for new certificates of title for the land in the Deposited Plan.

4 Consents under s136E of the Transfer of Land Act

The Registered Proprietor will obtain any consents required under section 136E of the Transfer of Land Act to the creation of this deed and the creation of the restrictive covenants over the Lots pursuant to Section 136D of the Transfer of Land Act.

EXECUTED as a deed

5. Limitations, Interest, Encumbrances And Notifications.

Mortgage L416844.
Memorial: L333027.

See Ex. 28.6.11

Actual Register of Title



- (i) without two (2) or more clearly defined wall materials neither of which is greater than 80% of the front elevation (not including windows);
- (ii) which has eaves, except where nil lot boundaries with less than 450mm overhang; and
- (iii) with air conditioning units visible from the primary street:
- (w) in respect of any fence on the top of any retaining wall, or an estate boundary fence (which will be constructed on the western boundary of the Lot), which was constructed by the Registered Proprietor:
 - (i) fail to maintain the retaining wall fence or the estate boundary fence in good condition;
 - (ii) where the retaining wall fence or estate boundary fence requires repair or replacement, use materials other than those which are substantially identical with those used in its original construction; or
 - (iii) build any other fence in front of or immediately behind the retaining wall fence or the estate boundary fence;
- (x) subject to covenant 2.2(w), construct a fence on the northern or southern boundary of the Lot adjacent to a side street unless the fence is a 1.8 metre high semi permeable screen fence which is at least 70% permeable using timber or aluminium battens or louvres;
- (y) subject to covenant 2.2(w) construct any fence on any boundary of the Lot using super six or other fibro cement material; or
- (z) construct any residence, or alter the structure, integrity or finish of a completed residence, other than in accordance with the Design Guidelines and Detailed Area Plan and in accordance with the prior approval or consent of Registered Proprietor, the local authority having jurisdiction.

3 Benefit and Burden

3.1 Binding of Registered Proprietor and successors etc

The burden of the covenants in clause 2 is appurtenant to and will run with the Lot for the benefit of every other Lot in the Land to the intent that the covenants will bind the Registered Proprietor and the registered proprietor from time to time of the Lot and will be for the benefit of the Registered Proprietor and any other registered proprietor from time to time of every other Lot in the Land but not so as to render the Registered Proprietor personally liable after the Registered Proprietor has parted with all interest in the Land.

- (i) the wall or fence is not visible from any street and is behind the building line; or
- (ii) the fence or wall is constructed from materials predominantly rendered brick, metal or aluminium battens or Colorbond material;
- (m) allow any boundary fence to fall into a state of disrepair;
- (n) allow any building materials or rubbish to remain at the front of the dwelling constructed on the Lot or otherwise in a place visible from the street for longer than one (1) month after the completion of the dwelling;
- (o) leave any vacant area or the front of the Lot in an unlandscaped condition for longer than three (3) months after the dwelling has become available for occupation by residents. For the purpose of this covenant "unlandscaped condition" means that the unlandscaped portion of the Lot is not grassed, planted with vegetation or otherwise beautified by natural or artificial means;
- (p) display any advertising or business sign on the Lot or in any window of or on the walls of the dwelling on the Lot except for a temporarily placed professionally produced real estate sign associated with the proposed sale of the Lot;
- (q) erect a "For Sale" sign on the Lot before a dwelling has been constructed on the Lot prior to the third anniversary of the date of registration of the application for new certificates of title for the land in the Deposited Plan;
- (r) carry out or allow the carrying out of repairs to any vehicle, motorcycle, trailer, boat or caravan on the Lot unless in a position not visible from any street, waterway or any lot adjacent to the Lot;
- (s) park or store (or allow to be parked or stored) any vehicle of a commercial nature, such as a truck or utility, or any caravan, trailer, boat or any mobile machinery (except for commercial vehicles in use by non-resident tradesperson during the normal course of business) unless any such vehicle or item is housed or contained wholly within a garage or other fully enclosed storage area on the Lot;
- (t) store any rubbish disposal container in any place within the Lot which is visible from any street (other than at times when the container is put out for street collection when it will be removed as soon as possible after collection);
- (u) construct any dwelling on the Lot without, at the same time, constructing a letter box at the street frontage in the same material and finish as the walls of the dwelling;
- (v) construct any dwelling on the Lot;



2 Covenants

2.1 Creation of Restrictive Covenants under s 136D

The Registered Proprietor pursuant to section 136D of the Transfer of Land Act 1893 creates the covenants set out in clause 2.2 in respect of the Lots and the covenants will be registered against the Certificate of Title to each Lot.

2.2 Restrictive Covenants

The Registered Proprietor (which expression includes the transferees, assigns and successors of the Registered Proprietor) covenants that the Registered Proprietor will not:

- (a) construct a dwelling on a Lot which is transportable or otherwise not of a permanent nature;
- (b) construct a car port;
- (c) construct a garage, with a roof of any material other than the material used for the roof of the dwelling;
- (d) construct a garage other than a garage which is accessible only from the eastern boundary of the Lot;
- (e) use any roof materials in connection with any dwelling on the Lot other than concrete tiles, clay tiles, slate, Colorbond or zincalume which has been painted or otherwise coated with a non-reflective surface;
- (f) install any solar hot water heater which does not fit the roof profile of the dwelling or which is elevated at an angle to the roof profile or which does not otherwise match or complement the dwelling;
- (g) install any solar hot water heater tanks which are visible from outside the Lot;
- (h) erect any satellite dishes or antennas of any kind on the front facades of any building on the Lot or forward of the building line;
- (i) erect any radio, television, telecommunication or other tower on the Lot;
- (j) construct any outbuilding on the Lot between a dwelling and primary street unless it is not visible from the street in front of the dwelling or unless, if visible from any other street, it is constructed of material predominantly brick or Colorbond and in the same colour scheme as the dwelling constructed on the Lot;
- (k) install a clothes line or rain water tank which is visible from any street;
- (l) construct any fence or wall from the dwelling on the Lot to the boundary of an adjoining Lot unless:

Section 136D Deed of Restrictive Covenant Port Coogee - Omeo Stage - Deposited Plan 70097 General terms

1 Definitions

In this Deed:

Deposited Plan means the deposited plan referred to in the Details of this deed;

Detailed Area Plan means the plan entitled "Detailed Area Plan" that is in the form approved or adopted by the City of Cockburn from time to time;

Design Guidelines means the document and appendices described as "Design Guidelines" that are in the form approved or adopted by Port Catherine Developments Pty Ltd from time to time;

Land means the land described in the Details of this deed;

Lot means a lot on the Deposited Plan and "Lots" has a corresponding meaning;

1.2 General interpretation

Unless the contrary intention appears a reference in this deed to:

- (a) **(clauses, annexures and schedules)** a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this deed;
- (b) **(reference to statutes)** a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them; and
- (c) **(meaning not limited)** the words "include", "including", "for example" or "such as" are not used as, nor is it to be interpreted as, a word of limitation and when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.

1.3 Headings

Headings are inserted for convenience and do not affect the interpretation of this deed.



**Section 136D Deed of Restrictive Covenant
Port Coogee -
Omeo Stage - Deposited Plan 70097
Details**

Parties		Registered Proprietor
Registered Proprietor	Name	Port Catherine Developments Pty Ltd
	ACN	070 096 927
	Address	care of Level 2, 115 Cambridge Street, West Leederville, WA
Deposited Plan	70097	
Land	Lot 9047 on deposited plan 62826 being the whole of the land comprised in certificate of title volume 2739 folio 193.	
Lots	Lots 801-816 (both inclusive) on the Deposited Plan.	
Recitals	A	The Registered Proprietor is the registered proprietor of an estate in fee simple of the whole of the Land.
	B	The Registered Proprietor is subdividing the Land by the registration of the Deposited Plan.
	C	Pursuant to section 136D of the Transfer of Land Act 1893 the Registered Proprietor wishes to register restrictive covenants in respect of all of the Lots so that those covenants will benefit and burden those Lots.
Governing law	Western Australia	
Date of deed	See Signing page	

**Section 136D Deed of Restrictive Covenant
Port Coogee -
Omeo Stage - Deposited Plan 70097
Contents**

Details	1
General terms	2
1 Definitions	2
1.2 General interpretation	2
1.3 Headings	2
2 Covenants	3
3 Benefit and Burden	5
4 Consents under s136E of the Transfer of Land Act	6
Signing page	7



MALLESONS STEPHEN JAQUES

Section 136D Deed of
Restrictive Covenant
Port Coogee -
Omeo Stage - Deposited
Plan 70097

Dated 21 January 2011

Port Catherine Developments Pty Ltd (ACN 070 096 927) ("Registered Proprietor")

Mallesons Stephen Jaques
Level 10
Central Park
152 St George's Terrace
Perth WA 6000
Australia
T +61 8 9269 7000
F +61 8 9269 7999
DX 210 Perth
www.mallesons.com
LMI:KH: 09-0055-6793

LANDGATE COPY OF ORIGINAL NOT TO SCALE 02/11/2020 02:49 PM Request number: 61212953


Landgate
www.landgate.wa.gov.au

28/04 2011 THU 16:00 FAX +61892697999 Mallesons

001/001

MALLESONS STEPHEN JAKUES

Confidential communication

28 April 2011

Ms Linda Ivulich
Landgate
PO Box 2222
MIDLAND WA 6936
Fax 9273 7673

Dear Linda

Document Number L604400 (Restrictive Covenant) - Port Catherine Developments Pty Ltd

We refer to document number L604400 being a s136D Restrictive Covenant lodged pursuant to Deposited Plan 70097 (**Document**) and to our recent telephone call regarding this document.

On behalf of our client, Port Catherine Developments Pty Ltd, we confirm that we authorise and request Landgate to insert the following new clause in the Document:

"5 Limitations, Interests, Encumbrances And Notifications over the Lots

In respect of the Lots:

Mortgage L416844

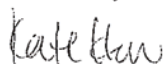
In respect of Lot 814 on Deposited Plan 70097 and Lot 815 on Deposited Plan 70097:

Memorial L333027".

We attach the completed payment authority.

Please contact me if you have any queries.

Yours sincerely



Kate Higgins
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Laurence Iffla
Legal Consultant



Encl

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APPROVAL PROCESS FOR A SINGLE DWELLING IN PORT COOGEE

This information sheet has been produced to inform those looking to undertake the construction of a single dwelling in Port Coogee of the requirements of both Australand and the City of Cockburn.

Requirement of Australand

Australand requires as part of the Contract of Sale the endorsement of your dwelling plans by its Design Approval Coordinator (DAC). This endorsement involves an assessment of the plans against two planning documents that apply to your property:

- the Design Guidelines for Port Coogee; and
- the relevant Detailed Area Plan (DAP).

It should be noted that endorsement of the plans by Australand does not include a detailed assessment against the Residential Design Codes (R-Codes). Whilst Australand's DAC may make reference to obvious DAP and R-Code variations, triggering the requirement for the lodgment of a Development Application (DA) with the City of Cockburn, the responsibility for the assessment of your plans against the DAP and R-Codes is the City's.

Once Australand's DAC has endorsed your plans, application can be made to the City of Cockburn (for either a Building Licence, or a Development Application and a Building Licence – see below).

Requirements of the City of Cockburn

Application to the City of Cockburn typically follows Australand's endorsement process. Depending on whether your application is compliant with all of the applicable planning controls, you will be making application for either:

- development approval (Statutory Planning) and a Building Licence (Building Services); or
- a Building Licence only (Building Services).

If your dwelling is fully compliant with the requirements of the Design Guidelines, Detailed Area Plan and the R-Codes, you will only need to make application to the City of Cockburn for a Building Licence. Compliance with all of the applicable planning controls assumes planning considerations have been addressed. This will result in a reduced processing time on the part of the City.

In the event your dwelling does not comply with the requirements of one or more of the applicable planning controls, application for development approval needs to be made and obtained before application for a Building Licence. If development approval is required prior to a Building Licence the process will take longer.

Ideally, your designer or architect is suitably familiar with the controls applicable to Port Coogee and can advise you early in the design process as to whether the development approval of the City is required in addition to a Building Licence. For the purpose of an expeditious approval, you may elect to have plans prepared that are fully compliant.

In the event you have any questions regarding the requirements of the City of Cockburn you should contact the City's Statutory Planning Service's team on 94113578 or 94113579. Australand should be consulted in respect of its requirements on 92147900.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (2021/MINUTE NO 0068) PAYMENTS MADE FROM MUNICIPAL FUND - MARCH 2021

Author(s)	N Mauricio
Attachments	<ol style="list-style-type: none"> 1. Monthly Payments Listing - March 2021 ↓ 2. Credit Card Expenditure Summary - February 2021 ↓

RECOMMENDATION

That Council RECEIVES the list of payments made from the Municipal Fund for March 2021, as attached to the Agenda.

COUNCIL DECISION

MOVED Cr C Terblanche SECONDED Cr C Stone

That the recommendation be adopted.

CARRIED UNANIMOUSLY 9/0

Background

Council has delegated its power to make payments from the Municipal or Trust fund to the CEO and other sub-delegates under Delegated Authority 'Local Government Act 1995 - Payment from Municipal and Trust Funds'.

Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* requires a list of accounts paid under this delegation to be prepared and presented to Council each month.

It should be noted that the City no longer holds any funds within the Trust fund, following legislative amendments requiring public open space (POS) cash in lieu contributions to now be held in Municipal reserves.

Submission

N/A

Report

A listing of payments made during March 2021 with a grand total of \$20,181,756 is attached to the agenda for review. This comprises:

- EFT payments (suppliers and sundry creditors) - \$15,468,275;
- Payroll payments summary - \$4,628,423;
- Corporate credit card expenditure - \$79,541; and
- Bank and merchant fees - \$5,517.

Also attached is a separate listing of credit card spending for the month of February (settled in March), summarised by cardholder. There were



no transactions during the month by the new CEO, given he had not yet been issued a credit card.

The value of the City's procurement spend with local City of Cockburn businesses during the month increased from 1.8% to 5.5%, although this is still being significantly impacted by large value tender awards to non-city located businesses (this month it was McCorkell Construction for the Treeby Community Centre construction at \$6.27m).

However, in terms of the number of procurements this month made with Cockburn businesses, these lifted slightly from 19.2% to 22.5%. The number of procurements for the month with suppliers within the South West Group region also lifted to 31.7%, up from 25.8% last month.

These results continue to measure the City's application of Council's "local and regional economy" principle contained within its Procurement Policy (buy local procurement preference).

Strategic Plans/Policy Implications

Local Economy

A sustainable and diverse local economy that attracts increased investment and provides local employment.

- Support and promote the benefits of buying locally.

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.
- Deliver value for money through sustainable financial management, planning and asset management.

Budget/Financial Implications

All payments made have been provided for within the City's Annual Budget, as adopted and amended by Council.

Legal Implications

This item ensures compliance with S6.10(d) of the *Local Government Act 1995* and Regulations 12 and 13 of the *Local Government (Financial Management) Regulations 1996*.

Community Consultation

N/A

Risk Management Implications

Council is receiving the list of payments already made by the City under delegation in meeting its contractual obligations. This is a statutory requirement and allows Council to review and clarify any payment that has been made.

Advice to Proponents/Submitters

N/A

Implications of Section 3.18(3) *Local Government Act 1995*

Nil



March 2021 PAYMENT LISTING

MUNICIPAL FUND

PAYMENT No.	ACCOUNT No.	PAYEE	PAYMENT DESCRIPTION	DATE	VALUE \$
EF138057	26987	Cti Risk Management	Security - Cash Collection	2/03/2021	1,546.65
EF138058	10152	Aust Services Union	Payroll Deductions	4/03/2021	1,039.90
EF138059	10154	Australian Taxation Office	Payroll Deductions	4/03/2021	454,194.00
EF138060	10305	Child Support Agency	Payroll Deductions	4/03/2021	1,340.39
EF138061	11001	Local Government Racing & Cemeteries Employees Union Lgrceu	Payroll Deductions	4/03/2021	82.00
EF138062	11857	Champagne Social Club	Payroll Deductions	4/03/2021	372.40
EF138063	11860	45S Club	Payroll Deductions	4/03/2021	14.00
EF138064	19726	Health Insurance Fund Of Wa	Payroll Deductions	4/03/2021	1,291.40
EF138065	25987	Toyota Fleet Management	Payroll Deductions - Novated Lease	4/03/2021	608.14
EF138066	27874	Smartsalary	Salary Packaging/Leasing Administration	4/03/2021	11,404.58
EF138067	26987	Cti Risk Management	Security - Cash Collection	8/03/2021	1,871.90
EF138068	27930	Be Projects (Wa) Pty Ltd	Construction Services	8/03/2021	538,221.01
EF138069	27871	Tom Widenbar	Monthly Elected Member Fees & Expenses	10/03/2021	754.87
EF138070	27872	Phoebe Corke	Monthly Elected Member Fees & Expenses	10/03/2021	667.19
EF138071	10047	Alinta Energy	Natural Gas & Electricity Supply	10/03/2021	14,113.10
EF138072	11794	Synergy	Electricity Usage/Supplies	10/03/2021	348,189.99
EF138074	99996	Richenda Bailey	Rates and Property related EFT Refunds	10/03/2021	446.21
EF138075	99996	Carolyn Williams	Rates and Property related EFT Refunds	10/03/2021	30.00
EF138076	99996	Marjorie Carole Hudson	Rates and Property related EFT Refunds	10/03/2021	15.00
EF138077	99996	Rates And Property Related Eft Refunds (Not Bonds)	Rates and Property related EFT Refunds	10/03/2021	100.00
EF138078	99996	Planning Solutions	Rates and Property related EFT Refunds	10/03/2021	224.00
EF138079	99996	Wanneroo Patios	Rates and Property related EFT Refunds	10/03/2021	147.00
EF138080	99996	Bb River Investments	Rates and Property related EFT Refunds	10/03/2021	1,321.65
EF138081	99996	Settlement Talk	Rates and Property related EFT Refunds	10/03/2021	416.00
EF138082	99996	Department Of Communities	Rates and Property related EFT Refunds	10/03/2021	1,011.97
EF138083	99996	Kim Rhodes	Rates and Property related EFT Refunds	10/03/2021	1,569.06
EF138084	99996	Marcus A Burt	Rates and Property related EFT Refunds	10/03/2021	1,778.98
EF138085	99996	Settlement Talk	Rates and Property related EFT Refunds	10/03/2021	444.00
EF138086	99996	Bafc Settlements	Rates and Property related EFT Refunds	10/03/2021	838.68
EF138087	99996	Foley Burge Conveyancing	Rates and Property related EFT Refunds	10/03/2021	1,320.58
EF138088	99996	Lisandro Lie	Rates and Property related EFT Refunds	10/03/2021	975.26
EF138089	99996	Matthew Ellul	Rates and Property related EFT Refunds	10/03/2021	855.37
EF138090	99996	Aigle Royal Capital Pty Ltd	Rates and Property related EFT Refunds	10/03/2021	166.95
EF138091	99996	Stockland Wa Developments Pty Ltd	Rates and Property related EFT Refunds	10/03/2021	478.13
EF138092	99996	Marion Davies	Rates and Property related EFT Refunds	10/03/2021	422.48
EF138093	88888	Sundry Creditor Eft	Bond Refund	11/03/2021	14,123.64
EF138094	88888	Beeliar Management Pty Ptd	Bond Refund	11/03/2021	9,443.51
EF138095	88888	Lisa Barrett	Bond Refund	11/03/2021	24,125.00

EF138096	88888	M Hawchar	Bond Refund	11/03/2021	500.00
EF138097	99997	Aleksandar Pervan	Refund - 2X Doors	11/03/2021	200.00
EF138098	99997	Atherton, S & R	Triathlon Entry- Wellness Committee	11/03/2021	50.00
EF138099	99997	Evelyn Kinnear	Cockburn Seniors Centre Refund	11/03/2021	12.00
EF138100	99997	Lynette Loftus	Cockburn Seniors Centre Refund	11/03/2021	7.50
EF138101	99997	Bernadette Pinto	Grants, Donations & Refunds	11/03/2021	269.84
EF138102	99997	Marc Papalia	Fee Reimbursement Marc Papalia	11/03/2021	283.55
EF138103	99997	William Marchbank	Reimbursement Safety Zone Inv 074683	11/03/2021	216.70
EF138104	99997	Melissa Pyle	Invoice 2 - Event 08/03/2021	11/03/2021	495.00
EF138105	99997	Coc Grants, Donations & Refunds	Grants, Donations & Refunds	11/03/2021	42.50
EF138106	99997	C&S Angel	Refund Request Arc - Stacy Angel	11/03/2021	55.00
EF138107	99997	Renae Greenway	Reimbursement Mandatory Book Costs	11/03/2021	32.50
EF138108	99997	A L Jenaway	Crossover Contribution Ashleigh Jenaway	11/03/2021	300.00
EF138109	99997	Fiona G Robinson	Crossover Contribution Fiona Robinson	11/03/2021	300.00
EF138110	99997	Do Hoon Byun	Crossover Contribution Do Byun	11/03/2021	300.00
EF138111	99997	Roman Manalo	Crossover Contribution Roman Manalo	11/03/2021	300.00
EF138112	99997	Lewis Warn	Crossover Contribution Lewis Warn	11/03/2021	300.00
EF138113	99997	Raul T. Cono-Cono	Crossover Contribution Raul T. Cono-Cono	11/03/2021	300.00
EF138114	99997	Jemma Growden	Crossover Contribution Jemma Growden	11/03/2021	300.00
EF138115	99997	Squidio Communications	Grants, Donations & Refunds	11/03/2021	150.00
EF138116	99997	Maritime Archaeological Association	Invoice 221	11/03/2021	150.00
EF138117	99997	Marie Amalia La Frenais	Grants, Donations & Refunds	11/03/2021	3,450.00
EF138118	99997	Cassandra Clancy	Grants, Donations & Refunds	11/03/2021	300.00
EF138119	99997	Mark Bridgeman	Grants, Donations & Refunds	11/03/2021	300.00
EF138120	99997	Hakim Khiani	Grants, Donations & Refunds	11/03/2021	26.65
EF138121	99997	Mini Manjaly Itteera	Compost Bin Rebate	11/03/2021	50.00
EF138122	99997	Katrina R Fisher	Compost Bin Rebate	11/03/2021	50.00
EF138123	99997	Ghislaine Sheridan	Modern Cloth Nappies Rebate	11/03/2021	50.00
EF138124	99997	Thomas Devasia	Compost Bin Rebate	11/03/2021	50.00
EF138125	99997	Coc Grants, Donations & Refunds	Grants, Donations & Refunds	11/03/2021	45.00
EF138126	99997	Perthwaldorf School	6M3 White Sand - Donations To Schools	11/03/2021	540.00
EF138127	99997	Carli Breur	Bird Bath Rebate - Carli Breur	11/03/2021	50.00
EF138128	99997	Veronica Mcdonald	Bird Bath Rebate - Veronica Mcdonald	11/03/2021	19.00
EF138129	99997	Stuart G Fraser	Bird Bath Rebate - Stuart Fraser	11/03/2021	47.25
EF138130	99997	Mikey And Bec	Bird Bath Rebate - Bec Carey	11/03/2021	19.50
EF138131	99997	V & R Sanginiti	Crossover Contribution	11/03/2021	300.00
EF138132	99997	Kerri Simone Mulford	Fee Reimbursement - Kerri Mulford	11/03/2021	353.88
EF138133	99997	Tfs Australia Pty Ltd	Invoice 00021590 - Tfs Australia	11/03/2021	71.01
EF138134	99997	Curtin University	Fee Payment - Trimester 1 Fnce501	11/03/2021	2,415.00
EF138135	99997	Family Day Care	Fdc Payment We 07/03/2021	11/03/2021	46,294.01
EF138136	99997	In Home Care Payments	Ihc Payments We 07/03/2021	11/03/2021	18,018.03
EF138137	10091	Aslab Pty Ltd	Asphalting Services/Supplies	10/03/2021	5,726.16
EF138138	10118	Australia Post	Postage Charges	10/03/2021	9,441.69
EF138139	10170	Macri Partners	Auditing Services	10/03/2021	4,362.60
EF138140	10207	Boc Gases	Gas Supplies	10/03/2021	59.04

EF138141	10221	Bp Australia Pty Ltd	Diesel/Petrol Supplies	10/03/2021	20,534.88
EF138142	10226	Bridgestone Australia Ltd	Tyre Services	10/03/2021	88.00
EF138143	10239	Budget Rent A Car - Perth	Motor Vehicle Hire	10/03/2021	1,190.31
EF138144	10246	Bunnings Building Supplies Pty Ltd	Hardware Supplies	10/03/2021	808.27
EF138145	10333	Cjd Equipment Pty Ltd	Hardware Supplies	10/03/2021	2,960.61
EF138146	10375	Veolia Environmental Services	Waste Services	10/03/2021	8,425.54
EF138147	10456	Datanet	Software Modifications	10/03/2021	171.60
EF138148	10483	Landgate	Mapping/Land Title Searches	10/03/2021	2,543.30
EF138149	10526	E & Mj Rosher Pty Ltd	Mower Equipment	10/03/2021	4,169.23
EF138150	10535	Workpower Incorporated	Employment Services - Planting	10/03/2021	17,013.20
EF138151	10597	Flexi Staff Pty Ltd	Employment Services	10/03/2021	18,684.09
EF138152	10655	Ghd Pty Ltd	Consultancy Services	10/03/2021	8,608.60
EF138153	10679	Grasstrees Australia	Plants & Planting Services	10/03/2021	10,197.00
EF138154	10711	Herald Publishing Company Pty Ltd	Advertising Services	10/03/2021	240.90
EF138155	10726	Holton Connor Architects & Planners	Architectural Services	10/03/2021	2,420.00
EF138156	10732	Horizons West Bus & Coachlines	Transportation Services	10/03/2021	495.00
EF138157	10784	Jandakot Primary School	School Graduation Awards 2011	10/03/2021	88.00
EF138158	10787	Jandakot Accident Repair Centre	Panel Beating Services	10/03/2021	1,976.52
EF138159	10888	Lj Caterers	Catering Services	10/03/2021	4,941.20
EF138160	10913	Bucher Municipal Pty Ltd	Purchase Of New Plant / Repair Services	10/03/2021	2,970.85
EF138161	10923	Major Motors Pty Ltd	Repairs/Maintenance Services	10/03/2021	128.08
EF138162	10938	Mrp Pest Management	Pest & Weed Management	10/03/2021	139.70
EF138163	10944	Mcleods	Legal Services	10/03/2021	2,763.75
EF138164	10991	Beacon Equipment	Mowing Equipment	10/03/2021	759.40
EF138165	11036	Northlake Electrical Pty Ltd	Electrical Services	10/03/2021	18,946.48
EF138166	11077	P & G Body Builders Pty Ltd	Plant Body Building Services	10/03/2021	1,397.00
EF138167	11182	Premium Brake & Clutch Services Pty Ltd	Brake Services	10/03/2021	5,069.90
EF138168	11208	Quick Corporate Australia	Stationery/Consumables	10/03/2021	3,760.21
EF138169	11247	Richgro Wa	Gardening Supplies	10/03/2021	365.64
EF138170	11248	Ricoh Australia	Office Equipment	10/03/2021	5.23
EF138171	11307	Satellite Security Services Pty Ltd	Security Services	10/03/2021	1,386.10
EF138172	11333	Shelford Constructions Pty Ltd	Construction Services	10/03/2021	256,071.23
EF138173	11425	Southern Metropolitan Regional Council	Waste Disposal Gate Fees	10/03/2021	1,800.00
EF138174	11447	Spearwood Dalmatinac Club Inc	Community Grant	10/03/2021	2,465.00
EF138175	11449	Spearwood Florist Ultimate Co Pty Ltd	Floral Arrangements	10/03/2021	125.00
EF138176	11483	St John Ambulance Aust Wa Operations	First Aid Courses	10/03/2021	300.00
EF138177	11496	Stanlee Hospitality Supplies	Catering Equipment/Supplies	10/03/2021	333.48
EF138178	11502	State Law Publisher	Advertising Services	10/03/2021	154.50
EF138179	11625	Nutrien Water	Reticulation Supplies	10/03/2021	1,305.33
EF138180	11642	Trailer Parts Pty Ltd	Trailer Parts	10/03/2021	1,564.35
EF138181	11699	Vernon Design Group	Architectural Services	10/03/2021	440.00
EF138182	11702	Villa Dalmacia Association Inc.	Spical Club Activities	10/03/2021	780.00
EF138183	11722	Wa Hino Sales & Service	Purchase Of New Trucks / Maintenance	10/03/2021	1,205.02
EF138184	11739	Wa Spit Roast Company	Catering Services	10/03/2021	5,797.95
EF138185	11787	Department Of Transport	Vehicle Search Fees	10/03/2021	928.20

