

DP/14/00039 – APPENDIX 4

SCHEDULE OF REFERRAL RESPONSES

No.	Agency	Response Date	Summary of Submission	Planning Comment
1.	Department of Parks & Wildlife	4/3/14	<p>Requests the following conditions, if approved;</p> <ol style="list-style-type: none"> 1. Prior to the commencement of development works an environmental management plan for black cockatoos is to be prepared and approved to ensure the protection and management of the sites environmental assets with satisfactory arrangements being made for the implementation of the approved plan. 2. Measures being taken to ensure the identification and protection of any vegetation on the site worthy of retention that is not impacted by development works, prior to commencement of development works. <p>Proposals likely to have a significant impact on black cockatoo habitat are required to be referred to Commonwealth.</p> <p>Suggests that the proponent refer to the <i>Environment Protection and Biodiversity Conservation Act 1999</i> draft guidelines.</p>	Noted.
2.	Department of Water	4/3/14	<p>Conclusions and recommendations:</p> <ul style="list-style-type: none"> • There are no significant concerns with regards to the protection of water resources; • An assessment should be made of the maximum extent and height of any leachate mounding under the landfill site. • The calculations of groundwater travel times in sections 4.11.2 and 4.11.3 of the works approval need to be reviewed and verified by SITA; • If sandy gravelly material is encountered under the landfill subgrade then it will need to be replaced by low permeability clayey material to maintain a 3m deep low permeability clayey 	Additional information required.

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			<p>barrier under the landfill liner system;</p> <ul style="list-style-type: none"> • A landfill operating strategy, that includes groundwater and surface water monitoring, should be forwarded to DoW for review. • An acceptable monitoring bore network needs to be installed and monitoring should occur between the landfill, the leachate dams and 13 Mile Brook; • Additional pre-development groundwater levels and groundwater and surface water quality monitoring should be undertaken to ensure a substantial baseline data set. A comprehensive geotechnical investigation across the entire site of the landfill footprint should also be undertaken; and • Rehabilitation and revegetation of the Thirteen Mile Brook should be considered as an additional, final resort minor treatment system and general best management practice for development adjacent to degraded waters. 	
3.	Department of Environment & Regulation		No response received.	<p>Works Application currently being assessed. Officer has advised that the application will not be determined until such time the planning application has been determined.</p> <p>Officer has advised that 64 submissions were received regarding the application. DER has concerns regarding the issues raised about surface water. UPDATE REQUIRED</p>
4.	Department of Planning - Tourism	14/3/14	<ul style="list-style-type: none"> • No surrounding land is specifically zoned for tourism however Wandoo National Park abuts the site and Wambyn Nature Reserve is within the vicinity of the site. • A requirement of landfill sites is to manage noise, dust and 	Noted. Applicant has been requested a number of times to provide a pictorial depiction of the height of the finished landfill

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			<p>odour therefore these impacts are unlikely to pose an issue from a tourism planning perspective.</p> <ul style="list-style-type: none"> It is recommended that the site be considered from any major vantage points (such as tourist lookouts) that may be in the area, including its visibility from the Great Southern Highway. 	to enable a full assessment of the visual impact of the proposal from areas viewable by the public and neighbouring properties.
5.	Public Transport Authority	17/2/14	The PTA has no comment to make in this regard.	Noted.
6.	Department of Health		No response received.	
7.	Main Roads WA	27/2/14	Traffic Impact Statement has been approved and support given for the proposed new access design concept dated 20/12/13. Plans attached to response (attached at Appendix 4A of the RAR).	<p>Further enquiries with the Main Roads indicate that no assessment has been made of traffic impacts if the trucking contractor was located in or East of the York townsite and have advised further assessment would be required. Upgrades required East of the site are based on passenger and light vehicle movements.</p> <p>The majority of the submissions made comment regarding concerns about additional trucks using the highway, the decreased safety for road users and impacts on tourism.</p>
8.	Western Power	14/2/14	The planning advice you have provided has been noted in our planning database in advance of our next review of network capacity requirements.	Noted.
9.	Department of Mines & Petroleum	10/3/14	The Geological Survey of WA, on behalf of DMP, has reviewed the proposed development with response to the access and development of minerals and petroleum resources, geothermal	Noted.

