



Application for development approval



Owner details		
Name: Mr Daren John Currell		
ABN (if applicable):		
Address: Unit 1/52 Aussat Drive		
KIARA WA		Postcode: 6054
Phone: Work: -	Fax: -	Email: -
Home: -		
Mobile: 0400 412 658		
Contact person for correspondence: Mr Daren Currell		
Signature: 		Date: 02/07/2020
Signature:		Date:
<p><i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature.</i></p> <p><i>For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62 (2).</i></p>		

Applicant details (if different from owner)		
Name: Mrs Pauline Ellen Guest		
Address: 808 Maxfield Road (PO Box 1)		
WESTONIA WA		Postcode: 6423
Phone: Work: -	Fax: -	Email: westoniafarms@bbnet.com.au
Home: -		
Mobile: 0429 467 178		
Contact person for correspondence: Mrs Pauline Ellen Guest		
<p>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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
Signature: 		Date: 02/07/2020

Property details		
Lot No: 1122	House/Street No: 3	Location No: -
Diagram or Plan No: 170680	Certificate of Title Vol. No: 192	Folio: 57A
Title encumbrances (e.g. easements, restrictive covenants): None		
Street Name: Benson Road		Suburb: Merredin
Nearest street intersection: Telfer Avenue		

Proposed development	
Nature of Development	<input type="checkbox"/> Works <input type="checkbox"/> Use <input checked="" type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" 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: Use of existing shed for development of container refund point business Installation of bag drop receptacle	
Description of exemption claimed (if relevant): N/A	
Nature of any existing buildings and/or land use: Commercial shed/workshop with attached accommodation	
Approximate cost of proposed development: \$20,000.00	
Estimated time of completion: Operational by October 1 2020	

OFFICE USE ONLY	
Acceptance Officer's initials: Local government reference No:	Date Received:

Development Application Information Sought

- Completed application form (**mandatory**)
- Application fee (**mandatory**)

- **Three (3) sets of plans including, including site plan at a minimum scale of 1:200, showing:**
 - a) **the location of the proposed development on the property**
As described

 - b) **the position of existing buildings on the property**
As described

 - c) **the location of any other structures/fixtures on the property such as fences, septic tanks and leach drains, storage areas**
As described

 - d) **the location, type and approximate height of all trees on the site and indicate those to be retained and those to be removed**
None present

- **Front and side elevation of existing and proposed buildings on the property including height and appearance**

No structural changes are proposed to the existing building present at the site.

Security grills will be fitted on the windows of the shed and ablutions windows as security measures.

3 Benson Road in Relation to Surrounding Land Uses

The container refund point will be operating from 3 Benson Road, Merredin.

The local scheme zone for 3 Benson Road is light industry. Adjacent neighbouring properties are also zoned light industry. Across the road is the Shire of Merredin works depot, which is shown in the scheme as Public Purposes: Public Utility.

There are no private residences in close proximity.



Figure 1: Aerial View of 3 Benson Road (Image courtesy Landgate Map Viewer Plus)

