

INFORMATION SHEET

INDUSTRIAL DEVELOPMENT PROPOSALS

WHAT NEEDS DEVELOPMENT APPROVAL

Development Approval from the Shire is required for all industrial development, whether on an industrial zoned lot or not, however some industrial uses are not permitted outside of industrial zones.

A building permit is also required in most cases, before works can commence.



WHAT WE NEED TO SEE

The Shire needs to assess the impact of your proposal. The table below describes the matters that an industrial development application will need to comply with, in addition to any items on the [Form 110 - Application Form and Checklist - Commence Development \(Planning Approval\)](#)

INFORMATION REQUIRED	DETAILS	DOCUMENT TYPE REQUIRED
Setbacks - Industrial zones	10m front, 10m rear, 5m side	Show on full site plan
Setbacks - General Farming zone	20m from all street boundaries, 20m from any other boundary	Show on full site plan
Show swept paths for large vehicles relevant to use	Trucks must be able to enter, turn, & exit in forward gear. Parking/standing must be wholly within the lot.	Show on a full site plan
Car Parking	In accordance with TPS3 Appendix IIA. See Car Parking information sheet	Show on a full site plan
Landscaping	Min. 3m wide abutting all streets; and Canopy shade trees - 1 for every 4 parking spaces	Show on a full site plan
Effluent Disposal	Unsewered lots: onsite waste water disposal required that minimises nutrient discharge; waste water must not exceed 540L per 2000m ² of lot size.	Show on a full site plan, with appropriate detail in notation on plan
Storm Water Management Plan	All development applications	Show on a full site plan
Proposal details	Works, hours, staffing levels, all uses, other relevant details	Report
BAL Assessment	If development is proposed within a Bushfire Prone Area*	Report
Bushfire Management Plan or Statement	Required if a BAL assessment determines BAL-40 or BAL-FZ	Report
Acoustic Assessment	Always required other than for a permitted (P) use in the Scheme	Report
Noise Management Plan	May be required for an application other than for a permitted (P) use in the scheme.	Report

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Traffic Impact Assessment	For development outside the established Industrial Precinct	Report
Dust Management Plan	See Shire of Dardanup Dust Control Local Law	Report
Extractive Industries	Must comply with Shire of Dardanup Extractive Industries Local Law	Report
Ground Water Investigation and Management Plan	For all excavation activities and any uses with the potential to impact ground water	Report

ALL ZONES AND THE BUSHFIRE PRONE AREAS CAN BE VIEWED BY:

- Entering the Shire's mapping system by clicking: [TOWN PLANNING SCHEME](#) (accept T&Cs to enter)
- On the left hand side of the screen - 'Layers' - 'Bushfire Prone Areas' - tick - these areas will be shown purple





TELL US ABOUT YOUR PROPOSAL

The Shire encourages you to arrange a pre-lodgement meeting with Planning Officers, to discuss the proposal before finalising the application. This can help to flag any issues or additional requirements, and considerably reduce the assessment time.

PREPARING & LODGING A DA

Application forms and fees are available on the Shire's website Forms & Fees. DA applications need to include the information outlined in the checklist attached to the Application for Development Approval, and in the Regulations. This includes titles, detailed plans, and written justification for the proposal in most cases. In some instances technical reports will also be required, and depending on the complexity and type of proposal and Shire officers may request additional information during assessment.

The 'applicant' does not need to be an owner of the lot, but every owner of the lot must sign the completed application form.

LODGING AN APPLICATION FOR DEVELOPMENT APPROVAL	PAYMENT
ONLINE Applications may be emailed to: records@dardanup.wa.gov.au Documents in PDF format	 Upon receipt of your completed application, Shire officers will contact you for payment.
BY POST Applications may be posted to: PO Box 7016, Eaton WA 6232	 Cheques payable to: Shire of Dardanup PO Box 7016, Eaton WA 6232
IN PERSON Applications may be submitted to the Shire of Dardanup offices	 Payment can be made via cheque, cash or EFTPOS at reception.
Need more information or help?	 Call 9724 0000 or email planning@dardanup.wa.gov.au