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			energy and basic materials, and has no comment to make in this regard.	
10.	State Heritage Office	19/2/14	The proposed development does not appear to impact upon any place of State cultural heritage significance.	Noted.
11.	Department of Agriculture & Food	25/3/14 & 26/3/14	<p>A number of maps have been prepared using their regional scale soil-landscape mapping and interpreted land use capability assessments for the subject land and adjacent areas that provide a guide to land capability. These regional scale maps show that the area proposed for the landfill has more than 70% high land capability for annual horticulture, perennial horticulture and vines; more than 70% of the land with moderate to high capability for cropping and grazing (with cropping and grazing the current use). If approved, DAFWA recommends:</p> <ul style="list-style-type: none"> • The landfill facility requires suitable fencing to prevent the incursion of feral pigs onto the site from nearby forested areas. • A vegetated buffer around the landfill site would help prevent the drift of wind blown material from the landfill site onto adjacent farm land. 	Maps and capability of land have been considered in the assessment of this proposal, particularly with regards to consideration of the zone objectives and community concerns regarding use of productive agricultural land.
12.	Department of Fire & Emergency Services	26/2/14	Raises concerns that no consultation with DFES has occurred and that there is no comprehensive Fire Management Plan submitted with the application. Raised concerns also regarding the capacity of the local volunteer emergency services to respond to landfill fire incidents and traffic accidents.	Applicant has submitted an Emergency Procedures document. No Fire Management Plan has been prepared and no further consultation with DFES has occurred. Many submissions raised concerns regarding fire and capacity of local volunteers to response to a fire or other hazardous incident.
13.	Western Australian Planning Commission		No response received.	The draft State Planning Strategy is currently on exhibition and has been considered in the Planning

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				Assessment of this application. Scheme Amendment 50 to the York Town Planning Scheme No. 2 is before the Minister and it is understood to be hold until such time this application has been determined.
14.	Department of Aboriginal Affairs	18/2/14	There are no sites under the Aboriginal Heritage Act 1972 (AHA) within the area as depicted. In terms of the AHA there are no impediments to the proposed development.	Noted.
15.	Department of Lands		No response received.	
16.	Department of Regional Development		No response received.	
17.	Wheatbelt RDA		No response received.	
18.	Wheatbelt Development Commission	17/3/14	<ul style="list-style-type: none"> • The WDC understands that Perth will not be able to provide for all its waste management needs. • It is inevitable that the Wheatbelt will become the focus for Perth's waste management. • We also understand that Perth local governments and the private sector will want the cheapest option. • These proposals may offer economic benefits to the region in terms of employment and investment contribution, however they are potentially in conflict with the lifestyle amenity of these peri-urban areas and therefore should be carefully considered. • A proactive approach to identify suitable suites for this type of development could provide more palatable options for this development. • The WDC supports the development of private enterprise waste management services where these can demonstrate economic 	Noted. Comments supported and further considered in the Planning Assessment of this application.

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			<p>benefit to local communities and where there is no detrimental effect to the environment and potential conflict with the lifestyle amenity of the region is mitigated.</p> <ul style="list-style-type: none"> The site selection should be related to the best place to put waste based on infrastructure (such as road and rail transport), environmental impact, local government and community support, and lifestyle amenity considerations. Whilst costs must always be considered, the most cost effective option for Perth communities and private companies undertaking their waste management should not be the main deciding factor. 	
19.	Wheatbelt NRM	14/3/14	<ul style="list-style-type: none"> Response written on the assumption that best environmental management practice in accordance with relevant acts and regulatory standards will be adhered to throughout the entirety of the project life until final approval for closure by DER. These comments will only be relevant for the current proposal as Class II sanitary landfill site; a change in class or size would require a new list of recommendations. Comments provided for ground and surface water; impacts on agriculture; impacts on biodiversity; flora and fauna; and birds and feral animals. Recommends application of the precautionary principle in the decision making process to reduce negative impacts on biodiversity. Recommends an appropriately qualified and diverse advisory group be established to guide environmental risk mitigation for the site. Recommends that planning approval be subject to a comprehensive environmental management plan addressing the impacts discussed above. Recommends an effective monitoring regime be put in place and reviewed regularly to understand efficacy of risk mitigation. Recommends a biosecurity plan be developed to mitigate the 	Noted. Comments supported and further considered in the Planning Assessment of this application.

