



# **APPENDICES**

## **PART A**

# **ORDINARY MEETING**

To Be Held

**Wednesday, 21 November 2018**  
**Commencing at 5.00pm**

At

**Shire of Dardanup**  
**ADMINISTRATION CENTRE EATON**  
**1 Council Drive - EATON**

This document is available in alternative formats such as:  
~ Large Print  
~ Electronic Format [disk or emailed]  
Upon request.



APPLICATION FORM  
KEEPING OF BEES  
Division 7  
Shire of Dardanup Health Local Laws 2000

(Appendix ORD: 12.1A)

RECEIVED  
16 JUL 2018  
Name: \_\_\_\_\_  
Date stamp

FORM 204

Part 1 Applicant Details

Applicant Name

TRACEE SNEEL

Residential Address

13 TOGNOLINI RD  
PARADISE WA

Postal Address (if different from Residential Address)

c/o PO BOX 9213  
PICTON WA 6229

Email

Phone

Mobile

Part 2 Address where hives are proposed to be kept

Lot No

Street No

13

Street Name

TOGNOLINI RD

Suburb

PARADISE

Post Code

6230

Location of Hives (specify where the hives will be kept on the property)

CLEARED ARENA EAST SIDE TOGNOLINI RD

Part 3 If Applicant in Part 1 DOES NOT own the land in Part 2, then the Owner(s) of the land must complete

I am the Owner of the land described in Part 2 (proceed to Part 4)

I am NOT the Owner of the land (please have Owner(s) complete Part 3)

Owner(s) Name(s)

Postal Address

Email

Phone

Mobile

I/We hereby confirm that I/We are the owners of the property as described in Part 2 and I/We give consent to the applicant as described in Part 1 to keep bees (and bee hives) on this property.

Signature

Date

Signature

Date

Part 4 Hive Details

No. of hives to be kept

15-20

Species of bees (eg European Honey Bee)

European Honey Bee (Italian)

Longstroth bee hives (traditional box hives)

Flowhive

Top-Bar Hive

Other (please provide details below:

Other

**Part 5 Sale of honey**

Will the honey be sold?

Yes

No

Honey will be sold direct to the public;

Honey will be sold to a honey wholesaler/company

Applicant's Business Name (if Applicable)

Australian Business Number (ABN)

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**Part 6 Bee Keeper accreditations/qualifications**

Do you have a membership with the West Australian Apiarist Society (WAAS)?

Yes

No

WAAS Membership Number

Are you registered as a beekeeper with the Department of Primary Industries and Regional Development?

Yes

No

Registration Number

Expiration Date

Are the hives branded with a beekeeper's registration number?

Yes

No

Details

**Part 7 Hive Owner Details (if the applicant manages but DOES NOT OWN the hive/s)**

Hive Owner(s) Name(s)

Hive Owner(s) Business Name (if applicable)

Residential Address


Postal Address (if different from Residential Address)


Email

Phone

Mobile

Hive Owner(s) Beekeeper Registration Number (Department of Primary Industries and Regional Development)

**Part 8 Applicant Declaration**

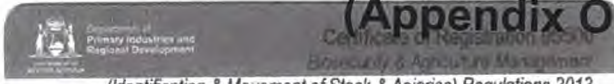
I hereby certify that the information provided on this application is true and correct.

Signature of Applicant

Date

**Part 9 INFORMATION FOR APPLICANTS**

- Applications to keep bees will be assessed in accordance with the *Shire of Dardanup Health Local Laws 2000*, the *Planning and Development Act 2005*, Town Planning Scheme, and any other relevant laws and standards.
- Assessment of applications may include advertising to surrounding neighbours. Any objections will be considered on their merits.
- Applications will be submitted Council for approval/refusal. (The applicant will be advised in writing of the outcome). If an application is approved by Council, the approval may be subject to conditions, to which the applicant must comply. Council approval may be revoked if the applicant does not comply with approval conditions.



**(Appendix ORD: 12.1A)**

*(Identification & Movement of Stock & Apiaries) Regulations 2013*

**Hive Brand**

**EXPIRY: 22-Feb-2021**

**TA SNELL  
PO BOX 9213  
PICTON WA 6229**

**Hive Brand:**

**TW3**



**WA Apiarists'  
Society**

**Tracee  
Snell**

**Single Membership**

**Member ID: 46811020**

**Renewal date: 01 Jun 2019**

Bee hives - 13 Tognolini Road, Paradise

Main group of hives





Our Ref: HAP-R0562922  
NN: kh  
☎: 9724 0340  
[neil.nicholson@dardanup.wa.gov.au](mailto:neil.nicholson@dardanup.wa.gov.au)

6 September 2018

Mr & Mrs Cosimo and Maria Cordi  
280 Damiani Italiano Road  
Paradise, WA 6236

Dear Mr and Mrs Cordi,

**RE: APPLICATION TO KEEP BEE HIVES – LOT 221 (NO. 13) TOGNOLINI ROAD, EATON**

The Shire of Dardanup has received an application to keep 15 to 20 bee hives at 13 Tognolini Road, Paradise.

The applicant has membership with the West Australian Apiarist's Society (WAAS), and the hives are registered with the Department of Primary Industries and Regional Development.

The attached site plan shows the location of the hives.

The application is being assessed under the *Shire of Dardanup Health Local Laws 2000*. As part of this process, the proposal is being referred to surrounding landowners and land occupiers prior to determination.

You are invited to submit any comments you may have on the proposal by **4pm, Wednesday 10 October 2018**.

We request comments be made by email to [records@dardanup.wa.gov.au](mailto:records@dardanup.wa.gov.au). Please include 'ATT: Environmental Health Services' in the heading of the email.

If you do not have access to email, written submissions can be made in person at the Shire's Offices at **3 Little Street, Dardanup** or **1 Council Drive, Eaton**, or by post to:

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON, WA 6232

If you have any enquiries, please contact Neil Nicholson, Principal Environmental Health Officer (08) 9724 0340 or [neiln@dardanup.wa.gov.au](mailto:neiln@dardanup.wa.gov.au).

Yours sincerely



**MR NEIL NICHOLSON**  
Principal Environmental Health Officer

Enc: Site Plan – Location of Bee Hives – 13 Tognolini Road, Paradise



Our Ref: HAP-R0563269  
NN: kh  
☎: 9724 0340  
[neil.nicholson@dardanup.wa.gov.au](mailto:neil.nicholson@dardanup.wa.gov.au)

6 September 2018

Mr & Mrs Adam and Samantha Wroe  
286 Waterloo Road  
Waterloo, WA 6228

Dear Mr and Mrs Wroe,

**RE: APPLICATION TO KEEP BEE HIVES – LOT 221 (NO. 13) TOGNOLINI ROAD, EATON**

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EATON, WA 6232

If you have any enquiries, please contact Neil Nicholson, Principal Environmental Health Officer **(08) 9724 0340** or [neiln@dardanup.wa.gov.au](mailto:neiln@dardanup.wa.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Neil Nicholson', written in a cursive style.

**MR NEIL NICHOLSON**  
Principal Environmental Health Officer

Enc: Site Plan – Location of Bee Hives – 13 Tognolini Road, Paradise

Our Ref: HAP-R0563271  
NN: kh  
☎: 9724 0340  
[neil.nicholson@dardanup.wa.gov.au](mailto:neil.nicholson@dardanup.wa.gov.au)

6 September 2018

Beverley Valli  
36 Tognolini Road  
Paradise, WA 6236

Dear Beverley,

**RE: APPLICATION TO KEEP BEE HIVES – LOT 221 (NO. 13) TOGNOLINI ROAD, EATON**

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Yours sincerely

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**MR NEIL NICHOLSON**  
Principal Environmental Health Officer

Enc: Site Plan – Location of Bee Hives – 13 Tognolini Road, Paradise

Our Ref: HAP-R0563272  
NN: kh  
☎: 9724 0340  
[neil.nicholson@dardanup.wa.gov.au](mailto:neil.nicholson@dardanup.wa.gov.au)

6 September 2018

Phillip Tognolini  
39 Tognolini Road  
Paradise, WA 6236

Dear Phillip,

**RE: APPLICATION TO KEEP BEE HIVES – LOT 221 (NO. 13) TOGNOLINI ROAD, EATON**

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Yours sincerely

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**MR NEIL NICHOLSON**  
Principal Environmental Health Officer

Enc: Site Plan – Location of Bee Hives – 13 Tognolini Road, Paradise

# **DRAFT Urban Beekeeping Code, to be recommended by the Western Australian Apiarist Society (WAAS), for all Local Government areas in WA**

## **1. Introduction**

*Beekeeping is becoming increasingly popular in cities, towns and suburbs. The number of new hobby beekeepers has increased dramatically with the invention of the 'Flow Hive'. This document applies equally to the keeping of bees in conventional hives and to the keeping of bees using the Flow Hive.*

*Beekeeping provides honey for home consumption, enjoyment in watching bees and learning all about them and the opportunity to join an amateur beekeeping group. In general, the term beekeeping refers to the keeping of European Honey bees (*apis mellifera*). This Code is written referring only to that species of bee. WAAS does not purport to have any expertise or knowledge about any of the native Australian bee species.*

*European honey bees can and will sting when threatened or under duress. Stings are painful and can cause distress to the recipient of the sting. It is intended that this Code forms the prescription for harmonious cooperation between beekeepers and other land occupiers. The proper and responsible management of bees will ensure there is no undue impact on the community. In that way bees can be kept by hobby beekeepers without the need for any control other than registration with the state agricultural authority. Compliance with the Code will ensure that the keeping of honey bees does not have a negative impact on people, property, domestic animals or native fauna.*

*In Western Australia there are fewer serious incidents caused by bee stings per year than there are serious incidents caused by dog bites.*

*The purpose of this document is to form a reference and standard for the management of amateur beekeeping in Western Australian urban and suburban areas. Its intended uses include:*

- giving the community confidence in the safety of beekeeping activities;*
- helping local government and regulatory bodies to establish uniform controls;*
- providing a standard against which any complaints can be resolved; and*
- providing a standard with which beekeepers should comply.*

*In preparing this document, we have reviewed the Codes of Practice published by the relevant authorities in QLD, NSW, ACT and VIC and a Code of Practice produced by the Southern Beekeepers Association Inc of Tasmania. We have also referred to research by the City of Subiaco (its Beekeeping Local Laws Summary 2016) and a submission by Alan Langridge to the City of Wanneroo also in 2016.*

## **2. Definitions**

### **Apiarist / Beekeeper -**

a person keeping bees.