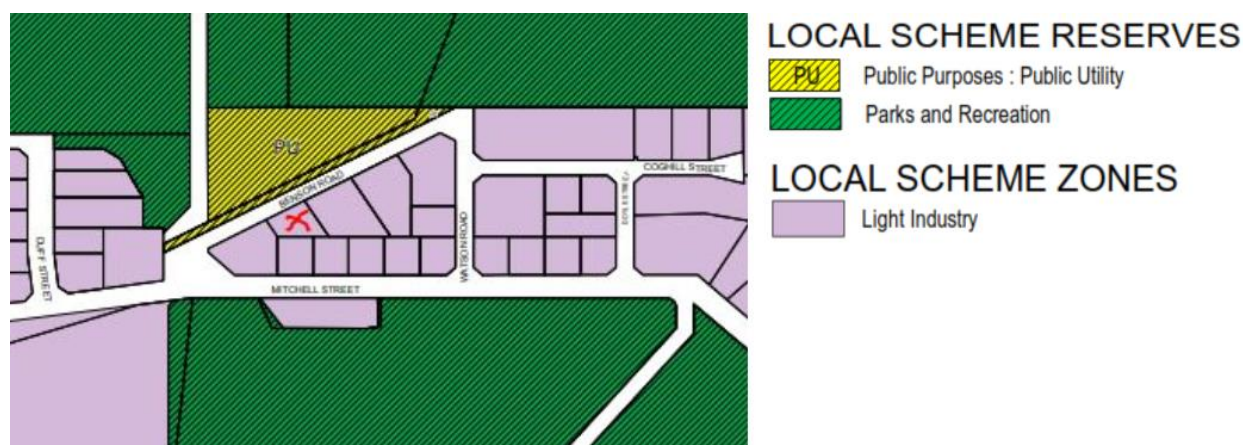


Figure 2: 3 Benson Road Town Planning Scheme Zones (Image courtesy Shire of Merredin Town Planning Scheme No. 6; Town Planning Scheme Map 8 of 12)

Property Features

The property features a 40m x 13.5m corrugated iron shed previously used as a commercial workshop style premises. Adjoining the northern end of this shed is a two-bedroom private residence area. There are three sliding doors on the western side of the shed and personal access doors on the southern and northern ends of the shed, for entry into an enclosed external storage area and the private residence area.

A 1.8m zincalume post and rail fence is present on the southern boundary. A 1.8m diamond mesh fence is present on the eastern and western boundaries of the property. The northern boundary is unfenced, which allows entry into the workshop yard. An internal 1.8m colorbond fence separates the private residence area garden from the workshop yard.

The property is not currently connected to the sewerage system, utilising septic tanks located within the footprint of the private residence garden area.

Use of Existing Building

The existing building will be used as it stands, without structural alteration.

It will be used to deliver the objectives of Containers For Change; Western Australia's new state-wide container deposit scheme that lets people cash in eligible drink containers for 10 cents each and make positive environmental change at the same time.

In WA, we use more than 1.3 billion eligible drink containers each year. With the introduction of Containers For Change, together we will:

- reduce litter and landfill;
- increase recycling;
- create jobs; and
- provide opportunities for social enterprise and benefits for community organisations.

In July 2019, the Western Australian Minister for the Environment appointed WA Return Recycle Renew Ltd (WARRRL) to the office of Coordinator of the Scheme under section 47X of the Waste Avoidance and Resource Recovery Act 2007 (WA) (Act).

Refund point operators are awarded five-year contracts to deliver the scheme in locations across WA.

Essentially, customers will bring containers to the refund point where they will be unloaded and taken inside the building. The refund point operator will count the eligible containers and provide the customer with a cash refund or an electronic funds transfer into their nominated bank account via a scheme identification number. Alternatively, containers may be dropped off at the bag drop facility for later counting or brought to site from other locations by refund point staff for counting or aggregation.

The scheme was to commence on June 2 2020 however due to impacts of COVID-19 has been delayed until October 1 2020.

What Quantities Are Expected?

The refund point will be an aggregation point which directly services the assigned communities of Merredin, Westonia, Southern Cross, Bruce Rock and Kellerberrin. Bag drop systems and direct collection of containers from commercial premises and community groups are planned within these communities by the refund point operator.

Containers from bag drop facilities and by arrangement in assigned communities will be collected by refund point staff using a utility vehicle and trailer and brought back to the refund point for counting or aggregation.

Residents of Merredin and surrounding communities will be welcomed as customers wishing to bring in containers to the Merredin refund point for cash refunds or to utilise the bag drop system.

It has been estimated by WARRRL Pty Ltd that the average Western Australian uses 4 refundable containers per day. Based on an initial rate of return of 1.5 containers per person per day the volumes at Figure 2: Estimated Container Quantities have been calculated. It is expected that in time return rates will increase, potentially up to 3 containers per person per day.

The scheme model is designed to be a sustainable one, where refund points generate income via a designated fee earned per container handled. This provides economic stability to the refund point operator and is designed to be profitable enough to result in the creation of job opportunities. More containers mean a greater income for the refund point, so it is an incentive to motivate, encourage and make it easy for the community to participate.