EF138186	11789	Walga	Advertising/Training Services	10/03/2021	8,100.00
EF138187	11793	Western Irrigation Pty Ltd	Irrigation Services/Supplies	10/03/2021	995.46
EF138188	11806	Westrac Pty Ltd	Repairs/Mtnce - Earthmoving Equipment	10/03/2021	10,630.73
EF138189	11828	Worldwide Online Printing - O'connor	Printing Services	10/03/2021	2,041.38
EF138190	11873	Wattleup Tractors	Hardware Supplies	10/03/2021	2,542.70
EF138191	12014	Tutt Bryant Equipment Bt Equipment Pty Ltd T/As	Excavating/Earthmoving Equipment	10/03/2021	50,315.86
EF138192	12153	Hays Personnel Services Pty Ltd	Employment Services	10/03/2021	2,658.48
EF138193	12207	Civica Pty Ltd	Software Support/Licence Fees	10/03/2021	1,988.54
EF138194	12500	Ellenby Tree Farm	Plant Supplies	10/03/2021	2,475.00
EF138195	12565	Southern Metro Regional Council - Loans	Loan Repayment	10/03/2021	400,736.35
EF138196	12656	Coogee Beach Surf Lifesaving Club Inc	Poore Grove Slsc Development Costs	10/03/2021	350.00
EF138197	12796	Isentia Pty Ltd	Media Monitoring Services	10/03/2021	1,496.00
EF138198	13825	Jackson Mcdonald	Legal Services	10/03/2021	45,450.90
EF138199	13849	Mcmullen Nolan Group Pty Ltd	Surveying Services	10/03/2021	33,960.30
EF138200	13860	Krs Contracting	Waste Collection Services	10/03/2021	12,408.00
EF138201	15393	Stratagreen	Hardware Supplies	10/03/2021	387.42
EF138202	15588	Natural Area Consulting Management Services	Weed Spraying	10/03/2021	1,409.93
EF138203	15850	Ecoscape Australia Pty Ltd	Environmental Consultancy	10/03/2021	6,685.25
EF138204	15868	Cardno (Wa) Pty Ltd	Consultancy Services - Engineering	10/03/2021	8,085.00
EF138205	16064	Cms Engineering	Airconditioning Services	10/03/2021	20,450.10
EF138206	16107	Wren Oil	Waste Disposal Services	10/03/2021	33.00
EF138207	16384	Bull Motor Bodies	Motor Bodies	10/03/2021	198.00
EF138208	16396	Mayday Earthmoving	Road Construction Machine Hire	10/03/2021	36,707.00
EF138209	16653	Complete Portables Pty Ltd	Supply & Hire Of Modular Buildings	10/03/2021	476.15
EF138210	16846	Action Glass & Aluminium	Glazing Services	10/03/2021	5,974.76
EF138211	17471	Pirtek (Fremantle) Pty Ltd	Hoses & Fittings	10/03/2021	637.81
EF138212	17553	Altus Traffic Pty Ltd	Traffic Control Services	10/03/2021	4,097.70
EF138213	17555	Maia Financial	Equipment Lease Payments	10/03/2021	60,478.81
EF138214	17608	Nu-Trac Rural Contracting	Beach Cleaning/Firebreak Construction	10/03/2021	9,133.06
EF138215	18126	Dell Australia Pty Ltd	Computer Hardware	10/03/2021	627.00
EF138216	18272	Austraclear Limited	Investment Services	10/03/2021	29.17
EF138217	18962	Sealanes (1985) P/L	Catering Supplies	10/03/2021	1,091.76
EF138218	19533	Woolworths Ltd	Groceries	10/03/2021	797.04
EF138219	19541	Turf Care Wa Pty Ltd	Turf Services	10/03/2021	3,575.00
EF138220	20247	Christie Parksaf	Parks & Recreational Products	10/03/2021	940.06
EF138221	20535	Home-Grown Theatre	Drama Classes	10/03/2021	2,640.00
EF138222	21005	Brain Teasers Oz Pty Ltd	Trivia Packs	10/03/2021	770.00
EF138223	21287	T.J. Depiazzi & Sons	Soil & Mulch Supplies	10/03/2021	8,728.50
EF138224	21294	Cat Haven	Animal Services	10/03/2021	1,489.00
EF138225	21371	Ld Total Sanpoint Pty Ltd	Landscaping Works/Services	10/03/2021	24,597.16
EF138226	21469	John Hughes Volkswagon	Purchase Of New Vehicle	10/03/2021	9,761.94
EF138227	21627	Manheim Pty Ltd	Impounded Vehicles	10/03/2021	121.00
EF138228	21665	Mmj Real Estate (Wa) Pty Ltd	Property Management Services	10/03/2021	25,811.97
EF138229	21744	Jb Hi Fi - Commercial	Electronic Equipment	10/03/2021	3,430.00
EF138230	21747	Unicare Health	Wheelchair Hire	10/03/2021	130.50

EF138231	21946	Ryan's Quality Meats	Meat Supplies	10/03/2021	581.14
EF138232	22339	Edith Cowan University	Educational Services - Tertiary	10/03/2021	5,444.20
EF138233	22553	Brownes Food Operations	Catering Supplies	10/03/2021	508.49
EF138234	22681	Abbey Blinds & Curtains	Blinds	10/03/2021	3,769.70
EF138235	22682	Beaver Tree Services Pty Ltd	Tree Pruning Services	10/03/2021	1,259.87
EF138236	22806	Chevron Australia Downstream Fuels Pty Ltd	Fuel Supplies	10/03/2021	20,752.45
EF138237	22859	Top Of The Ladder	Gutter Cleaning Services	10/03/2021	12,771.00
EF138238	22903	Unique International Recoveries Llc	Debt Collectors	10/03/2021	230.40
EF138239	22913	Opal Australian Paper	Envelopes	10/03/2021	377.25
EF138240	23351	Cockburn Gp Super Clinic Limited T/A Cockburn Integrated Health	Leasing Fees	10/03/2021	2,991.01
EF138241	23457	Totally Workwear Fremantle	Clothing - Uniforms	10/03/2021	876.73
EF138242	23579	Daimler Trucks Perth	Purchase Of New Truck	10/03/2021	490.39
EF138243	23581	Birdlife Australia Ltd	Donations	10/03/2021	880.00
EF138244	24643	Bibliotheca Rfid Library Systems Australia Pty Ltd	Purchase Of Library Tags	10/03/2021	428.70
EF138245	24725	Feral Invasive Species Eradication Management	Eradication Management Services	10/03/2021	1,895.00
EF138246	24748	Pearmans Electrical & Mechanical Services P/L	Electrical Services	10/03/2021	71.50
EF138247	24945	Ns Projects Pty Ltd	Project Management Services	10/03/2021	8,605.30
EF138248	25115	Fiig	Investment Management Services	10/03/2021	2,750.00
EF138249	25121	Imagesource Digital Solutions	Billboards	10/03/2021	3,218.60
EF138250	25418	Cs Legal	Legal Services	10/03/2021	8,676.53
EF138251	25664	Getty Images	Visual Content - Creative And Editorial	10/03/2021	5,830.00
EF138252	25733	Miracle Recreation Equipment	Playground Installation / Repairs	10/03/2021	841.50
EF138253	25736	Blue Tang (Wa) Pty Ltd T/As Emerge Associates (The Trustee For The Reef Unit Trust)	Consultancy Services	10/03/2021	1,204.50
EF138254	25822	Fit2work.Com.Au Mercury Search And Selection Pty Ltd	Employee Check	10/03/2021	38.39
EF138255	25832	Exteria	Street And Park Infrastructure	10/03/2021	4,451.70
EF138256	26029	Autosweep Wa	Sweeping Services	10/03/2021	836.00
EF138257	26067	Sprayking Wa Pty Ltd	Chemical Weed Control Services	10/03/2021	9,570.00
EF138258	26114	Grace Records Management	Records Management Services	10/03/2021	1,343.25
EF138259	26195	Play Check	Consulting Services	10/03/2021	660.00
EF138260	26257	Paperbark Technologies Pty Ltd	Arboricultural Consultancy Services	10/03/2021	1,425.00
EF138261	26303	Gecko Contracting Turf & Landscape Maintenance	Turf & Landscape Maintenance	10/03/2021	38,137.00
EF138262	26314	Cpe Group	Temporary Employment Services	10/03/2021	3,343.27
EF138263	26321	Skateboarding Wa	Skateboarding Clinics	10/03/2021	770.00
EF138264	26328	Akwaaba African Art And Craft	Entertainment Services	10/03/2021	495.00
EF138265	26399	Paperscout The Trustee For Peters Morrison Family Trust	Graphic Design Services	10/03/2021	66.00
EF138266	26403	Ches Power Group Pty Ltd	Engineering Solutions / Back Up Generato	10/03/2021	687.30
EF138267	26470	Scp Conservation	Fencing Services	10/03/2021	3,762.00
EF138268	26549	Sharon Gregory (Koort-Kadak Consultancy)	Consultancy Services	10/03/2021	600.00
EF138269	26606	Enviro Infrastructure Pty Ltd	Construction& Fabrication	10/03/2021	22,868.48
EF138270	26614	Marketforce Pty Ltd	Advertising	10/03/2021	18,543.64
EF138271	26620	Gra Partners Pty Ltd	Consulting/Advisory	10/03/2021	8,800.00
EF138272	26625	Andover Detailers	Car Detailing Services	10/03/2021	819.00
EF138273	26626	Senversa Pty Ltd	Environmental Auditing	10/03/2021	5,500.00
EF138274	26707	A1 Mario Cotellessa	Entertainment Services	10/03/2021	880.00
EF138275	26709	Talis Consultants Pty Ltd	Waste Consultancy	10/03/2021	3,019.50

EF138276	26735	Shane McMaster Surveys	Survey Services	10/03/2021	4,620.00
EF138277	26736	Ghems Holdings Pty Ltd	Revegetation	10/03/2021	1,155.00
EF138278	26771	Instant Products Hire	Portable Toilet Hire	10/03/2021	1,542.00
EF138279	26782	Soft Landing	Recycling Services	10/03/2021	10,131.08
EF138280	26822	Cse Crosscom Pty Ltd	Communication Equipment	10/03/2021	427.56
EF138281	26846	Visability Limited	Disability Services	10/03/2021	209.01
EF138282	26883	Gta Consultants	Transport Planning	10/03/2021	11,486.75
EF138283	26884	People On Bicycles	Training - Bicycle Classes	10/03/2021	1,080.00
EF138284	26888	Media Engine	Graphic Design, Marketing, Video Product	10/03/2021	2,250.00
EF138285	26915	Focused Vision Consulting Pty Ltd	Consulting	10/03/2021	4,768.50
EF138286	26917	Cirrus Networks Pty Ltd	IT Network & Telephony Services	10/03/2021	5,389.96
EF138287	26929	Elan Energy Matrix Pty Ltd	Recycling Services	10/03/2021	363.08
EF138288	26938	Majestic Plumbing	Plumbing Services	10/03/2021	1,267.48
EF138289	26946	Av Truck Services Pty Ltd	Truck Dealership	10/03/2021	216.40
EF138290	26953	Rock And Roll Mountain Biking	Mountain Bike Tours	10/03/2021	180.00
EF138291	26977	The Young Boxing Woman Project	Training/Mentoring	10/03/2021	1,300.00
EF138292	26987	Cti Risk Management	Security - Cash Collection	10/03/2021	356.40
EF138293	27002	Cockburn Party Hire	Hire Services	10/03/2021	367.50
EF138294	27006	Bibra Lake Iga Xpress	Liquor Supplies	10/03/2021	299.90
EF138295	27034	Adelby Pty Ltd	Firebreak Construction	10/03/2021	6,204.00
EF138296	27046	Tfh Hire Services Pty Ltd	Hire Fencing	10/03/2021	580.80
EF138297	27065	Westbooks	Books	10/03/2021	1,558.97
EF138298	27075	Colleagues Nagels	Printing Services	10/03/2021	3,465.95
EF138299	27082	Kulbardi Pty Ltd	Stationery Supplies	10/03/2021	54.45
EF138300	27131	West Coast Commercial Industries	Lockers	10/03/2021	416.42
EF138301	27143	Embroidme Success	Embroidery Services	10/03/2021	34,485.00
EF138302	27154	Suez Recycling & Recovery Pty Ltd	Waste Services	10/03/2021	96,790.84
EF138303	27155	Educated By Nature Pty Ltd	Education Services	10/03/2021	779.63
EF138304	27161	Next Power	Solar Panel	10/03/2021	3,112.21
EF138305	27177	Initial Hygiene	Hygiene	10/03/2021	3,650.67
EF138306	27189	Healthstrong Pty Ltd	Home Care	10/03/2021	220.00
EF138307	27238	Auto Ingress Pty Ltd	Service Auto Doors	10/03/2021	418.00
EF138308	27241	Landscape Elements	Landscaping Services	10/03/2021	51,339.44
EF138309	27243	Arjohuntleigh Pty Ltd	Supply, Repairs Health Equipemnt	10/03/2021	1,059.50
EF138310	27246	Veale Auto Parts	Spare Parts Mechanical	10/03/2021	79.50
EF138311	27261	Tudor House	Flags & Banners	10/03/2021	548.00
EF138312	27269	Integrpay Pty Ltd	Payment Processing	10/03/2021	798.85
EF138313	27275	Hospitality Total Services	Hospitality Consultants	10/03/2021	2,068.00
EF138314	27308	Jatu Clothing & Ppe Pty Ltd	Clothing Ppe	10/03/2021	133.20
EF138315	27334	Westcare Print	Printing Services	10/03/2021	165.00
EF138316	27348	Message Media	Telecommunications	10/03/2021	643.68
EF138317	27377	Accidental Health And Safety - Perth	First Aid Supplies	10/03/2021	523.78
EF138318	27379	Esri Australia Pty Ltd	Gis Software	10/03/2021	18,436.00
EF138319	27384	Sifting Sands	Sand Cleaning	10/03/2021	18,390.37
EF138320	27388	Signprint Australia Pty Ltd	Screen Printing	10/03/2021	445.94

EF138321	27396	Ankeet Mehta Spearwood Newspaper Round Delivery	Newspaper Delivery	10/03/2021	391.17
EF138322	27401	Emprise Mobility	Mobility Equipment	10/03/2021	332.00
EF138323	27402	Messages On Hold Australia Pty Ltd	Telephone Marketing	10/03/2021	3,767.40
EF138324	27423	Mechanical Project Services Pty Ltd	Airconditioning Services	10/03/2021	294.80
EF138325	27427	Home Chef	Cooking/Food Services	10/03/2021	626.89
EF138326	27455	Site Protective Services	Cctv Parts	10/03/2021	10,659.99
EF138327	27456	Securepay Pty Ltd	Payment Solutions	10/03/2021	463.10
EF138328	27499	Hodge Collard Preston Architects	Architects	10/03/2021	12,843.60
EF138329	27507	Facilities First Australia Pty Ltd	Cleaning Services	10/03/2021	61,355.85
EF138330	27512	Agent Sales & Services Pty Ltd	Pool Chemicals	10/03/2021	4,406.60
EF138331	27529	Wa Library Supplies	Library Supplies & Furniture	10/03/2021	1,320.00
EF138332	27539	Jasmin Carpentry & Maintenance	Carpentry	10/03/2021	15,785.00
EF138333	27548	Standing Fork	Catering	10/03/2021	4,039.20
EF138334	27560	Artem Design Studio Pty Ltd	Architectural Services	10/03/2021	2,530.00
EF138335	27567	Chorus Australia Limited	Health Care Services	10/03/2021	1,742.40
EF138336	27610	Rockwater Pty Ltd	Hydrogeological Consultancy	10/03/2021	8,069.60
EF138337	27617	Galaxy 42 Pty Ltd	Consultancy - It	10/03/2021	11,088.00
EF138338	27622	Truegrade Medical Supplies	Medical Supplies	10/03/2021	2,270.83
EF138339	27631	Aquatic Services Wa Pty Ltd	Pool Equipment & Maintenance	10/03/2021	29,804.50
EF138340	27644	Cmaktech	Ict Engineering & Consulting	10/03/2021	3,418.80
EF138341	27657	Positive Balance Massage	Massage Therapy	10/03/2021	200.00
EF138342	27664	Disability Awareness Training	Training Disabilities	10/03/2021	2,350.00
EF138343	27695	Qtm Pty Ltd	Traffic Management	10/03/2021	10,492.09
EF138344	27719	Pulse Locating	Cable Locations	10/03/2021	2,915.00
EF138345	27720	Bj Systems	Security Services	10/03/2021	253.36
EF138346	27779	Sports Circuit Linemarking	Linemarking	10/03/2021	2,640.00
EF138347	27816	Asterisk Information Security	It Consultancy	10/03/2021	26,400.00
EF138348	27827	Abc Containers	Sea Containers	10/03/2021	99.00
EF138349	27834	Alemba Pty Ltd	Computer Software Services	10/03/2021	8,910.00
EF138350	27842	Light House Laundry	Laundering	10/03/2021	212.41
EF138351	27847	Matrix Traffic And Transport Data Pty Ltd	Traffic Surveys	10/03/2021	440.00
EF138352	27850	Dowsing Group Pty Ltd	Concreting Services	10/03/2021	37,570.57
EF138353	27855	Total Landscape Redevelopment Service Pty Ltd	Tree Watering	10/03/2021	87,584.54
EF138354	27869	Select Fresh Pty Ltd	Food Supplie,Fruit & Veg	10/03/2021	477.28
EF138355	27892	Resolve Group Pty Ltd	Consultancy - Bca Certification	10/03/2021	4,510.00
EF138356	27894	Homecare Physiotherapy	Healthcare	10/03/2021	5,981.25
EF138357	27917	Go Doors Advanced Automation	Door Maintenance & Repair	10/03/2021	665.50
EF138358	27923	Mental Health First Aid Australia	Training	10/03/2021	2,150.50
EF138359	27944	Nedlands Yacht Club Inc	Yacht Club	10/03/2021	1,620.00
EF138360	27959	Plastic Free Foundation	Enviromental	10/03/2021	4,400.00
EF138361	27978	Frontline Safety Australia Pty Ltd	Clothing - Uniforms	10/03/2021	2,919.47
EF138362	27985	Rosmech Sales & Service Pty Ltd	Road Sweeper	10/03/2021	866.65
EF138363	27992	Learning Horizons	Training/Education	10/03/2021	9,900.00
EF138364	28001	Corsign Wa Pty Ltd	Sign Making Material	10/03/2021	704.00
EF138365	28003	Taylor Made Design	Graphic Design	10/03/2021	1,540.00

EF138366	28009	Classic Hire	Equipment Hire	10/03/2021	2,374.02
EF138367	28015	Imprint Plastic	Badges	10/03/2021	340.45
EF138368	28031	Brandon's Shredding Boxes	Recycling	10/03/2021	75.00
EF138369	28036	Noddy The Waterman	Water Supplies	10/03/2021	15,840.00
EF138370	28049	Copy Magic	Printing Services	10/03/2021	227.42
EF138371	28050	Avanti Auto Glass	Windscreen	10/03/2021	577.50
EF138372	28053	Zoic Environmental Pty Ltd	Consultancy - Enviromental	10/03/2021	2,200.00
EF138373	28061	Go2cup	Paper Cups	10/03/2021	4,191.00
EF138374	28085	Unirack	Storage Warehouse	10/03/2021	4,437.00
EF138375	28086	Gfg Consulting	Consultancy	10/03/2021	22,494.54
EF138376	28101	Melbourne Mailing Pty Ltd	Library Cards	10/03/2021	3,932.50
EF138377	28104	Strategic Support	Consultancy	10/03/2021	825.00
EF138378	28107	Irp Pty Ltd	LANDSCAPE MAINTENANCE SERVICES	10/03/2021	420.62
EF138379	28108	Casa Del Compas	ENTERTAINMENT - Dancing	10/03/2021	1,050.00
EF138380	26987	Cti Risk Management	Security - Cash Collection	15/03/2021	2,391.48
EF138381	27387	Stackmap	Indoor Mapping Software	17/03/2021	2,901.05
EF138382	27951	Programus Limited	Software	17/03/2021	14,168.00
EF138383	27492	Superchoice Services Pty Limited	Payroll Deductions	18/03/2021	601,504.28
EF138384	10152	Aust Services Union	Payroll Deductions	18/03/2021	1,039.90
EF138385	10154	Australian Taxation Office	Payroll Deductions	18/03/2021	457,920.00
EF138386	10305	Child Support Agency	Payroll Deductions	18/03/2021	1,340.39
EF138387	11001	Local Government Racing & Cemeteries Employees Union Lgrceu	Payroll Deductions	18/03/2021	82.00
EF138388	11857	Champagne Social Club	Payroll Deductions	18/03/2021	376.00
EF138389	11860	45S Club	Payroll Deductions	18/03/2021	14.00
EF138390	19533	Woolworths Ltd	Groceries	18/03/2021	671.83
EF138391	19726	Health Insurance Fund Of Wa	Payroll Deductions	18/03/2021	1,291.40
EF138392	25987	Toyota Fleet Management	Payroll Deductions - Novated Lease	18/03/2021	608.14
EF138393	27741	Phoebe Klariz Domondon	Catering - Bakery Products	18/03/2021	600.00
EF138394	27874	Smartsalary	Salary Packaging/Leasing Administration	18/03/2021	11,257.42
EF138395	28040	O2 Marine	Aerial Photogrammetry	18/03/2021	5,450.50
EF138396	10590	Department Of Fire And Emergency Services	Esl Levy & Related Costs	22/03/2021	5,332,770.05
EF138397	26987	Cti Risk Management	Security - Cash Collection	22/03/2021	1,593.75
EF138398	99997	Family Day Care	Fdc Payment We 21/03/2021	25/03/2021	46,282.52
EF138399	99997	In Home Care Payments	Ihc Payments We 21/03/2021	25/03/2021	20,227.43
EF138400	11867	Kevin John Allen	Monthly Elected Member Fees & Expenses	25/03/2021	2,639.83
EF138401	12740	Logan Howlett	Monthly Elected Member Fees & Expenses	25/03/2021	11,439.09
EF138402	20634	Lee-Anne Smith	Monthly Elected Member Fees & Expenses	25/03/2021	2,139.83
EF138403	25353	Philip Eva	Monthly Elected Member Fees & Expenses	25/03/2021	2,639.83
EF138404	26696	Chamonix Terblanche	Monthly Elected Member Fees & Expenses	25/03/2021	4,366.22
EF138405	27326	Michael Separovich	Monthly Elected Member Fees & Expenses	25/03/2021	2,639.83
EF138406	27327	Chontelle Stone	Monthly Elected Member Fees & Expenses	25/03/2021	2,639.83
EF138407	27475	Lara Kirkwood	Monthly Elected Member Fees & Expenses	25/03/2021	4,584.69
EF138408	27871	Tom Widenbar	Monthly Elected Member Fees & Expenses	25/03/2021	2,639.83
EF138409	27872	Phoebe Corke	Monthly Elected Member Fees & Expenses	25/03/2021	2,639.83
EF138411	99996	Shari Kay Mcgregor	Rates and Property related EFT Refunds	26/03/2021	51.67

EF138412	99996	Emily Kate Strafela	Rates and Property related EFT Refunds	26/03/2021	150.00
EF138413	99996	Monique Renee Nile	Rates and Property related EFT Refunds	26/03/2021	150.00
EF138414	99996	Energy And Management Services Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	4,655.60
EF138415	99996	Jasmine Tanya Green	Rates and Property related EFT Refunds	26/03/2021	100.00
EF138416	99996	Philippe Signer	Rates and Property related EFT Refunds	26/03/2021	155.22
EF138417	99996	Ideal Homes Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	627.99
EF138418	99996	Christopher Jacob	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138419	99996	Desired Homes	Rates and Property related EFT Refunds	26/03/2021	460.70
EF138420	99996	Complete Approvals	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138421	99996	Complete Approvals	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138422	99996	Sabrina Matassa	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138423	99996	Philippe Signer	Rates and Property related EFT Refunds	26/03/2021	108.40
EF138424	99996	Daids Medenis	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138425	99996	Grand Constructions Wa Pty Ltd T/As Gran	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138426	99996	Paula Rubery	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138427	99996	Jonathan Arive	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138428	99996	Homebuyers Centre Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	378.45
EF138429	99996	Homebuyers Centre Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	260.77
EF138430	99996	Classic Home & Garage Innovations Pty Lt	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138431	99996	Travis Mason	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138432	99996	Jose Paglinawan	Rates and Property related EFT Refunds	26/03/2021	56.65
EF138433	99996	Dovebuild Wa	Rates and Property related EFT Refunds	26/03/2021	608.00
EF138434	99996	Haris Homes	Rates and Property related EFT Refunds	26/03/2021	609.60
EF138435	99996	Redink Homes	Rates and Property related EFT Refunds	26/03/2021	770.01
EF138436	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	870.10
EF138437	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,123.18
EF138438	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	414.27
EF138439	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	2,356.11
EF138440	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	2,188.29
EF138441	99996	Revenuewa	Rates and Property related EFT Refunds	26/03/2021	67.51
EF138442	99996	Tara & Tim Dowd	Rates and Property related EFT Refunds	26/03/2021	757.50
EF138443	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	2,631.90
EF138444	99996	Susan Calton	Rates and Property related EFT Refunds	26/03/2021	2,000.00
EF138445	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	2,501.51
EF138446	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,041.89
EF138447	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,113.70
EF138448	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,250.73
EF138449	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,798.85
EF138450	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	2,423.20
EF138451	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	2,501.50
EF138452	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	785.85
EF138453	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	2,423.20
EF138454	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,475.86
EF138455	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	2,288.87
EF138456	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	488.14

EF138457	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	448.97
EF138458	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	448.97
EF138459	99996	Lisa Gaye Barker	Rates and Property related EFT Refunds	26/03/2021	1,300.00
EF138460	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,250.74
EF138461	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	614.92
EF138462	99996	C Cahill	Rates and Property related EFT Refunds	26/03/2021	536.00
EF138463	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,388.61
EF138464	99996	Ray White Platinum South	Rates and Property related EFT Refunds	26/03/2021	1,565.20
EF138465	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,139.77
EF138466	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,549.77
EF138467	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	510.00
EF138468	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	946.12
EF138469	99996	Cs Legal	Rates and Property related EFT Refunds	26/03/2021	395.00
EF138470	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	14.81
EF138471	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	898.39
EF138472	99996	Blaze Conveyancing	Rates and Property related EFT Refunds	26/03/2021	468.00
EF138473	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,189.18
EF138474	99996	Personalised Settlements	Rates and Property related EFT Refunds	26/03/2021	465.00
EF138475	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	1,235.99
EF138476	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	5,198.74
EF138477	99996	Kilyta Bt Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	1,728.01
EF138478	99996	Kathleen Imler	Rates and Property related EFT Refunds	26/03/2021	742.81
EF138479	99996	Housing Authority	Rates and Property related EFT Refunds	26/03/2021	63.78
EF138480	99996	Jm Wilson	Rates and Property related EFT Refunds	26/03/2021	678.00
EF138481	99996	Strategic Settlements	Rates and Property related EFT Refunds	26/03/2021	409.03
EF138482	99996	Strand Legal & Conveyancing	Rates and Property related EFT Refunds	26/03/2021	464.02
EF138483	99996	Sentinel Legal	Rates and Property related EFT Refunds	26/03/2021	415.00
EF138484	99996	Ray White Commercial Wa	Rates and Property related EFT Refunds	26/03/2021	2,042.00
EF138485	99996	Effective Legal Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	397.00
EF138486	99996	Nadine El Chami Ep Mostafa Turk	Rates and Property related EFT Refunds	26/03/2021	870.00
EF138487	99996	Cortes Management Group	Rates and Property related EFT Refunds	26/03/2021	1,287.00
EF138488	99996	Effective Legal Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	172.00
EF138489	99996	Galati Group	Rates and Property related EFT Refunds	26/03/2021	236.00
EF138490	99996	Galati Group	Rates and Property related EFT Refunds	26/03/2021	236.00
EF138491	99996	Vicki Philipoff Settlements	Rates and Property related EFT Refunds	26/03/2021	829.83
EF138492	99996	Bafc Settlements	Rates and Property related EFT Refunds	26/03/2021	549.00
EF138493	99996	Real Asset Conveyancing	Rates and Property related EFT Refunds	26/03/2021	2,229.99
EF138494	99996	Vicki Philipoff Settlements Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	811.00
EF138495	99996	Vicki Philipoff Settlements Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	813.04
EF138496	99996	Vicki Philipoff Settlements	Rates and Property related EFT Refunds	26/03/2021	609.00
EF138497	99996	Vicki Philipoff Settlements Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	814.42
EF138498	99996	Success Legal	Rates and Property related EFT Refunds	26/03/2021	205.04
EF138499	99996	Bafc Settlements	Rates and Property related EFT Refunds	26/03/2021	213.00
EF138500	99996	Hwl Ebsworth Lawyers	Rates and Property related EFT Refunds	26/03/2021	829.86
EF138501	99996	Maria La Falce Settlements	Rates and Property related EFT Refunds	26/03/2021	834.73