### **Honeycomb-**

removable frames containing wax cells which house honey, pollen, and/ or brood (eggs, larvae, pupae).

<p><b>Apiary-</b> a place where honey bees are kept in hives.</p> <p><b>Apiculture / Beekeeping-</b> the management of beehives.</p> <p><b>Beehive / Hive-</b> modular framed housing for a honey bee colony, which normally contains either a nucleus colony or a standard size colony.</p> <p><b>Bee sting-</b> injury sustained and inflicted by the venom from a honey bee worker.</p> <p><b>Colony-</b> a family of bees: workers, a queen and drones</p> <p><b>Feral bee colony-</b> a colony of bees which has its nest in a place other than a beehive, e.g. a hollow tree</p> <p><b>Flight path-</b> the distinct route taken by many bees leaving from or returning to their hive.</p> <p><b>Foraging bees-</b> bees seeking out supply of water or feed; bees naturally forage flowers for nectar and pollen supplies.</p>	<p><b>Honey flow-</b> the gathering of nectar from flora by honey bees.</p> <p><b>Honey extraction-</b> the removal of honey from combs.</p> <p><b>Honey super-</b> a super which is full of honey</p> <p><b>Pollination-</b> the transfer of pollen by honey bees from anthers to stigmas of flowers for the purpose of plant fertilisation.</p> <p><b>Robber bees-</b> bees attempting to access stored or spilt honey, or honey in another hive.</p> <p><b>Sticky super-</b> A super from which most of the honey has been extracted, and which contains honey residue</p> <p><b>Super-</b> box containing frames, placed above the bottom or brood box of a hive.</p> <p><b>Swarm-</b> cluster or flying mass of honey bees</p> <hr/>
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### 3. Requirement to Register

All beekeepers in Western Australia are required to register with the Department of Agriculture and Food (DAFWA). That requirement exists for amateurs with one or more conventional hives or Flow Hives, just as it exists for professional beekeepers. The registration process is inexpensive and registration forms are available on the department's web site ([www.agric.wa.gov.au](http://www.agric.wa.gov.au)). Upon registration the beekeeper is issued with a unique identifying brand with which they are obliged to mark every hive. Registration must be renewed annually for as long as the beekeeper keeps bees.



## 4. Applicable Legislation

In WA, beekeeping must be carried out in accordance with the Biosecurity and Agriculture Management (Identification and Movement of Stock and Apiaries) Regulations. This is legislation which applies state-wide.

In addition, most local authorities have by-laws which cover beekeeping locally; these are available from individual councils, but are generally not uniform.

One of the goals of this Beekeeping Code is to encourage uniformity across all local authorities in the by-laws governing beekeeping. Very few Local Authorities employ inspectors or decision-makers with beekeeping expertise. This Code establishes the principal criteria which all beekeepers should follow, thereby relieving Local Authorities of the need to have in-house expertise.

## 5. Beekeeping Groups

In WA, the peak beekeeping body is the Bee Industry Council of Western Australia (BICWA). Its members are the various professional beekeeping associations plus the Western Australian Apiarists Society (WAAS).

WAAS has a membership of mainly amateur and hobby beekeepers with a few commercial beekeepers. Urban beekeepers are strongly encouraged to join the WAAS in order to benefit from its educational events promoting good beekeeping practices (consistent with this Code). The society holds many events plus beekeeping courses, field days and monthly meetings with opportunities to learn from visiting speakers and to socialize with other beekeepers (both experienced and novice).

## 6. Swarms and Bee Enquiries

Swarming is a natural occurrence, primarily in spring and early summer. Members of the public concerned about a swarm of bees usually contact the local authority, many of which keep a list of beekeepers willing to capture and remove swarms.

The WAAS web site also lists names and contact details of beekeepers who are available for swarm collection ([www.waas.org.au](http://www.waas.org.au)).

Some individuals nominate a charge for this service.

Refer to the item below for notes on the control of swarming.

## 7. Urban Considerations

### 7.1 Hive Densities

One of the primary controls to minimize the potential conflict between people and bees is to manage the density, or concentration, of hives in urban and suburban areas. The table below gives the recommended numbers of hives per allotment, assuming that the beekeeper, is registered and also observes the other

recommendations in this Code such as heights of barriers at boundaries, working hives in fair weather, etc.

This table complies with the National Best Management Practice for Beekeeping in the Australian Environment (from the Australian Honey bee Council) with reduced numbers for small allotments to further reduce the chance of nuisance complaints in higher density urban areas.

Allotment area	Maximum Number of Hives
up to 400 m <sup>2</sup>	1
400-1000 m <sup>2</sup>	4
1000-2000 m <sup>2</sup>	8
2000-4000 m <sup>2</sup>	16
>4000 m <sup>2</sup> , if urban zoned	Seek advice from WAAS
For hives on rooftops:	Seek advice from WAAS

At certain times of the year, e.g. when splitting hives, some additional hives should be permitted for short periods.

It should be noted that these are recommended maximum hive numbers; the configuration of surrounding dwellings and their surroundings, including gradients of terrain, will influence the actual suitable maximum number of hives on a particular block of land. The flight path to and from hives will also need consideration.

## 7.2 Hive Placement & Barriers

Correct placement of hives is a most important consideration for responsible beekeeping in urban situations. The hives must be in a dry, quiet area of the allotment, out of sight from roads and footpaths. That normally will mean in rear gardens and not in front gardens. Position the hive so that it is approached from the side or rear and will be maintained from the side or rear.

Hives should not be placed within 3m of a neighbouring property, unless a solid fence or impenetrable plant barrier, not less than two metres high, forms the property boundary. Note that most local authorities in Western Australia require specific approval be obtained for fences more than 1.8m high.

Separate hives similarly from roads and footpaths and outdoor eating areas on the allotment, doors and openable windows of buildings.

Face the entrance of the hives in such a direction that bees fly across your property before crossing a boundary. If this cannot readily be done, consider placing barriers along the boundary. These can be in the form of hedges or shrubs, or instant barriers consisting of shade cloth fixed to a trellis, high enough to ensure that bees crossing the boundary are well above head height. Bees will then fly up and over these structures and should not worry neighbours.

Hives are best positioned with the hive entry facing North-East and will need ample winter sunshine (full sun if possible) to minimize the risks of diseases such as Nosema and Chalkbrood. Shading during summer can be provided using shade cloth structures or similar.

Position hives with adequate space for their maintenance. A space of a minimum 1m wide will be needed along one side of the hive and a minimum of 60cm wide along the opposite side. A space approximately 1.5m wide is needed behind the hive and the bees will need at least 30cm clear (preferably 50cm) in front of the hive entry. In total these dimensions mean that the hive and the working area around it will total about 2.5m by 2.1m.

Avoid placing bee hives within paddocks used by horses, cattle and other large animals, unless the hives are in a fenced off area. This is to avoid the hives being knocked over if used as scratching posts by the animals.

### **7.3 Swarming**

Swarming is a natural behaviour of honey bees and occurs chiefly in spring to early summer. Swarms should be collected when in the cluster stage to prevent them flying to nearby properties and establishing in houses, trees or similar sites, thus becoming a nuisance.

Honey bee colonies should be managed to prevent or minimise swarming.

The most effective measure in the prevention of swarming is the replacement of old or failing queen bees with new ones, preferably ones with a low genetic disposition to swarm.

The splitting of a colony of honey bees into two or more units by the beekeeper will also reduce its population and its likelihood to swarm.

Other measures include the provision of additional supers for brood rearing and honey storage. It is critical that the queen has adequate space for the rearing of brood, especially when queen excluders are used to restrict her to the brood chamber. To that end the beekeeper needs to have in place a management process to replace old brood comb with frames of fresh foundation in the brood chamber.

### **7.4 Capturing and Hiving Swarms**

Beekeepers should take responsibility for a swarm that has issued from one of their hives, and capture and hive it as soon as possible after it has formed into a cluster.

### **7.5 Provision of Water**

Beekeepers are required to provide water close to their hives (maximum 10m distant, preferably within 5m). Bees prefer water from a sunny place with capillary moisture, for example wet sand or gravel, the edge of a concrete pond, or floating water weeds. If you establish these sources, there is much less chance of bees visiting swimming pools. In hot weather, bees use a large amount of water to maintain temperature and humidity within the hive.

## 7.6 Pesticides and Herbicides

Do not use pesticides and herbicides when bees are foraging. For bees to forage the air temperature needs to be 15C or more

## 7.7 Docile Bees

Honey bee colonies managed in urban areas should be maintained with healthy queens of a docile strain. Docility is one of the main selection criteria in queen bee breeding programs. There are a number of queen breeders in Western Australia most of whom sell through the retail beekeeping outlets. Queens can occasionally also be acquired through WAAS from hobbyists.

Where a hive's behavior is consistently aggressive despite good beekeeping practice, the queen should be replaced with a new queen from a reputable breeder.

Younger queens tend to be more vigorous which helps maintain the health and strength of the colony as a whole.

## 7.8 Robber Bees

When nectar is scarce, honey bees may rob honey from any source they can find outside their own hive. Exposure of honey (including sticky honeycombs) to honey bees in the open will encourage robbing. This is poor beekeeping practice as it can increase the risk of disease spread and can increase the risk of neighbours being stung.