The Typical Customer and Impact on Site Traffic

It will take time to determine the number of customers the refund point will be servicing, however the experience by Kenny Reid, who operates refund points in Far North Queensland as AusWaste Environmental Services has indicated that the average customer brings in around 150 containers at a time. "Hoarders" who bring in a ute load at a time may bring in up to 6,500 cans at once.

Containers from Westonia, Southern Cross, Kellerberrin and Bruce Rock bag drops and direct collections will be handled by staff on weekdays. The depot will initially be open every Saturday for in person cash refunds. Opening days for in person cash refunds may be expanded in the future should demand be present.

Around 30% of the container volume for Merredin is estimated to be collected by staff from commercial locations and community groups. This leaves around 19,000 containers per week which customers will bring to the site themselves. At 150 containers per customer (low end estimate) there could be up to 130 customers (high end estimate) attending the site per week for refunds. Some may be using the bag drop and some may be arriving on foot but most will be driving vehicles.

This estimate does not account for out of town customers bringing in containers. It is very difficult to estimate their numbers at this time, with a period of operation required to understand customer behavior.

Customer behaviour will determine the amount of traffic at the site during opening hours. Anecdotes from Queensland and South Australian refund point operators indicate that 90% of refunds to individuals are cash refunds, with only 10% or so opting for electronic funds transfer deposits. As such most people will seek to attend during opening hours seeking a cash refund.