EF138502	99996	Maria La Falce Settlements	Rates and Property related EFT Refunds	26/03/2021	840.52
EF138503	99996	D & E Phippard	Rates and Property related EFT Refunds	26/03/2021	203.00
EF138504	99996	Rachelle Rose	Rates and Property related EFT Refunds	26/03/2021	1,538.19
EF138505	99996	Logistice Settlements	Rates and Property related EFT Refunds	26/03/2021	216.33
EF138506	99996	Beeliar Management Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	325.85
EF138507	99996	Stockland Wa Development Pty Ltd	Rates and Property related EFT Refunds	26/03/2021	6,906.46
EF138508	99996	Frasers Property Ahl Ltd Operating Accou	Rates and Property related EFT Refunds	26/03/2021	604.15
EF138509	99996	Frasers Property Ahl Ltd Operating Accou	Rates and Property related EFT Refunds	26/03/2021	743.56
EF138516	10047	Alinta Energy	Natural Gas & Electricity Supply	26/03/2021	28.15
EF138517	11794	Synergy	Electricity Usage/Supplies	26/03/2021	24,423.00
EF138518	12025	Telstra Corporation	Communications Services	26/03/2021	42,860.95
EF138519	10006	A D Coote & Co	Flagpoles	25/03/2021	3,460.80
EF138520	10010	Aac Id Solutions	Security & Promotional Products	25/03/2021	3,141.29
EF138521	10086	Arteil Wa Pty Ltd	Ergonomic Chairs	25/03/2021	335.50
EF138522	10091	Aslab Pty Ltd	Asphalting Services/Supplies	25/03/2021	11,452.32
EF138523	10097	Blackwoods Atkins	Engineering Supplies	25/03/2021	431.56
EF138524	10170	Macri Partners	Auditing Services	25/03/2021	4,928.00
EF138525	10184	Benara Nurseries	Plants	25/03/2021	691.68
EF138526	10207	Boc Gases	Gas Supplies	25/03/2021	413.20
EF138527	10226	Bridgestone Australia Ltd	Tyre Services	25/03/2021	34,714.94
EF138528	10239	Budget Rent A Car - Perth	Motor Vehicle Hire	25/03/2021	1,320.00
EF138529	10246	Bunnings Building Supplies Pty Ltd	Hardware Supplies	25/03/2021	4,297.52
EF138530	10247	Bunzl Australia Ltd	Paper/Plastic/Cleaning Supplies	25/03/2021	1,059.70
EF138531	10255	Cabcharge Australia Pty Ltd	Cabcharges	25/03/2021	1,036.55
EF138532	10279	Castrol Australia Pty Ltd	Grease/Lubricants	25/03/2021	6,887.93
EF138533	10333	Cjd Equipment Pty Ltd	Hardware Supplies	25/03/2021	3,421.24
EF138534	10338	Cleanaway Pty Ltd	Waste Disposal Services	25/03/2021	758.90
EF138535	10353	Cockburn Cement Ltd	Cement And Lime	25/03/2021	740.52
EF138536	10358	Aussie Liquor Cockburn	Liquor Supplies	25/03/2021	2,555.45
EF138537	10359	Cockburn Painting Service	Painting Supplies/Services	25/03/2021	2,210.49
EF138538	10384	Progility Pty Ltd	Communication Services	25/03/2021	1,611.40
EF138539	10483	Landgate	Mapping/Land Title Searches	25/03/2021	2,217.96
EF138540	10526	E & Mj Rosher Pty Ltd	Mower Equipment	25/03/2021	1,496.09
EF138541	10528	Easifleet	Vehicle Lease	25/03/2021	1,282.88
EF138542	10535	Workpower Incorporated	Employment Services - Planting	25/03/2021	8,644.79
EF138543	10589	Fines Enforcement Registry	Fines Enforcement Fees	25/03/2021	11,242.00
EF138544	10597	Flexi Staff Pty Ltd	Employment Services	25/03/2021	16,064.44
EF138545	10679	Grasstrees Australia	Plants & Planting Services	25/03/2021	1,804.00
EF138546	10683	Gronbek Security	Locksmith Services	25/03/2021	131.18
EF138547	10767	Inst Of Public Works Eng Aust - Nsw	Training Services	25/03/2021	6,050.00
EF138548	10768	Institute Of Public Works Engineering Aust - Wa Inc	Membership Fees	25/03/2021	6,140.00
EF138549	10879	Les Mills Aerobics	Instruction/Training Services	25/03/2021	4,480.51
EF138550	10888	Lj Caterers	Catering Services	25/03/2021	9,398.40
EF138551	10918	Main Roads Wa	Repairs/Maintenance/Funding Contribution	25/03/2021	7,632.71
EF138552	10923	Major Motors Pty Ltd	Repairs/Maintenance Services	25/03/2021	915.26

EF138553	10938	Mrp Pest Management	Pest & Weed Management	25/03/2021	4,206.96
EF138554	10944	Mcleods	Legal Services	25/03/2021	13,503.52
EF138555	10951	Melville Motors Pty Ltd	Motor Cars	25/03/2021	12,646.10
EF138556	10991	Beacon Equipment	Mowing Equipment	25/03/2021	5,647.95
EF138557	11004	Murdoch University Office Of Finance, Planning & Reporting	Analysing Services	25/03/2021	7,480.00
EF138558	11028	Neverfail Springwater Ltd	Bottled Water Supplies	25/03/2021	784.63
EF138559	11036	Northlake Electrical Pty Ltd	Electrical Services	25/03/2021	25,711.55
EF138560	11077	P & G Body Builders Pty Ltd	Plant Body Building Services	25/03/2021	616.00
EF138561	11182	Premium Brake & Clutch Services Pty Ltd	Brake Services	25/03/2021	545.05
EF138562	11208	Quick Corporate Australia	Stationery/Consumables	25/03/2021	2,708.55
EF138563	11247	Richgro Wa	Gardening Supplies	25/03/2021	308.88
EF138564	11284	The Royal Life Saving Society Wa Inc Pty Ltd	Training Services	25/03/2021	2,310.00
EF138565	11307	Satellite Security Services Pty Ltd	Security Services	25/03/2021	6,161.68
EF138566	11333	Shelford Constructions Pty Ltd	Construction Services	25/03/2021	381,738.48
EF138567	11334	Shenton Pumps	Pool Equipment/Services	25/03/2021	26,433.31
EF138568	11375	Slater-Gartrell Sports	Sport Supplies	25/03/2021	110.00
EF138569	11387	Bibra Lake Soils	Soil & Limestone Supplies	25/03/2021	84.00
EF138570	11459	Spearwood Veterinary Hospital	Veterinary Services	25/03/2021	90.00
EF138571	11483	St John Ambulance Aust Wa Operations	First Aid Courses	25/03/2021	160.00
EF138572	11502	State Law Publisher	Advertising Services	25/03/2021	318.90
EF138573	11511	Statewide Bearings	Bearing Supplies	25/03/2021	762.49
EF138574	11556	Technifire 2000	Fire Fighting Equipment	25/03/2021	964.59
EF138575	11557	Technology One Ltd	It Consultancy Services	25/03/2021	16,976.19
EF138576	11625	Nutrien Water	Reticulation Supplies	25/03/2021	5,918.03
EF138577	11642	Trailer Parts Pty Ltd	Trailer Parts	25/03/2021	160.38
EF138578	11667	Turfmaster Facility Management	Turf & Mowing Services	25/03/2021	63,484.30
EF138579	11699	Vernon Design Group	Architectural Services	25/03/2021	302.50
EF138580	11701	Vibra Industrial Filtration Australasia	Filter Supplies	25/03/2021	1,311.86
EF138581	11722	Wa Hino Sales & Service	Purchase Of New Trucks / Maintenance	25/03/2021	2,563.57
EF138582	11773	Nutrien Ag Solutions	Chemical Supplies	25/03/2021	319.44
EF138583	11787	Department Of Transport	Vehicle Search Fees	25/03/2021	1,717.00
EF138584	11789	Walga	Advertising/Training Services	25/03/2021	950.00
EF138585	11793	Western Irrigation Pty Ltd	Irrigation Services/Supplies	25/03/2021	35,966.78
EF138586	11795	Western Power	Street Lighting Installation & Service	25/03/2021	11,015.00
EF138587	11806	Westrac Pty Ltd	Repairs/Mtnce - Earthmoving Equipment	25/03/2021	1,008.73
EF138588	11810	Abaxa Previously Wh Locations	Locating Services	25/03/2021	627.00
EF138589	11828	Worldwide Online Printing - O'connor	Printing Services	25/03/2021	14,592.87
EF138590	11835	Wurth Australia Pty Ltd	Hardware Supplies	25/03/2021	1,635.74
EF138591	11854	Zipform Pty Ltd	Printing Services	25/03/2021	1,740.40
EF138592	11873	Wattleup Tractors	Hardware Supplies	25/03/2021	23.38
EF138593	12018	O'connor Lawnmower & Chainsaw Centre	Mowing Equipment/Parts/Services	25/03/2021	1,478.40
EF138594	12153	Hays Personnel Services Pty Ltd	Employment Services	25/03/2021	15,336.19
EF138595	12295	Stewart & Heaton Clothing Co. Pty Ltd	Clothing Supplies	25/03/2021	1,394.36
EF138596	12497	Trophy Choice	Trophy Supplies	25/03/2021	1,125.90
EF138597	12672	Norman Disney & Young	Consultancy Services	25/03/2021	1,298.00

EF138598	13558	Engineering Technology Consultants	Consultants Services	25/03/2021	4,675.00
EF138599	13563	Green Skills Inc	Employment Services	25/03/2021	3,144.67
EF138600	13617	Multicultural Futures	Training Services	25/03/2021	715.00
EF138601	13849	McMullen Nolan Group Pty Ltd	Surveying Services	25/03/2021	770.00
EF138602	13873	Cockburn Ses	Traffic Management Services	25/03/2021	3,300.00
EF138603	14297	Artref Pty Ltd	Printing Cartridges	25/03/2021	237.01
EF138604	14350	Baileys Fertilisers	Fertiliser Supplies	25/03/2021	3,287.79
EF138605	14530	Donald Veal Consultants Pty Ltd	Consultancy Services	25/03/2021	8,489.25
EF138606	14700	Kingman Visual	Signwriting/Signmaking	25/03/2021	8,235.85
EF138607	15003	Dadaa Ltd	Community Grant	25/03/2021	2,090.00
EF138608	15393	Stratagreen	Hardware Supplies	25/03/2021	15,320.91
EF138609	15550	Apace Aid Inc	Plants & Landscaping Services	25/03/2021	330.55
EF138610	15588	Natural Area Consulting Management Services	Weed Spraying	25/03/2021	5,519.62
EF138611	15746	Western Australia Police Service	Police Clearances	25/03/2021	116.90
EF138612	15850	Ecoscape Australia Pty Ltd	Environmental Consultancy	25/03/2021	11,928.95
EF138613	15895	Royal Wolf Trading Australia Pty Limited	Container Hire	25/03/2021	366.92
EF138614	16064	Cms Engineering	Airconditioning Services	25/03/2021	19,954.99
EF138615	16107	Wren Oil	Waste Disposal Services	25/03/2021	33.00
EF138616	16396	Mayday Earthmoving	Road Construction Machine Hire	25/03/2021	93,076.50
EF138617	16653	Complete Portables Pty Ltd	Supply & Hire Of Modular Buildings	25/03/2021	594.00
EF138618	16846	Action Glass & Aluminium	Glazing Services	25/03/2021	8,657.39
EF138619	16985	Wa Premix	Concrete Supplies	25/03/2021	8,069.60
EF138620	17279	Aussie Cool Shades Sails Awnings & Home Security	Shade Sails & Awnings	25/03/2021	770.00
EF138621	17343	Rac Businesswise	Membership Subscription	25/03/2021	97.15
EF138622	17471	Pirtek (Fremantle) Pty Ltd	Hoses & Fittings	25/03/2021	3,753.61
EF138623	17600	Lightforce Asset Pty Ltd (Erections!)	Guard Rails	25/03/2021	3,707.00
EF138624	17624	Allsports Linemarking	Linemarking Services	25/03/2021	165.00
EF138625	17827	Nilsen (Wa) Pty Ltd	Electrical Services	25/03/2021	2,090.55
EF138626	17927	Sharyn Egan	Artistic Services	25/03/2021	8,800.00
EF138627	18203	Natsync Environmental	Pest Control	25/03/2021	1,355.00
EF138628	18407	Ripe Art	Catering Services - Edible Art	25/03/2021	500.00
EF138629	18533	Friends Of The Community Inc.	Donation	25/03/2021	270.00
EF138630	18763	Local Community Insurance Services (Part Of Jlt Group)	Community Insurance Policies	25/03/2021	394.23
EF138631	18799	Down To Earth Training & Assessing	Training Services	25/03/2021	1,880.00
EF138632	18801	Fremantle Bin Hire	Bin Hire - Skip Bins	25/03/2021	1,260.00
EF138633	18941	Allstamps	Stationery	25/03/2021	83.65
EF138634	18962	Sealanes (1985) P/L	Catering Supplies	25/03/2021	1,279.11
EF138635	19496	Officer Woods Architects Pty Ltd	Architects	25/03/2021	43,538.00
EF138636	19533	Woolworths Ltd	Groceries	25/03/2021	3,400.27
EF138637	19541	Turf Care Wa Pty Ltd	Turf Services	25/03/2021	2,596.00
EF138638	19821	Structerre Consulting	Structural Design Consultancy Services	25/03/2021	14,300.00
EF138639	20000	Aust West Auto Electrical Pty Ltd	Auto Electrical Services	25/03/2021	17,005.80
EF138640	20146	Data#3 Limited	Contract It Personnel & Software	25/03/2021	343.56
EF138641	20321	Riverjet Pty Ltd	Educting-Cleaning Services	25/03/2021	21,846.00
EF138642	20856	Sjr Civil Consulting Pty Ltd	Consultancy Services - Road Design	25/03/2021	4,268.00

EF138643	21127	Joanna Ayckbourn (Voices In Sinc)	Instruction - Singing	25/03/2021	800.00
EF138644	21133	Sports Performance And Management	Recreation Equipment	25/03/2021	1,000.00
EF138645	21291	The Worm Shed	Environmental Education	25/03/2021	2,920.00
EF138646	21627	Manheim Pty Ltd	Impounded Vehicles	25/03/2021	1,012.00
EF138647	21665	Mmj Real Estate (Wa) Pty Ltd	Property Management Services	25/03/2021	11,459.94
EF138648	21666	Mpl Laboraoties	Analytical Services	25/03/2021	187.00
EF138649	21744	Jb Hi Fi - Commercial	Electronic Equipment	25/03/2021	537.00
EF138650	21877	Wellness On Wheels	Workplace And Event Remedial Massage	25/03/2021	690.00
EF138651	21946	Ryan's Quality Meats	Meat Supplies	25/03/2021	327.11
EF138652	22337	Segafredo Zanetti Aust Pty Ltd	Coffee & Coffee Machines	25/03/2021	414.40
EF138653	22553	Brownes Food Operations	Catering Supplies	25/03/2021	543.34
EF138654	22569	Sonic Health Plus Pty Ltd	Medical Services	25/03/2021	6,197.40
EF138655	22613	Vicki Royans	Artistic Services	25/03/2021	450.00
EF138656	22619	Ksc Training	Training Services	25/03/2021	1,368.00
EF138657	22624	Aussie Earthworks Pty Ltd	Earthworks	25/03/2021	500.00
EF138658	22639	Shatish Chauhan	Training Services - Yoga	25/03/2021	1,800.00
EF138659	22658	South East Regional Centre For Urban Landcare Inc (Sercul)	Urban Landcare Services	25/03/2021	8,682.44
EF138660	22682	Beaver Tree Services Pty Ltd	Tree Pruning Services	25/03/2021	78,841.57
EF138661	22749	People Solutions Australasia Pty Ltd	Consultancy Services - Hr	25/03/2021	825.00
EF138662	22806	Chevron Australia Downstream Fuels Pty Ltd	Fuel Supplies	25/03/2021	81,740.58
EF138663	22913	Opal Australian Paper	Envelopes	25/03/2021	175.98
EF138664	23288	Ariane Roemmele	Amusement - Children's Activities	25/03/2021	250.00
EF138665	23351	Cockburn Gp Super Clinic Limited T/A Cockburn Integrated Health	Leasing Fees	25/03/2021	991.01
EF138666	23450	Clever Designs	Uniforms	25/03/2021	1,654.90
EF138667	23457	Totally Workwear Fremantle	Clothing - Uniforms	25/03/2021	2,760.03
EF138668	23550	Henricks Consulting Pty Ltd	Consultancy Services - Human Resources	25/03/2021	792.00
EF138669	23570	A Proud Landmark Pty Ltd	Landscape Contruction Services	25/03/2021	1,243.00
EF138670	23579	Daimler Trucks Perth	Purchase Of New Truck	25/03/2021	165.42
EF138671	23930	West Bin	Hook Truck Hire	25/03/2021	17,577.82
EF138672	24275	Truck Centre Wa Pty Ltd	Purchase Of New Truck	25/03/2021	2,922.21
EF138673	24281	Eco Logical Australia Pty Ltd	Mapping Services	25/03/2021	3,682.80
EF138674	24506	Amaranti's Personal Training	Personal Training Services	25/03/2021	525.00
EF138675	24643	Bibliotheca Rfid Library Systems Australia Pty Ltd	Purchase Of Library Tags	25/03/2021	14,331.52
EF138676	24655	Automasters Spearwood	Vehicle Servicing	25/03/2021	3,959.00
EF138677	24864	Fremantle Football Club	Merchandise Stock For Retail Sale	25/03/2021	22,476.85
EF138678	24902	Crimson Wolf Fine Art	Artistic Services	25/03/2021	1,500.00
EF138679	24945	Ns Projects Pty Ltd	Project Management Services	25/03/2021	10,747.00
EF138680	24974	Scott Print	Printing Services	25/03/2021	11,536.80
EF138681	24978	Ambius	Plants Supplies	25/03/2021	739.97
EF138682	25121	Imagesource Digital Solutions	Billboards	25/03/2021	4,627.60
EF138683	25128	Horizon West Landscape & Irrigation Pty Ltd	Landscaping Services	25/03/2021	40,908.63
EF138684	25415	Jandakot Stock & Pet Supplies	Pet Supplies	25/03/2021	89.80
EF138685	25418	Cs Legal	Legal Services	25/03/2021	21,155.44
EF138686	25645	Yelakitj Moort Nyungar Association Inc	Welcome To The Country Performances	25/03/2021	1,200.00
EF138687	25733	Miracle Recreation Equipment	Playground Installation / Repairs	25/03/2021	2,700.50

EF138688	25736	Blue Tang (Wa) Pty Ltd T/As Emerge Associates (The Trustee For The Reef Unit Trust)	Consultancy Services	25/03/2021	1,650.00
EF138689	25737	The Trustee For Sarb Enterprises Hybrid Trust T/A Database Consultants Australia	Consultancy Services	25/03/2021	91.30
EF138690	25813	Lg Connect Pty Ltd	Erp Systems Development	25/03/2021	2,861.06
EF138691	25940	Leaf Bean Machine	Coffee Bean Supply	25/03/2021	880.00
EF138692	26029	Autosweep Wa	Sweeping Services	25/03/2021	3,707.00
EF138693	26120	Ecoburbia	Environmental Waste Workshops	25/03/2021	660.00
EF138694	26195	Play Check	Consulting Services	25/03/2021	330.00
EF138695	26211	Amcom Pty Ltd	Internet/Data Services	25/03/2021	15,197.05
EF138696	26257	Paperbark Technologies Pty Ltd	Arboricultural Consultancy Services	25/03/2021	755.00
EF138697	26303	Gecko Contracting Turf & Landscape Maintenance	Turf & Landscape Maintenance	25/03/2021	189,640.32
EF138698	26314	Cpe Group	Temporary Employment Services	25/03/2021	2,037.51
EF138699	26321	Skateboarding Wa	Skateboarding Clinics	25/03/2021	6,600.00
EF138700	26399	Paperscout The Trustee For Peters Morrison Family Trust	Graphic Design Services	25/03/2021	3,113.00
EF138701	26403	Ches Power Group Pty Ltd	Engineering Solutions / Back Up Generato	25/03/2021	687.30
EF138702	26419	Equifax Australasia Credit Ratings Pty Ltd	Credit Reference Checks	25/03/2021	2,294.82
EF138703	26470	Scp Conservation	Fencing Services	25/03/2021	48,092.00
EF138704	26510	Local Bmx Pty Ltd	Amusement Services	25/03/2021	1,000.00
EF138705	26574	Eva Bellydance	Entertainment - Belly Dancing	25/03/2021	300.00
EF138706	26606	Enviro Infrastructure Pty Ltd	Construction& Fabrication	25/03/2021	42,287.64
EF138707	26614	Marketforce Pty Ltd	Advertising	25/03/2021	8,994.69
EF138708	26625	Andover Detailers	Car Detailing Services	25/03/2021	819.00
EF138709	26721	Quad Services Pty Ltd	Cleaning Services	25/03/2021	21,804.72
EF138710	26736	Ghems Holdings Pty Ltd	Revegetation	25/03/2021	495.00
EF138711	26739	Kerb Doctor	Kerb Maintenance	25/03/2021	4,329.60
EF138712	26745	Embroidme Myaree	Embroidery	25/03/2021	66.00
EF138713	26754	Insight Call Centre Services	Call Centre Services	25/03/2021	14,892.74
EF138714	26759	Metro Filters	Canopy, Flue And Fans Cleanind And Filte	25/03/2021	1,214.40
EF138715	26782	Soft Landing	Recycling Services	25/03/2021	7,926.04
EF138716	26800	The Goods	Retail	25/03/2021	122.43
EF138717	26812	Brooks Choice Removals	Removalists	25/03/2021	2,211.00
EF138718	26851	Barrett Exhibition Group Pty Ltd	Dsipaly Equipment	25/03/2021	8,827.50
EF138719	26883	Gta Consultants	Transport Planning	25/03/2021	8,447.34
EF138720	26898	Spandex Asia Pacific Pty Ltd	Signage Supplier	25/03/2021	544.28
EF138721	26901	Alyka Pty Ltd	Digital Consultancy And Web Development	25/03/2021	577.50
EF138722	26909	West Coast Profilers Pty Ltd	Road Planing Cold Services	25/03/2021	50,161.88
EF138723	26915	Focused Vision Consulting Pty Ltd	Consulting	25/03/2021	5,544.00
EF138724	26929	Elan Energy Matrix Pty Ltd	Recycling Services	25/03/2021	824.48
EF138725	26938	Majestic Plumbing	Plumbing Services	25/03/2021	17,425.72
EF138726	26940	Floorwest Pty Ltd	Floor Coverings	25/03/2021	3,850.00
EF138727	26946	Av Truck Services Pty Ltd	Truck Dealership	25/03/2021	3,848.66
EF138728	26950	Walcon Marine Australasia Pty Ltd	Marine Services	25/03/2021	7,047.98
EF138729	26957	Jbs & G Australia Pty Ltd	Consultancy - Enviromental	25/03/2021	2,437.60
EF138730	26964	South Metropolitan Tafe	Education	25/03/2021	901.80
EF138731	26972	Les Mills Asia Pacific Industries	Excercise Equipment	25/03/2021	1,618.10
EF138732	26985	Access Icon Pty Ltd	Drainage Products	25/03/2021	2,407.52

EF138733	26987	Cti Risk Management	Security - Cash Collection	25/03/2021	2,329.10
EF138734	26988	Bladon Wa Pty Ltd	Promotional Products	25/03/2021	2,112.00
EF138735	27002	Cockburn Party Hire	Hire Services	25/03/2021	4,085.80
EF138736	27010	Quantum Building Services Pty Ltd	Building Maintenance	25/03/2021	191.95
EF138737	27011	Baileys Marine Fuel Australia	Fuel	25/03/2021	785.57
EF138738	27015	Intelli Trac	Gps Tracking	25/03/2021	2,464.00
EF138739	27028	Technogym Australia Pty Ltd	Fitness Equipment	25/03/2021	11,220.00
EF138740	27031	Downer Edi Works Pty Ltd	Asphalt Services	25/03/2021	315,546.37
EF138741	27032	Wtp Australia Pty Ltd	Quantity Surveyors	25/03/2021	12,281.50
EF138742	27034	Adelby Pty Ltd	Firebreak Construction	25/03/2021	1,564.20
EF138743	27044	Graffiti Systems Australia	Graffiti Removal & Anti-Graffiti Coating	25/03/2021	1,006.43
EF138744	27054	Vocus Pty Ltd	Telecommunications	25/03/2021	2,323.20
EF138745	27065	Westbooks	Books	25/03/2021	4,411.45
EF138746	27072	Nordic Fitness Equipment	Fitness Equipment	25/03/2021	4,573.40
EF138747	27082	Kulbardi Pty Ltd	Stationery Supplies	25/03/2021	1,054.32
EF138748	27092	Sprayline Spraying Equipment	Spraying Equipment	25/03/2021	554.40
EF138749	27098	Q2 (Q-Squared)	Digital Data Service	25/03/2021	2,255.00
EF138750	27130	Adline Media Pty Ltd	Digital Marketing & Software Service Pro	25/03/2021	709.82
EF138751	27168	Nightlife Music Pty Ltd	Music Management	25/03/2021	465.53
EF138752	27174	Perth Geotechnics	Engineering And Geotechnical Consultant	25/03/2021	3,052.50
EF138753	27177	Initial Hygiene	Hygiene	25/03/2021	11,093.30
EF138754	27189	Healthstrong Pty Ltd	Home Care	25/03/2021	440.00
EF138755	27198	Green Promotions Pty Ltd	Promotional Supplies	25/03/2021	3,130.05
EF138756	27205	Cameron Chisholm Nicol	Architectural Services	25/03/2021	550.00
EF138757	27212	A&L Sauna & Steam Wa	Carpentry - Sauna	25/03/2021	600.00
EF138758	27241	Landscape Elements	Landscaping Services	25/03/2021	43,225.75
EF138759	27246	Veale Auto Parts	Spare Parts Mechanical	25/03/2021	931.20
EF138760	27263	Kompan Playscape Pty Ltd	Playground Equipment/Parts	25/03/2021	55.00
EF138761	27269	Integrapay Pty Ltd	Payment Processing	25/03/2021	13,619.51
EF138762	27314	Brinkman Australia Pty Ltd	Salt Supplies (Swimming Pool)	25/03/2021	10,482.47
EF138763	27334	Westcare Print	Printing Services	25/03/2021	166.10
EF138764	27351	Programmed Property Services	Property Maintenance	25/03/2021	2,294.78
EF138765	27352	Bikewise	Transport Promotions	25/03/2021	1,056.00
EF138766	27374	Southern Cross Cleaning	Commercial Cleaning	25/03/2021	17,372.28
EF138767	27377	Accidental Health And Safety - Perth	First Aid Supplies	25/03/2021	680.40
EF138768	27379	Esri Australia Pty Ltd	Gis Software	25/03/2021	117,700.00
EF138769	27381	Fit For Life Exercise Physiology	Exercise Classes	25/03/2021	1,540.00
EF138770	27401	Emprise Mobility	Mobility Equipment	25/03/2021	3,759.00
EF138771	27413	Extreme Marquees	Hire Services - Marquees	25/03/2021	3,068.80
EF138772	27422	Little Hawk Freo	Catering	25/03/2021	5,772.50
EF138773	27423	Mechanical Project Services Pty Ltd	Airconditioning Services	25/03/2021	6,544.34
EF138774	27427	Home Chef	Cooking/Food Services	25/03/2021	644.98
EF138775	27434	Cartwright Media	Video Production	25/03/2021	1,980.00
EF138776	27437	Pb Reticulation & Maintenance Services Pty Ltd	Irrigation Services	25/03/2021	3,051.58
EF138777	27448	Selectro Services Pty Ltd	Electrical	25/03/2021	1,395.90

