



15 October 2021

Mr Jason Whiteaker  
CEO  
Shire of Northam

### **PLANNING APPLICATION – 30 OLIVER STREET, NORTHAM**

Wheatbelt NRM is applying for development approval to establish a business at 30 Oliver Street, Northam.

The application relates to use of the existing premises to run a Rural Industry. The operation involves the processing and packaging of sandalwood nuts and in the longer term other native seeds.

Bulk sandalwood nuts are brought to the premises, either picked up from growers or delivered by land holders. The nuts are stored on site in bulka bags and over time processed using bespoke machinery. The nuts are shelled, cleaned, sorted and packed in 10 kg bags.

The nuts are either distributed in bulk or other products are developed. A range of food products are developed, however all food processing is carried out off site. The finished products are returned to the site and packaged for retail sale. There is no retail sale for the premises. The product is sold wholesale to retail sites across WA.

We intend to operate from an existing building. We will use the front office for office and 'clean' processing such as packing and distribution. Behind the office is 2 large shed units, each one is fully self-contained. The equipment and 'dirty' processing will occur here.

The processing is a multi-step process using a number of machines specifically made for the task.

In summary:

Step 1 – nuts come in already 'skinned', with the fruit removed. They are stored in bulka bags and then sorted into 10kg bags ready for processing

Step 2 – Machine uses a fly wheel to crack the nuts and agitate to separate shells and nuts

Step 3 – seed cleaner separates out the nuts from the 'chaff'

Step 4 – a long tumbler sorts the nuts into various sizes and removes last of the chaff

Step 5 – nuts are collected and moved to the 'clean' area of manual sorting and quality control and packing for further processing off site.



It is difficult to describe the machines as they are specifically constructed for this business. After seeing them in operation, while some noise is produced and hearing protection is necessary when working with the machinery there is limited noise travelling outside the production area. As the shed opening faces away from the residential area and on site there is a donga building shielding the opening it is not expected that the noise will reach the residential area. There is currently other industrial uses in the other sheds. The noise produced will be less than that. In any case all operations will comply with the Noise Regulations.

I have [provided short videos of the machines in operation on the USB stick submitted with this application.

Parking is available on site with 6 bays directly outside the office and an 80 square metre 'lean to' providing under cover access for deliveries.

Shared toilet facilities are provided at the rear of the site, shared with other tenants. This includes a disabled toilet.

A fire hose is located adjacent to the shed entry. It will reach all areas of the production zone. Fire control will be considered as part of the fit out.

The hours of operations will be indicatively 7am to 6pm, weekdays. However it is likely that the hours of operation will be a lot less in reality. Processing only occurs for an hour or so at a time and then the processed product is quality controlled, sorted and packaged.

Up to 6 staff will be onsite at any one time, but not full time.

Access to the property is provided through a gate and crossover from Oliver Street directly in front of the office entrance.

Currently there is no landscaping to the site except for a very tired looking garden bed at the front. We will improve this over time and given our business, we will use native Wheatbelt species to improve the amenity of the entry way.

At this stage no application for signage is being made, we will make one later as the business establishes. The purpose of the signage would be to allow for deliveries, not as advertising. This will form a later application.

Oliver Street is already a major access road to a number of industrial premises and this proposal will not add to the volume or nature of the traffic flow.

It is imagined that deliveries would be sporadic and seasonal.

Staff parking can be accommodated in the open yard area to the north of the building.

There is already industrial uses established on this site in the other shed bays. The current use does not negatively impact on the amenity of the area. This proposal is less intrusive than the existing uses on the site.

I request consideration of this application. If you have any queries in regards to the proposal please do not hesitate to contact me.

Regards

A handwritten signature in black ink, appearing to read 'RP', with a small flourish at the end.

**Rebecca Palumbo**

Operations Manager  
Wheatbelt NRM

**Additional Information submitted**

- DA Application form
- Site map
- Floor Plan
- Photos – premises
- Photos - equipment
- USB with videos