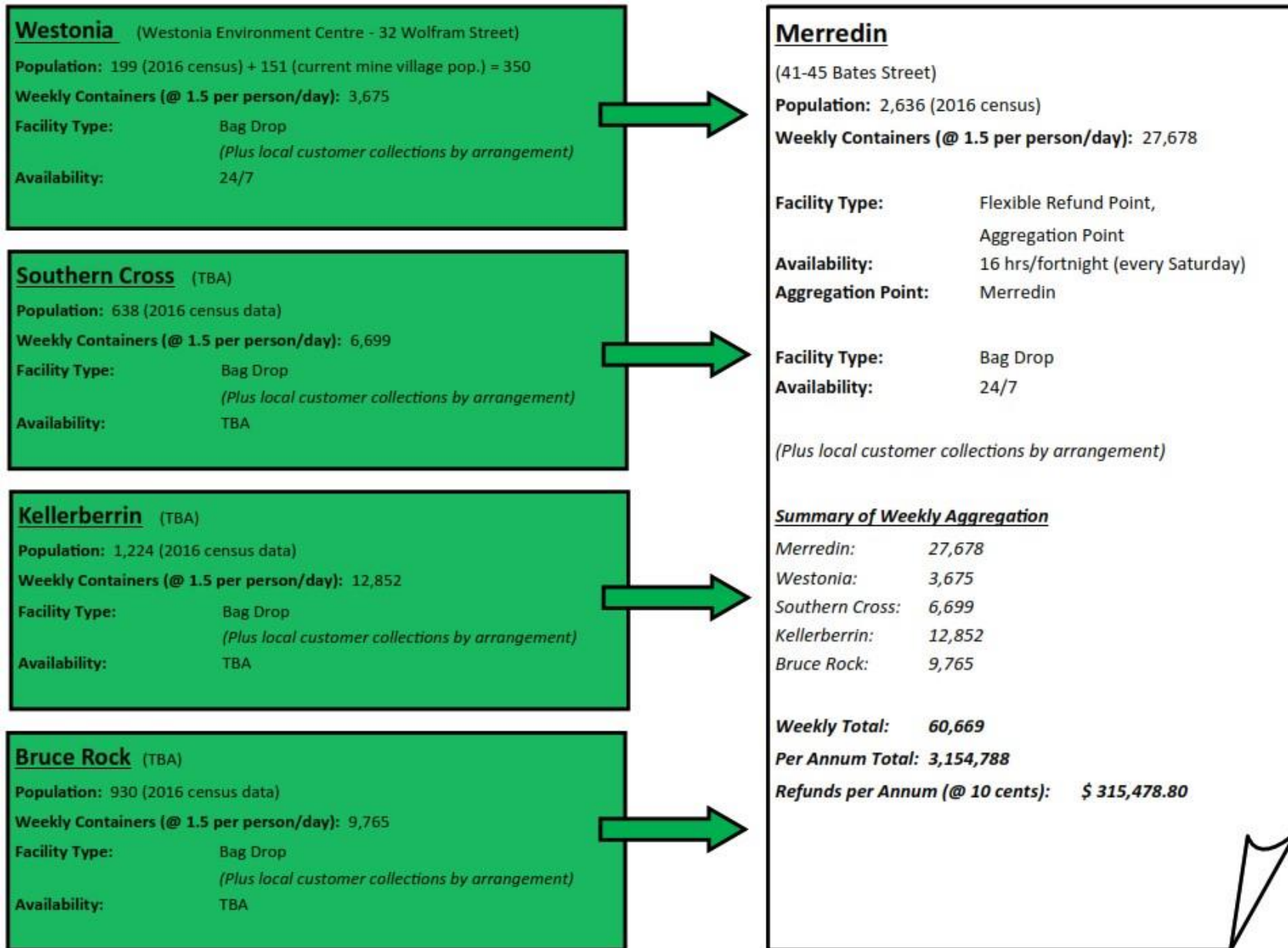


Figure 3: Estimated Container Quantities

Refund Point Cash Refunds

Customers can present at the refund point during opening hours and receive a 10c per container cash refund for all eligible containers returned.

Container Sorting

Container sorting is a transparent process and it is important that customers are satisfied with the count accuracy and the refund which they are issued. Returns of 1,500 containers or more require a statutory declaration to be completed by the customer, as an anti-fraud measure.

1. A customer will present at the site with a quantity of containers. Vehicles will arrive enter the yard and stop at the open depot door.
2. Refund point staff will unload the containers from vehicles and bring them inside to the sorting area.
3. Containers will be emptied into a sorting bench, then counted and tallied by type. Intermediate sorting containers such as lightweight plastic mesh containers or tubs are used for this process to keep the customers containers separated from those already in aggregation bulka bags/skip bins. This is so that a recount can take place should the count be disputed.
4. Any ineligible containers are set aside. Reasons for their ineligibility will be discussed, before appropriate disposal into on site recycling or general waste.
5. Container totals are entered into the electronic point of sale system and the correct cash refund is issued directly to the customer along with a receipt.
6. Containers are then emptied by staff from the intermediate sorting containers into the appropriate aggregation bulka bags/skip bins.
7. Assistance is provided by refund point staff to return or load any bags, boxes or bins to the customer/customer vehicle. The customer then departs the site as per the traffic management plan.

Off Site Cash Refunds

Cash refunds can also be provided off site where container counts are performed at the collection point. The process is similar except that containers are brought back to the refund point for aggregation. These refunds carry the same legitimacy as refunds provided at the refund point with entry required at the time of transaction into the electronic point of sale system.

Bulka Bag Container Aggregation

80cm x 80cm x 80cm bulka bags will be used to aggregate aluminium cans, plastic containers, liquid paperboard and tetrapak containers.

Glass will not be stored in bulka bags. Instead, it will be placed into a skip bin. It is difficult to estimate numbers however if 30% of received containers were glass this would leave around 40 bulka bags of containers per week to be transported. There is ample indoor capacity to store this number of bags on a week to week basis and to accommodate increased volumes.

Containers are aggregated into bulka bags by container type and tagged with a unique identification number. At collection they are loaded into a Remondis compactor truck. The bags are then compacted inside the compactor with minimal noise and taken to the processor.

Skip Bin Container Aggregation

Glass will be aggregated into a skip bin.

Initially 2 medium sized skip bins (3.0m x 2.0m x 1.5m) will be set in place. The depot has sufficient floor space and accessibility that these skip bins can be stored indoors in a secure environment. These will be swapped out as they become full. It will take a few months before West Tip can determine the best bin size for the site based on volumes.

Logistics System & Provider info

Two organisations will be providing logistics services for the removal of containers from the site.

Remondis will be servicing the site with a compactor truck for the removal of bulka bags of aluminium cans, plastic bottles and liquid paperboard. Bags will be manually loaded by Remondis staff and compacted inside the truck. The level of noise would be similar to general waste removal services provided by Avon Waste.