EF138778	27450	Aaa Production Services	Hire Pa/Satge Systems	25/03/2021	3,161.95
EF138779	27455	Site Protective Services	Cctv Parts	25/03/2021	11,412.86
EF138780	27482	Billi Australia Pty Ltd	Water Filter Taps	25/03/2021	5,207.51
EF138781	27499	Hodge Collard Preston Architects	Architects	25/03/2021	12,824.90
EF138782	27507	Facilities First Australia Pty Ltd	Cleaning Services	25/03/2021	77,070.22
EF138783	27512	Agent Sales & Services Pty Ltd	Pool Chemicals	25/03/2021	5,124.28
EF138784	27523	Robert Lawrence Toohey	High Pressure Cleaning	25/03/2021	1,894.00
EF138785	27534	Ralph Beattie Bosworth	Quantity Survey	25/03/2021	1,815.00
EF138786	27539	Jasmin Carpentry & Maintenance	Carpentry	25/03/2021	14,067.81
EF138787	27567	Chorus Australia Limited	Health Care Services	25/03/2021	72.60
EF138788	27587	New Ground Water Services Pty Ltd	Irrigation/Reticulation	25/03/2021	2,195.60
EF138789	27602	Rawlinsons (Wa)	Surveying Services	25/03/2021	2,420.00
EF138790	27622	Truegrade Medical Supplies	Medical Supplies	25/03/2021	829.90
EF138791	27631	Aquatic Services Wa Pty Ltd	Pool Equipment & Maintenance	25/03/2021	10,481.90
EF138792	27653	Abs Institute	Training	25/03/2021	1,901.25
EF138793	27657	Positive Balance Massage	Massage Therapy	25/03/2021	300.00
EF138794	27675	Wgawa Pty Ltd	Consultancy Engineering	25/03/2021	3,679.50
EF138795	27676	Blue Force Pty Ltd	Security Services	25/03/2021	100.00
EF138796	27695	Qtm Pty Ltd	Traffic Management	25/03/2021	1,782.00
EF138797	27703	Jda Consultant Hydrologists	Hydrological Consultancy	25/03/2021	11,550.00
EF138798	27708	Funnelback Pty Ltd	It Services	25/03/2021	2,904.00
EF138799	27722	Metra Australia	Software	25/03/2021	100.47
EF138800	27749	Advisian	Consulting - Enginnering	25/03/2021	6,711.10
EF138801	27797	City Lift Services Pty Ltd	Lift Maintenance	25/03/2021	2,475.00
EF138802	27804	Redfish Technologies	Audio Visual Systems	25/03/2021	10,857.00
EF138803	27809	Ra-One Pty Ltd	Software	25/03/2021	19,140.00
EF138804	27819	Axiis Contracting Pty Ltd	Concrete Works	25/03/2021	2,007.50
EF138805	27829	Smec Australia Pty Ltd	Consultancy - Engineering	25/03/2021	25,547.50
EF138806	27842	Light House Laundry	Laundering	25/03/2021	130.13
EF138807	27850	Dowsing Group Pty Ltd	Concreting Services	25/03/2021	72,596.51
EF138808	27855	Total Landscape Redevelopment Service Pty Ltd	Tree Watering	25/03/2021	26,669.94
EF138809	27863	Carers Plus	Nursing Services	25/03/2021	291.72
EF138810	27865	Pritchard Francis Consulting Pty Ltd	Engineering Services	25/03/2021	3,910.50
EF138811	27869	Select Fresh Pty Ltd	Food Supplie,Fruit & Veg	25/03/2021	236.57
EF138812	27890	Tabec Pty Ltd	Engineering Services	25/03/2021	18,403.00
EF138813	27894	Homecare Physiotherapy	Healthcare	25/03/2021	7,315.00
EF138814	27917	Go Doors Advanced Automation	Door Maintenance & Repair	25/03/2021	18,895.29
EF138815	27922	Aquatic Recreation Group Wa	Training Services	25/03/2021	1,815.00
EF138816	27930	Be Projects (Wa) Pty Ltd	Construction Services	25/03/2021	295,939.10
EF138817	27941	Nature Based Play	Designing Playgrounds	25/03/2021	22,000.00
EF138818	27955	Far Lane	Consultancy Economic	25/03/2021	5,478.00
EF138819	27963	Buffalo Solutions	Training	25/03/2021	326.70
EF138820	27965	Stantec Australia Pty Ltd	Engineering Services	25/03/2021	5,960.35
EF138821	27978	Frontline Safety Australia Pty Ltd	Clothing - Uniforms	25/03/2021	1,107.85
EF138822	27983	Engie Mechanical Services (Wa) Pty Ltd	Mechanical & Hvac&R	25/03/2021	61,930.00

EF138823	27984	Sabrina Fenwick	Excercise Classes	25/03/2021	560.00
EF138824	27994	Fabritecture Australia Pty Ltd	Construction - Roofing	25/03/2021	1,316.96
EF138825	28001	Corsign Wa Pty Ltd	Sign Making Material	25/03/2021	1,042.80
EF138826	28003	Taylor Made Design	Graphic Design	25/03/2021	2,255.00
EF138827	28009	Classic Hire	Equipment Hire	25/03/2021	719.95
EF138828	28022	Grafton General Products	Home Safety Modifications	25/03/2021	231.85
EF138829	28025	The Nappy Guru	Nappy Workshops	25/03/2021	690.00
EF138830	28047	Mitchell Garlett	Ceremonial Services	25/03/2021	400.00
EF138831	28050	Avanti Auto Glass	Windscreen	25/03/2021	1,392.25
EF138832	28058	Sage Consulting Engineers Pty Ltd	Consultancy - Engineering	25/03/2021	1,980.00
EF138833	28064	The Vale Bar & Brasserie	Pub/Tavern	25/03/2021	2,800.00
EF138834	28087	Gundi Consulting	Aboriginal Services	25/03/2021	2,198.00
EF138835	28088	Ut Consulting	Technology Consulting	25/03/2021	1,320.00
EF138836	28090	K Craft Building	Construction	25/03/2021	3,448.50
EF138837	28107	Irp Pty Ltd	LANDSCAPE MAINTENANCE SERVICES	25/03/2021	3,797.34
EF138838	28109	Beneath The Surface Motivation And Coaching	Workshops	25/03/2021	755.00
EF138839	28110	Dave Brewer	Musician	25/03/2021	1,000.00
EF138840	28111	Amoura Entertainment	ENTERTAINMENT SERVICES	25/03/2021	500.00
EF138841	28114	Crawlin Crocodile	Art And Design	25/03/2021	1,920.00
EF138842	88888	Egon Hochkircher	Bond Refund	25/03/2021	14,123.64
EF138843	88888	Alan Carmody	Bond Refund	25/03/2021	500.00
EF138844	88888	Mrs Eun Hee Kim	Bond Refund	25/03/2021	250.00
EF138845	88888	Jesse Pesch	Bond Refund	25/03/2021	500.00
EF138846	88888	Clinton Jones	Bond Refund	25/03/2021	500.00
EF138847	88888	Gold Estates Holdings Pty Ltd	Bond Refund - Incomp20/00016	25/03/2021	415,894.19
EF138848	88888	Lorne & Claudia Black	Bond Refund	25/03/2021	7,125.00
EF138849	88888	Peter M Jervis	Bond Refund	25/03/2021	500.00
EF138850	99997	Carl Ingoe	Compost Bin Rebate	25/03/2021	45.00
EF138851	99997	Servau Offcl. Departmental Recpts & Pay	Document Number : 180120155	25/03/2021	232.65
EF138852	99997	Darinko Separovich	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138853	99997	Draginda Sekulic	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138854	99997	Elizabeth Francis	Senior Security Subsidy Scheme	25/03/2021	180.00
EF138855	99997	Katica Mateljan	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138856	99997	Helen Britton	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138857	99997	James Sheriff	Senior Security Subsidy Scheme	25/03/2021	80.00
EF138858	99997	Wormald Australia Pty Ltd	Invoice 8399388 - Wormald	25/03/2021	572.00
EF138859	99997	Antoine And Jodie Chong-Fane	Refund Request Arc - Jodie Chong-Fane	25/03/2021	400.00
EF138860	99997	Garry Walters	Reimbursement New Volunteer Transport	25/03/2021	143.80
EF138861	99997	Cockburn Ses	Cockburn Ses Reimbursement	25/03/2021	1,947.76
EF138862	99997	Mercury Creative Pty Ltd	Grants, Donations & Refunds	25/03/2021	779.90
EF138863	99997	Australian Garden History Society	Refurbishment Of Azelia Ley Museum	25/03/2021	300.00
EF138864	99997	Lg And Me Hine	Bond Refund For Bus	25/03/2021	456.00
EF138865	99997	Michael Lozano	Cockburn Arc Refund	25/03/2021	280.00
EF138866	99997	Cynthia Brookfield	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138867	99997	Maria Da Silva Abreu	Senior Security Subsidy Scheme	25/03/2021	90.00

EF138868	99997	Mrs Julie Hare	Senior Security Subsidy Scheme	25/03/2021	200.00
EF138869	99997	Franca & Mladen Kalat	Senior Security Subsidy Scheme	25/03/2021	80.00
EF138870	99997	Goymer E. M	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138871	99997	Margaret Kovacovic	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138872	99997	Mr Alan Reginald Chester	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138873	99997	Christina Frost	Senior Security Subsidy Scheme	25/03/2021	200.00
EF138874	99997	Rosetta Letizia	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138875	99997	K&D Palin	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138876	99997	Natalia Defreitas	Senior Security Subsidy Scheme	25/03/2021	162.60
EF138877	99997	Mrs Emilia Gaudieri	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138878	99997	Mr & Mrs Le Couteur	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138879	99997	H.V. Nethercott	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138880	99997	Mrs Merica Zitko	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138881	99997	Robert William Tweedie	Compost Bin Rebate - Robert Tweedie	25/03/2021	50.00
EF138882	99997	G J & L A Matier	Compost Bin Rebate - Leesa Maiter	25/03/2021	50.00
EF138883	99997	M Hawchar	Pen Refund (C094) - M Hawchar	25/03/2021	686.85
EF138884	99997	Robert Bunco	Reimbursement Of Coffee - Volunteer	25/03/2021	55.71
EF138885	99997	Centrepont Church	Small Events Sponsorship	25/03/2021	2,502.50
EF138886	99997	Beeliar Community Voice Inc.	Delegated Authority Lgacs7	25/03/2021	136.00
EF138887	99997	Coogee Beach Slsc	Sport Equipment Grant 2021/10	25/03/2021	1,000.00
EF138888	99997	Cr & Pd Seeber	Reimbursement Medical Assessment	25/03/2021	132.00
EF138889	99997	Jayson Magdangal	Crossover Contribution Jayson Magdangal	25/03/2021	300.00
EF138890	99997	Barry Norris	Cross Over Rebate	25/03/2021	300.00
EF138891	99997	Wow Underwater Photograh	Photos Cladding-Cy Oconnor Iv00000000382	25/03/2021	1,100.00
EF138892	99997	Coogee Beach Caravan Resort	Bus Hire - 6/3/21 Gloucester Park Harness	25/03/2021	75.00
EF138893	99997	South Coogee Vol Bush Fire Brigade	Invoice # 160321-001	25/03/2021	538.54
EF138894	99997	Suzanne Marie Sutton	Compost Bin Rebate - Suzanne Tucker	25/03/2021	50.00
EF138895	99997	Shannon Tidy And Stuart Cowley	Nappie Cloth Rebate - Shannon Tidy	25/03/2021	50.00
EF138896	99997	Muzdalifa Wall	Nappie Cloth Rebate - Muzdalifa Wall	25/03/2021	50.00
EF138897	99997	Roman Godlewski	Crossover Contribution - R Godlewski	25/03/2021	300.00
EF138898	99997	Fire & Emergency Management	Jandakot Bushfire Brigade, Invoice 325	25/03/2021	2,530.72
EF138899	99997	Rohith Kodakkal Puthiyaveed	Grants, Donations & Refunds	25/03/2021	300.00
EF138900	99997	Developmentwa	Request For Second Payment Inv14786	25/03/2021	1,000,000.00
EF138901	99997	Katarzyna (Kasia) Millington	Grants, Donations & Refunds	25/03/2021	46.92
EF138902	99997	Native Arc	Sponsorship - Native Arc - 2Nd Instalmen	25/03/2021	51,580.35
EF138903	99997	The Wetlands Centre Cockburn	Sponsorship - Wetlands Centre - 2Nd Inst	25/03/2021	51,580.35
EF138904	99997	Geoffrey Norman And Susan Townsend	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138905	99997	Mrs Julia Anne Higgins	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138906	99997	Jj & Dm Truschel	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138907	99997	Emilia Rinaldi	Senior Security Subsidy Scheme	25/03/2021	200.00
EF138908	99997	M A Gardiner	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138909	99997	K G Tungate & H T Anderson	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138910	99997	Tiam P Poh	Senior Security Subsidy Scheme	25/03/2021	300.00
EF138911	99997	Merle Tangney	Senior Security Subsidy Scheme	25/03/2021	100.00
EF138912	99997	Mj And Kl Knowles	Senior Security Subsidy Scheme	25/03/2021	80.00

EF138913	99997	Jesse Pesch	Pen Fee Refund - Jesse Pesch	25/03/2021	219.30
EF138914	99997	South Coogee Volunteer Bush Fire Brigade	South Coogee Bushfire Reim Inv160321003	25/03/2021	1,515.02
EF138915	99997	Lauren Bridger	Compost Bin Rebate - Lauren Bridger	25/03/2021	45.00
EF138916	99997	Christopher Phillips	Compost Bin Rebate - Chris Phillips	25/03/2021	50.00
EF138917	99997	Ysabel Peikert	Cloth Nappies Rebate - Ysabel Peikert	25/03/2021	50.00
EF138918	99997	M Eaglestone	Cockburn Care Hcp	25/03/2021	8,937.83
EF138919	27926	Sine Group Pty Ltd	Computer Software	30/03/2021	15,952.20
TOTAL OF 855 EFT PAYMENTS					15,482,952.63
LESS: CANCELLED EFT PAYMENTS:					
EF137652	99997	Coc Grants, Donations & Refunds	Grants, Donations & Refunds	2/03/2021	-200.00
EF137737	99996	Rates And Property Related Eft Refunds (Not Bonds)	Rates And Property Related Refunds	2/03/2021	-166.95
EF138077	99996	Rates And Property Related Eft Refunds (Not Bonds)	Rates And Property Related Refunds	15/03/2021	-100.00
EF138093	88888	Sundry Creditor Eft	Refund	15/03/2021	-14,123.64
EF138105	99997	Coc Grants, Donations & Refunds	Grants, Donations & Refunds	15/03/2021	-42.50
EF138125	99997	Coc Grants, Donations & Refunds	Grants, Donations & Refunds	15/03/2021	-45.00
					-14,678.09
TOTAL EFT PAYMENTS (EXCL. CANCELLED PAYMENTS)					15,468,274.54
ADD: BANK FEES					
BANK FEES					11.76
MERCHANT FEES COC					0.00
MERCHANT FEES MARINA					0.00
MERCHANT FEES ARC					
MERCHANT FEES VARIOUS OUT CENTRES					
NATIONAL BPAY CHARGE					4,804.48
RTGS/ACLR FEE					
NAB TRANSACT FEE					701.25
MERCHANDISE / OTHER FEES					
					5,517.49
ADD: CREDIT CARD PAYMENTS					79,541.43
ADD: PAYROLL PAYMENTS					
COC-26/02/21 Pmt 000177534134 City of Cockburn					3/03/2021 1,525,506.43
COC-08/03/21 Pmt 000177799476 City of Cockburn					8/03/2021 1963.94
274713412091803003 SuperChoice P/L CITY OF COCKBURN					18/03/2021 70.82
274713412091803004 SuperChoice P/L CITY OF COCKBURN					18/03/2021 477.01
274713412091803005 SuperChoice P/L CITY OF COCKBURN					18/03/2021 272.32
274713412091803006 SuperChoice P/L CITY OF COCKBURN					18/03/2021 415.82

	274713412091803007 SuperChoice P/L CITY OF COCKBURN	18/03/2021	237.51
	COC-18/03/21 Pmt 000178497689 City of Cockburn	18/03/2021	232.43
	274713412091803008 SuperChoice P/L CITY OF COCKBURN	18/03/2021	24.42
	COC-14/03/21 Pmt 000179325006 City of Cockburn	31/03/2021	1,541,940.42
	COC-19/03/21 Pmt 000178812974 City of Cockburn	24/03/2021	13,226.21
	COC-14/03/21 Pmt 000178421136 City of Cockburn	17/03/2021	1,544,055.46
			4,628,422.79
	TOTAL PAYMENTS MADE FOR THE MONTH		20,181,756.25

Credit Card Transactions Feb 2021	
Credit Card Holder	Amount
ALEXANDRA K MORTON	1,168.00
ALISON WATERS	1,950.13
ASANKA VIDANAGE	764.72
BENJAMIN ROSER	401.92
BENJAMIN TANOA	55.90
CHRISTOPHER BEATON	796.36
CLIFF MCKINLEY	935.00
COLLEEN MILLER	109.30
COURTNEE THOMSON	15,061.77
DEBORAH RIGBY	359.71
FIONA LOGAN	1,859.89
KAREN O'REILLY	391.57
LINDA SEYMOUR	3,760.63
LINDA WALKER	1,330.46
MARIE LA FRENAIS	550.00
MICHAEL EMERY	1,793.54
MIJALCE DANILOV	434.37
MIRANDO RADJA	54.95
MISS JESSICA DONALD	1,997.03
MISS KAYLA MALONEY	1,735.77
MR ANTONIO NATALE	4,847.03
MR BRETT FELLOWS	1,479.20
MR CLIVE J CROCKER	566.40
MR DANIEL ARNDT	3,259.54
MR GLEN WILLIAMSON	129.03
MR GLENN PETHICK	551.83
MR JOHN WEST	292.93
MR LYALL DAVIESON	172.59
MR NELSON MAURICIO	1,782.00
MR NICHOLAS JONES	3,081.49
MR PAUL HOGAN	444.24
MR PAUL J DE BRUIN	41.50
MR S ATHERTON	1,078.67
MR S PALMER	1,385.16
MRS GLORIA ASKANDER	1,091.14
MRS JULIE MCDONALD	1,646.93
MRS KIM HUNTER	1,267.66
MRS S SEYMOUR-EYLES	3,876.64
MRS SANDRA TAYLOR	983.40
MRS SARAH KAHLE	18.00
MRS SHARON STILL	180.00
MS BARBARA FREEMAN	511.00
MS CAROLINE LINDSAY	1,800.72
MS CLARE COURTAULD	95.00
MS DONNA JORDAN	- 80.47
MS GAIL M BOWMAN	3,157.01
MS MICHELLE CHAMPION	1,467.20
MS SAMANTHA BARON	865.26
MS SANDRA EDGAR	194.18
MS SIMONE SIEBER	1,582.00
PAUL DANIEL NORLIN	1,023.03
RACHEL JANE PLEASANT	121.80
STEVEN JOHN ELLIOT	511.41
STUART DOWNING	4,606.89
Total	79,541.43

15.2 (2021/MINUTE NO 0069) MONTHLY FINANCIAL REPORT - MARCH 2021

Author(s) N Mauricio

Attachments 1. Monthly Financial Report - March 2021 [↓](#)

RECOMMENDATION

That Council:

- (1) ADOPTS the Monthly Financial Report containing the Statement of Financial Activity and other financial information for the month of March 2021, as attached to the Agenda; and
- (2) AMENDS the FY21 Municipal Budget as detailed in the Monthly Financial Report for March 2021 and summarised below:

Nature	Amount \$	Budget Impact
Operating expenditure	21,985	Decrease
Operating revenue	(6,819)	Decrease
Non-Operating Revenue	(400,00)	Decrease
Capital Expenditure	(910,45)	Increase
Transfers from Reserve	1,277,45	Increase
Transfers to Reserve	(1,014,60)	Increase
Movement in Contract Liabilities	1,014,60	Increase
Net Budget Surplus impact	(17,834)	Decrease

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

MOVED Cr P Eva SECONDED Cr C Stone

That the recommendation be adopted.

CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 9/0

Background

Local Government (Financial Management) Regulations 1996 prescribe that a Local Government is to prepare each month a Statement of Financial Activity.

Regulation 34(2) requires the Statement of Financial Activity to be accompanied by documents containing:

1. Details of the composition of the closing net current assets (less restricted and committed assets);

2. Explanation for each material variance identified between YTD budgets and actuals; and
3. Any other supporting information considered relevant by the Local Government.

Regulation 34(4)(a) prescribes that the Statement of Financial Activity and accompanying documents be presented to Council within two months after the end of the month to which the statement relates.

The regulations require the information reported in the statement to be shown either by nature or type, statutory program or business unit. The City has chosen to report the information according to nature or type and its organisational business structure.

Local Government (Financial Management) Regulations - Regulation 34 (5) states "Each financial year, a Local Government is to adopt a percentage or value, calculated in accordance with the Australian Accounting Standards, to be used in statements of financial activity for reporting material variances."

This regulation requires Council to annually set a materiality threshold for the purpose of disclosing budget variances within monthly financial reporting. Council adopted a materiality threshold of \$300,000 for the 2020/21 financial year (FY21) at the August 2020 Ordinary Council Meeting.

Detailed analysis of budget variances is an ongoing exercise, with necessary budget amendments either submitted to Council each month via this standing agenda item or included in the City's mid-year budget review, as required by legislation.

Submission

N/A

Report

The attached Monthly Financial Report for March 2021 has been prepared in accordance with the Local Government Act and Financial Management Regulations. The following commentary addresses key aspects contained within the report and the City's budgetary performance to the end of the month.

Opening Surplus

The revised budget opening surplus of \$12.17 million comprises the forecast operating surplus of \$2.0 million, carried forward municipal funding for the City's capital program of \$9.88 million and another \$0.29 million representing the end of year surplus variance following audit completion.

Closing Surplus

The City's closing surplus to the end of March of \$53.21 million was \$6.15 million ahead of the YTD budget target. This overall budget variance is a product of all the variances across the operating and capital programs, which are separately reviewed in this report.



Operating Revenue

Operating revenue of \$143.39 million was ahead of the YTD budget by \$0.53 million. The following table summarises the operating revenue budget performance by nature:

Revenue from operating activities	Amended		YTD Actual (b) \$	Variance (b) - (a) \$
	Full Year Budget \$	YTD Budget (a) \$		
Rates	108,037,502	107,667,600	107,588,975	(78,625)
Specified Area Rates	550,600	550,600	551,972	1,372
Operating Grants, Subsidies, Contributions	13,920,564	9,809,086	9,413,748	(395,338)
Fees & Charges	30,866,136	23,451,238	24,055,019	603,781
Interest Earnings	1,830,000	1,379,997	1,457,194	77,197
Profit on Disposal of Assets	1,081,225	0	322,974	322,974
Total	156,286,027	142,858,521	143,389,882	531,361

Most revenue sources were tracking well against their YTD budgets, although some material variances were identified as follows:

- Fees & Charges (\$0.60m ahead of YTD Budget)
 - Waste landfill fees were \$0.33m ahead of YTD budget.
 - Community Safety & Ranger Services related fees and charges were ahead of YTD budget by \$0.32m, mostly from parking and animal infringements.
- Operating grants, subsidies and contributions (\$0.39 million under YTD budget):
 - Community Development grant funding was \$0.44 million behind YTD budget, mainly comprising \$0.32 million in aged care related services funding.

Operating Expenditure

Operating expenditure to the end of the month of \$110.07 million was under the YTD budget by \$4.64 million. The following table summarises the operating expenditure budget variance performance by nature:

Expenditure from operating activities	Amended		YTD Actual (b) \$	Var. \$ (b) - (a) \$
	Full Year Budget \$	YTD Budget (a) \$		
Employee Costs	(62,270,344)	(45,983,661)	(45,830,295)	153,366
Materials and Contracts	(38,252,286)	(28,058,173)	(24,134,510)	3,923,663
Utility Charges	(5,919,371)	(4,409,683)	(4,477,407)	(67,724)
Depreciation on Non-Current Assets	(35,641,134)	(26,697,346)	(26,703,510)	(6,164)
Interest Expenses	(696,000)	(390,500)	(402,239)	(11,739)
Insurance Expenses	(1,723,200)	(1,723,200)	(1,681,861)	41,339
Other Expenditure	(10,407,264)	(7,350,280)	(6,776,441)	573,839
Loss on Disposal of Assets	0	(95,822)	(63,540)	32,282
Total	(154,909,599)	(114,708,665)	(110,069,803)	4,638,862

Most expenditure sources were tracking close to YTD budget, other than the following:

- Materials and Contracts (\$3.92 million under YTD budget):
 - Community Development Services contract costs were \$0.87 million behind YTD budget, with child care related payments the most material at \$0.27 million and all other service areas tracking below budget.
 - Ranger and Community Safety costs were \$0.42 million under YTD budget, with this relating to outstanding CoSafe contract payments since November being reviewed.
 - Cockburn ARC contract spending was \$0.33 million under YTD budget.
- Other Expenditure (0.57 million under YTD budget)
 - The City's community grants program is showing a \$0.28 million underspend against the YTD budget.



Capital Expenditure

The City's revised capital budget of \$87.11 million was showing expenditure to the end of the month of \$25.24 million (29.0% spent). This is indicating a significant carried forward works program into next year, which should be considered when formulating the 2021/22 capital budget.

The following table details budget variances by asset class:

Capital acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land	2,800,000	280,000	280,000	0
Buildings	26,351,791	6,752,342	7,101,008	348,666
Furniture and Equipment	4,472	0	0	0
Plant and Equipment	6,207,480	2,787,964	1,857,474	(930,490)
Information Technology	1,689,097	1,145,327	997,729	(147,598)
Infrastructure - Roads	24,243,234	7,945,792	7,896,751	(49,041)
Infrastructure - Drainage	1,885,509	1,306,946	818,446	(488,500)
Infrastructure - Footpath	2,936,199	1,241,216	788,013	(453,203)
Infrastructure - Parks hard	7,717,870	4,008,361	3,192,312	(816,049)
Infrastructure - Parks Landscaping	1,840,726	904,144	865,859	(38,285)
Infrastructure - Landfill Site	5,214,043	1,373,497	1,213,040	(160,457)
Infrastructure - Marina	5,852,300	853,495	220,969	(632,526)
Infrastructure - Coastal	372,473	70,524	12,592	(57,932)
Total	87,115,194	28,669,608	25,244,193	(3,425,415)

The areas showing material variances for the month included:

- Buildings (\$0.35 million ahead of YTD budget)
 - The Wetland Education Centre construction project was \$0.77 million ahead of the YTD budget (timing issue only).
 - The remainder of the buildings construction program was \$0.42 million under the YTD budget without any material variances.
- Infrastructure – Marina (\$0.63 million under YTD budget)
 - The budget reflects the marina expansion project having commenced, resulting in a \$0.51 million timing variance.
- Plant & Equipment (\$0.93 million under YTD budget)
 - The major plant replacement program is \$0.43 million behind YTD budget.
 - The light vehicle replacement program is \$0.40 million behind YTD budget.

Non-Operating Grants, Subsidies and Contributions

The City has received a total of \$1.43 million against the YTD budget of \$3.25 million and full year budget of \$17.43 million. This is primarily due to the application of a new Australian Accounting Standard requiring the timing of revenue recognition to match the associated spend on the funding obligations.

The following material variances have been identified:

- Grant funding for a variety of road construction projects showing a shortfall of \$2.03 million against its YTD budget.
- Grant funding for Frankland Park Recreation Centre is \$0.37 million ahead of the YTD budget.

Financial Reserves

A detailed schedule of the City's financial reserves is included in the financial report, showing total reserves held of \$153.06 million (up from \$150.78m last month).

There were transfers into reserves of \$24.71 million to the end of the month, with the mains sources being:

- \$9.88 million from surplus funds brought forward to cover carried forward projects.
- \$5.76 million relating to Public Open Space cash in lieu contributions (previously in Trust).
- \$5.53 million in Developer Contribution Plan receipts to date this year.
- \$0.67 million into the Land Development & Investment Fund Reserve (comprising net land sales of \$0.48 million & lease revenue on land of \$0.19 million).
- \$0.91 million for the Cockburn Integrated Health and Community Facility building maintenance sinking fund (funded by commercial lease revenue).
- \$1.2 million into the Information Technology Reserve being the annual budgeted transfer from municipal funds.
- \$0.73 million relating to restricted purpose funds (e.g. grant funded sources).

