



3152 Spencer Brook-York Road, Burges
York
WA 6302

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of the Author

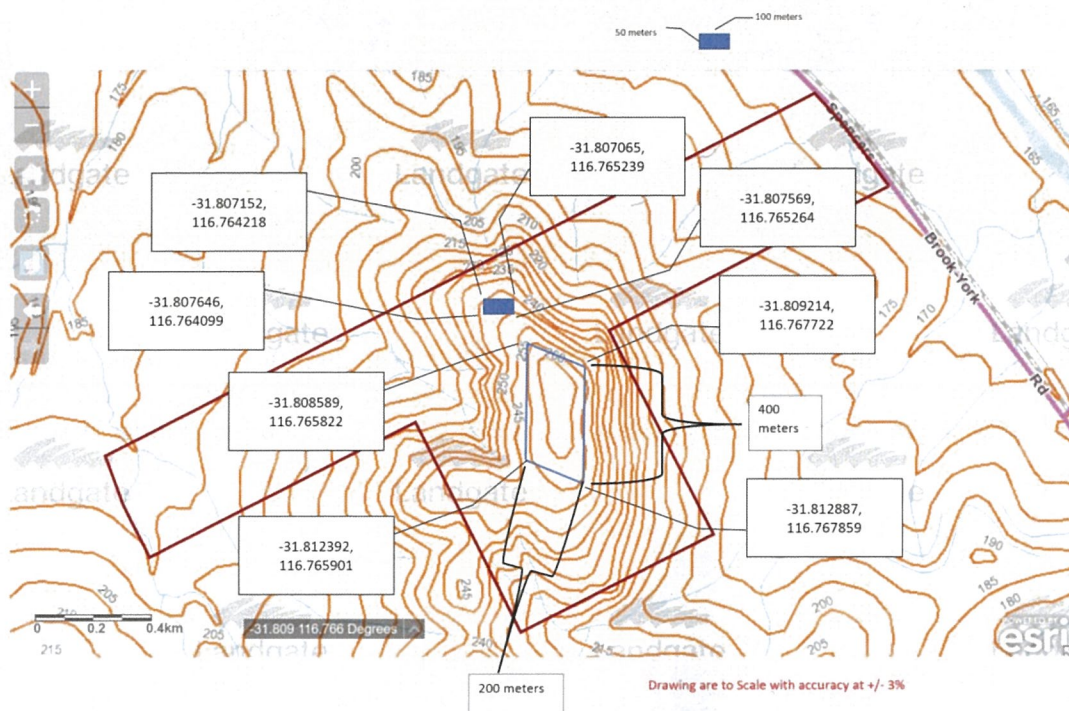
8 March 2018

Attn. Neighbours of 3152 Spencer Brook-York Road, Burges

Re: Seeking Planning Approval For Shed and Workers Lodging

I am seeking the Shire of York for approval to the following:

1. 6 Workers Lodging
2. 16x 40ft containers organised to form a shed
3. Science and Innovation AU support for Sweet Potato Growing PODs
4. Science and Innovation AU support for Olive Pots

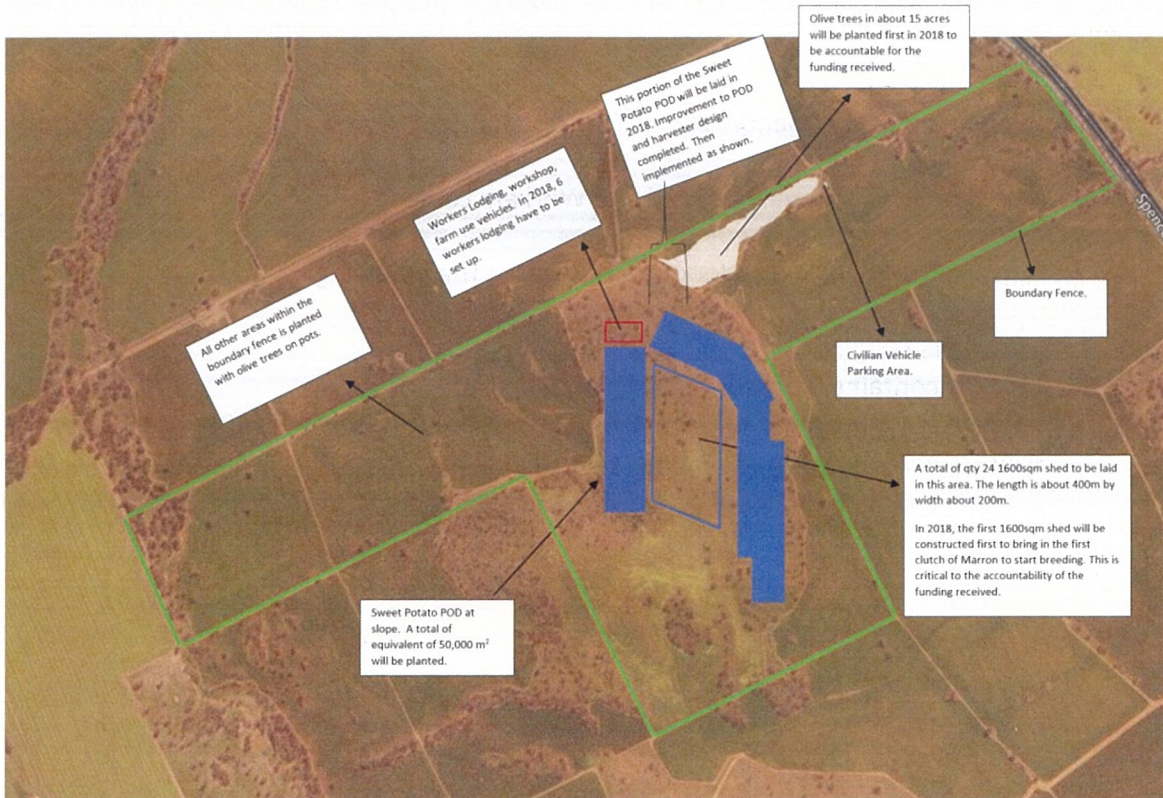


There will be six workers lodging placed within the Blue shaded area. Mainly serves as a resting place as they are required to stay overnight to attend to maintenance and emergency situations. The accommodation units are not as living quarters i.e. laundry, are not carried out here.