Glass will be removed by West Tip. They will be providing glass skips and will swap them out when full. This is a simple hook truck loading and unloading process.

It is anticipated that removal of bulka bags will occur weekly. The change out of glass skips will be less frequent, depending on return volumes.

Both organisations have been scrutinised by the WARRRL organisation evaluation panel to ensure that they meet all legislative requirements including licences to operate, OSH systems, chain of responsibility, quality standards and environmental regulations and accreditations. The point of sale system generates a shipping manifest as required for the logistics provider as part of the audit trail for container handling.

Servicing will be arranged so that it occurs on weekday business days, during accepted business hours. This means that interactions between customers and logistics providers are minimised, and staff are fully available for customer service duties while customers access the site for in person refunds, initially scheduled for every Saturday.

Point of Sale System and Audit Trail

A proven and efficient point of sale system and verifiable audit trail is an important part of the delivery of the scheme. It provides a robust system for managing customer refunds and managing received containers from the point of receipt, and throughout the transport and processing operations.

It is a key measure for prevention of fraud relating to refunds within the scheme and ensuring that all containers are properly recycled as per the scheme's legislated commitments.

Bag Drop System

A secure, lockable and fully enclosed collection structure will be constructed at the western edge of the yard, for use as a bag drop point. The metal structure will have a skillion roof construction, 2.0m high at the front (customer facing side) and 1.8m high at the rear, and 2.4m deep. The structure will be 20.0m long. It will be set back from property boundaries by a minimum of 1.0m. It will be accessible to customers at any time of day, 7 days a week.

Generally, customers place a supplied label inside their bag, or can apply a supplied stick on label identifying the customer with their container refund scheme identification number and other required information. The customer then deposits the bag into the chute. It is collected from the receptacle by the refund point operator. The containers are counted and the refund is deposited directly by WARRRL Pty Ltd into the customer's nominated account.

There are two proposed types of drop offs available at the Benson Road bag drop bin:

1. Bag, label and drop containers into a bag drop chute (can be for a personal refund or any other individual, group, or organisation with a scheme identification number); or
2. Deposit containers directly into a named local community group's donation point to donate your refund to them. These containers will be deposited as single containers and will not be bagged or labelled.

Community Group Donation Points

At the Benson Road bag drop site, we will be installing an innovative opportunity for individuals to simply donate to community groups by providing dedicated donation points for up to 15 community groups. Inclusion as one of these nominated groups will require vetting for eligibility based on purpose and operating structure, and will be subject to periodic review. Any individual will be able to simply drop containers into the collection tube for their chosen group, without the need for a separate bag or scheme identification label. Should this concept be well supported and in high demand, future consideration could be given to an additional bag drop construction along the rear (southern) boundary.

Specifications

- 150mm diameter poly tube opening (single container deposit feed)
- 1.2m x 1.2m x 1.0m internal collection container
- accessible height of 1.0m at deposit tube
- signage indicating group name and scheme identification number