Interest earnings of \$0.11 million have also been transferred into those reserves legislatively required to earn interest.

Transfers out of reserves to the end of the month were \$21.53 million, mainly comprising:

- \$15.52 million relating to the capital works program.
- \$0.98m for road reserve land acquisitions.
- \$2.16 million from FAG grant payments received in advance last financial year.
- \$1.78 million of Developer Contribution Plan revenue previously reserved to fund liabilities.
- The remaining \$1.09 million from a variety of restricted and other operational reserves to fund operations.



Cash and Financial Assets

The City's closing cash and financial assets investment holding at month's end totalled \$209.01 million (relatively unchanged from \$209.04 million last month). Cash and cash equivalent holdings comprised \$11.56 million of this total, with financial assets of \$197.44 million making up the balance (term deposits and investments).

\$158.84 million of these funds are restricted in nature, representing the City's financial reserves and the liability for bonds and deposits. The remaining \$50.17 million represented unrestricted funds available for the City's day to day operating activities and liabilities.

Investment Performance, Ratings and Maturity

The City's term deposit investment portfolio yielded a weighted annualised return of 0.69 percent for the month (down from 0.77% last month and 0.80% the month before that). New investments for the month were placed at between 0.41 percent and 0.45 percent. The yield for March outperformed the City's performance target rate of 0.60 percent (RBA cash rate of 0.10% plus 0.50% performance margin) by 0.09 percent.

Interest earned from investments of \$1.45 million was \$0.10m ahead of the YTD budget target, although the full year budget was revised downwards from \$2.9m to \$1.8m in Council's mid-year budget review. The investment yield fall the remainder of the financial year is expected to keep falling slightly.

Current investments held are compliant with Council's Investment Policy, other than those made under previous policy and statutory provisions. This includes Australian reverse mortgage funds with a face value of \$2.517 million and book value of \$0.942 million (net of a \$1.575 million impairment provision), which continue paying interest and returning capital (\$0.48 million returned to date of the original \$3.0 million). The City also has a cash management account paying an interest rate of 0.50% on "at call" funds up to \$10 million.

The City is planning for a low interest rate environment over the next couple of years, with a limited capacity to generate enhanced investment returns from its financial holdings. Whilst legislation does allow the City to invest in term deposits and Government issued bonds for terms up to three years, the relatively flat bond yield curve over that period does not offer any incentive for investing.

The City's investment portfolio average duration at the end of the month was 159 days (down from 175 days last month). This reflects the current investment strategy to secure the best rate for the shortest term in order to take advantage of compounding.

The City's investments fall within the following Standard and Poor's short term risk rating categories, showing 61.3% of investments are held with A1 rated banks and the balance with A2:

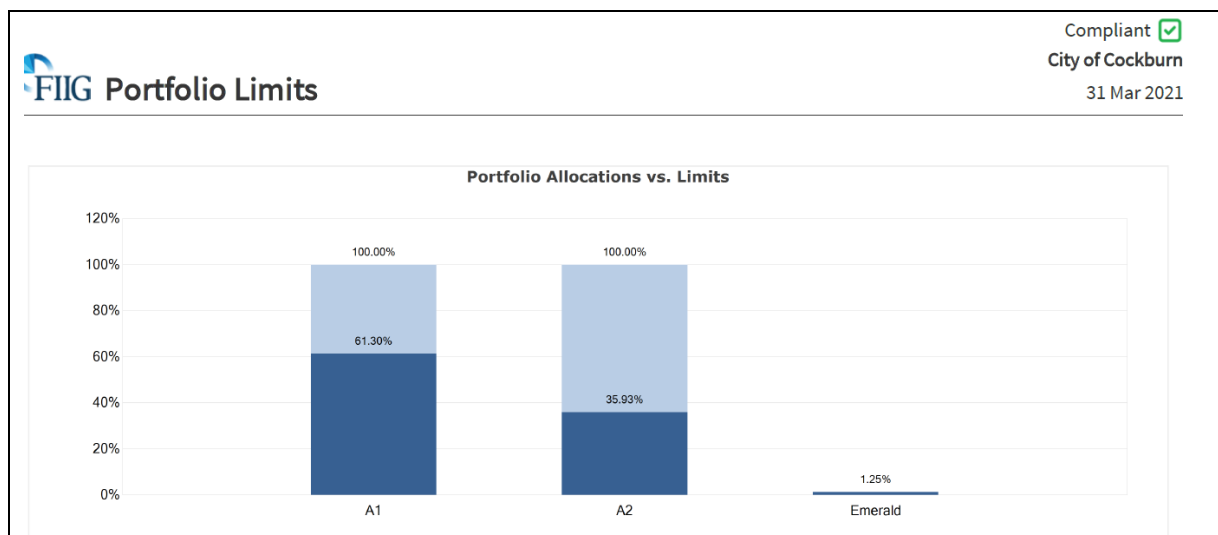


Figure 1: Portfolio allocations compared to Investment Policy limits

The maturity profile and ADI exposures of the City's investments are graphically depicted below:

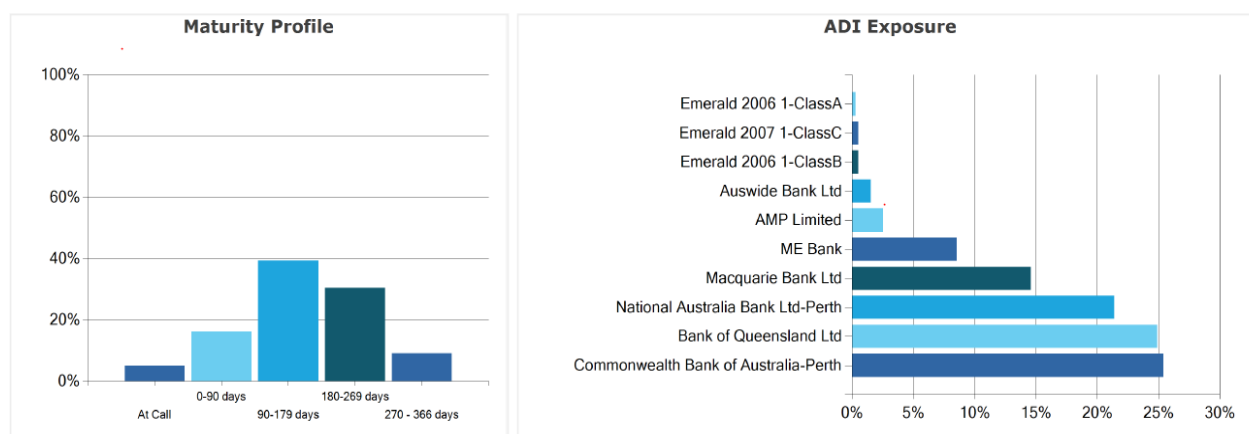


Figure 2: Council Investment Maturity Profile & ADI Exposure

Investment in Fossil Fuel Free Banks

At month end, the City held 11% or \$22.5 million of its investment portfolio with banks considered non-funders of fossil fuel related industries (up from 8% and \$15.5 million last month). The amount invested with fossil fuel free banks fluctuates month to month, due to the attractiveness of deposit rates being offered and the capacity of fossil fuel free banks to accept funds.

Rates Debt Recovery

The amount of collectible rates and charges for 2020/21 (comprising arrears, annual levies and part year rating) currently totals \$132.23 million. At the end of March, the City had \$20.21 million (15.3%) of this balance outstanding (\$28.15 million last month). This includes \$1.0 million of deferred pensioner



rates and excludes \$1.37 million in prepaid rates (to be applied to future years' charges).

Importantly, the rate of collection has not been adversely impacted by the COVID pandemic, reflecting a degree of success in the City's COVID relief measures, the Government stimulus and the City's debt collection efforts.

In terms of overdue and delinquent rates accounts under formal or legal debt recovery processes, the City had 336 properties owing \$1.19 million (down from 418 properties owing \$1.37 million last month). Formal debt recovery activities commence where ratepayers have not committed to instalment or other payment arrangements, or sought relief under the City's Financial Hardship Policy.

Trust Fund

The \$5.76 million POS cash in lieu funds previously held in Trust are now held within the City's financial reserves as required following amendments to the Planning and Development Act in September 2020.

The City's trust fund now has a nil balance.

Budget Amendments

There are several budget amendments being proposed this month:

- Cockburn Coast DCA13 developer contributions received of \$1,014,690 (contract liability cash backed in financial reserve).
- Part payment for debt on Cockburn Coast Oval land to Development WA - \$1,000,000 (funded from DCA13 Reserve).
- Fit out costs for MCCC tenancy at the Cockburn Integrated Health & Community facility - \$22,458 (funded from Land Development & Investment Reserve).
- Install audio visual systems in committee rooms and boardroom – increase budget by \$80,000 to \$110,000 (funded from Information Technology Reserve).
- Bethesda cash in lieu contribution received of \$600,000 towards carpark development in Cockburn Central.
- IT core distribution & network replacement equipment - \$175,000 (funded from Information Technology Reserve).
- Live streaming equipment for Council chambers - \$33,000 (funded from Budget Contingency).
- Replace acoustic panelling at Atwell change rooms - \$9,000 (funded by savings from Coogee community hall multi media project).
- Contribution to the Hilton Underground Power project for a small number of Cockburn properties in Hamilton Hill - \$11,015
- Removal of duplicated revenue included in the adopted budget from fuel sales at the Port Coogee marina - \$15,000.
- Parmelia Gas Pipeline relocation licence fee revenue - \$8,181



The following summary shows the impact of the proposed budget changes on the Statement of Financial Activity at the nature line item level:

Classification	Amount	Budget Impact
Expenditure from operating activities - Materials & Contracts	21,985	Decrease
Revenue from operating activities – Fees & Charges	(6,819)	Decrease
Transfer to reserves	(1,014,690)	Increase
Transfer from reserves	1,277,458	Increase
Proceeds from non-operating grants, subsidies and contributions	(400,000)	Decrease
Payments for property, plant & equipment and infrastructure	(910,458)	Increase
Non-cash amounts excluded from operating activities	1,014,690	Increase
Net Budget Surplus impact	(17,834)	Decrease

Elected Member Budget Contingency

The following table shows the allocations made against Council's adopted Budget Contingency Fund.

Details	OCM	Amount \$
Adopted initial balance		500,000
Community Engagement contract resources	Sep-20	(35,000)
Consultancy services - Community Development, Cultural Diversity and Volunteers	Sep-20	(50,000)
Satellite Seniors Programs	Sep-20	(10,000)
CSRFP preliminary planning	Oct-20	(50,000)
Parks asbestos register	Oct-20	(22,000)
CEO recruitment	Oct-20	(66,000)
Live streaming equipment for Council Chambers	May-21	(33,000)
Remaining balance		234,000

Strategic Plans/Policy Implications

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.
- Deliver value for money through sustainable financial management, planning and asset management.



Budget/Financial Implications

The City's budget surplus of \$67,264 (as reported to the April Council meeting) will be reduced by \$17,834 to \$49,430 with the adoption of the budget changes proposed in this report.

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

Council's adopted budget for revenue, expenditure and the closing financial position could factually misrepresent actual financial outcomes if the recommended budget amendments are not adopted. Further, some services and projects could be disrupted if budgetary requirements are not appropriately addressed.

Advice to Proponents/Submitters

N/A

Implications of Section 3.18(3) *Local Government Act 1995*

Nil

CITY OF COCKBURN**MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 31 March 2021****LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996****TABLE OF CONTENTS**

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**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2021**

SUMMARY INFORMATION

Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$12.17 M	\$12.17 M	\$12.17 M	(\$0.00 M)
Closing	\$0.07 M	\$46.42 M	\$53.21 M	\$6.78 M
Refer to Statement of Financial Activity				

Cash and financial assets		
	\$209.01 M	% of total
Unrestricted Cash	\$50.17 M	24.0%
Restricted Cash	\$158.84 M	76.0%
Refer to Note 2 - Cash and Financial Assets		

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$45.64 M	\$63.44 M	\$69.52 M	\$6.08 M
Refer to Statement of Financial Activity			

Employee Cost		
YTD Actual	(\$45.83 M)	% Variance
YTD Budget	(\$45.98 M)	(0.3%)
Refer to Statement of Financial Activity		

Rates Revenue		
YTD Actual	\$108.14 M	% Variance
YTD Budget	\$108.22 M	0.0%
Refer to Statement of Financial Activity		

Fees and Charges		
YTD Actual	\$24.06 M	% Variance
YTD Budget	\$23.45 M	2.6%
Refer to Statement of Financial Activity		

Materials & Contracts		
YTD Actual	(\$24.13 M)	% Variance
YTD Budget	(\$28.06 M)	(14.0%)
Refer to Statement of Financial Activity		

Key Investing Activities

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$62.81 M)	(\$28.04 M)	(\$22.85 M)	\$5.19 M
Refer to Statement of Financial Activity			

Proceeds on sale		
YTD Actual	\$0.96 M	%
Amended Budget	\$6.84 M	14.0%
Refer to Note 3 - Disposal of Assets		

Asset Acquisition		
YTD Actual	\$25.24 M	% Spent
Amended Budget	\$87.12 M	29.0%
Refer to Note 4 - Capital Acquisition		

Capital Grants		
YTD Actual	(\$2.29 M)	% Received
Amended Budget	(\$18.85 M)	12.2%
Refer to Note 4 - Capital Acquisition		

Key Financing Activities

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$5.07 M	(\$1.14 M)	(\$5.63 M)	(\$4.49 M)
Refer to Statement of Financial Activity			

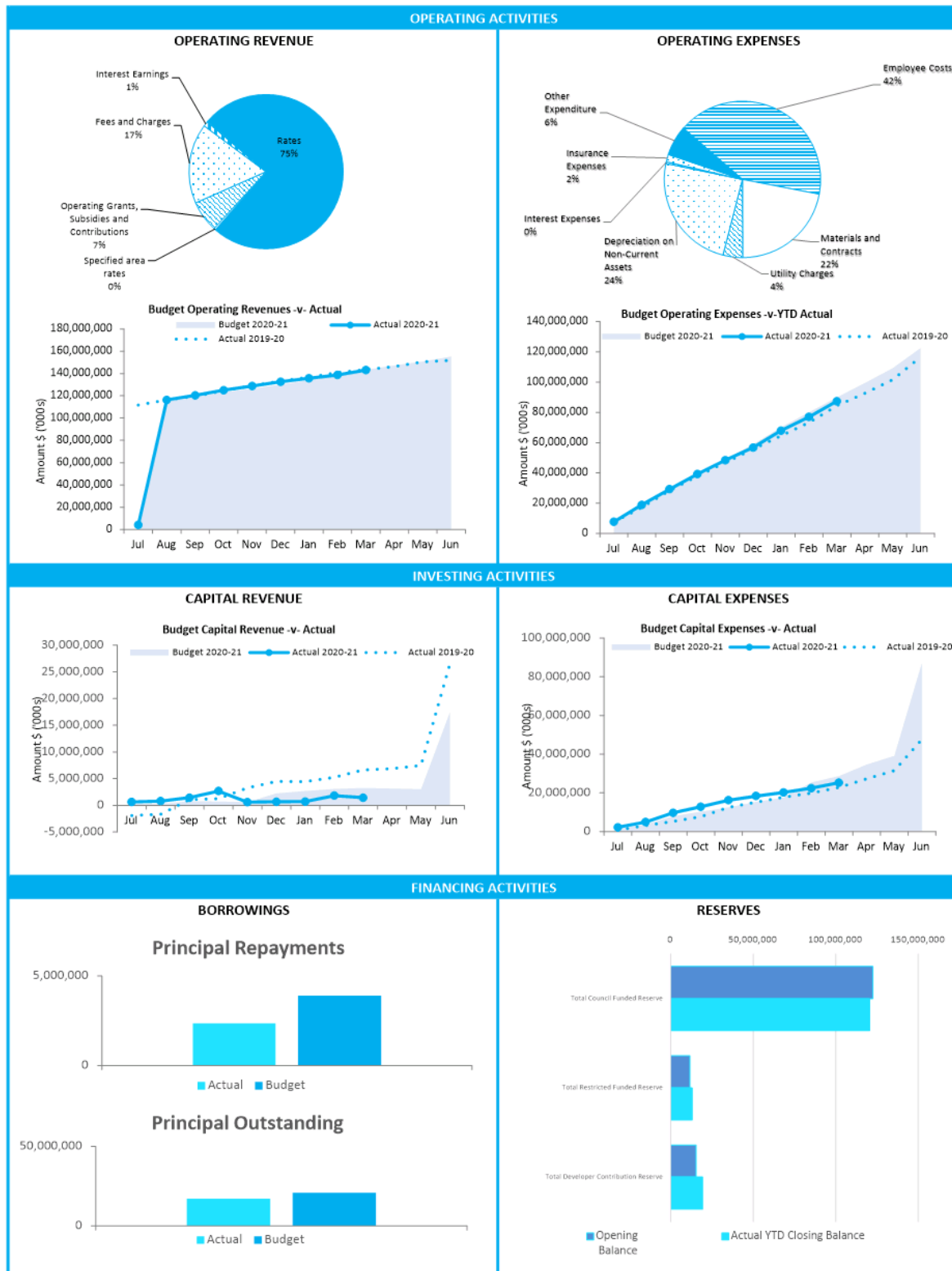
Borrowings	
Principal repayments	\$2.35 M
Interest expense	\$0.40 M
Principal due	\$17.05 M
Refer to Note 5 - Borrowings	

Reserves	
Reserves balance	\$153.06 M
Interest earned	\$0.11 M
Refer to Note 6 - Cash Reserves	

This information is to be read in conjunction with the accompanying Financial Statements and notes.

**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2021**

SUMMARY INFORMATION - GRAPHS



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

BY NATURE OR TYPE

	Ref Note	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	12,171,051	12,171,051	12,171,050	(1)	(0.00%)	
Revenue from operating activities							
Rates		108,037,502	107,667,600	107,588,975	(78,625)	(0.07%)	
Specified area rates		550,600	550,600	551,972	1,372	0.25%	
Operating grants, subsidies and contributions		13,920,564	9,809,086	9,413,748	(395,338)	(4.03%)	▼
Fees and charges		30,866,136	23,451,238	24,055,019	603,781	2.57%	▲
Interest earnings		1,830,000	1,379,997	1,457,194	77,197	5.59%	
Profit on disposal of assets		1,081,225	0	322,974	322,974	0.00%	
		156,286,027	142,858,521	143,389,882	531,361		
Expenditure from operating activities							
Employee costs		(62,270,344)	(45,983,661)	(45,830,295)	153,366	0.33%	
Materials and contracts		(38,245,128)	(28,058,173)	(24,134,510)	3,923,663	13.98%	▲
Utility charges		(5,919,371)	(4,409,683)	(4,477,407)	(67,724)	(1.54%)	
Depreciation on non-current assets		(35,641,134)	(26,697,346)	(26,703,510)	(6,164)	(0.02%)	
Interest expenses		(696,000)	(390,500)	(402,239)	(11,739)	(3.01%)	
Insurance expenses		(1,723,200)	(1,723,200)	(1,681,861)	41,339	2.40%	
Other expenditure		(10,407,264)	(7,350,280)	(6,776,441)	573,839	7.81%	▲
Loss on disposal of assets		0	(95,822)	(63,540)	32,282	33.69%	
		(154,902,441)	(114,708,665)	(110,069,803)	4,638,862		
Non-cash amounts excluded from operating activities							
	1(a)	44,257,355	35,285,801	36,199,309	913,508	2.59%	▲
Amount attributable to operating activities		45,640,941	63,435,657	69,519,388	6,083,731		
Investing activities							
Proceeds from non-operating grants, subsidies and contributions		17,469,785	3,252,338	1,431,799	(1,820,539)	(55.98%)	▼
Proceeds from disposal of assets	3	6,835,069	(2,622,901)	958,063	3,580,964	(136.53%)	
Payments for property, plant and equipment and infrastructure	4	(87,115,194)	(28,669,608)	(25,244,193)	3,425,415	11.95%	▲
Amount attributable to investing activities		(62,810,340)	(28,040,171)	(22,854,331)	5,185,840		
Financing Activities							
Proceeds from new debentures	5	5,277,400	0	0	0	0.00%	
Transfer from reserves	6	62,967,161	20,394,928	21,534,055	1,139,127	5.59%	▲
Repayment of debentures	5	(3,900,000)	(2,300,000)	(2,347,227)	(47,227)	(2.05%)	
Transfer to reserves	6	(59,278,950)	(19,237,370)	(24,815,366)	(5,577,996)	(29.00%)	▼
Amount attributable to financing activities		5,065,611	(1,142,442)	(5,628,538)	(4,486,096)		
Closing funding surplus / (deficit)	1(c)	67,264	46,424,096	53,207,570	6,783,474		

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note 10 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 31 MARCH 2021

REVENUE

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specified area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts and concessions offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of identifiable non financial assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

PROFIT ON ASSET DISPOSAL

Excess of assets received over the net book value for assets on their disposal.

NATURE OR TYPE DESCRIPTIONS

EXPENSES

EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

STATUTORY REPORTING BY BUSINESS UNIT

	Ref Note	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1(c)	12,171,051	12,171,051	12,171,050	(1)	(0.00%)	
Revenue from operating activities							
Executive Services		0	0	4,500	4,500	0.00%	
Strategy and Governance		800	600	1,820	1,220	203.33%	
Financial Services	113	113,057,459	111,577,650	111,578,818	1,168	0.00%	
Information Services		1,500	1,125	91	(1,034)	(91.91%)	
Human Resource Management		275,400	201,144	217,391	16,247	8.08%	
Library Services		48,550	36,413	55,217	18,804	51.64%	
Recreation and Community Safety		12,989,344	9,827,428	9,996,576	169,148	1.72%	
Community Development and Services		9,703,024	7,313,507	6,525,819	(787,688)	(10.77%)	▼
Corporate Communications		104,600	43,650	46,114	2,464	5.64%	
Statutory Planning Services		1,467,800	1,108,478	1,135,518	27,040	2.44%	
Strategic Planning Services		3,290,185	2,073,371	2,167,713	94,342	4.55%	
Building Services		1,548,247	1,305,439	1,355,548	50,109	3.84%	
Environmental Health Services		466,354	436,622	452,558	15,936	3.65%	
Waste Services		9,469,952	7,087,771	7,405,515	317,744	4.48%	▲
Parks and Environmental Services		1,550,711	588,516	618,074	29,558	5.02%	
Engineering Services		293,472	236,504	289,723	53,219	22.50%	
Infrastructure Services		2,018,631	1,020,305	1,538,887	518,582	50.83%	▲
		156,286,029	142,858,523	143,389,882	531,359		
Expenditure from operating activities							
Executive Services		(3,114,319)	(2,163,319)	(1,909,134)	254,185	11.75%	
Executive Support Services		(286,558)	(210,587)	(154,816)	55,771	26.48%	
Strategy and Governance		(1,816,448)	(1,300,524)	(1,125,178)	175,346	13.48%	
Financial Services		(6,679,501)	(5,365,963)	(5,157,630)	208,333	3.88%	
Information Services		(7,898,464)	(6,032,149)	(6,150,310)	(118,161)	(1.96%)	
Human Resource Management		(2,814,415)	(2,016,022)	(2,036,691)	(20,669)	(1.03%)	
Library Services		(4,063,693)	(3,079,507)	(2,747,601)	331,906	10.78%	▲
Recreation and Community Safety		(20,046,899)	(14,891,778)	(13,876,490)	1,015,288	6.82%	▲
Community Development and Services		(13,359,234)	(9,778,705)	(8,341,248)	1,437,457	14.70%	▲
Corporate Communications		(4,244,163)	(3,249,754)	(3,152,576)	97,178	2.99%	
Statutory Planning Services		(1,633,431)	(1,174,816)	(1,215,566)	(40,750)	(3.47%)	
Strategic Planning Services		(2,302,695)	(1,685,476)	(1,850,112)	(164,636)	(9.77%)	
Building Services		(1,879,374)	(1,382,253)	(1,350,328)	31,925	2.31%	
Environmental Health Services		(2,121,340)	(1,587,337)	(1,414,988)	172,349	10.86%	
Waste Services		(17,659,082)	(12,687,429)	(12,127,047)	560,382	4.42%	▲
Parks and Environmental Services		(21,572,188)	(15,716,144)	(15,383,979)	332,165	2.11%	▲
Engineering Services		(25,023,174)	(18,715,879)	(18,907,479)	(191,600)	(1.02%)	
Infrastructure Services		(19,984,214)	(14,835,694)	(14,524,845)	310,849	2.10%	▲
Internal Recharging		1,596,749	1,164,669	1,356,215	191,546	(16.45%)	
		(154,902,443)	(114,708,667)	(110,069,803)	4,638,864		
Non-cash amounts excluded from operating activities	1(a)	44,257,355	35,285,801	36,199,309	913,508	2.59%	▲
Amount attributable to operating activities		45,640,941	63,435,657	69,519,388	6,083,731		
Investing Activities							
Proceeds from non-operating grants, subsidies and contributions		17,469,785	3,252,338	1,431,799	(1,820,539)	(55.98%)	▼
Proceeds from disposal of assets	3	6,835,069	(2,622,901)	958,063	3,580,964	(136.53%)	
Payments for property, plant and equipment and infrastructure	4	(87,115,194)	(28,669,608)	(25,244,193)	3,425,415	11.95%	▲
Amount attributable to investing activities		(62,810,340)	(28,040,171)	(22,854,331)	5,185,840		
Financing Activities							
Proceeds from new debentures	5	5,277,400	0	0	0	0.00%	
Transfer from reserves	6	62,967,161	20,394,928	21,534,055	1,139,127	5.59%	▲
Repayment of debentures	5	(3,900,000)	(2,300,000)	(2,347,227)	(47,227)	(2.05%)	
Transfer to reserves	6	(59,278,950)	(19,237,370)	(24,815,366)	(5,577,996)	(29.00%)	▼
Amount attributable to financing activities		5,065,611	(1,142,442)	(5,628,538)	(4,486,096)		
Closing funding surplus / (deficit)	1(c)	67,264	46,424,096	53,207,570			

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold. Refer to threshold. Refer to Note 10 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2020-21 year is \$300,000 or 0.00% whichever is the greater.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

**MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2021**

BASIS OF PREPARATION

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996*, Regulation 34. Note: The statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government (Financial Management) Regulations 1996* take precedence over Australian Accounting Standards. Regulation 16 prohibits a local government from recognising as assets Crown land that is a public thoroughfare, such as land under roads, and land not owned by but under the control or management of the local government, unless it is a golf course, showground, racecourse or recreational facility of State or regional significance. Consequently, some assets, including land under roads acquired on or after 1 July 2008, have not been recognised in this financial report. This is not in accordance with the requirements of *AASB 1051 Land Under Roads* paragraph 15 and *AASB 116 Property, Plant and Equipment* paragraph 7.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 March 2021

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 8 to these financial statements.

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 1
STATEMENT OF FINANCIAL ACTIVITY INFORMATION**

(a) Non-cash items excluded from operating activities

The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.

	Notes	Amended Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities				
		\$	\$	\$
Adjustments to operating activities				
Less: Profit on asset disposals	3	(1,081,225)	0	(322,974)
Less: Movement in liabilities associated with restricted cash		3,932,475	2,727,662	3,821,997
Less: Movement in leased liabilities				(400,364)
Movement in pensioner deferred rates (non-current)		0	0	80,909
Movement in accrued debtors (non-current)		0	0	1,148
Movement in employee benefit provisions (non-current)		0	0	486,572
Movement in Public Open Space payment (non-current)		5,764,971	5,764,971	5,764,971
Add: Loss on asset disposals	3	0	95,822	63,540
Add: Depreciation on assets		35,641,134	26,697,346	26,703,510
Total non-cash items excluded from operating activities		44,257,355	35,285,801	36,199,309

(b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation* 32 to agree to the surplus/(deficit) after imposition of general rates.