When the beekeeper notices robbing starting to occur after opening a hive, the hive should be re-assembled and closed as quickly as possible. Robbing can escalate quickly to a frenzy, resulting in real nuisance for the beekeeper.

## 7.9 Disease Control

Despite Western Australia being largely disease-free, there are a few honey bee diseases here, of which American Foulbrood (AFB) is the most serious. Beekeepers should be cautious about mixing hive equipment, or purchasing hives unless from known AFB free apiaries.

Some bee diseases are 'notifiable', and urban beekeepers should be familiar with the Biosecurity and Agriculture Management (Identification and Movement of Stock and Apiaries) Regulations.

A good information source for diseases and pests to which bees are at risk is the series of leaflets issued by DAFWA and available on their website ([www.agric.wa.gov.au](http://www.agric.wa.gov.au)).

## 7.10 Flight Paths

Beekeepers must manage their hives to minimize the risk of interference with neighbours and the general public, particularly in those areas used intensively for public access or recreation. An important element of this is the location of hives, so that the bees' flight paths to and from the hives, when on their foraging

flights, are consistently at least 3m above public footpaths or recreation areas.

### **7.11 Robbing (Harvesting) and Working Hives**

Avoid working or robbing hives in cold, windy or wet conditions. In such conditions bees become aggressive, and the potential for trouble increases.

Beekeepers should cooperate with their neighbours when they need to work bees and ensure their neighbours are not working or relaxing outdoors at the time. Try to make hive manipulations as quick as possible so there is minimal disturbance to the bees.

Domestic animals should be kept indoors when bees are being worked, and until the bees have settled down afterwards.

Use clearer boards (sometimes called escape boards) to prepare honey supers for harvest. This is much less disruptive to the bee colony than the shaking, brushing or blowing methods. Boards are available from beekeeping suppliers.

### **7.12 Lights**

On warm nights, bees are attracted to house lights, particularly fluorescent ones. If the windows are not screened, problems can occur. Beekeepers should place physical barriers between their hive entrances and neighbours' lights.

### **7.13 'Bee Poo'**

Bees sometimes defecate when in flight and this can have an adverse effect on neighbours' properties, e.g. windows, cars, clothes on washing lines. This is most noticeable when a hive is affected by the disease Nosema. Keeping bees healthy and disease-free helps remove the problem (siting the hive to receive plenty of winter sun is important). Additionally this problem can be mitigated by siting hives where the bees' flight paths will cause least 'bee poo' problems.

## **8. General Considerations**

### **8.1 Transportation of Hives**

Beekeepers must take appropriate care when transporting hives of honey bees. All loads of hives and supers of honey must be secured in accordance with the Road Regulations. The beekeeper needs to take all precautions to avoid losses of bees en route

The stopping off at fuel stations or travel through built up areas with bright street lighting and traffic lights could cause loss of stock and not be in the public's best interest. Travel routes, refuelling and breaks should be carefully planned prior to departure.

Ideally, beehives should be transported by the Closed entrance method.

Points about this method include:

this method allows an owner to shift bees a short distance and unload without being stung, by blocking the hive entrance with a foam strip or similar;

hives must be fitted with adequate ventilation so bees don't suffocate;

bees can be shifted in a conventional station wagon vehicle as well as on a truck;

hives can be closed at night after the bees, clustered at the entrance, are smoked and driven inside the hive; and

shifting should be done at night when all bees are at home and when temperatures are coolest.

## **8.2 Use of Smoke in Hive Management**

Smoke is used by beekeepers as a management aid to subdue honey bees when opening hives.

Smoke the entrance of hives before mowing or using weed slashers close to your hive/s. These machines, along with the smell of cut grass, upset bees, and operators or people passing by may be stung.

The use of the bee smoker is controlled by fire regulations. On days of total fire ban it is prohibited to light and use a smoker.

On all other occasions, when a smoker can be used, the following rules must be followed:

- light the smoker in an area devoid of combustible material;
- do not set the smoker down on combustible material whilst in use. Many beekeepers keep their lit smoker in a metal bucket at all times;
- do not place the smoker on neighbouring hives or in a position where it can be dislodged by wind or easily knocked over;
- extinguish the smoker completely when finished; and
- water (at least 5 litres) must be readily available at the site.

## **8.3 Protective Clothing**

When opening a hive, it is strongly recommended to protect the head and face with a hat and veil, or with a bee suit. If a full-length suit is not worn, it is good practice to wear long-sleeved shirts and long trousers of a light colour when working bees. Gloves are a useful addition to protective clothing to reduce the number of stings received by the beekeeper, especially when manipulating the brood.

## **8.4 Honey Sheds**

Honey houses/extraction rooms should be bee proof. The return from the field of honey supers and the

extraction process itself will invariably invite robber bees. Sticky frames (post extraction) are equally highly attractive to robber bees.

Under no circumstances should sticky frames/supers be left out in the open to be cleaned up by foraging bees. This is not only a bee disease hazard but increases the risk to community members of bee stings.

### **8.5 Removal of Un-managed Hives**

Colonies of bees in hives need to be actively managed. If a landowner has a hive on their land which, for whatever reason, is not being actively managed by a beekeeper, it is recommended that they arrange for a registered beekeeper to remove it, or to start actively managing it on their behalf.

### **8.6 Notification of Neighbours**

Beekeepers are advised to notify their neighbours of their beekeeping activities and should re-assure them that they will always comply with this Code. A gift of a bottle of honey at harvest time almost always helps maintain a positive relationship with neighbours.

## **9. Acknowledgements**

The reference material used in preparing this document included the draft Code of Practice for Urban Beekeeping in Southern Tasmania (the Southern Beekeepers Association of Tasmania), the Beekeeping Code of Practice for NSW (Doug Somerville), the Guidelines for keeping bees in Queensland (Queensland Government), the Code of Practice for Beekeeping in Residential Areas of the ACT (Territory and Municipal Services), Victoria's Apiary Code of Practice, published by the Victorian Department of Planning and Community Development and the National Best Management Practice for Beekeeping in the Australian Environment (The Australian Honey Bee Industry Council).

(Appendix ORD: 12.1E)



# National Best Management Practice for Beekeeping in the Australian Environment



**The Australian Honey Bee Industry Council**

[www.honeybee.org.au](http://www.honeybee.org.au)

Industry Partnerships Program – Action Partnership Grants  
Part of the Australian Government's Agriculture – Advancing Australia Package



Australian Government  
Department of Agriculture,  
Fisheries and Forestry



NSW DEPARTMENT OF  
PRIMARY INDUSTRIES





Project conducted on behalf of AHBIC

*Principle investigator*

**Dr Doug Somerville**

Technical Specialist Honey Bees  
NSW DPI





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*“Bees play a vital role in maintaining the production and growth of the range native and non-native plants found across Australia today.”*



## Foreword

In times of drought, uncertain climate forecasts and tough markets, farmers are relying heavily on quality pollination services to increase their productivity.

To provide those services, the bee industry needs to safeguard its access to public native forests. The Australian Honey Bee Industry Council has been working closely with bee keepers and with managers of native floral resources on this very important issue.

The bee industry contributes around \$60 million a year to the Australian economy through honey and related products. But in addition, the contribution of pollination services to agriculture is estimated to be worth billions of dollars annually.

To allow us to continue to support farmers across the nation, we hope that a unified voice and a clear explanation of the minimal environmental footprint of bee keepers will maintain our industry's access to floral reserves.

These Best Management Practice guidelines show that we have set very high standards for ourselves. We expect bee keepers to meet these standards and to maintain strong commitment to environmentally sustainable practices.





Under the Federal Government's Advancing Agricultural Industries Programme, stakeholders from across the country joined forces to identify and resolve the most important aspects of native floral reserve access.

Significant consultation and spirited discussion have produced a practical and relevant Best Management Practice guidelines. Environmentally responsible bee keeping practices will help our industry to face up to the uncertainties of the future and continue to provide the efficient pollination services that sustain Australian agriculture.

I am confident that the implementation of these Best Management Practice guidelines will secure a sweet future for our honeybee industry.

**STEPHEN FEWSTER**  
*Chairman, Australian Honey Bee Industry Council*



*"This little animal is a valuable asset to Australia's agricultural future and long-term prosperity"*

## Background

The necessity for a National Best Management Practice set of guidelines for Australian beekeepers was initially tabled at a two day workshop held in Canberra in September 2005. Funds were successfully obtained from the Federal Government, and the project was completed by Dr Doug Somerville, Technical Specialist (Honey Bees), NSW Department of Primary Industries.

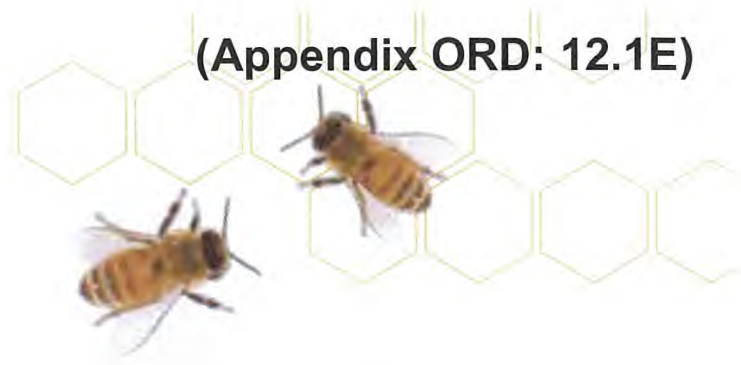
A committee was formed by the Australian Honey Bee Industry Council (AHBIC) of 20 persons to assist in providing feedback and direction to the process. They were Lindsay Bourke, Rex Carruthers, Paula Dewar, Leigh Duffield, Stephen Fewster, Ken Gell, Don Keith, Darryl Lawrence, Trevor Monson, Trevor Morgan, Ben Oldroyd, Elwyn Papworth, David Paton, Ed Planken, Greg Roberts, Doug Somerville (chair), Ian Stephens, Bill Weiss, Julian Wolfhagen and Ian Zadow.