The shed is made up of 16x40ft containers lined up in a rectangular shape to form approximately 1600sqm shed. I am licensed to breed Marron on my property and the shed serves this purpose. These containers will be placed within the Blue polygon.

The workers lodging and shed areas will not be used for communal purposes i.e. social aspects.

I would like to make known that my projects have received funding from Science and Innovation Australia. The overall plan for my land are illustrated below and is self-explanatory.

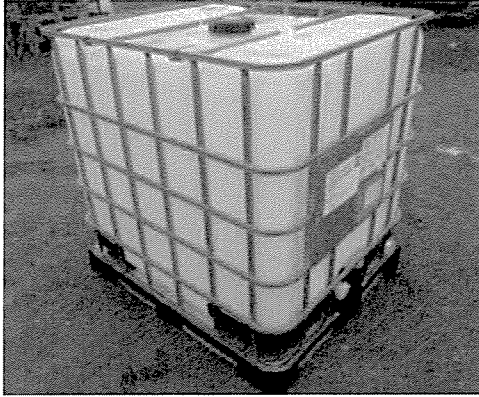


Also, to be highlighted is that the Sweet Potato Growing POD and Olive pots involves intellectual property rights and cannot be presented in this application. However, what I can provide about Sweet Potato Growing POD is that it takes in a form of a rectangular shape as shown.



The Sweet Potato Growing PODs has a surface area of about 1m by 1m and the initial height of the POD is no more than 3 meters (dimension may change during actual implantation) and occupies an area of about 50,000m².

The Olive Pots has a surface area of 1.5m by 1.5m by 1m height and it takes on the outline of a 1000litres IBC tank. Not entirely a cube. I have plan to apply for intellectual property rights to the pot design thus I cannot review any more information.



The manner in which the PODs and Pots are placed on the ground are of utmost importance thus I have plans to apply for intellectual property rights thus I cannot review any more information with regards to the pattern.

If need be please contact me and we can meet at my farm to discuss any issues you may have.

Submitted for your kind agreement please.

Thank you for your time.

Yours sincerely,

Mr Kuan Soon, Tan (Charles)
Professional Engineer, Engineers Australia
Mobile 0466407781
Email Charles.soon.tan@gmail.com

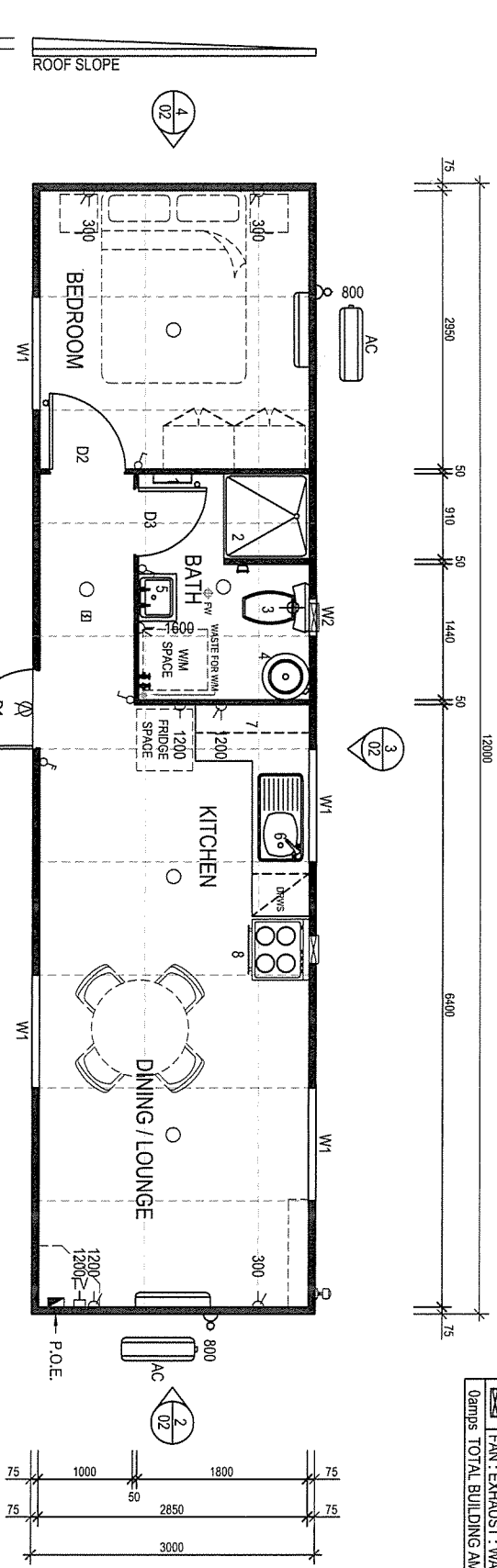
BUILDING DESIGN CRITERIA
 Wind Load - in accordance with AS 1170:2002
 REGION A, TERRAIN CATEGORY 2
 Annual Probability of Exceedance 1:500
 REGIONAL WIND SPEED - V500 = 45 m/s
 Built To: BUILDING CLASS 1b

EXTERNAL DIMENSIONS - 12.0m x 3.0m
INTERNAL DIMENSIONS - 11.85m x 2.85m = 33.77m²
BEDROOM - 2.95m x 2.85m = 8.41m²
BATHROOM - 2.40m x 1.80m = 4.32m²
KITCHEN & LOUNGE - 6.40m x 2.85m = 18.24m²