		Last Year Closing 30 June 2020	This Time Last Year 31 March 2020	Year to Date 31 March 2021
Adjustments to net current assets				
Less: Reserves - restricted cash	6	(149,783,095)	(136,697,010)	(153,064,406)
Less: Bonds & deposits		(4,017,650)	(4,128,334)	(5,770,866)
Add: Borrowings	5	3,226,983	2,471,561	879,757
Add: Lease liabilities		421,881	0	21,517
Add: Financial assets at amortised cost - non-current	2	951,228	978,935	941,521
Total adjustments to net current assets		(149,200,653)	(137,374,848)	(156,992,477)
Cash and cash equivalents	2	5,133,910	42,259,724	11,563,511
Financial assets at amortised cost	2	169,400,000	157,400,000	196,500,000
Rates receivables		2,942,696	9,684,100	18,765,549
Receivables		4,697,858	6,013,480	4,777,603
Other current assets		4,531,758	1,020,053	617,831
Payables		(12,218,573)	(7,205,657)	(7,100,546)
Borrowings	5	(3,226,983)	(2,471,561)	(879,757)
Contract liabilities	7	(713,380)	0	(5,229,910)
Lease liabilities		(421,881)	0	(21,517)
Provisions	7	(8,753,702)	(7,188,156)	(8,792,715)
Less: Total adjustments to net current assets	1(b)	(149,200,653)	(137,374,848)	(156,992,477)
Closing funding surplus / (deficit)		12,171,050	62,137,135	53,207,570

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

OPERATING ACTIVITIES
NOTE 2
CASH AND FINANCIAL ASSETS

Description	Classification	Unrestricted	Restricted	Total Cash	Trust	Institution
		\$	\$	\$	\$	
Cash on hand						
Cash at bank	Cash and cash equivalents	11,536,871	0	11,536,871		NATIONAL AUSTRALIA BANK
Cash on hand	Cash and cash equivalents	26,640	0	26,640		
Term deposits - current	Financial assets at amortised cost	0	49,500,000	49,500,000		BANK OF QUEENSLAND
Term deposits - current	Financial assets at amortised cost	25,606,249	3,393,751	29,000,000		MACQUARIE BANK
Term deposits - current	Financial assets at amortised cost	7,000,000	10,000,000	17,000,000		MEMBERS EQUITY BANK
Term deposits - current	Financial assets at amortised cost	0	42,500,000	42,500,000		NATIONAL AUSTRALIA BANK
Term deposits - current	Financial assets at amortised cost	0	5,000,000	5,000,000		AMP
Term deposits - current	Financial assets at amortised cost	6,000,000	44,500,000	50,500,000		COMMONWEALTH BANK
Term deposits - current	Financial assets at amortised cost	0	3,000,000	3,000,000		AUSWIDE BANK
Other investment - non current	Financial assets at amortised cost	0	941,521	941,521		BARCLAYS BANK
Total		50,169,760	158,835,272	209,005,032	0	
Comprising		Unrestricted	Restricted	Total Cash	Trust	
		\$	\$	\$	\$	
Cash and cash equivalents		11,563,511	0	11,563,511	0	
Financial assets at amortised cost		38,606,249	158,835,272	197,441,521	0	
		50,169,760	158,835,272	209,005,032	0	

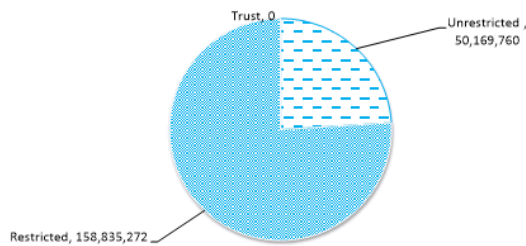
KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of net current assets.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

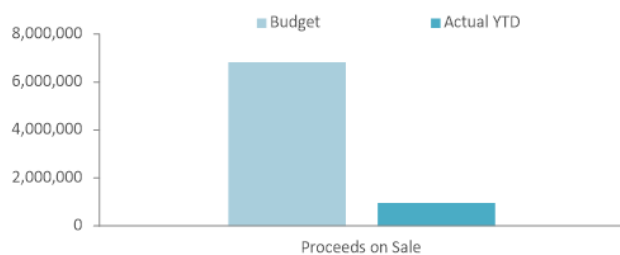
Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

OPERATING ACTIVITIES
NOTE 3
DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Buildings	0	0	0	0	63,540	0	0	(63,540)
	Plant and equipment	953,844	1,535,069	581,225	0	264,427	474,916	210,489	0
	Freehold Land	4,800,000	5,300,000	500,000	0	370,662	483,147	112,485	0
		5,753,844	6,835,069	1,081,225	0	698,629	958,063	322,974	(63,540)



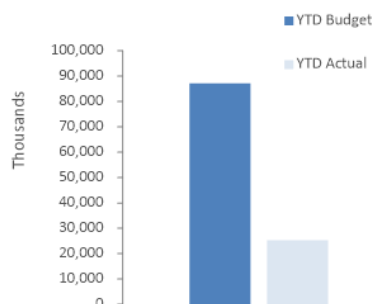
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**INVESTING ACTIVITIES
NOTE 4
CAPITAL ACQUISITIONS**

Capital acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Land	2,800,000	280,000	280,000	0
Buildings	26,351,791	6,752,342	7,101,008	348,666
Furniture and equipment	4,472	0	0	0
Plant and equipment	6,207,480	2,787,964	1,857,474	(930,490)
Information technology	1,689,097	1,145,327	997,729	(147,598)
Infrastructure - roads	24,243,234	7,945,792	7,896,751	(49,041)
Infrastructure - drainage	1,885,509	1,306,946	818,446	(488,500)
Infrastructure - footpath	2,936,199	1,241,216	788,013	(453,203)
Infrastructure - parks hard	7,717,870	4,008,361	3,192,312	(816,049)
Infrastructure - parks landscaping	1,840,726	904,144	865,859	(38,285)
Infrastructure - landfill site	5,214,043	1,373,497	1,213,040	(160,457)
Infrastructure - marina	5,852,300	853,495	220,969	(632,526)
Infrastructure - coastal	372,473	70,524	12,592	(57,932)
Payments for Capital Acquisitions	87,115,194	28,669,608	25,244,193	(3,425,415)
Total Capital Acquisitions	87,115,194	28,669,608	25,244,193	(3,425,415)
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	(18,852,601)	(4,242,150)	(2,291,893)	1,950,257
Borrowings	(5,277,400)	0	0	0
Other (disposals & C/Fwd)	(6,835,069)	2,622,901	(958,063)	(3,580,964)
Cash backed reserves				
Plant & Vehicle Replacement	(4,479,848)	(1,935,927)	(1,268,542)	667,385
Information Technology	(664,351)	(633,351)	(631,148)	2,203
Major Building Refurbishment	(3,170,032)	(629,048)	(745,942)	(116,894)
Waste & Recycling	(5,449,393)	(1,586,289)	(1,293,390)	292,899
Land Development and Investment Fund	(3,943,994)	(280,000)	(280,000)	0
Roads & Drainage Infrastructure	(6,257,857)	(2,783,669)	(1,760,570)	1,023,099
Community Infrastructure	(13,530,290)	(854,546)	(910,343)	(55,797)
Greenhouse Action Fund	(155,300)	0	0	0
Aged and Disabled Asset Replacement	(35,675)	(20,000)	(8,150)	11,850
HWRP Post Closure Management & Contaminated Sites	(217,000)	0	0	0
Port Coogee Special Maintenance - SAR	(24,500)	(22,000)	(1,180)	20,820
Community Surveillance	(15,050)	(15,050)	(5,143)	9,907
Waste Collection	(125,000)	(125,000)	0	125,000
Environmental Offset	(59,252)	0	0	0
Bibra Lake Management Plan	(520,000)	(91,233)	(136,848)	(45,616)
Restricted Grants & Contributions	(2,158,416)	(82,684)	(2,367,660)	(2,284,976)
Carry Forward Projects	(12,452,987)	(6,487,582)	(5,905,234)	582,348
Public Open Space - Various	(971,703)	(208,587)	(209,068)	(481)
Contribution - operations	(1,919,476)	(11,295,392)	(6,471,018)	4,824,374
Capital funding total	(87,115,194)	(28,669,608)	(25,244,193)	3,425,415

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

FINANCING ACTIVITIES

NOTE 5

BORROWINGS

Repayments - borrowings

Information on borrowings		1 July 2020	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	Loan No.		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Governance										
To assist fund the stage 2 of Marina infrastructure expansion	9	0	0	5,277,400	0	0	0	5,277,400	0	0
Community amenities										
SMRC		4,398,510	0	0	1,097,227	1,400,000	3,301,283	2,998,510	120,863	170,000
Recreation and culture										
To assist fund the Cockburn Central West development	8	15,000,000	0	0	1,250,000	2,500,000	13,750,000	12,500,000	274,860	526,000
C/Fwd Balance		19,398,510	0	5,277,400	2,347,227	3,900,000	17,051,283	20,775,910	395,723	696,000
Total		19,398,510	0	5,277,400	2,347,227	3,900,000	17,051,283	20,775,910	395,723	696,000
Current borrowings		3,226,983					879,757			
Non-current borrowings		16,171,527					16,171,526			
		19,398,510					17,051,283			

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

OPERATING ACTIVITIES

NOTE 6

CASH RESERVES

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
<i>Council Funded</i>									
Staff Payments & Entitlements	1,633,128	0	0	0	0	(40,000)	(40,000)	1,593,128	1,593,128
Plant & Vehicle Replacement	11,400,754	0	0	3,024,727	0	(4,479,848)	(1,268,542)	9,945,633	10,132,212
Information Technology	501,249	0	0	1,200,000	1,200,000	(805,651)	(682,586)	895,598	1,018,663
Major Building Refurbishment	16,677,163	0	0	3,000,000	0	(3,170,032)	(745,942)	16,507,131	15,931,221
Waste & Recycling	12,200,267	0	0	1,964,254	0	(5,509,393)	(1,353,390)	8,655,128	10,846,877
Land Development and Investment Fund	11,002,645	0	0	5,568,114	675,540	(3,948,994)	(285,000)	12,621,765	11,393,186
Roads & Drainage Infrastructure	10,442,059	0	0	4,638,533	0	(7,850,304)	(2,746,497)	7,216,580	7,695,563
Naval Base Shacks	1,161,639	0	0	18,287	18,287	0	0	1,179,926	1,179,926
Community Infrastructure	27,777,436	0	0	3,500,000	0	(13,530,290)	(910,343)	17,747,146	26,867,094
Insurance	2,235,907	0	0	500,000	0	(100,000)	(90,965)	2,635,907	2,144,942
Greenhouse Action Fund	741,641	0	0	200,000	0	(288,330)	(603)	653,311	741,038
HWRP Post Closure Management & Contan	3,501,513	0	0	250,000	0	(352,000)	(62,237)	3,399,513	3,439,276
Municipal Elections	1,420	0	0	150,000	0	0	0	151,420	1,420
Community Surveillance	864,697	0	0	200,000	0	(135,050)	(95,320)	929,647	769,378
Waste Collection	4,199,528	0	0	2,339,328	0	(151,000)	(26,000)	6,387,856	4,173,528
Environmental Offset	308,011	0	0	0	0	(59,252)	0	248,759	308,011
Bibra Lake Management Plan	521,086	0	0	0	0	(520,000)	(136,848)	1,086	384,237
CIHCF Building Maintenance	9,327,472	0	0	1,458,228	908,175	0	0	10,785,700	10,235,647
Cockburn ARC Building Maintenance	3,718,365	0	0	1,500,000	0	0	0	5,218,365	3,718,365
Carry Forward Projects	2,850,851	0	0	17,918,715	9,878,427	(12,900,585)	(6,136,924)	7,868,981	6,592,353
Port Coogee Marina Assets Replacement	1,484,887	0	0	300,000	0	0	0	1,784,887	1,484,887
Total Council Funded Reserve	122,551,720	0	0	47,730,186	12,680,430	(53,840,729)	(14,581,197)	116,427,469	120,650,953
<i>Restricted Funded</i>									
Aged and Disabled Asset Replacement	391,623	4,257	1,889	37,716	28,287	(35,675)	(8,150)	397,921	413,649
Welfare Projects Employee Entitlements	1,611,878	18,465	2,484	900,000	675,000	0	0	2,530,342	2,289,362

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

OPERATING ACTIVITIES

NOTE 6

CASH RESERVES

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Port Coogee Special Maintenance - SAR	1,820,480	22,245	8,303	400,000	0	(219,815)	(179,442)	2,022,909	1,649,341
Port Coogee Waterways - SAR	102,267	1,291	485	55,600	0	(50,000)	0	109,159	102,753
Family Day Care Accumulation Fund	11,474	0	54	0	0	0	0	11,474	11,529
Naval Base Shack Removal	652,448	7,998	3,125	30,477	30,477	0	0	690,923	686,050
Restricted Grants & Contributions	5,786,772	0	0	0	0	(4,564,384)	(4,769,687)	418,541	1,017,085
Public Open Space - Various	0	0	4,254	5,764,971	5,764,971	(971,703)	(209,068)	4,793,268	5,560,157
Port Coogee Waterways - WEMP	1,302,071	15,831	6,230	0	0	(100,000)	0	1,217,902	1,308,301
Cockburn Coast SAR	25,209	465	103	30,000	0	(11,330)	(10,318)	44,344	14,994
Total Restricted Funded Reserve	11,704,221	70,551	26,928	7,218,764	6,498,735	(5,952,907)	(5,176,666)	12,236,783	13,053,219
Developer Contribution Plans									
Community Infrastructure DCP 13	4,782,645	17,282	29,504	3,000,000	3,825,592	(3,065,564)	(12,946)	4,734,363	8,624,795
Developer Contribution Plans - Various	10,744,509	162,167	50,488	1,080,000	1,703,688	(107,961)	(1,763,247)	11,892,423	10,735,438
Total Developer Contribution Reserve	15,527,154	179,449	79,992	4,080,000	5,529,280	(3,173,525)	(1,776,193)	16,626,786	19,360,233
Total Cash Reserve	149,783,095	250,000	106,921	59,028,950	24,708,445	(62,967,161)	(21,534,055)	145,291,037	153,064,406

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021

OPERATING ACTIVITIES
NOTE 7
OTHER CURRENT LIABILITIES

Other current liabilities	Note	Opening Balance 1 July 2020	Liability Increase	Liability Reduction	Closing Balance 31 March 2021
		\$	\$	\$	\$
Contract liabilities					
Unspent grants, contributions and reimbursements - non-operating		713,380	13,277,120	(8,760,590)	5,229,910
Total unspent grants, contributions and reimbursements		713,380	13,277,120	(8,760,590)	5,229,910
Provisions					
Annual leave		4,809,588	53,685,761	(53,646,748)	4,848,601
Long service leave		3,144,114	0	0	3,144,114
Total Provisions		7,953,702	53,685,761	(53,646,748)	7,992,715
Total other current assets		8,667,082	66,962,881	(62,407,338)	13,222,625
Amounts shown above include GST (where applicable)					

KEY INFORMATION

Provisions

Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Employee benefits

Short-term employee benefits

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The City's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur. The City's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

Contract liabilities

An entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer. Grants to acquire or construct recognisable non-financial assets to identified specifications be constructed to be controlled by the City are recognised as a liability until such time as the City satisfies its obligations under the agreement.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 8
TRUST FUND**

Funds held at balance date over which the Shire has no control and which are not included in this statement are as follows:

Description	Opening Balance 1 July 2020	Amount Received	Amount Paid	Closing Balance 31 Mar 2021
	\$	\$	\$	\$
POS Payments - Bibra Lake (East)	133,721	339	(134,060)	0
POS Payments - Aubin Grove	816,634	73,814	(890,447)	0
POS Payments - Atwell	108,197	274	(108,471)	0
POS Payments - Beeliar	1,958,333	4,958	(1,963,292)	0
POS Payments - Coogee	328,680	127	(328,807)	0
POS Payments - Cockburn Central	164,995	361	(165,356)	0
POS Payments - Hamilton Hill	912,554	2,311	(914,864)	0
POS Payments - Jandakot	250,295	410	(250,705)	0
POS Payments - Munster	697,767	1,433	(699,200)	0
POS Payments - South Lake	5,400	14	(5,414)	0
POS Payments - Yangebup	547,116	1,385	(548,501)	0
POS Payments - Hammond Park	270,960	686	(271,646)	0
POS Payments - Coolbellup	179,948	456	(180,404)	0
POS Payments - Lake Coogee	0	112,000	(112,000)	0
	6,374,601	198,566	(6,573,167)	0

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 9
BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Project/ Activity	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	Budget adoption		Opening surplus				38,911
GL 400	Youth Outreach - increased external funding	10/09/20 0192	Operating Revenue		7,023		45,934
GL 400	Youth Outreach - increased service delivery 213 Frankland Ave - Parks construction funded by forfeited bond	10/09/20 0192	Operating Expenses			(7,023)	38,911
CW6124	213 Frankland Ave - Parks construction funded	10/09/20 0192	Capital Revenue		97,156		136,067
CW6124	213 Frankland Ave - Parks construction funded	10/09/20 0192	Capital Expenses			(97,156)	38,911
OP9945	Local Healthy Food funded by external fund	10/09/20 0192	Operating Revenue		12,500		51,411
OP9945	Local Healthy Food activity Community Engagement - Increased staff cost funded by	10/09/20 0192	Operating Expenses			(12,500)	38,911
OP8839	Contingency Fund Community Development consultant funded by Contingency Fund	10/09/20 0192	Operating Expenses		35,000		73,911
OP9525	Seniors program funded by Contingency Fund	10/09/20 0192	Operating Expenses		50,000		123,911
OP8935	Contingency Fund - funding various projects	10/09/20 0192	Operating Expenses		10,000		133,911
OP8272			Operating Revenue			(95,000)	38,911
GL 500	Statutory Planning - increase development application revenue	08/10/20 0213	Operating Revenue		100,000		138,911
GL 500	Statutory Planning - additional contract position	08/10/20 0213	Operating Expenses			(100,000)	38,911
GL 730	Building Services - increase building permits revenue	08/10/20 0213	Operating Revenue		100,000		138,911
GL 730	Building Services - additional contract position	08/10/20 0213	Operating Expenses			(100,000)	38,911
Various	Adjusting workers compensation internal allocations	08/10/20 0213	Operating Expenses		2,031		40,942
OP6283	CSRFP preliminary planning funded from contingency	08/10/20 0213	Operating Expenses		50,000		90,942
OP7861	Asbestos register funded from contingency	08/10/20 0213	Operating Expenses		22,000		112,942
OP7965	Recruitment cost funded from contingency	08/10/20 0213	Operating Expenses		66,000		178,942
OP8272	Contingency Fund - funding various projects	08/10/20 0213	Operating Revenue			(138,000)	40,942
OP9176	Coastal adaptation grant	08/10/20 0213	Operating Revenue		48,000		88,942
OP9176	Coastal vulnerability & adaptation planning	08/10/20 0213	Operating Expenses			(48,000)	40,942
OP7848	ATOP stage 2 maintenance revenue	08/10/20 0213	Operating Revenue		27,648		68,590
OP7848	McLaren Park maintenance	08/10/20 0213	Operating Expenses			(27,648)	40,942
CW1668	Purchase of Pure Storage	12/11/20 0230	Capital Expenses			(440,000)	(399,058)
CW1668	Reserve funding purchase of Pure Storage	12/11/20 0230	Transfer from Reserve		440,000		40,942
CW3962	Tolley Court Sump - funding CW3962	12/11/20 0230	Capital Expenses			(96,910)	(55,968)

CITY OF COCKBURN | 17

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 9
BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Project/ Activity	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
CW3963	Hartley Sump - funding CW3962	12/11/20 0230	Capital Expenses		5,559		(50,409)
CW3982	King Store Storage - funding CW3962	12/11/20 0230	Capital Expenses		47,081		(3,328)
CW4896	Beeliar drive Sump fence replacement - funding CW3962	12/11/20 0230	Capital Expenses		16,115		12,787
CW4814	Spearwood Avenue Hamilton to Cockburn - funding CW3962	12/11/20 0230	Capital Expenses		7,435		20,222
CW4897	Spearwood Ave Sump provide screening - funding CW3962	12/11/20 0230	Capital Expenses		20,720		40,942
CW4676	Frankland Park Recreation Centre funded by LRCI grant	12/11/20 0230	Capital Expenses			(200,000)	(159,058)
CW4712	Malabar Park BMX Facility - Funded by LRCI grant	12/11/20 0230	Capital Expenses			(115,000)	(274,058)
CW4964	Replacement of evaporative air con system at the Coogee Beach Surf Life Saving Club - funded by LRCI grant	12/11/20 0230	Capital Expenses			(175,000)	(449,058)
CW4965	Henderson Reuse Shop Air Conditioning - funded by LRCI grant	12/11/20 0230	Capital Expenses			(45,000)	(494,058)
CW4966	South Coogee Clubrooms External Works - funded by LRCI grant	12/11/20 0230	Capital Expenses			(30,000)	(524,058)
CW4967	Slow Down Coastal Path - funded by LRCI grant	12/11/20 0230	Capital Expenses			(100,000)	(624,058)
CW4968	Hammond Park Shared Path - funded by LRCI grant	12/11/20 0230	Capital Expenses			(100,000)	(724,058)
CW4969	Urban Forest Crossing - funded by LRCI grant	12/11/20 0230	Capital Expenses			(100,000)	(824,058)
CW4970	Chieftain Esplanade Road Closure - funded by LRCI grant	12/11/20 0230	Capital Expenses			(18,000)	(842,058)
CW4971	Smart LED Street Light Trial - funded by LRCI grant	12/11/20 0230	Capital Expenses			(94,107)	(936,165)
CW (TBA)	Landscaping improvements in Yangebup - funded by LRCI grant	12/11/20 0230	Capital Expenses			(100,000)	(1,036,165)
Various	LRCI grant funding various projects	12/11/20 0230	Capital Revenue		1,077,107		40,942
CW4937	Aged & disabled bathroom heater & kitchen refurbishment	12/11/20 0230	Capital Expenses			(20,000)	20,942
CW4937	Reserve funding aged & disabled refurbishment	12/11/20 0230	Transfer from Reserve		20,000		40,942
CW4972	Geothermal failure at ARC	12/11/20 0230	Capital Expenses			(200,000)	(159,058)
CW4972	Reserve funding repair to Geothermal system	12/11/20 0230	Transfer from Reserve		200,000		40,942
CW6128	Santich Park – Parking and New Lights	12/11/20 0230	Capital Expenses			(18,000)	22,942
CW6129	Success Netball Courts and Parking Upgrade	12/11/20 0230	Capital Expenses			(32,000)	(9,058)

CITY OF COCKBURN | 18

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 9
BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Project/ Activity	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
OP6283	CSRF Prelim Planning - funding CW6128 & 6129	12/11/20 0230	Operating Expenses		50,000		40,942
CW6139	Dimago Park - forfeited POS fund	12/11/20 0230	Capital Expenses			(90,000)	(49,058)
OP7862	Dimago Park maintenance - forfeited POS fund	12/11/20 0230	Operating Expenses			(7,158)	(56,216)
Various	Forfeited POS to fund maintenance of Dimago Park	12/11/20 0230	Operating Revenue		97,158		40,942
OP7744	Goldsmith - developer contribution POS	12/11/20 0230	Operating Expenses			(7,750)	33,192
OP7744	Received new developer contribution for Goldsmith Park	12/11/20 0230	Operating Revenue		7,750		40,942
OP9223	Bike Month - Cockburnhagen - funded by State grant	12/11/20 0230	Operating Expenses			(2,000)	38,942
OP9223	Received new state grant for Cockburnhagen project	12/11/20 0230	Operating Revenue		2,000		40,942
GL 105	Adjustment to FAGS grant	12/11/20 0230	Operating Revenue			(70,505)	(29,563)
GL 210	Health Services - increase licence revenue	12/11/20 0230	Operating Revenue		100,000		70,437
CW3950	Received MRRG for Hammond Rd duplication	12/11/20 0230	Capital Revenue		3,000,000		3,070,437
CW3950	Reserve funding for Hammon Rd duplication	12/11/20 0230	Transfer from Reserve		1,000,000		4,070,437
CW3950	Hammond Road duplication	12/11/20 0230	Capital Expenses			(4,000,000)	70,437
CW3996	Received new grant - RAC Healy Road	10/12/20 0259	Capital Revenue		80,000		150,437
CW3996	Increased expenditure on Healy Road funded from RAC grant	10/12/20 0259	Capital Expenses			(80,000)	70,437
CW6140	Forfeited bond to fund Koorilla wall and fencing work	10/12/20 0259	Capital Revenue		203,810		274,247
CW6140	Koorilla wall & fencing funded by forfeited bond	10/12/20 0259	Capital Expenses			(203,810)	70,437
OP5998	Purchase of Thin Clients funded from IT Rsv	10/12/20 0259	Operating Expenses			(51,300)	19,137
OP5998	Transfer from IT Reserve to fund purchase of Thin Clients	10/12/20 0259	Transfer from Reserve		51,300		70,437
OP8732	Insurance reimbursement for property insurance claim	10/12/20 0259	Operating Revenue		515,000		585,437
OP8732	Property insurance claim	10/12/20 0259	Operating Expenses			(515,000)	70,437
OP4997	Received Inclusion Support Grant	10/12/20 0259	Operating Revenue		4,500		74,937
OP4997	Activities funded by Inclusion Support Grant	10/12/20 0259	Operating Expenses			(4,500)	70,437
OP5002	Received Animal Welfare in Emergency grant	10/12/20 0259	Operating Revenue		10,000		80,437
OP5002	Activities funded by Animal Welfare in Emergency Grant	10/12/20 0259	Operating Expenses			(10,000)	70,437
CW1669	Dell Server Replacement funded from IT Rsv	11/02/21 0007	Capital Expenses			(193,351)	(122,914)
CW1669	Transfer from IT Reserve to fund purchase of Dell Server Replacement (Admin VDI Servers)	11/02/21 0007	Transfer from Reserve		193,351		70,437

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 9
BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Project/ Activity	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
CW6105	Transfer budget to fund shade sail install at Minori Park as location is not suitable for a bball court	11/02/21 0007	Capital Expenses		25,000		95,437
CW6142	Shade sail installation at Minori Park	11/02/21 0007	Capital Expenses			(25,000)	70,437
CW6115	Transfer budget to fund landscape upgrade at Hobson Park as project was completed	11/02/21 0007	Capital Expenses		20,000		90,437
CW6141	Landscape upgrade at Hobson Park	11/02/21 0007	Capital Expenses			(20,000)	70,437
CW7903	Purchase of replacement forklift with an electric variant	11/02/21 0007	Capital Expenses			(40,000)	30,437
CW7903	Transfer from Plant Reserve to fund the purchase of replacement forklift	11/02/21 0007	Transfer from Reserve		35,000		65,437
CW7903	Proceeds from sale from forklift	11/02/21 0007	Proceeds from Sale		5,000		70,437
GL 960	Transfer Public Open Space from Trust to Reserve	11/02/21 0007	Transfer to Reserve			(5,764,971)	(5,694,534)
GL 999	Transfer Public Open Space from Trust to Reserve	11/02/21 0007	Non Cash Item		5,764,971		70,437
GL 381	Grant from Anglicare WA for Small Business Financial Counselling	11/02/21 0007	Operating Revenue		140,000		210,437
GL 381	New activity - Small Business Financial Counselling	11/02/21 0007	Operating Expenses			(140,000)	70,437
CW6059	Bakers Square lighting - project completed	11/02/21 0007	Capital Expenses		6,715		77,152
CW6059	Reversing unspent fund from Bakers Square Lighting back to reserve	11/02/21 0007	Transfer from Reserve			(6,715)	70,437
OP8732	Reducing insurance reimbursement on Generic Property Claims	11/02/21 0007	Operating Revenue			(100,000)	(29,563)
OP8732	Transfer from Insurance Reserve for Generic Property Claims	11/02/21 0007	Transfer from Reserve		100,000		70,437
OP9767	Reducing Asset Management Consulting Fees	11/02/21 0007	Operating Expenses		10,000		80,437
OP9714	Increased expenditure on Golf Course Business Plan	11/02/21 0007	Operating Expenses			(10,000)	70,437
OP6280	Mobility tablets replacement	11/02/21 0007	Operating Expenses			(90,000)	(19,563)
OP6280	Transfer from IT Reserve to fund mobility tablets replacement	11/02/21 0007	Transfer from Reserve		90,000		70,437
Various	Mid-year budget review	11/03/21 0029	Opening Surplus(Deficit)			(16,611)	53,826
OP8820	International Women's Day event funded from surplus	11/03/21 0029	Operating Expenses			(6,000)	47,826
CW4978	Funding from CSRFF for minor refurbishment at Atwell Park changeroom	to 8 Apr OCM	Capital Revenue		9,365		57,191