Part of the process in developing a national set of guidelines for beekeeping in the Australian environment was the facilitation of a workshop in each state. Each state member beekeeping organisation within AHBIC was asked to identify and invite persons to participate in the development of a national set of guidelines.

Each workshop was provided with presentations on the formulation of industry codes and environmental management systems. The participants were then divided into small groups and given the tasks of discussing what it is that they want from the workshop, how detailed the guidelines should be and what should be the key elements. Discussions within the smaller groups and feedback within the larger group occupied the lion's share of each workshop. Individually, each participant was also asked to complete a workshop feedback and evaluation form. The combination of responses from the workshop process and the feedback/evaluation forms was the basis of the National Best Management Practice for Beekeeping in the Australian Environment.

The facilitators at each workshop were Dr Doug Somerville, Technical Specialist (Honey Bees), and Nick Annand, Apiary Officer, both NSW Department of Primary Industries staff, belonging to the Honey Bee Industry Group.





The workshop participants for each state were:

**QLD** (13/2/07) – Peter Barnes, Neville Bradford, Carmel Burnham, Rex Carruthers, Paula Dewar, Bill Gordon, Bob Johnson, Don Keith, Tony Knight, Dave Learoyd, Rodney Ruge, Patricia Swift, Trevor Weatherhead.

**NSW** (23/2/07) – Neil Bingley, Warwick Bratley, Todd Duffy, Ray Hull, Bryn Jones, Craig Klingner, Mick Ryan, Bill Weiss, Eric J Whitby, David Mumford.

**VIC** (27/2/07) – Linton Briggs, Robert Buntine, Mick Camilleri, Graham Connel, Ken Gell, Rod Gell, David Major, Bob McDonald, Robert McDonald, Trevor Monson, Marie Murley, Terry O’Kane, Bill Shay, Alan Smith, Eric Smith, John Ward.

**TAS** (8/3/07) – Lindsay Bourke, Rod Bourke, Yeonsoon Bourke, Reg Down, Hazel Hoskinson, Hedley Hoskinson, Norman Hoyle, Ian Marmion, Greg Rainbird, Graeme Raphael, Ian Stephens, Robin Thomson, Des Willmott, Julian Wolfhagen.

**SA** (27/3/07) – Leigh Duffield, Darrell Lawrence, Nadia McLaren, Jude Nettleingham, Barry Pobke, Michael Stedman, Michael Stone, Ian Zadow.

**WA** (20/4/07) – Malcolm Briggs, John Davies, Stephen Davies, Harry East, Brendon Fewster, Colin Fleay, Jacqui Hay, Ron Hollett, Alan Kessell, David Leyland, Rod Pavy, Wayne Ridley, Tracy Shea, Bill Trend, Cheryl Wong, Wally Zajac.





## Introduction

The Australian beekeeping industry is faced with mounting issues in a range of fields, the economic viability of commercial beekeeping is being continually squeezed and the threat of exotic pests and diseases is of major concern. The one over-riding factor with a greater capacity to affect the medium to long-term viability of the Australian beekeeping industry is the availability of suitable floral resources that will consistently produce pollen and nectar vital for the survival and productivity of a honey bee colony. Quite an extensive number of threats, past and present, have been listed by the beekeeping industry. They are:

- land clearing for agriculture;
- forestry activities that remove flowering trees;
- replacement of felled trees with pine and low pollen and nectar yielding eucalypt plantations
- fires, including back burning and natural bushfires;
- reduction in vehicle access to quality apiary sites;
- salinity affecting the health of the available flora;
- droughts, which reduce flowering and interrupt growth cycles;
- control of weed species that provide pollen and nectar for honey bees;
- urban sprawl, which reduces mature vegetation and limits the size of apiary sites due to safety concerns;
- loss of access to native forests because of transfer from State Forests to National Parks; and
- reduced access to native flora on private lands because of a perception by some landholders that honey bees are harmful to the ecosystem and a threat to personal safety.

Some persons in the community have taken the position that, as managed honey bees are exotic insects, they have no place in any conservation reserve.





This view is of increasing concern to the Australian beekeeping industry due to the ever-increasing area of land being gazetted under a conservation memorandum. The debate on the impact of honey bees on the Australian environment will not be resolved by any single event.

Even though the beekeeping industry has a clear objective of preserving native flora, the industry's position on access to government lands in particular is tenuous and will need a strong proactive stance to counter extreme views. By adopting a 'National Best Management Practice for Beekeeping in the Australian Environment', the beekeeping industry is in a more favourable position to demonstrate that it has a thorough understanding of its environmental impacts, and can adequately manage these impacts.

The honey bee industry stands for and depends on the preservation of native flora and hence has much in common with those in the community whose values support nature conservation and the establishment of conservation reserves. The National Best Management Practice for Beekeeping in the Australian Environment has been provided by the beekeeping industry to complement the conservation principles it has historically held. The future of the beekeeping industry is at risk while the health of the landscape is in decline. Beekeepers have acknowledged their concerns regarding the loss of floral resources for decades in their journals and in the political arena. During the development of the national guidelines existing regulations and conditions of use were reviewed. The guidelines developed in this document have gathered all of the key points from these various documents as they relate to the environment and incorporated them into the key elements.





## Summary

The Australian beekeeping industries have long recognised the ideal of minimising any impact of their activities on the greater environment.

The formalising of a set of national best practice guidelines for beekeeping in the Australian environment demonstrates to the whole community the commitment that the Australian beekeeping industries has to ensure that it is doing everything in its power to eliminate and minimise its potential impact on the whole Australian environment.

The guidelines are provided for beekeepers to clearly understand their role to the greater community and also to provide to the public an outline of what all beekeepers should be adopting in their keeping and management of honey bees. The guidelines are not specific to any single beekeeping group and all elements may not be applicable to each individual manager of bee hives. For further information and detail on the elements, refer to the full set of guidelines.

The elements, in no particular order, are:

- 1) Respect for heritage and areas of interest to indigenous Australians.
- 2) Display warning signs in appropriate places to announce proximity of apiary to the public.
- 3) Maintain stocking rates to the floral conditions prevailing. Ensure colonies have adequate stored honey.
- 4) Ensure that the appropriate authorities have been notified of the arrival and departure of apiaries and they have the beekeeper's address and contact details.
- 5) Keep the area of the apiary clean and tidy.
- 6) Ensure appropriate availability of water when required.
- 7) Incorporate best management practice to reduce the incidence of swarming.
- 8) Maintain swarm traps in and around apiaries, particularly during the spring period.





- 9) Prevent the spread of soil pathogens such as phytophthora and weed seeds by vehicle movements. Clean footwear/shoes and vehicle after inspecting potential sites in high risk areas.
- 10) Regularly maintain and service vehicles according to manufacturer s recommendations.
- 11) No travelling on access tracks when there is a high likelihood of damaging the track.
- 12) Only the immediate area of the apiary is to be cleaned of combustible vegetation.
- 13) Only camp on site with the approval of the property owner or manager. All presence of the camp site to be removed once the camp is finished with.
- 14) All fire warnings and restrictions are to be strictly adhered to and local fire codes should be taken into consideration whenever working bee hives.
- 15) Whenever the opportunity arises, provide information on the value of nectar and pollen producing flora to highlight the value of specific floral species.
- 16) Locate apiaries with consideration of the general public and livestock movements. Stocking rates in urban areas should be appropriate to the circumstances.
- 17) Keep records of flowering events.
- 18) Consider the most energy efficient manner in which the beekeeping operation is conducted.
- 19) Store, use and dispose of chemicals in the most appropriate manner, according to state, MSDS and label requirements. Keep chemical use to a minimum.



# Elements

## ELEMENT 1:

### Respect for heritage and areas of interest to indigenous Australians

Historic sites, old buildings, relics, and materials of obvious heritage significance should be left alone and not interfered with. Areas important to indigenous Australians should also be respected, and beekeepers are encouraged to honour the spirit of Native Title claims.

## ELEMENT 2:

### Warning signs

All apiaries pose an OH&S risk to the public. To manage the risks to the public, suitable signage in an internationally recognised format should be placed in proximity of the apiary to warn any approaching persons of the presence of the apiary. These signs should include sufficient information so the owner can be contacted, if required.

## ELEMENT 3:

### Stocking rates

It is normal practice for commercial bee hives to be placed in areas where there is an abundance of nectar and/or pollen. The actual quantity of floral rewards on offer will vary from species to species and from site to site, thus stocking rates will vary. A generic number of hives for an apiary would not be appropriate in all circumstances. If bee hives are to be left for any time, when not on a nectar flow, suitable amounts of stored honey should be left on each hive. Where the flowering intensity of the local flora is not adequate for



the bees present, then consideration should be given to reducing the number of hives in an apiary to that of the carrying capacity of the pollen and nectar available or removing the apiary to a new site.

## ELEMENT 4:

### Communicate movement of apiaries

In most cases commercial beekeepers, and often amateur beekeepers, place their apiaries on lands not of their ownership. Some land agencies require, as a condition of use, that they are notified when a site is being used for bees. It is also a courtesy to inform all land managers of the imminent arrival of an apiary and the departure of the apiary. Land managers, if kept informed, can then consider the bees in their daily management schedules. This may include functions such as the use of chemical sprays, maintenance of tracks, hazard reduction burning, and the movement of livestock.

Ensure the land manager/owner has the apiarist's full contact details, including phone numbers, address and beekeeper registration number, so that contact can be made rapidly if required.

## ELEMENT 5:

### Remove rubbish

It is normal practice for an apiary to be moved onto a site when the floral prospects are attractive and there is a strong possibility of an ample surplus of nectar and/or pollen. Likewise, once a flowering event is coming to a finish, the apiary is normally shifted to another site with a suitable flowering event.

In the course of the management of the hives, hive materials that may be broken or damaged must be removed from the site. Scrapings and products from the hive must never be left on site.

Under no circumstances should household or industrial waste be left on site. If the beekeeper finds rubbish not belonging to them located on the apiary site, they should notify the relevant property manager and if possible make all efforts to properly dispose of the rubbish.