CEILING HEIGHT
 2400

FIRE LEGEND		QTY
☐	SMOKE DETECTOR : HARD WIRED - w/ BATT SUP	1
○	MISCELLANEOUS	0

ELECTRICAL LEGEND		QTY
⚡	CIRCUIT BREAKER BOARD : (POINT of ENTRY)	1
⚡	SWITCH : LIGHT : SINGLE	3
⚡	SWITCH : LIGHT : DOUBLE	1
⚡	SWITCH : LIGHT : TRIPLE	1
⚡	LIGHT : OYSTER FITTING	5
⚡	LIGHT : EXTERNAL BULKHEAD : W/PROOF	1
⚡	GPO : 10 AMP SINGLE : HEIGHT SHOWN	1
⚡	GPO : 10 AMP DOUBLE : HEIGHT SHOWN	6
⚡	SWITCH : PHOTO-ELECTRIC : (PE GELL)	1
⚡	ISOLATOR : W/PROOF : HEIGHT SHOWN	2
⚡	TELEVISION POINT	1
⚡	FAN : EXHAUST : WALL MOUNTED	2
Damps TOTAL BUILDING AMPAGE - SINGLE PHASE		



PLAN VIEW
 scale 1:50

FURNITURE SHOWN DASHED NOT INCLUDED

No.	DESCRIPTION	QTY
D1	2040i x 820w PLAIN METAL EXTERNAL DOOR c/w KEYLOCK SET	1
D2	2040i x 820w HOLLOW CORE TIMBER INTERNAL DOOR	1
D3	2040i x 720w HOLLOW CORE TIMBER INTERNAL DOOR	1
W1	1050i x 1700w HORIZ SLIDING WINDOW c/w FLVSUREN & CURTAINS	4
W2	400i x 400w FIXED VENTED WINDOW	1
AC	INVERTER SPLIT SYSTEM REVERSE CYCLE AIR CONDITIONER	2
1	400 LONG TONEL RAIL	1
2	900 x 900 FIBREGLASS SHOWER UNIT c/w CURTAIN & RAIL	1
3	TILET PAN c/w DUAL FLUSH CISTERN & PAPER HOLDER	1
4	80 LITRE ELECTRIC HWS	1
5	S.S. HAND BASIN c/w MIRROR & SHELF OVER	1
6	600 DEEP LAM. BENCH c/w CUPBDS UNDER & 930w SINGLE BOWL, S.S. SINK INSET	1
7	300 DEEP OVERHEAD CUPBOARD	1
8	UPRIGHT ELECTRIC STOVE	1

PANEL BUILDING SHORT SPECIFICATION REG A	
•	CHASSIS - STEEL BEAMS c/w GALV. JOISTS 75 x 40 GEE SECTIONS @ MAX 400 CTRS
•	FLOORING - 22mm T&G AQUATITE TERMIITE TREATED PARTICLE BOARD
•	FLOOR COVERING - 1.5mm VINYL FLOOR FINISH
•	20mm SLIP RESISTANT VINYL FLOOR FINISH c/w 10mm HIGH COVING TO WET AREAS
•	EXTERNAL WALLS - 75mm PANEL c/w 0.4mm COLORBOND cladding - refer colour schedule
•	INTERNAL WALLS - R1.8 POLYESTER INSULATION between ceiling joists with THERMALBREAK under roof sheets - TOTAL ROOF RATING R3.6
•	ROOF FLASHINGS & CORNER TRIMS - COLORBOND - refer colour schedule
•	ROOF CLADDING - SUPERBEE SHEETINGS - refer colour schedule
•	CEILING - PRE-FINISHED PLYWOOD c/w ALUMINIUM CORNICE
•	ROOF FLASHINGS & CORNER TRIMS - COLORBOND - refer colour schedule
•	DOOR FRAMES - METAL POWDERCOATED FINISH - refer colour schedule
•	INTERNAL DOOR FRAMES - ALUMINIUM POWDERCOATED FINISH - refer colour schedule

COLOUR SCHEDULE	
ROOF DECKING	- ZINCALUME
ROOF FLASHING	- DEEP OCEAN
EXTERNAL WALLS	- PAPER BARK
INTERNAL DOORS / WALLS	- SURFMAST
CEILING	- MIRAGE PEARL
WINDOWS	- DEEP OCEAN
EXTERNAL DOOR FRAME	- DEEP OCEAN
VINYL TO BATHROOM	- SLATE GREY
VINYL TO LIVING	- WOODLAND GREY
LOGOS	- YES
CUPBOARD DOOR & SIDE	- SOFT LEMON
CUPBOARD TOP & SHELVES	- WHITE
CURTAINS	- BRIGHT STEEL
SKIRTING	- GREY
PERIMETER / BASE CHANNEL	- BLACK OXIDE