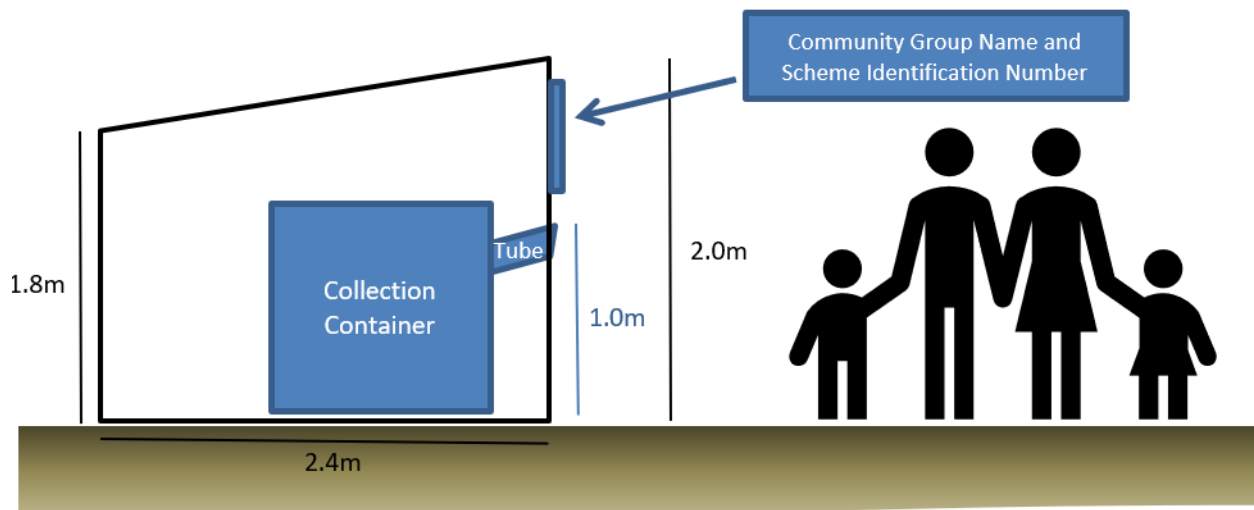


Figure 4: Community group donation point concept (not to scale)

General Bag Drop Chutes

Two drawer type chutes, similar to those found in traditional charity donation bins will be built into the bag drop construction, with 5.0m of the construction dedicated to this purpose. One chute will be at 1.5m high to maximise the collection space and the other at an accessible height of 1.0m. A guide will be integrated into the chute to direct bags to the rear and sides of the collection area, to utilise the space efficiently and to minimise breakage of glass containers.

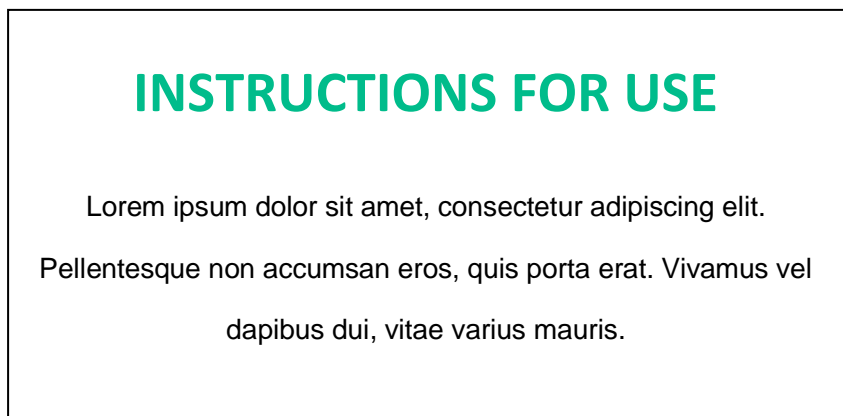
Customers will use these chutes by bagging their containers, placing a label inside or onto the bag, and then depositing the bags. The bags will be retrieved by the refund point operator, containers counted and the refund issued to the nominated bank account of the scheme identification number holder.

It is possible to list any scheme identification number, so an individual can direct a refund to their own number, that of a local group or other organisations such as the Royal Flying Doctor Service, however the individual needs to have the scheme identification number for the relevant group on hand. The refund point operator may be able to assist them to locate it.

Bag Drop Signage

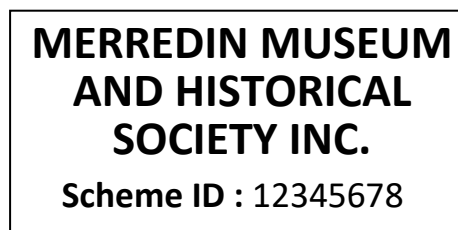
Eastern Side (Customer/Yard Facing)

Instructional signage (content to be determined based on scheme requirements and approved by WARRRL Pty Ltd) will be installed on the customer facing side of the bag drop facility. This signage will describe eligible containers and instructions for bagging and tagging container deposits.