ELEMENT 6:

**Provide water for bees**

Ensure appropriate availability of water when required. In some states this activity is enshrined in legislation. Where water is close by, such as a creek, dam or river, water should not have to be supplied by the beekeeper. Honey bees, like all living creatures, require water to survive. In summer this requirement can equate to substantial amounts of water being collected by colonies and in extreme hot weather a colony will devote all of the available field bees to the collection of water.

The water consumption of a colony will vary according to the strength of the colony, the colony's location, and the ambient air temperature. Beekeepers should supply sufficient water for the apiary's needs if required to ensure that the colonies do not perish during hot weather, so that bees do not cause a nuisance around stock troughs and swimming pools.

An artificial water source should be placed within 200 metres of an apiary if a suitable, naturally occurring water source such as a dam, stream, or river is not within 500 metres. An artificial water source supplied by beekeepers must be suitably covered with mesh to prevent access by wildlife and their accidental drowning.

ELEMENT 7:

**Swarm control**

It is normally accepted good practice for a beekeeper to do all in their power to prevent a colony from swarming. Swarming is a natural phenomenon that ensures the survival of the species through a colony reproducing itself. Swarming normally occurs in spring, allowing the colony to establish itself over the following summer and autumn before winter brings a serious reduction in flowering species from which food can be obtained.

The selection criteria for commercial breeding stock does not tolerate any swarming behaviour. Feral bees, on the other hand, are much more likely to issue swarms than managed bees. Beekeepers should consider the following, particularly in the spring period.

- Re-queen on a regular basis – young queens have less inclination to swarm than old queens.
- Replace the queens in any colony that has swarmed, to reduce the possibility of future swarming.
- Relieve congestion in a hive in spring when colonies can expand in populations extremely rapidly.
- Continue to select strains of bees that demonstrate a low tendency to swarm.



ELEMENT 8:

**Swarm capture**

Invariably, some colonies within managed apiaries will swarm. Given the breeding of such stock, they possibly have a reduced chance of survival in the medium to long term compared to a swarm from a local feral colony. Managed bees are selected for rapid population gain so as to take advantage of major flowering events. A colony bred for commercial purposes and remaining on the one site is likely to experience significant shortages of food in the form of pollen and nectar, thus has a greater likelihood of starving. Even so, a beekeeper should make every endeavour to remove and collect swarms where clearly they have originated from the apiary under management.

For some unexplained reason, it is not uncommon for swarms originating from feral hives to be attracted to a managed apiary. In this case it is imperative that the swarms be collected and removed.

ELEMENT 9:

**Prevent the spread of soil pathogens and weed seeds**

Soil borne fungi and weed seeds have been known to be spread from one location to another by vehicle movements. Fire fighting, logging and road working machinery have all been implicated in the spread of fungi and weed seeds. Even bushwalkers and bike riders can spread fungi and seeds by the transfer of mud on their boots and tyres.

The movement and servicing of apiaries may also provide the opportunity to spread soil pathogens and weed seeds. To help stop the spread of soil pathogens and weed seeds, beekeepers, where possible, should:

- avoid driving in areas when soils are wet and sticky;
- stay on designated roads and tracks;
- in high risk areas for soil pathogens and weed seeds brush soil off vehicles and footwear before and after each trip – this would be a site by site decision;



- obey road signs that alert the driver to a possible problem in the area, e.g., phytosphthora;
- use wash down or hygiene stations when provided;
- report any unusual plant deaths to the local Department of Environment, National Parks and Wildlife, Heritage or Conservation office;
- remove weeds where feasible from the immediate area of the apiary.

ELEMENT 10:

**Minimise truck and vehicle emissions**

In the course of keeping bees, the owner requires the use of a truck. Some beekeeping operations have ownership or control over a number of vehicles. To ensure the least impact on the environment, the following should be considered.

- Perform regular service and maintenance of each vehicle according to the manufacturer’s specifications.
- Maintain tyre pressures to the manufacturer’s recommendations.
- When given a choice of vehicles, choose the most economical one for the task in hand.
- When buying a new or second hand vehicle, consider the fuel efficiency rating.
- Where possible, work flowering events which require the least amount of travel.
- Place apiaries in the same region to reduce the distances necessary to service each apiary.





ELEMENT 11:

**Track use and maintenance**

As beekeepers are required, in most cases, to site apiaries on lands not of their ownership, it is important that the use of tracks and access routes be respected. Most tracks used by beekeepers are multi-use and not solely created for the benefit of siting bee hives.

Beekeepers have a duty of care to not travel on tracks or roads where it is known that there will be a strong possibility of causing damage to the surface. The circumstances will vary according to the integrity of the track/road, the materials it is constructed from, and the prevailing weather conditions. Poorly formed tracks on heavy soil during wet weather are likely to sustain heavy damage as a result of truck usage. On the other hand, tracks composed of sandy soils will be easier to negotiate during wet weather.

When a bee site is being considered, wet weather access should be a significant factor. If an apiary is located in an area where the soil type does pose a problem during wet weather, beekeepers should first consider the potential damage to the tracks and environment and delay use, if possible, until conditions improve.

Before taking on the task of repairing tracks and particularly bringing in materials from elsewhere, the beekeeper should consult with the land manager or property owner to obtain permission. If bringing in materials from elsewhere it is imperative that the introduction of soil pathogens and weeds are considered. Refer to Element 9.

ELEMENT 12:

**Clearing of apiary sites**

Site clearing must be completed with care to cause the least amount of disturbance to the local environment, while providing an adequate site for the placement of an apiary. To achieve this:

- rake or clear all loose surface litter on site before the placement of the bee hives;
- no trees greater than 20 cm circumference are to be damaged or removed;
- care must be exercised not to damage or destroy protected flora or fauna.



## ELEMENT 13:

**Camping**

Historically, camping with the apiary on site has been a common practice by beekeepers. Such activity (probably), in most circumstances, is no longer warranted. If camping is a desirable activity to enable the beekeeper to manage their bees, permission should be sought from the government land agency or private property owner. All evidence of the camping activity must be removed once the camp is finished with.

## ELEMENT 14:

**Fire management**

The very nature of beekeeping means that bee hives are at risk of bushfire damage and that a beekeeper's use of a smoker has the potential to cause a fire. Therefore, it is necessary for beekeepers to ensure that:

- the smoker used is in good repair;
- the lighting of a smoker is done on bare ground or on the back of a suitable vehicle;

- the smoker is kept full of fuel to avoid the spitting and escape of lit embers;
- the smoker is not placed on combustible material such as dry grass when in use;
- all fire bans are adhered to and respected;
- in the event of an emergency, e.g. to remove an apiary due to an imposing threat from bush fire, the local fire authorities should be notified first before attempting to do so;
- extreme care should be exercised when working hives with a smoker when the environment is dry and the conditions are windy;
- suitable fire fighting equipment is carried at all times and maintained in working order;
- a smoker is properly extinguished using water or placed in an airtight container when not in use.

## ELEMENT 15:

**Proactive environmentalists**

It is in beekeepers' best interest for society to value and retain large areas of native flora. It is also in the industry's long-term best interest





to see floral species replanted in degraded areas and other suitable sites that are reliable producers of nectar and pollen. Therefore, beekeepers should:

- actively pursue a tree planting program on their own properties, selecting suitable species for the long-term prospects of providing a resource for honey bees and other nectivores;
- associate or become involved in the local Landcare group, assisting in planting and revegetation projects; emphasis should be placed on encouraging known high value nectar and pollen plants;
- whenever the opportunity arises, address or pass on to interested parties information on the value of various floral species as a resource for nectar and pollen.

ELEMENT 16:

**Apiary site position**

Locating an apiary may cause problems for people and livestock. The following should be adhered to.

- Place large apiaries away from houses.
- Keep numbers of hives in urban areas to a minimum. Depending on the size of the block, the following is a suggested recommendation as sufficient permanent hives close to an urban interface:
  - small block – 2 hives
  - average block (up to 1000 m2) – 4 hives
  - roomy block (up to 2000 m2) – 8 hives.
- Place apiaries away from gates, stock yards and public traffic areas.
- Wherever possible, position out of sight of public thoroughfares.
- Apiary site positions are to be checked with and approved by the land manager/owner prior to hives being unloaded.

ELEMENT 17:

**Keep floral records**

Beekeepers, by the very nature of their chosen profession, have to develop a high awareness of the environment in which they work. Successful beekeeping requires the timely movement of



apiaries from the completion of one flowering event to the beginning of another flowering event. Most commercial beekeeping operations on mainland Australia can be best described as nomadic. The locations and flowering events to which apiaries are moved will vary significantly from year to year. In many cases, beekeepers probably hold the most detailed knowledge on the flowering patterns of specific flora in given regions. Therefore, beekeepers should record:

- the floral species on which the apiaries are placed;
- the duration of flowering, climatic influence on flowering, nectar and pollen yields and any other specific information on the floral species;
- any peculiarities in relation to dieback and significantly reduced yields;
- changes over time in various areas or to the health and production of the flora.

This information should be in a form to assist scientific endeavour to identify trends over time associated with flowering patterns and the general health of the vegetation. The information collected can also be used in Element 15 to assist in providing advice on the suitability of various floral species and their relative worth of a nectar or pollen producing plants.

Beekeepers have been responsible for passing on observations on the declining health of specific vegetation and the demise of floral communities, triggering major research endeavours. Any significant observations regarding the decline in the health of the vegetation within the areas which beekeepers frequent should be passed on to the relevant authorities. Communication with such parties should be recorded for future reference.





## Elements

## ELEMENT 18:

**Energy saving**

Beekeeping in the Australian context is mainly focused on the production of honey. Honey combs are required to be extracted in a purpose built factory on a regular basis. Energy savings are possible during the extraction and storage of combs. Beekeepers should consider:

- turning off appliances when not in use;
- turning off cool rooms and hot rooms when not in use; use of cool rooms to prevent damage to stored combs from wax moth and small hive beetle may not be necessary during the winter period;
- where possible, full honey combs should be stored to allow a sufficient number of honey boxes to be accumulated for each extraction to cut down the number of times an extracting plant is required to be cleaned.