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Fleetwood

HEAD OFFICE
 1240 ABERNETT RD HIGH WYCOMBE W.A. 6057
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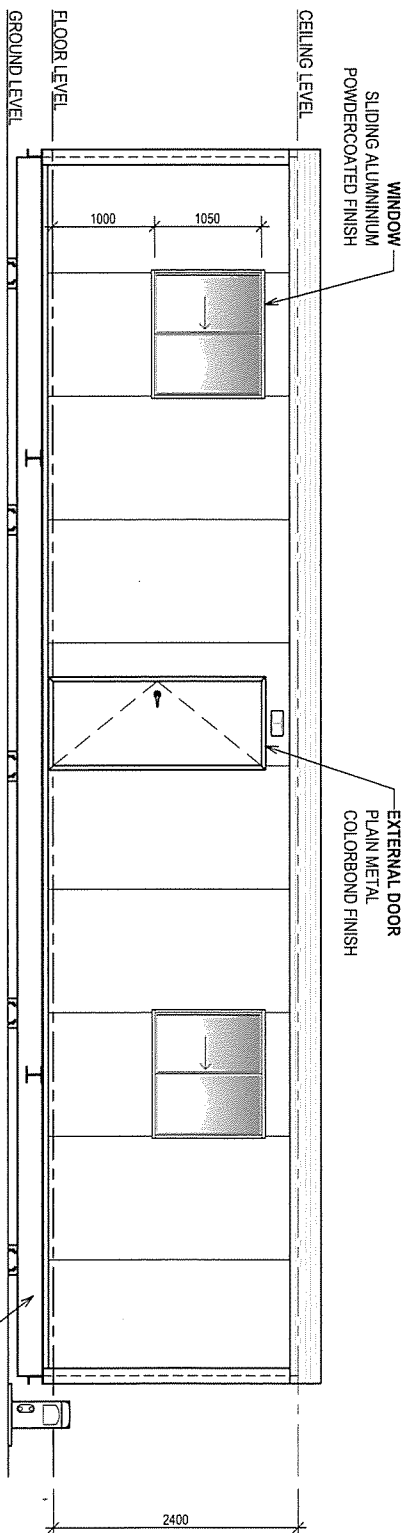
INTERSTATE BRANCHES
 DALGETY RD ALICE SPRINGS N.T. 0870 PH: 0820 5500 FAX: 0820 5511
 PH: 0952 4999 FAX: 0952 4177
 55 WATERLOO CNG RD BURTON S.A. 5170
 PH: 0820 5500 FAX: 0820 5511
 N.T. 0820 PH: 0952 4900 FAX: 0952 4988

CLIENT:
 FLEETWOOD STANDARD

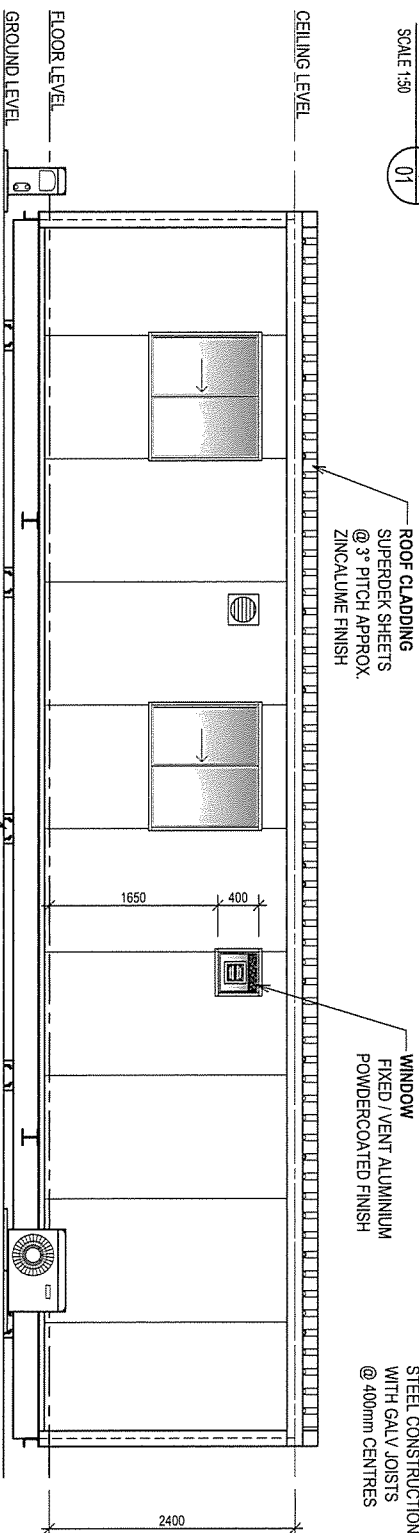
LOCATION:
 TBA

TITLE:
 1 BEDRM LIVING QTRS 12.0m x 3.0m - PLAN VIEW

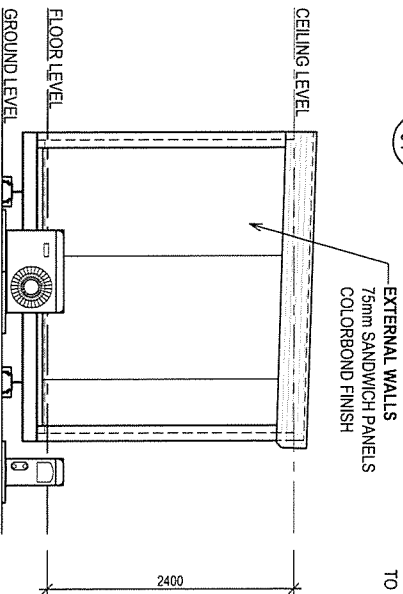
DWG No: LQ1-A-SS **JOB No:** **REV:** A **SHEET:** AS



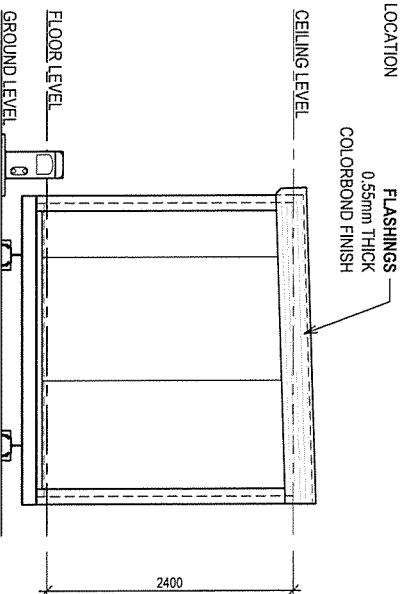
ELEVATION 1
SCALE 1:50



ELEVATION 3
SCALE 1:50



ELEVATION 2
SCALE 1:50



ELEVATION 4
SCALE 1:50

REV	DESCRIPTION	DATE	CHECKED BY:	DATE	SCALE
A	ISSUED FOR APPROVAL	00.00.00			1:50
XX					
XX					

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PH: 0280 5500 FAX: 0280 5511
58 MCKINNON RD BERRIMAH, DARWIN
PH: 0892 1699 FAX: 0952 1177
N.T. 0820 PH: 8932 4900 FAX: 0932 4888