1 x
1,200 mm x 600mm

Community Group Donation Points will have a sign at each tube chute, example below:



15 x
600mm x 300mm

The general bag drop area will feature a "Bag Drop Here" sign above each chute:



2 x
600mm x 300mm

Northern End (Street Facing)

Street facing signage will be affixed to the northern end of the bag drop construction:



1 x 1,200mm x 300mm



1 x 1,200mm x 600mm

Bag Drop Management

The bag drop area is always accessible, making it the most susceptible part of the container refund point for issues relating to security, dumping of unwanted waste and malicious damage. Various measures will be in place to manage potential issues, and the refund point operator will be responsive to issues and implement adaptive management measures as required.

Security

Lighting will be installed in the vicinity and security cameras will be in place to monitor activity at the bag drop site. The bag drop structure will be robust, lockable and fully enclosed. It will be constructed using welded steel framing and enclosed securely with light steel sheeting.

Unwanted Waste

Security cameras will be installed which will assist to identify individuals dumping unwanted waste. The instructional signage will also request that no waste is to be dumped at the bag drop area.

Customers will be advised not to leave refundable containers outside the bag drop structure as it is not secure and such containers will likely be taken by others who would wish to receive the refunds.

Odours

Unclean containers may cause unpleasant odours. To counter this, the bag drop will be emptied and counted at least once per week. Should unpleasant odours occur, it can be washed and deodorised as required.

Bag drop customers utilise their scheme identification number to receive a refund by electronic funds transfer. This means that individuals depositing unclean or malodorous containers are identified and can be contacted to provide education about

container cleanliness and acceptability. The refund point operator has the right to reject such containers or to refuse service to problematic customers, however customer education will always be the preferred option.

Collection Frequency

The bag drop will be collected and counted at least once per week. It is important that the bag drop receptacle does not become full and that refunds are issued promptly. Frequent collection also enables issues to be discovered and addressed promptly.

Responsiveness to Issues

A telephone number will be present on the bag drop instructional signage for reporting issues which require attention.

Parking and Traffic Management

Customers arriving at the site in vehicles will continue to drive on the left and stop at the depot entry. They will then be assisted by staff who will unload their bags or bins of containers and take them into the depot for counting.

A pedestrian pathway to the depot, and to the bag drop facility, will separate any pedestrians from vehicle traffic.



Figure 5: Site layout showing traffic flow (Image courtesy Landgate Map Viewer Plus)

- **Details of landscaping proposal for the property**

Remedial Site Maintenance

Weeds and debris will be removed from the property, and unused old fence posts will be removed from the property entrance.

Pathway Definition

Pedestrian routes will be defined.

- **Existing and proposed final ground level contours**

The site is previously developed, and slope across the site is negligible. No changes to ground level contours are proposed.

- **Details of the proposed method of surface water containment or disposal**

The site has been previously developed for workshop/light industrial use. No changes to surface water containment or disposal are proposed.

- **Bush Fire Attack Level Assessment (if required)**

Not applicable

- **Details on hours of operation**

The depot will be open to the public for in person refunds every Saturday from 9.00am to 5.00pm. Should future container volumes or operational demands require it, public opening hours will be expanded to include Fridays, also from 9.00am to 5.00pm.

Containers collected from the Westonia, Southern Cross, Kellerberrin and Bruce Rock bag drop sites and special pick-ups from commercial sites and community groups will be brought back to the Merredin depot on a regular basis. These activities will generally occur on weekdays.

The 3 Benson Road bag drop facility will always be accessible, so that individuals can deposit containers at any time using their scheme identification number, for counting and issuing of a refund by electronic funds transfer within 7 days.

- **Details on any associated emissions – dust/odor/noise/light etc.**

Dust Emissions

Dust emissions are not expected from the container refund process at the site, however may be possible from traffic. If dust becomes an issue action will be taken to improve trafficable surfaces to eliminate the issue.

Noise Emissions

Some noise will occur at the site due to traffic, the sound of car doors and boots opening and closing, conversation, and manual sorting of containers.

Sorting of containers will occur indoors to minimise noise originating from that activity. Sorting activities consist of emptying delivered containers into the sorting bench, intermediate sorting by container type into tubs or containers suitable for manual handling, then emptying into the aggregation bulka bags or glass skip. Once in these receptacles no further handling is required. The full bulka bags are collected and compacted within the Remondis truck, and the glass skip is swapped out by the West Tip truck. Noise is expected to be similar to that generated by regular waste collection services such as Avon Waste.