## ELEMENT 19:

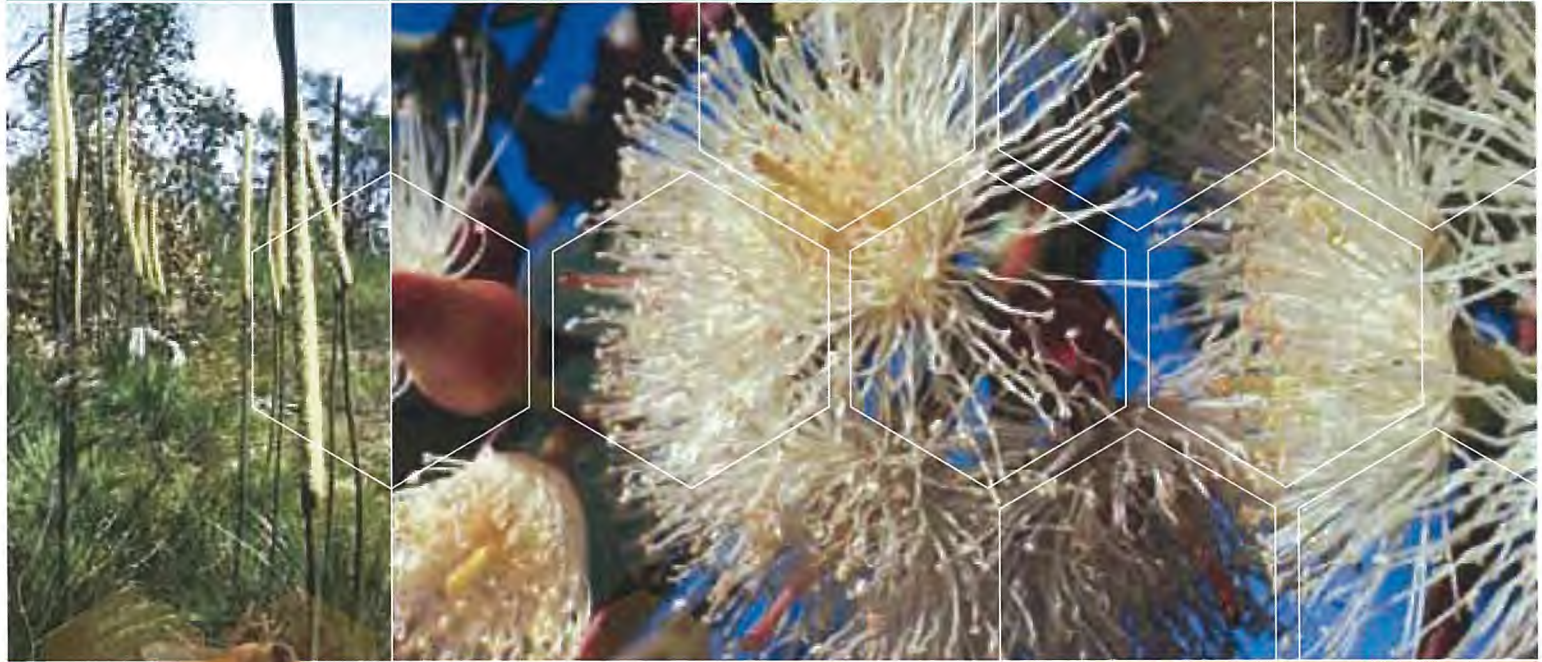
**Responsible use of chemicals**

The use of chemicals in the beekeeping industry is minimal compared to most primary industries. Even so, beekeepers have a responsibility to:

- consult land owners/managers before applying pesticides (herbicides);
- obtain the necessary qualifications to use chemicals in an agricultural business;
- follow the directions on the label;
- only use a product for the purpose it is permitted/registered;
- discard used containers and residues in an approved manner;
- retain and refer to the material safety data sheets for each substance being used;
- store chemicals in a safe and secure location;
- observe the withholding periods printed on the chemical label;
- notify any purchaser of honey of the use of any chemicals associated with obtaining the honey crop;
- keep up to date on the correct use of chemicals.





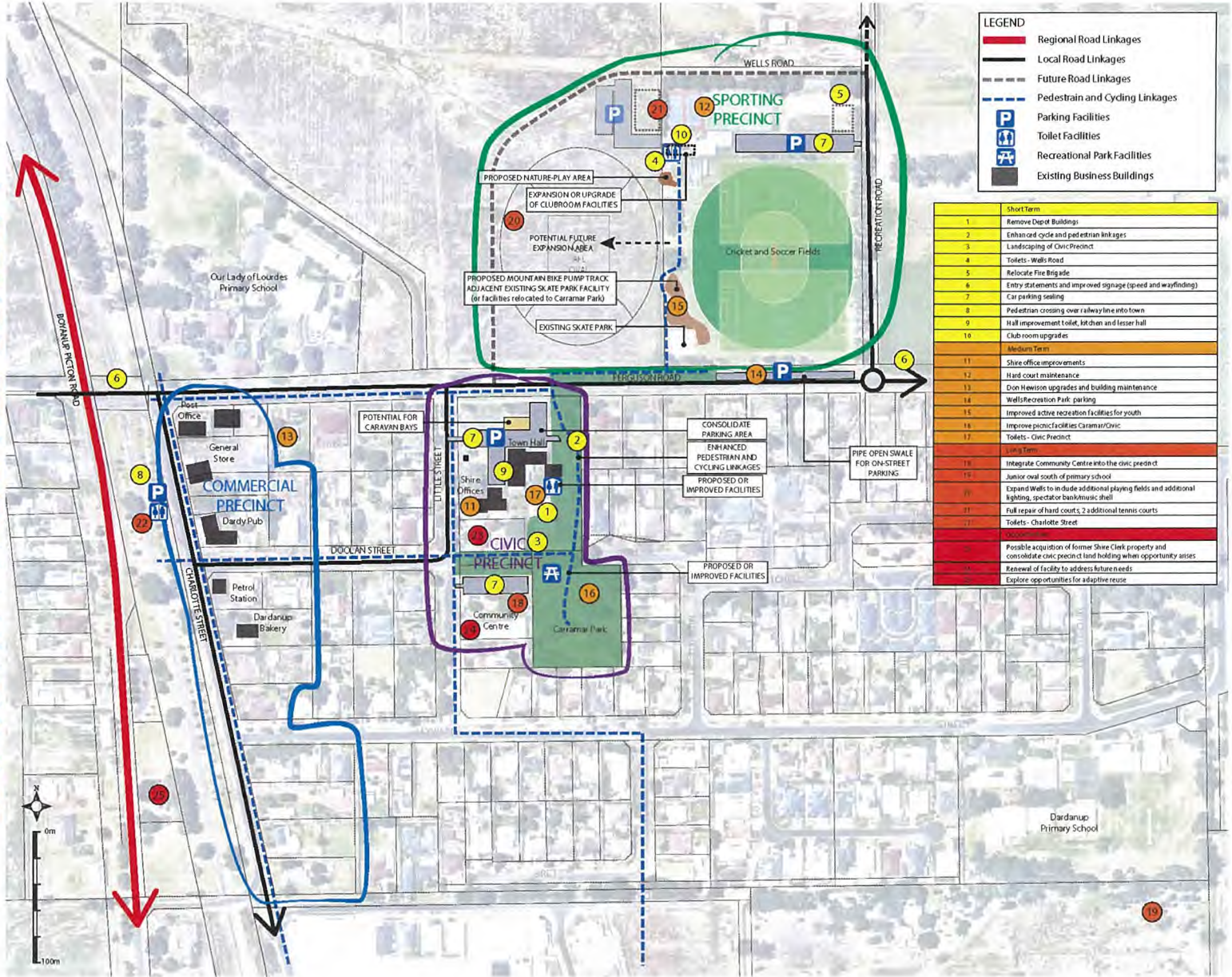


# DARDANUP

## COMMUNITY FACILITIES CONCEPT



REFERENCE: 17-001616/011  
DATE: 17 Aug 2018



## Facilities Plan - Needs, Priorities and Funding

Short Term	Notes	Shire Budget Allocations	DCP cost estimate	Grants and funding Comments
1. Remove Depot Buildings	To integrate depot site as part of Carramar Park and the Civic precinct. A Shire budget allocation of \$51,500 includes this work and is identified in item 3. It is proposed that the sheds and the transportable building can be sold or reused	Done by Shire staff		
2. Enhanced cycle and pedestrian linkages	As per LMP as part of restoration of former depot site and to include Doolan Street, Charlotte street, Ferguson Road and Mitchell Way and to link to Wells.  Currently a number of budget items totalling approximately \$75,000 have been allocated to path upgrades.	\$75,000		
3. Landscaping of Civic Precinct	As per LMP as part of restoration of former depot site, mark enhance overnight bays for caravans in current location as part of works  Improve drainage Carramar	\$51,500		

Short Term	Notes	Shire Budget Allocations	DCP cost estimate	Grants and funding Comments
4. Toilets at Well Recreation	Purpose to provide toilets for users of the Recreation ground when clubroom facilities are closed and at times of high demand. Siting of the toilets should service the playing fields as well as the playground, skate park and pump track. Being visible from Ferguson Road and accessed via the path these will also service visitor needs in the short term prior to toilets being built on Charlotte Street	Stand-alone facilities \$70,000 each.		
5. Fire Brigade relocated	Retain the existing building and apply for a new facility at Wells. DFES funding grant application. New facility to have 2 bays, communications room, training room and toilets and showers. As per DFES footprint. The new site needs to include space for expansion into an emergency services hub.	New facility \$400,000		DFES grant funding of \$400,000 for 2 bay facility.
6. Entry statements and improved signage (speed and wayfinding)	Done as part road upgrades Carpark sealing at time of road upgrade is possible and would be more cost effective.  Roundabout at Recreation Road.  Roundabout investigated at Boyanup Picton did not fit and another treatment to be considered here	Constructed as part of budgeted road upgrades		Timeframe aligned with road upgrades