CLIENT:
FLEETWOOD STANDARD

LOCATION: TBA
TITLE: 1 BEDRM LIVING QTRS 12.0m x 3.0m - ELEVATION
DWG No: 103 No: A
SHEET: A3

SCHEDULE OF SUBMISSIONS
P1132 – Development Application – Intensive Agriculture (Aqua-culture, olives and sweet potatoes) and Associated Structures) at Lot 102 (3152) Spencers Brook Road, Burges

SY039-04/18
APPENDIX C

No.	Submitter	Date Received	Summary of Submission	Officer's Comment
1	LS & K Parkin 17 Osnaburg Rd, York	26 March 2018	<p>Objection to aspects of the proposal:</p> <ul style="list-style-type: none"> • The proposal is a concept and does not provide adequate information to determine impact on adjoining properties; • No objection provided the applicant can supply all required environmental management plans i.e water, runoff, waste, risk management plans and demonstrates or obtains required licences and permits from fisheries. • Water Runoff from carpark and entrance road, effluent and by-products from olive oil mill waste, production using olives. • Water runoff from olive cropping and general layout of olive crops for fire and weed management; • Lack of detail regarding sweet potato pods, and concern regarding durability of IBC containers for use in sunlight, and potential plastic pollution; • Concern regarding use of black plastic sheets for water collection, and plastic pollution; • Query regarding shed, what the application is applying for, and how this will be arranged. • Concern regarding treatment of sea containers on site and negative impact on visual amenity; • Query as to whether the workers accommodation includes overnight accommodation and setback to lot boundary; • Concern regarding higher fire risk from the activity and olive trees; • Query whether the development has fulfilled the obligations for the development of a tree crop operation by completing the SEAVROC Tree Cropping application; • Bio-security and spread of varieties into adjoining properties; • Impact of spray drift from broadcast agriculture on aquaculture projects. There is no mention of barriers to reduce the effects of spray drift into the facility. • Query as to whether the licence for aquaculture has been issued for the development to proceed to this stage; • Waste disposal, access, drainage and precise location of infrastructure has not been identified in this application. 	<p>Refer council report, Agriculture Intensive is a permitted land use exempt from development approval, unless there is a works component which requires approval. In this regard the planting olive trees and use is permitted, although structures associated with the development such as sea containers, sweet potato pods and transportable units require development approval. Considerations of the application are limited to those aspects requiring development approval.</p> <p>A drainage plan to manage run-off and waste from structures will be conditioned on approval.</p> <p>A condition of approval will be included requiring submission of further detail on use of containers for sweet potato pods and use of appropriate materials.</p> <p>The applicant appears to have referred to the placement of sea containers on site as a 'shed'. The application proposes to locate 16 40 ft containers on the property in a rectangular arrangement. Containers will not be stacked, and there are no other construction works (such as a roof structure etc) proposed as part of this application. It will be a condition of approval that a site plan providing further detail on their location of minimise impacts on amenity be provided and that the containers be in a good condition and provided in a uniform colour.</p> <p>The transportable units are proposed to be used for overnight accommodation and are currently setback approximately 80m from the lot boundary. The current location is considered inappropriate to minimise impact on visual amenity and a condition of approval has been included for their relocation to an alternate location on site.</p> <p>The Shire does not currently have any tree cropping policies or application forms, and the planting of olive trees is exempt from requiring development approval.</p> <p>Refer Council Report regarding biosecurity comments from DPIRD.</p> <p>A copy of appropriate aquaculture licence being provided to the Shire and other approvals has been conditioned on approval.</p>
2	M. Cole 99 Mannavale Road, York	27 March 2018	<p>Objection to aspects of the proposal:</p> <ul style="list-style-type: none"> • Proposal has not addressed water management. Concern regarding use of black plastic for catchment and pollution, and 	<p>Refer council report, Agriculture Intensive is a permitted land use exempt from development approval, unless there is a works component which requires approval. In this regard the planting olive trees and use is permitted, although structures associated with the development such as sea containers, sweet potato pods and transportable</p>

SCHEDULE OF SUBMISSIONS
P1132 – Development Application – Intensive Agriculture (Aqua-culture, olives and sweet potatoes) and Associated Structures) at Lot 102 (3152) Spencers Brook Road, Burges