Depending on the volumes collected a truck would be expected once per week or fortnight to collect the aggregated containers in bulka bags, on weekday business days during generally accepted business hours. Glass skip collection will be less frequent but also on weekday business days during accepted business hours.

Odour Emissions

Odour emissions are not expected at the site, and the operator has the right to reject containers which are unclean or malodorous. Sorting benches will have inbuilt drainage to allow for any contained liquids to be drained and disposed of at the point of exchange. Customer education will be ongoing to reduce the receipt of such containers.

All aggregated containers will be stored indoors at the facility.

Light Emissions

Operational hours at the site are during daylight hours only, so light emissions from the building will be minor, and no more than is required for basic security measures.

Lighting will be installed at the bag drop area; however this will have no greater impact than street lighting in the area.

- **Details of any advertising/signage**

In addition to signage specified for the bag drop location, the below signage will be installed on the existing fence, near the entry to the yard. All signage is subject to approval by the WARRRL Pty Ltd, the scheme coordinator.



Figure 6: External signage

WHEATBELT *Cash* FOR CONTAINERS

1 X
4,800mm x 600mm

**OPEN SATURDAYS 9.00AM TO 5.00PM
NO APPOINTMENT NECESSARY
FOR ENQUIRIES PLEASE PHONE 0429 467 178**

1 X
2,400mm x 600mm

- **Any other information requested by Council**

Ablutions for Staff and Customers

A unisex toilet and washroom is present in the building for staff use.

An additional toilet and washroom are present in the building for customer use. This is be a unisex facility and is accessible from the sorting area.

Separate handwashing facilities are present in the sorting area, near the entrance/exit to the depot for the convenience of staff and customers for use after container handling and counting activities.

Security Measures

Security cameras will be installed around the site to monitor the location.

Lighting will be installed at the bag drop area for customer convenience and safety.

Security grills will be fitted on the shed and ablutions windows.

Litter and Dumping Abatement

Security cameras will be installed around the site to monitor the location. This will enable the identification of vehicles and individuals responsible for dumping if it occurs.

Disposal of ineligible containers in refuse bins provided by refund sites is not encouraged because it does not incentivise people to learn to only bring eligible containers, however at this site ineligible containers will be disposed of in either recycling or general waste bins provided by the refund point, so that rejected containers will not be leaving the site and as such there is a guarantee that they will not become a source of litter.

Customer education on container eligibility will be ongoing and the receipt of ineligible containers will reduce with time. Most ineligible containers will still be recyclable and will be recycled using Avon Waste as the waste service provider.

Bottle caps are required to be removed from containers however refund points are obliged to remove and retain these should they be brought in with the containers. The scheme coordinator is currently working on a recycling stream for bottle caps.

A regular inspection of the vicinity of the refund point will be conducted and any litter present will be collected. It is in the interest of the refund point to present a tidy and attractive location which customers will enjoy visiting.

Waste Management

Waste collection services will be provided at the site by Avon Waste, for general waste and recyclables. These services will cater for waste generated by the refund point, and any ineligible containers received at the refund point.

Generally ineligible containers will be recyclable, such as milk bottles, so will not be a burden to the landfill site, but from time to time litter collections in the vicinity of the refund point will generate waste which is not recyclable. This litter may or may not be as a result of the refund point being present but will be collected if it is in the vicinity no matter what the origin is.

Pest Management

The operator has the right to reject containers which are particularly unclean or malodorous. Generally, this will be because of the retention of liquids inside, which may also attract insect or rodent pests. Sorting benches will have inbuilt drainage to allow for any contained liquids to be drained and disposed of at the point of exchange.

All aggregated containers will be stored inside the facility and will not collect standing water where pests such as mosquitoes can breed.

A rodent baiting program and regular insect pest deterrent spray application will be conducted by a registered pest controller.

Site cleanliness will be kept to a high standard, and regular scheduled collection of aggregated containers in bulka bags will reduce the opportunity for pests to become established.