Short Term	Notes	Shire Budget Allocations	DCP cost estimate	Grants and funding Comments
7. Car parking sealing and repairs	Could be done as part road upgrades Carpark sealing at time of road upgrade, includes Wells carpark		\$73,164	
8. Pedestrian crossing over railway line into town	Eustace Fowler park upgrades planned signs, bins, picnic setting and benches \$20,000 budgeted. Crossing was identified at the 2nd community workshop to reflect current usage and potentially support reuse of the Anglican Church. Could be included at the time of other works.	\$10,000		Tourism Grant connected to reuse of Church
9. Dardanup Hall improvements toilet, kitchen and lesser hall	Suggested that an architect be engaged to discuss what is possible and how this integrates with the LMP and longer term. The Shire has budgeted items for kitchen and toilet upgrades.	\$13,155 \$19,232	\$1,500,000 longer term	
10. Wells Club room upgrades -	Consider a staged design where an undercover area could be enclosed at a future time to expand clubroom space. At the time of clubroom upgrades relocate cricket nets east nearer to Recreation Road to provide better views of ovals and playground from the clubrooms  Although this is identified as medium term, grant funding and design should commence as soon as practical as there are elements that could be brought forward.	\$71,228 \$603,526	Extension \$147,105  Changerooms and toilets \$296,500	Co-funding grant could be sought from Department of Sport and Recreation, highlighting the wide and mixed use of the facility and need for toilets and changerooms to

	<p>Strong and unanimous support or upgrades from Dardanup Sporting Association and other users. Broad support from Community Workshops.</p> <p>Upgrades to include multi use change rooms, function area, upgraded kitchen facilities, accessible toilets. Upgrades likely to cost in the vicinity of \$600,000 (300m2 at \$2,000/m2) as per budget item. Funding to be sought from Department of Sport and Recreation, highlighting the wide and mixed use of the facility.</p>			accommodate female participation in soccer and cricket.
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Medium Term	Notes	Shire Budget Allocations	DCP cost estimate	Grants and funding Comments
11. Shire office improvements	Need a larger space for community activities and meetings space. Library improvement.	\$259,109 upgrade \$700,675 maintenance		
12. Hard Court maintenance	The hard courts have budget items however the courts cracking may need the sub-base stabilisation.	\$29,705 \$5,464		May need patching earlier dependant on deterioration.
13. Don Hewison upgrades and building maintenance	Signage, toilets, picnic setting, paving, kerbing. These are currently Shire budgeted items.	\$3,459 \$6,410 \$2,484 \$1,863		



Medium Term	Notes	Shire Budget Allocations	DCP cost estimate	Grants and funding Comments
14. Wells Rec parking	Pipe drainage swale for parking on Ferguson Road and potential parking between trees along Recreation Road as part of planned road improvements consider low fence along Recreation Road.	\$32,400		Linked to road upgrades and works.
15. Improved active recreation facilities for youth	Configured as a linear park along Wells boundary - between existing and proposed oval expansion. Includes skatepark upgrades, pump track and nature play area	\$128,942 Oval upgrade \$1,273 mtnc \$34,030 skate park \$21,945 skate park	\$20,000 upgrade skate park	Possible DSR trails grant and nature play grant with community participation in development could see this item brought forward and achieved in the short term.
16. Improve picnic facilities Caramar/Civic	Costs and type of facilities identified as part of LMP  Approximate cost \$6,400.			
17. Toilets Civic	\$70,000 not currently identified in Shire budget. The siting of this toilet is not necessarily where shown but needs to be considered in the context of uses and movement in the main street and the facilities in Eustace Fowler Park.			

Long Term	Notes	Shire Budget Allocations	DCP cost estimate	Grants and funding Comments
18. Integrate Community Centre into the civic precinct	There are several budgeted items for hall and Shire offices	\$103,757 hall mtnce \$479,510 comm centre \$55.196 \$479,510		
19. Junior oval south of primary school	To be developed when required by population growth funded by developer contributions		\$1,376,125 dc	
20. Expand Wells to include additional playing fields and additional lighting, spectator bank/music shell	Land acquisition as part of SP		\$3,364,862.50 oval development \$75,000 spectator bank \$224,530 courts and lighting	
21. Full repair of hard courts, 2 additional tennis courts,	Consider netball needs at this time	\$278,050 \$32,275	\$150,000 dc	
22. Toilets Charlotte Street	\$70,000 not currently budgeted			

Opportunities				
23. Possible acquisition of former Shire Clerk property	market value at time property is offered for sale.		Market value at time of sale	when offered by owner for sale
24. Community Centre - Renewal of this facility to meet future needs.	Possible for community recreation use eg bowling green and club room. Alternative site redeveloped as aged care units		Possible to privatise	
25. Explore opportunities for adaptive re-use of Anglican Church building and former CWA hall land	No water and sewerage services currently			

**Peta Nolan**

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**Subject:** FW: Submission for Dardanup Community Facilities Plan

-----Original Message-----

From: Lisa [mailto:[lisa@gaeliclodge.com.au](mailto:lisa@gaeliclodge.com.au)]

Sent: Friday, 5 October 2018 1:45 PM

To: Records

Subject: Submission for Dardanup Community Facilities Plan

5th October, 2018

The CEO

Shire of Dardanup

PO Box 7016

EATON 6232

Having reviewed the Dardanup Community Facilities Plan I would like to make the following submission:-

1. The Depot shed and attached toilet facilities I feel should be repurposed insitu as an undercover area for use by Dardanup Community. The Shed itself is in keeping with our rural feel, a reason many residents come to Dardanup to live. Incorporating it with the park, a community garden, men's shed/women's shed and nature playground I feel would address recreation for all age groups. I have spoken with many residents who are appalled at the removal of the shed and transportable.

With these thoughts in mind I would like the community to be given the opportunity to explore the possibilities for the Shed's repurposing and use of the toilet facility.

2. I feel overnight caravan bays should either be sited outside the hall or sportsground where they are currently permitted. Or possibly a few bays near the information bay on Boyanup-Picton Road. They should not be on the old Depot site/Carramar Park. This area should be kept for local use only....a safe zone for our community.

3. Public toilets in the Central Precinct I feel need to be listed as a Short Term requirement. Apart from keeping tourists in the Commercial Zone for obvious benefits, the Hall toilets are definitely sub-standard and the ones at the Visitor's Centre are only available during opening hours 10-4, 6 days a week. Signage would also assist.

3. I feel removing the stage at the Hall is short sighted as may be required for future groups, entertainment etc.

4. With the ever increasing traffic volume, in particular trucks servicing The Waste Facility on Banksia road and Depiazzi, I feel there should be a school crossing on Ferguson Road, manned by Lollypop person or lights. This would also service the Visitor's Centre as parking is on the opposite side of the road to the centre.

5. Having an alternate route for trucks travelling through town would be beneficial.

6. I feel the Skatepark would be better situated on the Northern side of the Depot site. Here it would be accessible to the children of Dardanup without them having to cross the now very busy Ferguson road. It would also be very visible from the carpark at the hall minimising any unsavoury behaviour. As it requires upgrading it would be a timely move.

7. The dump point would be better suited sited adjacent to the information bay on Boyanup Picton Road. Easier for caravanners to find,use and minimising possibility of smell etc in town.

Lisa Ferris 104 Ferguson Rd DARDANUP 6236

**Peta Nolan**

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**Subject:** FW: Public Consultation - Dardanup Townsite Community Facilities Plan - Final Draft  
**Attachments:** Traffic calming for Dardanup.jpeg; Stratagey Planning Map March 2015.jpeg

**From:** Fiona Moriarty [<mailto:fionawinn@outlook.com.au>]  
**Sent:** Tuesday, 2 October 2018 4:00 PM  
**To:** Peta Nolan  
**Subject:** RE: Public Consultation - Dardanup Townsite Community Facilities Plan - Final Draft

Hello Peta

Please find attached my scrappy sketch of the Dardanup town site.

You will see I am keen to safely link the residential and school zones to the community areas and sports fields.

I understand Dardanup has been attracting young families because of our two excellent Primary schools. The shire probably feels it has a responsibility to make suitable adjustments for both their safety, and to limit social issues as children become adolescents.

As such, responsible traffic calming needs to be planned to allow safe access from the residential zones to the school zones and the sports / recreation zones.

I suggest three pedestrian crossings as indicated, which are on proper traffic calming chicanes, with bike paths and parallel parking reducing the amount of road width available to vehicles.

Speed on Ferguson Rd between Hayward St and Charlotte St should be reduced year round to 40kpm

If my suggestions are used together with the proposed truck routes from the attached Strategy Planning map from 2015, sending trucks down Dowdells Line, Banksia Road and out through Crooked Brook to Bicton-Boyanup Road, there would be the opportunity to make the Ferguson Road (in the Dardanup townsite) a delightful semi pedestrian area, with bike baths and safe crossing areas with chicanes at three essential points on the town stretch. A temporary truck diversion down Waterloo Rd would also work

Signage could be placed at the corner of Ferguson Rd and Boyanup-Picton Rd, and again at Waterloo Rd junction on Ferguson Road (initially until Dowdells Line is sorted) which advises HGV drivers that Dardanup townsite is no longer suited to HGVs and they should use alternative routes. Ultimately the sign could also be placed at Dowdells Line junction

This could open up the town to become a real "gateway" to the Ferguson Valley, encouraging tourist based businesses to open together with keeping the younger residents suitable occupied and as safe as possible.