			<ul style="list-style-type: none"> • erosion from drainage; • Query regarding number of sea containers being located on site, and what structure is being erected. Concern regarding negative impact on visual amenity from Spencers Brook Road and York Sykdiving School • Insufficient detail on workers lodging plans, and whether it will be used for overnight accommodation, and why a laundry is required if it isn't to be used for permanent accommodation; • Concern regarding use of IBS containers, durability in the sun and potential to breakdown causing pollution; • Concern regarding location of aquaculture operations in proximity to broadacre agriculture and spray drift; • Lack of fire prevent and erosion control in proposal. 	<p>units require development approval. Considerations of the application are limited to those aspects requiring development approval.</p> <p>Visual amenity impacts are discussed in the Council Report. It is considered that any impacts to York Sky-diving from visual impacts in the air will be infrequent and minimal.</p> <p>The transportable units are proposed to be used for overnight accommodation and are currently setback approximately 80m from the lot boundary. The current location is considered inappropriate to minimise impact on visual amenity and a condition of approval has been included for their relocation to an alternate location on site. The applicant has provided that a laundry is provided for the short-term accommodation of staff.</p> <p>A condition of approval will be included requiring submission of further detail on use of containers for sweet potato pods and use of appropriate materials.</p> <p>Refer Council report for discussion on spray drift and consideration of bushfire.</p>
<p>3</p>	<p>Department of Primary Industries and Regional Development (DPIRD)</p>	<p>27 March 2018</p>	<p>No objection in principle</p> <ul style="list-style-type: none"> • Insufficient detail to provide informed and supportive response; • DPIRD understand that the PODs / Pots will be located on the land surface and all water leaching from this system will be captured and recycled. DPIRD also understands that rainfall from the marron sheds will be captured and stored. If this is the case, then surface water runoff and soil erosion from the site is unlikely to be an issue. • If cleaning/sterilising is required, wash down facilities may be required. DPIRD recommends if cleaning onsite occurs, the proposal should include information regarding management of liquid waste. • The proponent advised that he is licensed to breed Marron on the property and that the shed / facilities will be fit for purpose. DPIRD requests that the proponent provides the shire with details of the licence which authorises the aquaculture operation on this property and also more detail about the aquaculture operation, including a biosecurity plan, so it could be assessed by fisheries officers within DPIRD. • DPIRD notes the proposed accommodation units are short stay facilities, as opposed to a permanent residence. It is assumed that such under the Shire of York Planning Scheme No. 2's this type of ancillary accommodation is "not permitted unless such use is incidental to the predominant use as decided and approved by the local government". The placement of accommodation in a rural landscape can be a potential point of conflict with 	<p>Noted. Refer council report, Agriculture Intensive is a permitted land use exempt from development approval, unless there is a works component which requires approval. In this regard the planting olive trees and use is permitted, although structures associated with the development such as sea containers, sweet potato pods and transportable units require development approval. Considerations of the application are limited to those aspects requiring development approval.</p> <p>A drainage plan to manage run-off and liquid waste from structures will be conditioned on approval.</p> <p>A copy of appropriate aquaculture licence being provided to the Shire and other approvals has been conditioned on approval.</p> <p>The units are for short stay accommodation, although will only be used by staff in a manner similar to a caretaker. These types of accommodation are not generally considered 'sensitive land uses' requiring buffers to implemented.</p>

SCHEDULE OF SUBMISSIONS
P1132 – Development Application – Intensive Agriculture (Aqua-culture, olives and sweet potatoes) and Associated Structures) at Lot 102 (3152) Spencers Brook Road, Burges

			<p>surrounding cropping activities. Although the proponents' activities are expected to be organically certified, DPIRD recommends a vegetative buffer is included around the workers accommodation.</p> <ul style="list-style-type: none"> • In assessing the application, DPIRD suggests the shire refer to: <ul style="list-style-type: none"> <input type="checkbox"/> Western Australian Planning Commission's State Planning Policy 2.5 Rural Planning (2017) which states that the introduction of sensitive or incompatible land uses such as accommodation in rural areas can compromise rural land uses. There is a need to ensure that existing rural land uses are protected and neighbouring landholders are able to exercise their operational needs effectively and appropriately; and <input type="checkbox"/> Department of Health's Guidelines for Separation of Agricultural and Residential Land Uses - Establishment of Buffer Areas which specify a minimum separation distance of 300 metres or an adequate vegetated buffer. 	
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WARADALE FARM

BURGES SIDING, YORK WA

Postal Address: LS & J PARKIN 17 Osnaburg Rd, YORK ,WA 6302



SHIRE OF		SY039-04/18
FILE	SPI.60	APPENDIX D
OFFICER		INITIALS
Carly		
26 MAR 2018		
I165487		
REFERRED TO COUNCIL		
DATE		INITIALS

RE: PROPOSED DEVELOPMENT: LOT 102(3152) SPENCERS BROOK-YORK RD. BURGES

Dear Sir/ Madam,

We are the immediate adjoining landowners on 2 sides of the property identified above for a development application. I am also leasing the above property for broadacre agricultural purposes excepting some areas of the applicants planned development.

The development details made available for the aquaculture, olives and sweet potato projects are in our opinion a concept plan only and do not provide adequate information that may have a direct bearing upon our property. I make comment from my knowledge of the projects from being previously an agricultural educator, from incidental discussions with the applicant and of general property observations.

Whilst we do not object to the application / concept so long as the applicant can supply all required environmental management plans i.e. Water / runoff /waste etc and risk management plans and also demonstrates or obtains required licences and permits from fisheries etc before development occurs.

Following are some concerns that require to be outlined prior to acknowledging our support for the enterprises.

1) **Water runoff:**

The proposed carpark and entrance road. The carpark and entrance road are immediately adjacent and closely following our boundary for 600 meters. Our property is on the lower side, hence water runoff will need to be adequately channelled so as not to flow onto our land and cause erosion.

Effluent water and by-products, including olive oil mill waste, maybe from any potential undisclosed operation of an olive oil processing industry need to be adequately managed on site to prevent leaching and moving through the ground water aquifer or surface water movement onto our property.

2) Olive and Sweet Potato PODs

Through the restricted ability to see the design of the structures(PODs) used, it is difficult to make informed opinions as to what effect they will have upon us.

It is only through incidental discussion and general observation of the property, that I assume that there will be extended use of recycled 200 litre round containers. There is also in the application a picture of an IBC container and a sweet potato growing POD.

My concern with these items is their UV stabilisation. From my knowledge, these containers deteriorate over a period of years. The olive tree has the ability to grow and bear fruit for an extremely long time. The use of plastic containers to grow the tree in must meet the Australian Standards of UV stabilisation for products placed outside to last for the life of the project or a substantial time. Our concern is for these containers to deteriorate and the countryside be littered with plastic pieces. This may be restricted to the applicant's property, but our property is at risk of being contaminated through natural events moving them. If the design of the olive growing containers are developed around the 200 litre metal drums that are being stored on the property, they will readily breakdown and create pollution that may also spread onto our land.

The applicant has previously said that there will be plastic sheets used for water collection in hillside ravines. The product, when exposed to the elements, even with adequate UV stabilisation, deteriorates in a short time and then can possibly be moved by the natural elements up against our fences and into the property. No identification of catchment areas are shown to enable development of this issue.