CITY OF COCKBURN | 20

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 9
BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Project/ Activity	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
CW4978	Minor refurbishment Atwell changeroom funded from CSRFF	to 8 Apr OCM	Capital Expenses			(28,096)	29,095
CW4923	Funding from CSRFF for minor refurbishment at Tempest Park changeroom	to 8 Apr OCM	Capital Revenue		17,416		46,511
CW4923	Transfer budget to fund minor refurbishment at Atwell Park changeroom	to 8 Apr OCM	Capital Expenses		17,750		64,261
CW4924	Funding from CSRFF for minor refurbishment at Santich Park changeroom	to 8 Apr OCM	Capital Revenue		8,499		72,760
CW4924	Minor refurbishment Santich changeroom funded from CSRFF	to 8 Apr OCM	Capital Expenses			(5,496)	67,264
OP7862	Remove duplicated budget	to 8 Apr OCM	Transfer from Reserve			(7,158)	60,106
OP7862	Remove duplicated budget	to 8 Apr OCM	Operating Expenses		7,158		67,264
GL 906	Transferring developer contribution to liability	to 13 May OCM	Contract Liabilities		1,014,690		1,081,954
GL 965	Transferring developer contribution to DCA13 reserve	to 13 May OCM	Transfer to Reserve			(1,014,690)	67,264
GL 965	Payment for crown ceded land from DCA13 reserve	to 13 May OCM	Transfer from Reserve		1,000,000		1,067,264
GL 906	Payment for crown ceded land and reduce liability	to 13 May OCM	Capital Expenses			(1,000,000)	67,264
CW4979	Transfer from Land Development Reserve to fund fit out cost for MCCC tenancy	to 13 May OCM	Transfer from Reserve		22,458		89,722
CW4979	Fit out cost for MCCC tenancy	to 13 May OCM	Capital Expenses			(22,458)	67,264
CW4836	Transfer from IT Reserve to fund installation of AV system at committee rooms and boardroom	to 13 May OCM	Transfer from Reserve		80,000		147,264
CW4836	Install AV system at committee rooms and boardroom	to 13 May OCM	Capital Expenses			(80,000)	67,264
CW4980	Receive developer contribution for Bethesda carpark development	to 13 May OCM	Capital Revenue		600,000		667,264
CW4980	Bethesda carpark development	to 13 May OCM	Capital Expenses			(600,000)	67,264
CW1673	Transfer from IT Reserve to fund network replacement	to 13 May OCM	Transfer from Reserve		175,000		242,264
CW1673	Core distribution and network replacement	to 13 May OCM	Capital Expenses			(175,000)	67,264
CW1674	Live streaming equipment in Council Chambers funded from Contingency	to 13 May OCM	Capital Expenses			(33,000)	34,264
OP8272	Contingency Fund - funding live streaming equipment	to 13 May OCM	Operating Expenses		33,000		67,264
CW6069	Transfer unspent fund in Multi Media Equipment project to fund acoustic panelling replaced in Atwell	to 13 May OCM	Capital Expenses		9,000		76,264
CW4978	Replace acoustic panelling in Atwell	to 13 May OCM	Capital Expenses			(9,000)	67,264

CITY OF COCKBURN | 21

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 9
BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

Project/ Activity	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
OP8574	Contribution to the Underground Power - Hilton	to 13 May OCM	Operating Expenses			(11,015)	56,249
OP7859	Reversal of duplicated revenue entry	to 13 May OCM	Operating Revenue			(15,000)	41,249
OP4990	Parmelia Gas Pipeline relocation licence fee revenue	to 13 May OCM	Operating Revenue		8,181		49,430
							49,430
				0	16,975,447	(16,964,928)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2021**

**NOTE 10
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2020-21 year is \$300,000 or 0.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
Revenue from operating activities				
Waste Services	317,744	4.48%	▲ Timing	Revenue brought forward
Community Development and Services	(787,688)	(10.77%)	▼ Timing	Revenue delayed
Infrastructure Services	518,582	50.83%	▲ Timing	Proceeds from sale brought forward
Expenditure from operating activities				
Recreation and Community Safety	1,015,288	6.82%	▲ Timing	Expenditure delayed
Library Services	331,906	10.78%	▲ Timing	Expenditure delayed
Community Development and Services	1,437,457	14.70%	▲ Timing	Expenditure delayed
Parks and Environmental Services	332,165	2.11%	▲ Timing	Expenditure delayed
Waste Services	560,382	4.42%	▲ Timing	Expenditure delayed
Infrastructure Services	310,849	2.10%	▲ Timing	Expenditure delayed
Investing activities				
Financing activities				
Transfer from reserves	1,139,127	5.59%	▲ Timing	Expenditure delayed
Transfer to reserves	(5,577,996)	(29.00%)	▼ Timing	Revenue brought forward (DCP13)
Payments for property, plant and equipment and infrastructure	3,425,415	11.95%	▲ Timing	Expenditure delayed
Proceeds from non-operating grants, subsidies and contributions	(1,820,539)	(55.98%)	▼ Timing	Additional revenue
Repayment of debentures	(47,227)	(2.05%)	Timing	Expenditure brought forward

16. ENGINEERING & WORKS DIVISION ISSUES

Declaration of Interest

The Presiding Member advised he had received a Declarations of Impartiality Interest from Cr Allen for Item 16.1, pursuant to section R22 of the *Local Government (Model Code of Conduct) Regulations 2021*.

The nature of the interest is that Cr Allen is State Manager of Equifax, the organisation Council sought Financial Viability Reports from to assist Council in its final determination of selecting a preferred tenderer.

16.1 (2021/MINUTE NO 0070) RFT01/2021 - PORT COOGEE MARINA EXPANSION - STAGE 3

Author(s) J McKay

Attachments 1. Evaluation Summary (**CONFIDENTIAL**)

RECOMMENDATION

That Council :

- (1) ACCEPTS the tender submitted by SMC Marine Pty Ltd for Tender No. RFT01/2021 Port Coogee Marina Expansion - Stage 3 Construction, for an estimated contract value up to \$5,448,594 (ex GST), in accordance with the submitted lump sum price and the Schedule of Rates for determining variations and/or additional services. The contract value may be reduced following a thorough review on all cost saving options prior to the execution of the contract; and
- (2) AMENDS the FY21 municipal budget by transferring \$559,600 from the Land Development and Investment Reserve to the Marina Expansion Capital Works account (CW4956) to complete the project.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

MOVED Cr C Stone SECONDED Cr P Eva

That the recommendation be adopted.

CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 9/0

Background

The City of Cockburn (the Principal) is seeking a suitably qualified and experienced contractor(s) to undertake the construction of Stage 3 development on the Port Coogee Marina to be built at Maraboo Island in North Coogee in 2021.



The Port Coogee Marina Development commenced in 2006, with the existing boardwalk and floating jetties completed in 2012. In July 2016, the Principal took control of the Port Coogee Marina as part of the progressive handover of assets from the developer. The current Marina now comprises of 150 floating boat pens.

Following Council's endorsement of a Business Case for the expansion of the Marina on 12 September 2019, the Principal now seeks to construct Stage 3 of the Marina, being a boardwalk, additional floating jetties and the associated infrastructure on the south side of Maraboo Island. Planning and design was undertaken with stakeholder consultation through 2019, with the final design work completed in 2020.

The proposed works have been divided into two separate Works Packages taking the form of Separable Portions, being:

- **Works Package 1**

The construction of fixed structures and onshore works includes the boardwalk, gatehouses, loading berth, carpark modification and associated electrical, communications, fire and hydraulic services as specified in the tender documentation.

- **Works Package 2**

The design and construction of a 69 berth floating marina jetty system with the necessary associated services.

The Principal considered either a sole or multiple award in respect to the different works packages based on the qualitative and the value-for-money assessment. It is expected the Tenderers will work concurrently and in coordination with both packages, completing the works within eighteen (18) weeks period. It is expected the works will occur during winter where the Contractor has planned for site conditions accordingly.





RFT01/2021 Port Coogee Marina Expansion - Stage 3 Construction, was advertised on Wednesday 20 January 2021 within the Local Government Tenders section of The West Australian newspaper. The Tender was also displayed on the City's E-Tendering website between Wednesday 20 January 2021 and Tuesday, 9 March 2021 inclusive as well as posted on Social media.

Submission

The request for tender closed at 2:00pm (AWST) Tuesday, 9 March 2021, with eight (8) submissions received from the following companies:

Tenderers Name	Registered Entity Name
Advanteeing Civil Engineers	D.B. Cunningham Pty Ltd
Densford Civil	Densford Civil Pty Ltd
Global Trade Sales	The Trustee For The CLM Trust
Pacific Pontoon & Pier	Pacific Pontoon & Pier (Operations)P/L
Sea-Slip	Sea-Slip Pontoons & Products Pty Ltd
SMC Marine	SMC Marine Pty Ltd
Shorewater Marine	The Trustee for S&A Williamson Trust

Walcon Marine (WA Office)	Walcon Marine Australasia Pty Limited
---------------------------	---------------------------------------

The tenderers that provided costing for both Works Packages included discounted pricing to reflect cost savings associated with one contractor undertaking both Works Packages simultaneously.

Report

Compliance Criteria

The following criteria were used to determine whether the submissions received were compliant:

Compliance Criteria	
(a)	Compliance with the Request document
(b)	Compliance with the Conditions of Responding and Tendering
(c)	Compliance with the General Conditions of Contract AS4000-1997 (annexure A & B)
(d)	Compliance with the General and Special Conditions of Contract
(e)	Compliance with and completion of the Qualitative Criteria
(f)	Compliance with the Specified Scope of Works and Technical Specifications
(g)	Compliance with the Price Schedule (including the breakdown of Lump Sum)
(h)	Compliance with the ACCC Requirements and completion of the Certificate of Warranty
(i)	Attendance at the Mandatory Site Briefing

Compliance Tenderers

Procurement Services undertook an initial compliance assessment and all eight (8) submitted tenderers were deemed compliant and released for evaluation.

Evaluation Criteria

Separable Portion 1 (WP1)

Evaluation Criteria	Weighting Percentage
Demonstrated Experience	24%
Tenderer's Resources	13%
Methodology	23%
Sustainability	5%
Tendered Price	35%
TOTAL	100%

Separable Portion 2 (WP2)

Evaluation Criteria	Weighting Percentage
---------------------	----------------------



Demonstrated Experience	18%
Tenderer's Resources	16%
Methodology	26%
Sustainability	5%
Tendered Price	35%
TOTAL	100%

Tender Intent/ Requirements

The intent of this Tender is to select a suitably qualified and experienced contractor(s) to undertake the construction of Stage 3 of the Port Coogee Marina. The Principal may award all works (Separable Portions 1 and 2) to the one Tenderer, or alternatively award each Separable Portion to two different Tenderers on the basis of the qualitative and value-for-money assessment.



Evaluation Panel

The Tender submissions were evaluated by the following City of Cockburn officers and Consultant to the City. The Procurement Services representative attended in a probity role only.

Name	Position
Jonathan McKay (Chair)	Marina and Coastal Engineering Officer
Stuart Downing	Acting Chief Financial Officer
Pascal Balley	Head of Property and Assets
Samantha Standish	Marina Manager
Fabien Cogordan	Consultant (WGA)
Probity Role Only	
Stephen White	Contracts Officer

Scoring TableSeparable Portion 1 (WP1)

Tenderer's Name	Percentage Score		
	Non-Cost Evaluation	Cost Evaluation	Total
	65%	35%	100%
SMC Marine**	45.07%	34.79%	79.86%
Advanteering Civil Engineers	45.50%	32.40%	77.93%
Global Trade Sales	31.34%	35.00%	66.34%
Densford Civil	45.35%	14.84%	60.19%

** Recommended Submission

Separable Portion 2 (WP2)

Tenderer's Name	Percentage Score		
	Non-Cost Evaluation	Cost Evaluation	Total
	65%	35%	100%
Advanteering Civil Engineers	44.50%	35.00%	79.50%
Walcon Marine (WA Office)	46.66%	32.24%	78.90%
SMC Marine **	47.04%	30.03%	77.07%
Sea-Slip	40.08%	30.44%	70.52%
Global Trade Sales	36.88%	31.29%	68.17%
Shorewater Marine	45.82%	21.47%	67.29%
Pacific Pontoon & Pier	37.64%	20.20%	57.84%



Following the initial evaluation and scoring as presented above, the evaluation panel gave consideration to the merits of awarding either to a sole tenderer or alternatively awarding to individual tenderers for each works package.

The analysis concluded that there were insufficient benefits that would justify awarding contracts to two separate tenderers. A single award provided a balanced approach in respect to the overall cost against the added complexity and risk associated with two separate contractors undertake the project.

The analysis of the qualitative scoring of the combined work package by the evaluation panel determined a shortlist of the following tenderers:

- Advantesting Civil Engineers
- SMC Marine

These submissions offered sufficient quality, value for money and provided the Principal the most advantageous outcome. The shortlisted contractors are further assessed, below,

Evaluation Criteria Assessment

Demonstrated Experience

All tenderers demonstrated some relevant experience. Both shortlisted tenderers, Advantesting Civil Engineers and SMC Marine demonstrated a strong portfolio of previous marine construction contracts relevant to the works required under both works packages.

Extensive reference checks were undertaken by the Principal to validate their submissions and provided confidence on their ability to deliver contracts of this nature.

Further Clarifications was undertaken to determine the durability and operability of the respective floating jetty systems in operation for three or more years.

SMC Marine demonstrated that their proposed 'Bellingham Unifloat' floating jetty system has a strong track record of dependable quality, with many 20+ year old jetties still serviceable and in operation across Australia.

The Advantesting Civil Engineer proposed the 'UMS' floating jetty which identified new installations only, and as such a lesser degree of confidence in respect to their long term performance.

Tenderer's Resources

All tenderers generally demonstrated their resources against their respective Works Packages.

The Panel expressed some concern as to the risks associated with the Eastern-States based Tenderers without a permanent WA-based operation, specifically in the context of COVID-19 travel restriction.



Global Trade Sales provided minimal detail in terms of its resourcing. Advantesting Civil Engineers and SMC Marine indicated sufficient resources to deliver the works and provide assistance with their after sales product support.

Methodology

Three of the four Tenderers for Works Package 1 demonstrated a high standard in their quality methodology. Global Trade Sales methodology ranked lower due to the lack of detail provided for some aspects.

In respect to Works Package 2, this criterion included the design and construction works of the proposed floating jetty system. The quality, durability and longevity of the final floating jetty product were essential elements of the evaluation given the potential exposure to the operational risk of the marina (for maintenance and unplanned repairs).

The panel scored SMC Marine high in regard to their proposed jetty for this criterion. Shorewater Marine and Walcon Marine (WA Office) submissions also scored well in respect to their methodology. Other Tenderers provided adequate information except for Pacific Pontoon and Pier's which lacked detail.

In comparing the two shortlisted Tenderers, the aluminium and polymeric 'Universal Marina Systems' jetty system proposed by Advantesting Civil Engineers was considered adequate in terms of its quality, albeit with slightly higher risk in respect to its lighter weight and shorter product track record.

The concrete 'Bellingham Unifloat' jetty system proposed by SMC Marine is considered a high quality system, with the stability offered by its greater mass and the stated 50+ year potential service life.

Sustainability

The evaluation panel found that all tenders exhibited an adequate degree of sustainability. SMC Marine provided excellent sustainability actions with regard to the proposed construction works being carbon neutral (via offsets) and the avoidance of exposed plastic components.

Summation

SMC Marine and Advantesting Civil Engineers were shortlisted as they represent an adequate balance of quality and value for money.

The Evaluation panel was confident that both shortlisted tenderers could deliver the required construction services for Works Package 1 and the required design and construction service for Works Package 2 with the differentiating factor being the quality and longevity of their respective jetty systems.

The Evaluation Panel recommends that the submission by SMC Marine Pty Ltd be accepted as being the most advantageous submission to



deliver Tender RFT 01/2021 Port Coogee Marina Expansion – Stage 3 Construction Services.

SMC Marine Pty Ltd provides the most advantageous overall assessment against the combined selection criteria, including the qualitative, cost and financial assessment evaluation.

Referee checks have been undertaken from both local government and private sector organisation representatives, with positive responses being received. The independent financial risk assessment reflected a strong financial position for SMC Marine Pty Ltd.

The recommendation is based on:

- The level of demonstrated experience with the proposed 'Bellingham Unifloat' floating jetty system given the robust concrete design with an expected service life of up to 50 years;
- The required resources and contingency measures to undertake the scope of works;
- Sound understanding of the requirements, methodology and program schedule to complete the works in, accordance with the specification. The Principal notes the longer service life and quality consideration which is expected to result in whole-of-life savings via reduced maintenance repair and renewal costs;
- Well demonstrated sustainability outcome with a carbon neutral solution that has a long service life with minimal environmental impact; and
- The tender provides the most advantageous outcome to the City.

Strategic Plans/Policy Implications

Environmental Responsibility

A leader in environmental management that enhances and sustainably manages our local natural areas and resources.

- Sustainably manage water, energy and other resources and promote the use of environmentally responsible technologies.
- Sustainably manage our environment by protecting and enhancing our unique natural coastal, bushland, wetlands areas and native wildlife.

Community, Lifestyle and Security

A vibrant healthy, safe, inclusive and connected community.

- Provide community, sport, recreational, and cultural facilities and infrastructure to meet our community needs.

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.



- Deliver value for money through sustainable financial management, planning and asset management.

Budget/Financial Implications

The Marina Expansion Stage 3 project has an approved budget of \$5,277,400 (ex GST) for FY21 financial year. This budget covers this contract, as well as the ancillary expenses associated with the project management consultancy, site service connections as per the Business Case that was endorsed by Council on 12 September 2019.

In accepting the SMC Marine Pty Ltd tender, a total project budget of up to \$5,837,000 (ex GST) will be required. This represents an additional \$559,600 (ex GST) beyond the existing capital allocation.

The capital required for this project will be financed and repaid via the revenue generated from the marina pens including interest and capital repayments over a loan period of 20 years. Repayments of principal will commence in FY23. Interest will commence at the completion of the project.

The additional upfront capital expenditure is recommended in order to deliver jetty assets of greater quality and longer service life, and thus minimise future replacement expenditure, to achieve lower overall whole-of-life cost.

A number of cost saving options have been nominated by the Tenderers during the tender process. These options will be further investigated and confirmed prior to the execution of the contract.

Financial modelling has been undertaken comparing the two systems including the additional capital, potentially lower operating costs and depreciation (reflecting a longer economic life). The net present value was very similar even allowing for the additional capital cost of the SMC tender as lower operating costs offsets increased capital cost over the life of the project.

Additional operating income was also factored in which reflects the increased number of pens to be leased as well as additional operating costs in line with the business plan. The additional funds will come from the Land and Development Reserve and repaid to the reserve on an annual basis.

A financial assessment was undertaken on the preferred tenderer using Corporate Scorecard. The financial assessment received demonstrates a very strong financial ability to service and deliver the contract.

Legal Implications

Section 3.57 of the *Local Government Act 1995* and Part 4 of the *Local Government (Functions and General) Regulations 1996* refer.



Community Consultation

Prior to commencement of construction works, the City will notify key stakeholders and the adjacent residents of the proposed works and provide contact details for any concerns during the construction period.

Two rounds of community engagement were undertaken during the planning and business case development for the Port Coogee Marina Expansion in 2019.

Risk Management Implications

The recommendation to award to SMC Marine Pty Ltd aims to minimise the City's exposure to future excessive operational expenditure risk.

If the tender is not awarded the City will not be able to utilise the available water space at the Port Coogee Marina and will forego the potential revenue associated with the Marina Expansion Stage 3.

In awarding the tender as recommended, there remains a risk of unforeseen issues or conditions causing unplanned costs or delays to the project during the course of the works.

This risk is not unique and will be controlled and minimised via effective project management of the works, however it should be noted that there is no allocated construction contingency allowance in the project budget.

Advice to Proponents/Submitters

The Proponents and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 13 May 2021 Ordinary Council Meeting.

Implications of Section 3.18(3) *Local Government Act 1995*

Nil

17. COMMUNITY SERVICES DIVISION ISSUES

Nil



18. EXECUTIVE DIVISION ISSUES**18.1 (2021/MINUTE NO 0071) STRATEGIC COMMUNITY PLAN 2020-2030 MINOR REVIEW**

Author(s) C Thomson

Attachments 1. Draft Strategic Community Plan 2020-2030 [↓](#)

RECOMMENDATION

That Council ENDORSES the minor review of the Strategic Community Plan 2020-2030 for the purpose of public advertising as attached to the Agenda.

COUNCIL DECISION

MOVED Cr C Terblanche SECONDED Cr C Stone

That the recommendation be adopted.

CARRIED UNANIMOUSLY 9/0

Background

A minor review of the Strategic Community Plan 2020-2030 has been undertaken to consolidate the objectives to better reflect the strategic priorities and to align accountabilities within the organisation for reporting purposes.

The Strategic Community Plan with the new consolidated objectives is now ready to be advertised for a public comment period.

Submission

N/A

Report

The four year major review of the Strategic Community Plan was completed last year, with Council adopting the Strategic Community Plan 2020-2030 at the Ordinary Council Meeting held in July 2020.

It was identified during the Corporate Business Plan annual review process that there is a need to consolidate the Strategic Community Plan objectives to assist in the prioritisation of resources, improve measurement and accountability for the organisation.

The City then commenced a minor review of the Strategic Community Plan to consolidate the strategic objectives without losing their original intent.

The City has now consolidated the Strategic Community Plan strategic objectives which will continue to underpin the five original outcomes areas contained in the adopted Plan.



Throughout the minor review process the City aimed to maintain the original intent of the strategic objectives, and to also clearly and concisely communicate the broad aspirations of the community.

The consolidation has resulted in 15 Strategic Objectives in the draft Strategic Community Plan 2020-2030 (minor review) which underpin the five original outcome areas below:

- Local Economy - *A sustainable and diverse local economy that attracts increased investment and provides local employment.*
 - 1.1 Increased investment, economic growth and local employment
 - 1.2 Thriving local commercial centres, businesses and tourism industry
 - 1.3 A City that is 'easy to do business with'.
- Environmental Responsibility – *A leader in environmental management that enhances and sustainably manages our local natural areas and resources.*
 - 2.1 Protection and enhancement of our natural areas, parks and open spaces
 - 2.2 Sustainable resource management including waste, water and energy
 - 2.3 Address Climate Change.
- Community, Lifestyle and Security – *A vibrant, healthy, safe, inclusive and connected community.*
 - 3.1 Accessible and inclusive community services and facilities that enrich our community
 - 3.2 A safe community with social connections
 - 3.3 Our diverse cultures and heritage recognised & celebrated.
- City Growth and Moving Around – *A growing City that is easy to move around and provide great places to live.*
 - 4.1 An attractive, socially connected and diverse built environment
 - 4.2 Cockburn Central as the capital of Perth's South Metro Region
 - 4.3 An integrated, accessible and improved transport network.
- Listening and Leading - *A community focused, sustainable, accountable and progressive organisation.*
 - 5.1 Best practice Governance, partnerships and value for money
 - 5.2 High quality and effective community engagement and customer service experiences
 - 5.3 Employer of choice focusing on equity, innovation and technology.



The minor review has been undertaken in accordance with the Department of Local Government, Sport and Cultural Industries Integrated Planning and Reporting Framework (IPR) and consisted of the following:

- A desk top review of previous community consultation priorities and findings
- A review of demographic and other external or internal changes over the past 12 months
- Update of the Integrated Planning and Reporting diagram to reflect the City's annual review processes
- Feedback from Elected Members workshop sessions about strategic objective priorities
- Consolidation of the strategic objectives, with the aim of maintaining their original intent under the five existing outcome areas.

Although the minor review of the Strategic Community Plan is not required for another 12 months it is important that the proposed changes in the Strategic Community Plan be advertised and subsequently adopted by Council in a timely manner, to enable the annual review of the Corporate Business Plan within required legislative timeframes.

This is because the Corporate Business Plan review hinges on the acceptance of the priorities, outcomes and objectives included in the Strategic Community Plan. The next review for the Corporate Business Plan is due by July 2021.

The proposed public advertising process for the draft Strategic Community Plan will enable the community to make comments or seek further information before the plan is finalised. This process will also give Council the opportunity to gather community feedback and make changes before adopting the final plan.

The public comment period will be up to three weeks in order to meet the Corporate Business Plan annual review timeline.

The Community Engagement Plan outlines that the draft Plan and reviewed objectives be published for community feedback using the online Comment on Cockburn platform, local newspaper, social media, e-newsletters and direct correspondence to residents and reference groups.

The minor review of the Strategic Community Plan is now ready for Council consideration for the purposes of public advertising and comment.

Strategic Plans/Policy Implications

Local Economy

A sustainable and diverse local economy that attracts increased investment and provides local employment.

- Plan for and facilitate opportunities for local business (including home business and sole traders), local activity centres and industry to thrive.

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

- Ensure good governance through transparent and accountable, planning, processes, reporting, policy and decision making.
- Listen to, communicate, consult and engage with our residents, businesses and community in a timely, open and collaborative manner.

Budget/Financial Implications

The existing budget for the Strategic Community Plan community engagement allows for the cost of advertising for public comment.

Legal Implications

Regulation 19C of the *Local Government (Administration) Regulations* 1996 refer.

Community Consultation

The Strategic Community Plan 2020-2030 major review was undertaken in 2020. Part of the major review included extensive consultation between 2019 and 2020 to establish the community's vision, aspirations and priorities for Cockburn to 2030. Over 2,000 pieces of feedback were gathered from:

- Community Workshops
- Listening Posts
- Community Sundowner Event with residents groups
- Discussions with Reference Groups
- Online survey
- Email submissions
- Phone submissions

Amongst those that participated in the comment period, the Strategic Community Plan was well received with the majority of respondents being satisfied. These consultation results have been considered as part of the minor review process.



Risk Management Implications

If Council does not endorse the proposed changes to the plan for advertising at this meeting, there will be insufficient time for the community to review the plan before the final plan is presented to Council for adoption.

If the community do not see a draft plan and are presented with only a final plan, there may be a minor risk of reputational damage and the City will not have met the legislative requirement to annually review the Corporate Business Plan based on the amended Strategic Community Plan.

Advice to Proponent(s)/Submitters

N/A

Implications of Section 3.18(3) *Local Government Act 1995*

Nil





DRAFT

City of Cockburn **Strategic Community Plan** 2020-2030



**2030
vision**

cockburn.wa.gov.au

Cockburn the best place to be



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Acknowledgement of Country

The Mayor, Councillors and staff of the City of Cockburn acknowledge the Whadjuk Nyungar people of Beeliar boodja as the traditional custodians of this land. We pay our respect to the Elders, past, present and emerging.

Summary

The Strategic Community Plan encompasses the period 2020 to 2030.

The plan is reviewed every two years with a formal review, including community consultation, every four years.

The plan has been prepared in accordance with the Integrated Planning and Reporting Framework and Guidelines and our four sustainability themes of Governance, Environment, Society and Economy.

Community aspirations and priorities have been considered in the development of the strategic objectives contained in this Plan. The strategic objectives are grouped around the following five key outcome areas:

Local Economy	A sustainable and diverse local economy that attracts increased investment and provides local employment.
Environmental Responsibility	A leader in environmental management that enhances and sustainably manages our local natural areas and resources.
Community, Lifestyle & Security	A vibrant, healthy, safe, inclusive and connected community.
City Growth and Moving Around	A growing City that is easy to move around and provides great places to live.
Listening and Leading	A community focused, sustainable, accountable and progressive organisation.

Major projects, activities and priorities are included in the Corporate Business Plan that will help achieve the objectives of this plan.





Introduction

The Strategic Community Plan 2020–2030 sets the City’s direction and lists our strategic objectives and aspirations. It reflects the priorities of our community and builds on our history and the previous plans to shape our community. This document contains our major achievements since the last Strategic Community Plan was published four years ago, as well as the challenges we face over the next ten years. At this time our greatest challenge is the COVID-19 pandemic. This crisis has adversely affected many people and businesses in the Cockburn community. We will continue to support each other during this difficult time so we can ensure recovery from the significant economic, social and community impacts this has had.

This plan states our revised vision to make Cockburn the best place to be and includes our values which enable this vision. It lists our high level objectives under five key outcomes. We’ve included the framework and model under which we plan and the key outcomes of our community consultation. Other information such as a snapshot of what the City looks like now, how it will change over the next ten years, relevant demographic data and a statement about how we deal with risk are also included.

The heart of any community is its people. Thank you to everyone who participated in our community consultation, your feedback is both welcomed and valued.

Importantly, listening to and hearing the views of the wider community informs and helps us to work together to fulfil our vision for the future. The City looks forward to working with our community over the next ten years.