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			risk of incursions through landfill activities – so that there is a predetermined framework for responding to biosecurity incursions.	
20.	Office of the Environmental Protection Authority	14/2/14	After considering advice from relevant regulatory agencies, the EPA determined that the proposal did not require environmental impact assessment under Part IV of the EP Act as it could be adequately regulated under Part V of the EP Act.	Noted. Comments supported and further considered in the Planning Assessment of this application.
21.	Office of the Appeals Convenor		No response received.	Appeals determination has been considered in the Planning Assessment of this application.
22.	Office of Road Safety		No response received.	
23.	Waste Authority	25/2/14	Support is given to managing waste as close as possible to the point of generation to avoid associated transport impacts and to reduce the transfer of impacts associated with the landfilling of waste from one community to another. Authority providing the Minister for Environment with a Waste and Recycling Infrastructure Plan investigation report for Perth Metropolitan and Peel Region in first half of 2014 which will assist future landfill demand planning and siting considerations.	Noted. Comments supported and further considered in the Planning Assessment of this application.
24.	Shire of Mundaring	10/3/14	Identifies the State Government's Best Practice Environmental Management document section 4.1.1 regarding LG responsibility to provide a framework for development of waste management facilities, and ensuring a reliable system is maintained within a region. SoY does not have a community need for a major landfill and is therefore an unnecessary additional requirement. SoM, in combining with other LG's in the Eastern Region has fulfilled that responsibility. Additional heavy traffic travelling through SoM carting waste from Perth to SoY is detrimental.	Noted. Comments supported and further considered in the Planning Assessment of this application.

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			<p>Though the South Cardup landfill will close in 2015/2016 there is substantial capacity at other sites with the Perth area. New landfills in North Bannister has been approved and two at Dardanup.</p> <p>The WA Waste Strategy's success will be measured in increasing material recovery and reducing waste to landfill. In allowing the landfill in York without requiring SITA to demonstrate overall need or requiring investment in recovery facilities is contrary to the State's policy.</p> <p>Approval is likely to reduce the viability of proposed resource recovery projects.</p> <p>It is recommended the application be refused.</p>	
25.	Shire of Northam		No response received.	
26.	Air Services Australia		No response received.	
27.	Department of Health	14/3/14	<p>Ensure proposal is in accordance with DER's Works Approval.</p> <p>Concerns that the topography of the site suggests collected leachate and water captured by interdunal swales may discharge into the creek at the base of the landfill. The creek would in turn, find its way to the Avon River by tributary particularly during winter.</p> <p>It is recommended that the Shire seek assurances that the concern is addressed.</p>	<p>Shire is liaising with DER regarding Works Approval application.</p> <p>Department of Water has assessed the application and acknowledges that contamination of the Avon River could occur within 10 years if the landfill leaks, although this is considered a low risk.</p>
28.	Geosciences Australia	25/3/14	<p>Advised the seismicity of the proposed landfill site is at the threshold of moderate. In terms of engineering design, the application of current design and construction standards along with appropriate analysis and detailing will ensure a safe facility.</p> <p>Mapping has been provided showing earthquakes with a magnitude higher than 3.5 within the vicinity of the site over the past 50 years.</p>	<p>Noted. Information considered in assessment of proposal, matters for consideration and considering community concerns regarding earthquake risk.</p>