SHEDS

The application states that "*a total of qty 24 1600 sqm shed to be laid out*". I read this as the applicant's aquaculture facility to involve 24 sheds, each say 40m by 40m (1600sqm). (My assumption is a single shed compiled of several containers.) How many 'sheds' or arrangements of containers are proposed? There is no indication in the application forwarded to me about the specific arrangement of these containers. Are they to be arranged in lineal, vertical, symmetrical, randomly placed, stacked or any other format? There is no indication of any appropriate treatment (eg. Uniform colour painting). The configuration of that many containers needs to be shown to assist in the suppression of having a negative visual image. It is stated that the shed will be laid out using the containers. Does this involve a covering structure and walls and have the containers positioned inside? Are all containers to be used in the one shed construction or some are used as stand-alone units for materials storage, feed etc? I am concerned that there may be an undesirable visual appearance from our landholding.

3) WORKERS LODGING

The applicant states that the *six workers lodging placed in the blue shaded area serves as a resting place to stay overnight to attend emergency The accommodation units are not as living quarters...* I do not understand the logic of this. To stay overnight and to work there during the day does indicate living in the lodging. If this facility is located in the red marked area as identified, it will need to be at an adequate distance from our boundary to allow management of the waste water and sewerage. No accurate specification is given. There could be potential pollution issues of our ground water

as there is drainage downwards to our property. We assume there will be only one living quarters container housing 6 workers and not six living containers! *(There will be six workers lodging placed...)*

4) FIRE HAZARD

This application indicates a substantial development of the property with buildings and will obviously involve a larger amount of vehicular traffic throughout the year. There will be a higher fire risk from this activity that will make our property more susceptible of being burnt. Olive trees are regarded as a significant risk in bushfires. I consider that the control equipment and facilities of a standard agricultural grazing and cropping operation to be inadequate for the planned structures and facilities. There is no indication in this proposed development regarding fire control facilities or measures.

5) TREE CROP DEVELOPMENT

We would expect the applicant has fulfilled the obligations for the development of a tree crop operation by completing the SEAVROC TREE CROPPING application. The white shaded area on the provided diagram shows the commencement of the olives in 2018 and all other areas of the whole property will be planted out. We have concerns of potential water drainage onto our land from access roadways, if there will be an adequate distance from the boundary to prevent restricted crop and pasture growth, fence damage through tree / pot movement and for a reasonable tree free width to enable fire control of the plantation.

To a less extent and looking into the longer life of the olive enterprise, no means are shown of how to reduce or prevent re-generating olive trees from going across our boundary. There is currently concern with the growth of this type of olive tree throughout the hills of country around Adelaide, South Australia after many years of having cultivated olives. They are a declared plant in that situation.

6) AQUACULTURE PROJECT

My knowledge is that all types of fish are extremely susceptible to the effects of insecticides and herbicides. The establishment of an aquaculture project in the immediate vicinity of the States prime agricultural broadacre cropping region, the Avon valley, appears to invite a high level of risk. Surrounding the property are large grain growing operations (in excess of 1000 ha) and my smaller scale (2-300 hectares) that regularly use a wide range of herbicides and insecticides in their crop management. These are applied by means of ground sprayers and aerial sprayers. There is an extreme risk of vapours reaching the identified aquaculture area. These vapours can be from uncontrolled atmospheric inversions and other natural causes beyond the management of the farmer.

We certainly do not want to allow for any possible restrictions or the banning of use placed upon the herbicides and insecticides through the positive acknowledgment of having a susceptible industry in close proximity to our operations. We currently work to the requirements of the product manufacturer, WA State environment regulations, equipment standards etc. to ensure safe use.

We, as other landowners nearby, do not want to have the inconvenience of limiting crop spraying because of adverse effects on a nearby aquaculture enterprise.

There is no mention in the application of having any barriers to reduce the effects of spray drift into the facility, such as high density planted shelter belts possibly along our boundary. We expect the applicant has fulfilled the requirements of the WA Government's Dept of PRIMARY INDUSTRY AND REGIONAL DEVELOPMENT licence for aquaculture to proceed to this stage of development. Issues of drainage, waste disposal upon ground water, precise location from our boundary of supporting infrastructure for any possible undisclosed future preparation and processing facilities, access roadways and runoff etc. have not been clearly identified in this particular application. They may have an effect on our property.

This letter to the Shire of York expresses our concerns over the proposed development application. As initially stated, the application does not include sufficient detail to enable complete comments about what effect the enterprises will have upon us as immediately adjoining neighbours.

Regards


.....
Laurie Parkin

26 MARCH 2018
.....
(Date)


.....
Jane Parkin

26 March 2018
.....
(Date)

KLK Pty Ltd T/a Jonlorrie Farms

99 Mannavale road

York WA 6302

Malcolm Cole : Manager



SHIRE OF YORK	
FILE	SPI.60618
OFFICER	INITIALS
Carly	
27 MAR 2018	
I165520	
REFERRED TO COUNCIL	
DATE	INITIALS

RE: PROPOSED DEVELOPMENT: LOT 102 (3152) SPENCERS BROOK – YORK RD . BURGES

Dear Sir / Madam

We are the immediate adjoining landholder on the southern side of the property in Question. With a common boundary of over 2.5 km. We will be the closest neighbour to the development site with less than 100 meters to some of the structures proposed.

I have no objection to development of alternative enterprises within the area of York or even this site.

I do have objections to some of the plan in this proposal and they are as follows.