Logan K. Howlett, JP
Mayor

Your Councillors



Cr Kevin Allen
West Ward



Cr Michael Separovich
West Ward



Cr Phoebe Corke
West Ward



Cr Phil Eva, JP
Central Ward



Cr Chontelle Stone
Central Ward



Cr Tom Widenbar
Central Ward



Deputy Mayor
Lara Kirkwood
East Ward



Cr Lee-Anne Smith, OAM
East Ward



Cr Dr Chamonix Terblanche
East Ward

Our Achievements

Between 2016 to 2020



City Growth

- Completion of urban revitalisation planning strategies in Hamilton Hill, Spearwood and the Lakes
- Achieved land sales in excess of \$25M in the past 4 years
- Planning and development of Cockburn Central as our Regional Centre
- New integrated online planning application lodgement and approval delivery platform
- Creation of Business Engagement Officer position and associated business support activities
- Enhancements to the Port Coogee Marina.



Moving Around

- Completion of \$25.7M of major road and bridge projects including Prinsep Road and Verde Drive project, Spearwood Avenue road and bridge project, and Berrigan Drive and North Lake Road duplication projects
- Successful Community Connect South Campaigns – to secure \$382M funding for Armadale Road duplication and bridge
- Successful advocacy for freeway widening projects
- Successful advocacy for Aubin Grove Train Station, and Metronet Thornlie to Cockburn train line
- Continuing improvements to roads, footpaths and bicycle network.



Environmental Responsibility

- Leader across Local Government in WA in environmental health with the Your Move program
- Completed roll-out of third garden waste bin
- Establishing a 20 year contract with an energy from waste facility provider
- Continued investment in renewable energy infrastructure such as photovoltaic cells on many of the City's buildings
- New significant parks infrastructure such as the Bibra Lake Regional Playground, Coogee Maritime Trail, Manning Park stairs and Walliabup Skate Park facilities.



Community, Lifestyle & Security

- Opening of the \$109M award winning Cockburn Aquatic and Recreation Centre
- Commencement of RYDE Youth Driver education program
- Completion of new community buildings, including the Cockburn Community Men's Shed, Cockburn Bowling and Recreation Facility, Jandakot Volunteer Bushfire Brigade Facility, and Lakelands Hockey and Sporting Facility
- Finalisation of the \$200M, 15 year Community, Sport and Recreation Facilities Plan
- Development of CCTV network to include more than 450 cameras
- City's first Women's Health Expo in 2018 and first Act Belong Commit community wellbeing partnership
- Review of CoSafe mobile security service to increase patrols at peak times.



Listening and Leading

- Leader in Disability Access and Inclusion, developing a new award winning accessible corporate website
- Reviewed and improved our Community Engagement Framework and Practice
- Developed the Digital Smart City Strategy and Smart Region innovation projects.



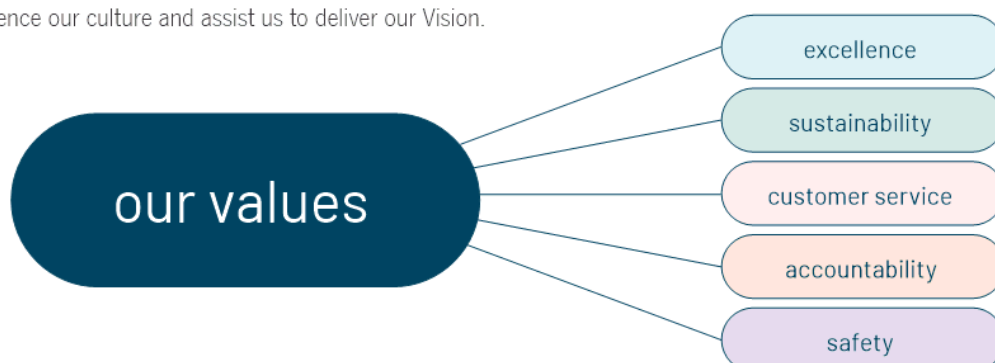
Our Vision

Cockburn the best place to be



Our Values enable our Vision

We seek to have all elected members and employees think and act according to five values. These values influence our culture and assist us to deliver our Vision.



Our Unique City

The City of Cockburn has many unique advantages, both natural and built, that make it 'the best place to be':



Local
Economy



Environmental
Responsibility



Community,
Lifestyle and
Security



City Growth
and Moving
Around



Listening
and Leading

Community Consultation Snapshot

The City undertook extensive community consultation to inform this plan (SCP) between August and November 2019.

Activities were widely advertised in print and digital mediums and information was available in a range of languages.

The consultation specifically sought feedback on:

- The City's vision
- Community priorities within each area of the current SCP
- Any new or emerging issues the City should consider.

Community Survey

Email and hard-copy surveys were sent to a random sample of 10,000 households, as well as community, recreation and cultural groups.

2,301 responses were received, representative of the City's diverse population.

Community Workshops and Listening Posts

190 people participated in face-to-face workshops, reference group meetings, one-on-one discussions and a series of 'listening posts'

60 people attended a sundowner for community and sporting groups

A total of 2,491 community members provided suggestions for the City to focus on over the next decade.



City Growth

The top three priorities identified were:

- Local employment opportunities
- Planning for the future
- Revitalisation of the City's older suburbs.

Other City Growth focus areas were:

- Managing an increase in population and housing density and the need to retain a desirable living environment
- Increasing the number of local employment opportunities, particularly for young people.



Moving Around the City

The top three priorities identified were:

- Improved public transport options, including better connected and more frequent buses
- Traffic congestion and freight movement
- Road safety.

Also important to residents were:

- Improved parking
- Cycleways
- Footpaths
- Managing the impacts of all the major roadworks.



Community, Lifestyle and Security

Residents felt security and community safety were the top priority, being three times more likely to be mentioned first in the survey than any other area.

The following priorities were seen to be equally important:

- Accessible and inclusive community services
- Recreation and leisure
- Health Services.

Cultural heritage was particularly important and second to safety for people identifying as Aboriginal.



Economic, Social and Environmental Responsibility

The top three priorities identified were:

- Sustainability
- Bushland, wetland and coastal natural area protection
- Open spaces and parks accessible to everyone.

Other priorities identified were:

- Increasing the urban tree canopy
- Climate change, which was particularly important to people under the age of 25
- Upgrading parks and local infrastructure, including those for young people.



Listening and Leading

The top three priorities identified were:

- Governance
- Community engagement and consultation
- Customer service.

Financial sustainability and asset management was also seen as a priority.

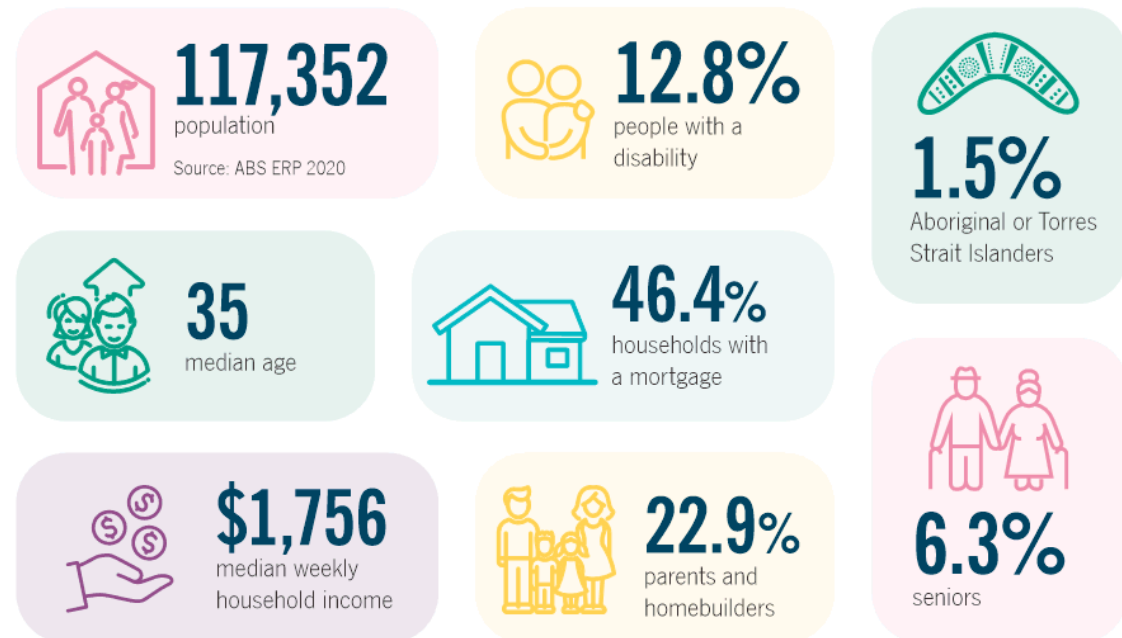


These community priorities were utilised in the development of the Strategic Community Plan 2020–2030.

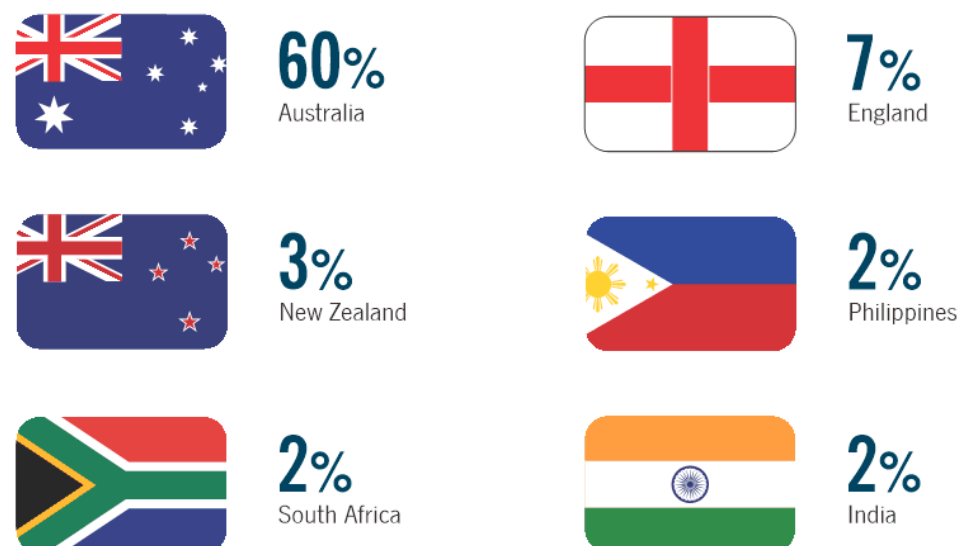


A Snapshot of our City

Based on Australian Bureau of Statistics 2016 Census data.



Cockburn is becoming more culturally diverse with 34.1 per cent of the population born overseas. The most common countries of birth are included below.



A Snapshot of a Year

Based on the City of Cockburn Annual Report 2019-20.

68,000 plants used to revegetate
4.8 hectares of degraded
bushland

61,300 visits to Comment on
Cockburn community
consultation website

8,935
jobs attended by rangers

21,097
Facebook followers

821
development
applications assessed

23%
of power for council
buildings
generated
from solar
photovoltaic
systems

5,919 tonnes
of waste diverted from
landfill and recycled

893
kilometres of
verges maintained

1.05 million
attendances at
Cockburn ARC

57.1%
of participants in the HEAL
program lost weight

\$1.45m
available via Cockburn
Community Fund

26% of power for council
buildings generated from solar
photovoltaic systems



572,908
items issues by
Cockburn libraries

231
playgrounds
maintained





Challenges Ahead

The world is experiencing unprecedented challenges caused by the COVID-19 pandemic. The emergent social and economic crisis continues to demand new and evolving responses from Local Governments. The Australian COVID-19 vaccination program is currently being rolled out in phases in accordance with advice from the Australian Government. The City will continue to support the community through this challenging situation while focusing on areas such as public health and wellbeing, support for vulnerable people, financial relief, and supporting local businesses and the economy.

Economic Challenges

Whilst Australia's unemployment rate as at March 21 is 5.6 per cent, WA's rate is the lowest in the Country at 4.8 per cent. Significant challenges remain as COVID19 pandemic continues to require lockdowns and restrictions, impeding economic recovery and increasing the need for the City to support local businesses and industry to provide local employment opportunities.

Environmental Challenges

Climate change impacts have been identified as a key factor for future planning. The City will need to be prepared for a possible rise in sea level, an increase in erosion impacts on vulnerable coastal areas, an increase in temperatures and a drying climate. The reduction of the City's tree canopy, decrease in groundwater availability and bushfire mitigation are also key challenges.

Community, Lifestyle and Security Challenges

Services to enhance safety and security, and services to support our ageing, culturally diverse and growing community, continue to be important priorities. The City will need to continue to assist the community with facilitation of responsive social support and mental health services during the pandemic.

City Growth and Moving Around Challenges

Traffic congestion will continue to be a priority area due to population growth. It is anticipated that improvements in car driving behaviour, public transport, and transport networks will reduce traffic congestion.

Listening and Leading Challenges

Financial sustainability challenges will continue, including pressure for rate capping, increasing ratepayer expectations and demand to decrease 'red tape'. Over the next ten years it is anticipated that society will go through a significant digital transformation journey which will enable new innovative products and services, drive efficiency and allow better decision making.



What we will look like by 2030

The City of Cockburn's population continues to grow with an increase of 26.4 per cent expected by 2030, resulting in 31,032 new residents and a population of almost 150,000. The greatest population change for the City of Cockburn is forecast for the period from 2022 to 2026, which is expected to have a net increase of 14,506 people. The number of children aged 0 to 4 years is expected to increase by 21.6 per cent from 8,811 in 2019 to 10,713 by 2030. The number of people aged over 65 years is expected to increase by 42.9 per cent from 13,582 in 2019 to 19,404 by 2030.

By 2031 there will be approximately 59,954 dwellings in the City of Cockburn. One and two person households will be the dominant household type, while 22.5 per cent of all households will be single person households.



Our Strategic Outcomes and Objectives

Cockburn
the best
place to be



Local Economy

A sustainable and diverse local economy that attracts increased investment and provides local employment.

Strategic Objectives	Measurements
1.1 Increased investment, economic growth and local employment	Annual value of major new developments and number of local jobs
1.2 Thriving local commercial centres, businesses and tourism industry	Satisfaction with support of local tourism
1.3 A City that is 'easy to do business with'	Local business satisfaction with interactions and support provided by the City

Environmental Responsibility

A leader in environmental management that enhances and sustainably manages our local natural areas and resources.

Strategic Objectives	Measurements
2.1 Protection and enhancement of our natural areas, parks and open spaces	Satisfaction with the City's environmental management and provision of parks and open spaces
2.2 Sustainable resource management including waste, water and energy	State of Sustainability Report
2.3 Address Climate Change	Progress against the City's Climate Change Strategy

Community, Lifestyle and Security

A vibrant, healthy, safe, inclusive and connected community.

Strategic Objectives	Measurements
3.1 Accessible and inclusive community services and facilities that enrich our community	Satisfaction with the City's provision of community services and facilities
3.2 A safe community with social connections	Satisfaction with safety and security
3.3 Our diverse cultures and heritage recognised & celebrated	Satisfaction with recognition and celebration of diverse cultures and heritage

City Growth and Moving Around

A growing City that is easy to move around and provides great places to live.

Strategic Objectives	Measurements
4.1 An attractive, socially connected and diverse built environment	Satisfaction with local area development and Cockburn as a place to live
4.2 Cockburn Central as the capital of Perth's South Metro Region	Satisfaction with development of Cockburn Central
4.3 An integrated, accessible and improved transport network	Satisfaction with the City's transport network

Listening and Leading

A community focused, sustainable, accountable and progressive organisation.

Strategic Objectives	Measurements
5.1 Best practice Governance, partnerships and value for money	Satisfaction with the City's Governance and financial sustainability
5.2 High quality and effective community engagement and customer service experiences	Satisfaction with the City's community engagement, communications and customer service
5.3 Employer of choice focusing on equity, innovation and technology	Employee satisfaction with the City as an employer that effectively embraces change, innovation and new technology

Measurement

Taking a 'Pulse' – Community and Business Surveys

To monitor community and business priorities and measure the achievement of the Strategic Community Plan objectives the City conducts annual surveys which reveal higher priorities, secondary priorities and lower priorities. They measure performance and when analysed and graphed as shown in the Community and Business Priority Windows on pages 20 and 21, show where the City should focus its efforts. The survey questions are linked to all five outcome areas and relevant strategic objectives of the Strategic Community Plan.

Key performance areas are benchmarked and compared with other Local Governments who participate in the MARKYT Community or Business Survey.

The City undertakes regular customer satisfaction surveys for key service delivery areas for measurement and improvement purposes.

Other Measures and Reporting

Corporate Business Plan

The Corporate Business Plan contains additional detail against the first four years of the Strategic Community Plan objectives. It contains information about key projects; our business as usual activities; and major resource requirements. The Annual Budget is developed from this plan.

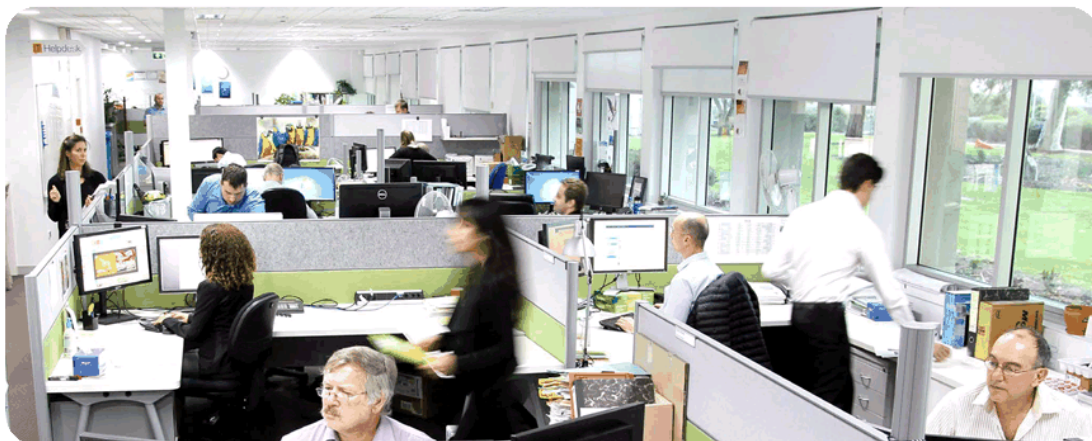
Annual Report

At the end of each financial year, a comprehensive Annual Report is published which describes our progress against the objectives of the Strategic Community Plan and Corporate Business Plan.

State of Sustainability Report

The City is a leader in sustainability and publishes an annual State of Sustainability Report. This measures progress through key areas of focus for the City: Governance, Environment, Society and Economy. This report is embedded within the City's network of corporate planning documents to form an integrated reporting platform.

The reports listed above are placed on the City's website and made available in alternative formats upon request. For current editions of these reports please refer to our website at: cockburn.wa.gov.au



Community Priorities 2021



Q. How would you rate performance in the following areas? Base: All respondents, excludes unsure and no response. (n=varies)

Q. Which areas would you most like the Council to focus on improving? Base: All respondents, excludes no response (n = 428)

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- | | |
|---|--|
| 1 Council's leadership | 24 Maintenance of local roads |
| 2 Community consultation | 25 Traffic management on local roads |
| 3 Communication | 26 Footpaths and cycleways |
| 4 Customer service | 27 Lighting of streets and public places |
| 5 Opportunities to be included | 28 Access to public transport |
| 6 Youth services and facilities | 29 Growth and development |
| 7 Family and children services | 30 Conservation and environment |
| 8 Seniors facilities, services and care | 31 Sustainable practices |
| 9 Disability access | 32 Streetscapes along major roads |
| 10 Aboriginal people, culture, heritage | 33 Streetscapes in residential areas |
| 11 Multiculturalism and racial harmony | 34 Tree planting program |
| 12 Safety, security, crime prevention | 35 Kerbside bin collection services |
| 13 Community safety patrols (CoSafe) | 36 Noise, dust and odour |
| 14 CCTV cameras | 37 Domestic animal control |
| 15 Health and community services | 38 Economic development |
| 16 Community buildings and halls | 39 Education and training opportunities |
| 17 Public toilets | 40 Cockburn Central development |
| 18 Sport and recreation | 41 Your local shopping area / centre |
| 19 Cockburn ARC | |
| 20 Playgrounds, parks and reserves | |
| 21 Library services | |
| 22 Festivals, events, art and culture | |
| 23 Local history and heritage | |

Top three community priorities are:

- Safety, security, crime prevention and CCTV management
- Playgrounds, parks and reserves
- Traffic management on local roads.

Business Priorities 2019



How would you rate performance in the following areas? Base: All respondents, excludes unsure and no response. (n=varies)

Q. Which areas would you most like the City to focus on improving? Base: All respondents, excludes no response


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* Performance Score: 0 = Terrible, 50 = Okay, 100 = Excellent

- | | |
|--|--|
| 1 Value for money | 16 Access to Broadband internet |
| 2 Council's leadership | 17 Advocacy for strategic regional projects |
| 3 How businesses are consulted | 18 Road safety and maintenance |
| 4 How businesses are informed | 19 Traffic management |
| 5 Engagement Officer | 20 Freight transport networks |
| 6 Enewsletter | 21 Parking in commercial areas |
| 7 Business in Cockburn on LinkedIn | 22 Access to public transport |
| 8 Education, training and personal development | 23 Connecting business with community |
| 9 Events, workshops and networking | 24 Encourage Corporate Social Responsibility |
| 10 Ease of doing business with City | 25 MCCC events and activities |
| 11 Economic growth and jobs | 26 Safety and security |
| 12 Attracting investors/new businesses | 27 Conservation and environment |
| 13 Support and retain existing businesses | 28 Climate change and sustainability |
| 14 Support for start-up businesses | 29 Waste collection and management |
| 15 Planning and building approvals | |

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 This information is available in
alternative formats upon request.

 Paper from responsible sources.



19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

19.1 (2021/MINUTE NO 0072) DIGITAL ASSETS

Author(s) S Downing

Attachments N/A

<p>RECOMMENDATION</p> <p>That Council RECEIVES the report.</p>
<p>COUNCIL DECISION</p> <p>MOVED Cr C Terblanche SECONDED Cr C Stone</p> <p>That the recommendation be adopted.</p> <p style="text-align: right;"><u>CARRIED UNANIMOUSLY 9/0</u></p>

Background

By email received 29 April 2021, Cr Terblanche requested a Notice of Motion be prepared as follows:

That Council requests WALGA South Metro Zone to recommend to WALGA State Council that it:

1. Investigate the possibility of Local Governments in WA utilising Digital Assets to facilitate:
 - a. Investing part of their Reserve Funds/ Investment Portfolios into the Digital Assets Market,
 - b. Accepting Digital Assets as a payment form for services and rates; and
2. Identify what changes would be required to the Local Government Act and the Local Government (Financial Management) Regulations to facilitate such undertakings

Reason

The global Digital Assets Market was estimated at USD 792.53 Million in 2019 and is expected to reach USD 5,190.62 Million by 2026. The global Digital Assets Market is expected to grow at a compound annual growth rate (CAGR) of 30% from 2019 to 2026.

World leading organisation giants like Paypal have recently announced they too will now include Digital Assets for their day-to-day financial requirements. The CEO of payments giant Paypal, Dan Schulman, has shared that the demand for Digital Assets has been “multiple-fold” of his company’s previous expectations. Paypal’s Venmo recently started rolling out Digital Assets features to enable Venmo users to buy, sell and hold Digital Assets, including bitcoin.



Digital Assets gives consumers greater choice, independence, and opportunity in people's finances.

Its decentralized, open-source nature helps "eliminate the weak points of the modern banking system by bringing access directly to consumers," Claire Lovell, Associate Director of Product Management at Gemini. This makes it easier to buy, sell, store, and trade the best performing assets of the last decade.

Submission

N/A

Report

The Local Government Act and Local Government (Financial Management) Regulations as noted below, specifically restrict Councils from investing Council's surplus cash in anything other than term deposits or government bonds.

Please also note that Council is restricted from investing in foreign currencies, with the majority of the current digital assets (crypto-currencies) being denominated in US dollars.

Local Government Act 1995, section 6.14 - Power to Invest

- (1) *Money held in the municipal fund or the trust fund of a local government that is not, for the time being, required by the local government for any other purpose may be invested as trust funds may be invested under the Trustees Act 1962 Part III.*
- (2A) *A local government is to comply with the regulations when investing money referred to in subsection (1).*
- (2) *Regulations in relation to investments by local governments may:*
 - (a) *make provision in respect of the investment of money referred to in subsection (1); and*
 - [(b) deleted]*
 - (c) *prescribe circumstances in which a local government is required to invest money held by it; and*
 - (d) *provide for the application of investment earnings; and*
 - (e) *generally provide for the management of those investments.*

Regulation 19C. Investment of Money, Restrictions on (Acts.6.14(2)(a))

- (1) *In this regulation —*
authorised institution *means:*
 - (a) *an authorised deposit-taking institution as defined in the Banking Act 1959 (Commonwealth) section 5; or*



(b) *the Western Australian Treasury Corporation established by the Western Australian Treasury Corporation Act 1986;*

foreign currency means a currency except the currency of Australia.

- (2) *When investing money under section 6.14(1), a local government may not do any of the following —*
- (a) *Deposit with an institution except an authorised institution;*
 - (b) *Deposit for a fixed term of more than three (3) years;*
 - (c) *Invest in bonds that are not guaranteed by the Commonwealth Government, or a State or Territory government;*
 - (d) *Invest in bonds with a term to maturity of more than 3 years;*
 - (e) *Invest in a foreign currency.*

Without specific legislative authority, Council is forbidden from investing surplus cash as defined into digital assets (crypto-currencies).

The second part of the matter is using digital assets (crypto currencies) for payment of bills or debts, including rates.

Whilst some Australian companies may accept bitcoin for product purchase or satisfaction of a liability, digital currencies are not legal tender. This may change if and when the Commonwealth Government legislate to regulate such currencies, or as the United Kingdom are doing, introduce their own digital currency (crypto currency).

The potential for volatility would inhibit using such digital currencies in their current format for settlement of bills such as rates.

There is a reason some serious attention needs to be given to digital currencies though (and the technology behind it, being blockchain), as digital currencies are driving a profound revolution in commerce.

All major world central banks, including the Reserve Bank of Australia, are either investigating or working on digital blockchain versions of their currencies. The People's Bank of China is furthest advanced and is testing its CBDC (central bank digital currency) right now.

That said, Local Government will not be the driver of the change, rather that will have to be the Commonwealth Government and the Reserve Bank of Australia. Until the law is changed the risk of investing surplus funds into digital currencies is ultra vires, which is not allowed.

An alternative to simply sidelining this notice of motion is to request WALGA South Metro Zone, through a Council resolution, to investigate the use of digital currency with the aim to amend the *Local Government Act 1995* and associated regulations to allow for such investments into digital currencies.

It should be noted that WALGA do not have a current position on digital currencies as it is a matter for the Commonwealth Government to legislate on.

It is the position of the Executive not to use such financial instruments due to their inherent risk and volatility nor is it a priority in relation to amendments to the Local Government Act and associated regulations.

Strategic Plans/Policy Implications

Listening and Leading

- Deliver value for money through sustainable financial management, planning and asset management.

Budget/Financial Implications

N/A

Legal Implications

As noted in the report, Council does not currently have the legal capacity to invest in digital assets, nor use them for settlement of debts. The *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996* would need to be amended to permit such use.

Community Consultation

There has been no community consultation in relation to this item.

Risk Management Implications

The digital asset class is new and to date has been shunned by central banks and commercial banks, although their use is being investigated by the RBA.

Advice to Proponent(s)/Submitters

N/A

Implications of Section 3.18(3) *Local Government Act 1995*

Nil



20. NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING

Nil

21. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY MEMBERS OR OFFICERS

Nil

22. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

Nil

23. CONFIDENTIAL BUSINESS

Nil

24. (2021/MINUTE NO 0073) RESOLUTION OF COMPLIANCE

RECOMMENDATION

That Council is satisfied that resolutions carried at this Meeting and applicable to items concerning Council provided services and facilities, are:-

- (1) integrated and co-ordinated, so far as practicable, with any provided by the Commonwealth, the State or any public body;
- (2) not duplicated, to an extent Council considers inappropriate, services or facilities as provided by the Commonwealth, the State or any other body or person, whether public or private; and
- (3) managed efficiently and effectively.

COUNCIL DECISION

MOVED Cr P Corke SECONDED Cr C Stone

That the recommendation be adopted.

CARRIED UNANIMOUSLY 9/0

25. CLOSURE OF MEETING

The meeting closed at 9.10pm.