1. Water management on the proposed site has not been mentioned at all. This leads me to believe that little if any consideration has been given to the effects of high rainfall on bear rocky earth. As they are higher in the landscape than our property we believe this is a large problem. Mr Kuan Soon also plans to use BLACK PLASTIC laid upon the ground to catch rainfall for the proposal. Having 4 very large sheds use for the storage of Hay on our property we know the disaster that loss black plastic can cause and as he has made no mention of this I find this unacceptable.
2. Mr Soon also plans to build sheds out of sea containers. The number he is building and true extent of this is unclear, but the impression is that it's not 1 shed that's is certain. If this is allowed what control will the shire have over the site structures and the impending visual pollution it will cause. This site is less than 2.5 km from the Skydiving school and less than 1 km from the Spencers Brook road it is very visible
3. The workers lodging has no specifications on placement, roads, earthworks, or waste and effluent management. It is clamed that because it has no laundry facility it is not for long term accommodation. If this is true, why do the plans for the accommodation have a place for a WM (washing machine) in the bath room next to the basin. It would be great if this was clarified.
4. The pods that Mr Soon plans to use to grow the Olives and Sweet Potatoes are claimed not to be Used IBS;s. It is hard to believe this as he has a large collection of used IBS and plastic and metal drums already stored on the property. If this is the product he uses, they have a very limited lifespan when in direct sunlight and once they start to break down they shatter into shards of plastic. With the possibility of this and being downstream so to speak this could impact upon use directly.
5. As we are a large scale broad acre farming operation with 5000 ha in the York shire and over 50000 ha state wide generating income and employment. I have grave concerns that a small UNTESTED aquaculture project in being proposed within 100 of a commercial farming

operation. I have no problems with the experimental nature of this proposal. I have work within CSIRO and have spent time on large commercial Aquaculture enterprises in and around Bribie Island in Queensland. None of those operations would allow a broadacre farm within 5 Km as the risk from inversion or overspray is impossible to predict. I will be supplying a list of Chemicals that may be used in our operation as an indication of the products involved.

6. Finally, we are concerned with the lack of fire prevention and erosion control listed in the proposal. As this has not been mentioned and no consideration given I can only presume it has not been deemed important.
7. LIST OF CHEMICALS this is not a comprehensive list, but a guide only attached.

Chemical Summary

Alpha Forte 250 SC
 AMS (granule)
 Atrazine 900 WG
 Aviator Xpro
 Brodal Options
 Chlorpyrifos 500EC
 Enhance
 Evergol Prime
 EzyFlo Zinc
 G Inoculant Lupins
 Garlon 600
 Gaucho 600
 Glyphosate 450 - Summer
 Glyphosate 570
 Hammer 240
 Hasten
 Intake Hi Load 500
 Intervix
 Jaguar
 LV Ester 680
 MCPA LVE 570
 Metribuzin 750
 Paraquat 250
 Paraquat 250 - Croptopping
 Propiconazole 625
 Propyzamide 900
 Prosulfocarb 800
 Raxil
 Rovral 250
 Sakura
 Select
 Sharpen
 Simazine 900 WG
 Systiva
 Talstar 250
 Transform WG
 Trifluralin 480
 Uniform
 Wetter 1000

TOTAL:



Department of
**Primary Industries and
Regional Development**

Ms. Carly Rundle
Shire of York
Senior Planner
1 Joaquina Street
YORK WA 6302
records@york.wa.gov.au

Your ref: O129707 / SP1,A60618

Our ref: LUP 344

Date: 27-Mar-18

Dear Carly,

RE: PROPOSED DEVELOPMENT: LOT 102 (3152) SPENCERS BROOK-YORK ROAD, BURGES

Thank you for the opportunity to comment on the proposed development.

The Department of Primary Industries and Regional Development (DPIRD) is committed to growing Western Australia's world class agriculture and food industries through excellence and innovation. This includes supporting Western Australia's aquaculture and horticulture industries, while maintaining their sustainability and, biosecurity and minimising adverse environmental impact.

While not objecting to the proposal in principle, the application lacks sufficient detail to make an informed and supportive response. DPIRD offers the following comments for your consideration.

DPIRD understand that the PODs / Pots will be located on the land surface and all water leaching from this system will be captured and recycled. DPIRD also understands that rainfall from the marron sheds will be captured and stored. If this is the case, then surface water runoff and soil erosion from the site is unlikely to be an issue.

This operation, being transient in its nature, consists of mobile facilities / equipment. A cleaning and sterilising phase may occur between crops (for horticulture) or harvest (for the marrons), which may require wash down facilities. DPIRD recommends that if onsite cleaning occurs, the proponent's plan should include information about the management of liquid waste.

The proponent advised that he is licensed to breed Marron on the property and that the shed / facilities will be fit for purpose. DPIRD requests that the proponent provides the shire with details of the licence which authorises the aquaculture operation on this property and also more detail about the aquaculture operation, including a biosecurity plan, so it could be assessed by fisheries officers within DPIRD.

DPIRD notes the proposed accommodation units are short stay facilities, as opposed to a permanent residence. It is assumed that such under the Shire of York Planning Scheme No. 2's this type of ancillary accommodation is "not permitted unless such use is incidental to the predominant use as decided and approved by the local government". The placement of accommodation in a rural landscape can be a potential point of conflict with surrounding cropping activities. Although the proponents' activities are expected to be organically certified, DPIRD recommends a vegetative buffer is included around the workers accommodation.

In assessing the application, DPIRD suggests the shire refer to:

- Western Australian Planning Commission's *State Planning Policy 2.5 Rural Planning (2017)* which states that the introduction of sensitive or incompatible land uses such as accommodation in rural areas can compromise rural land uses. There is a need to ensure that existing rural land uses are protected and neighbouring landholders are able to exercise their operational needs effectively and appropriately; and
- Department of Health's Guidelines for Separation of Agricultural and Residential Land Uses - Establishment of Buffer Areas which specify a minimum separation distance of 300 metres or an adequate vegetated buffer.

If you have any questions in relation to this response, please contact Greg Doncon on 9081 3117 or by email to: landuse.planning@dprid.wa.gov.au.

Yours sincerely

Pamela l'Anson
Regional Director
Central Region

Important disclaimer

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