I hope this is all understandable – please call me if you have any questions on 0401 156 701

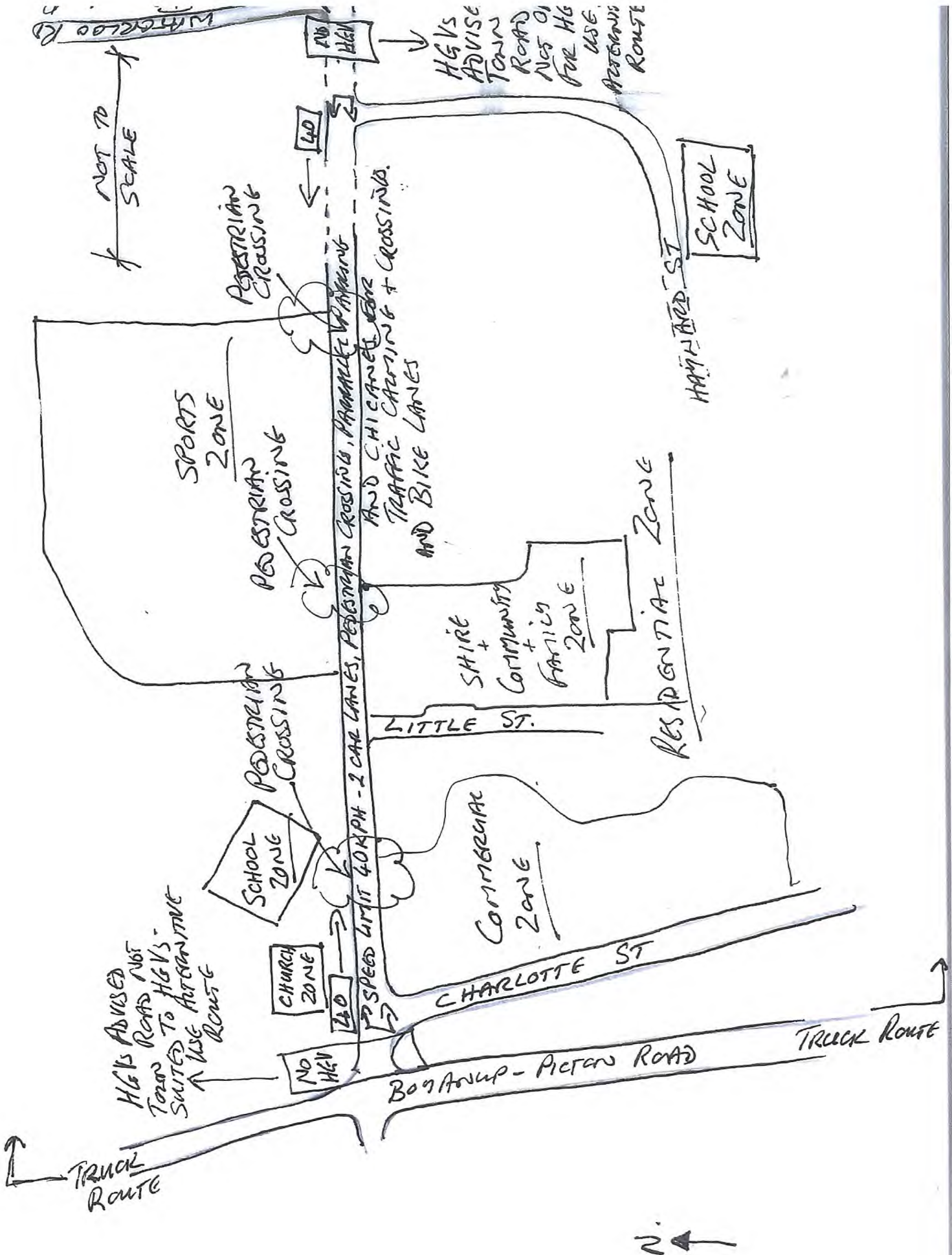
Best regards

Fiona Moriarty

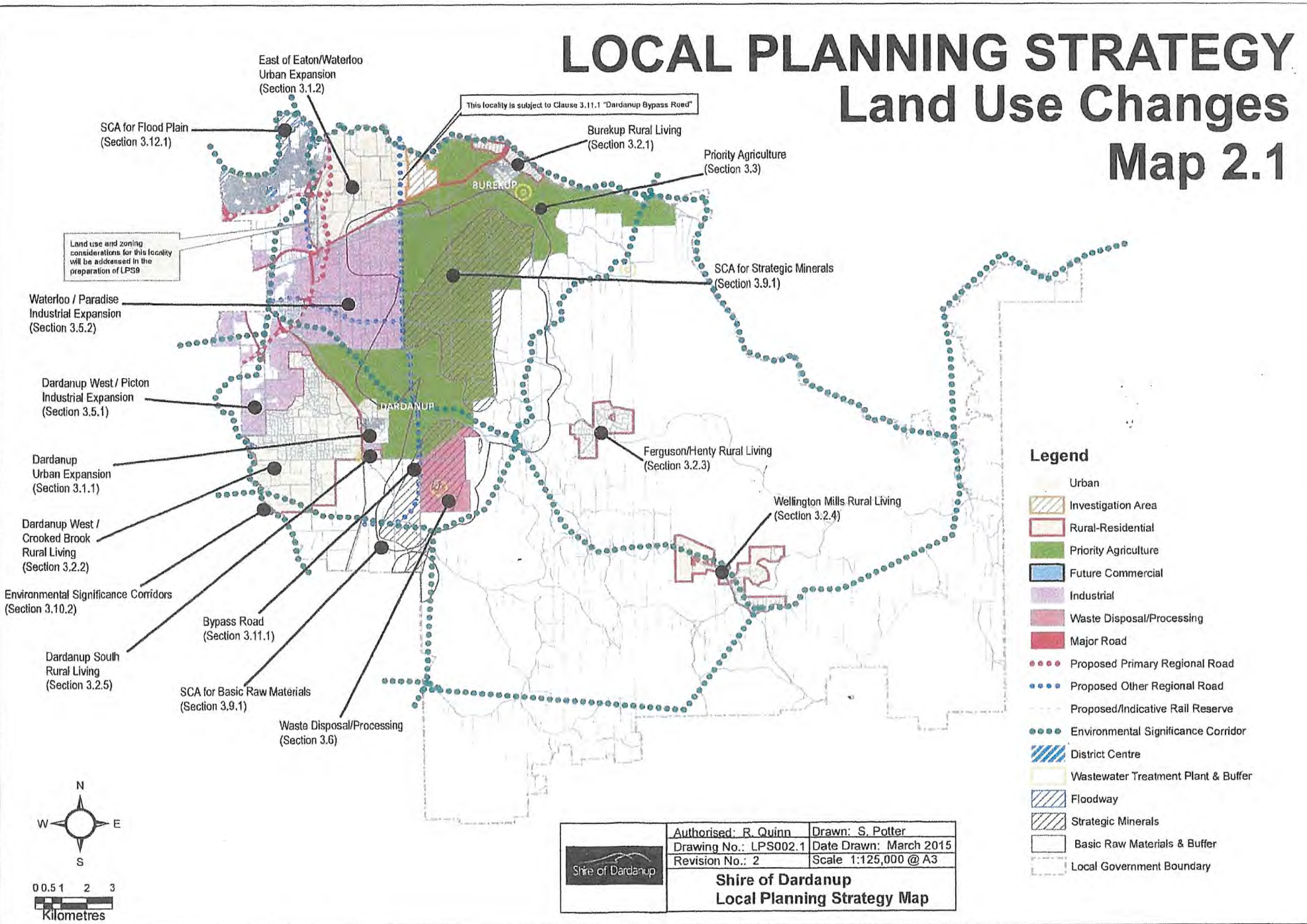
14 Prout Rd

Ferguson

[fionawinn@outlook.com.au](mailto:fionawinn@outlook.com.au)



# LOCAL PLANNING STRATEGY Land Use Changes Map 2.1



Peta Nolan

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**Subject:** FW: Public Consultation - Dardanup Townsite Community Facilities Plan - Final Draft

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**From:** Dardanup Community Centre [<mailto:dardcomm@hotmail.com>]

**Sent:** Saturday, 8 September 2018 3:44 PM

**To:** Records

**Subject:** Fwd: Public Consultation - Dardanup Townsite Community Facilities Plan - Final Draft

To Whom it may concern,

After reading through the proposed plan I noticed the Dardanup Community Centre usage doesn't seem quite correct.

The Dardanup Community Centre is the rear part of the building on little street. The community centre is run by a voluntary committee, from this building we have the Dardanup Community Playgroup running for 2 hours each week. We no longer have a day care centre here as this has closed, we are looking for a new day care centre to come and set up and the local community are asking for one. We also hire our building out for meetings/childrens parties and this does not include any part of the front part. We have no association with MontessoriSouth West section at the front of the building.

I hope this helps understand the Dardanup Community Centre.

Kind Regards

Leila Cooper  
President, Dardanup Community Centre

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**PURPOSE**

The Dardanup Central Volunteer Bush Fire Brigade (the Brigade) welcomes the opportunity to further inform to the *Dardanup Townsite Communities Facilities Plan, August 2018*.

As a longstanding community group, which continues to grow in membership, the Brigade has a significant and vital role in the protection of the Dardanup Townsite and surrounding areas through fire prevention and risk management, fire suppression and fire safety education. This potentially lifesaving work is undertaken by community members as volunteers in addition to their paid work and family commitments.

This submission seeks to correct errors in the *Dardanup Townsite Communities Facilities Plan, August 2018 (DCFP)*; to inform further discussion about the DCFP; and provide the Brigade’s position on recommendations to relocate the Brigade to the Wells Sporting and Recreation Park.

**KEY POINTS**

- **A correction to the DCFP is required:**
  - **The Brigade did not agree to relocation to the proposed site on Recreation Road.**
- **While a bequest has made funds available to expand the station and enhance it’s functionally, the station as it is, is functional.**
- **The Brigade does not agree to relocate from the current location.**

### THE BRIGADE'S POSITION

1. The relocation of the Brigade to the Wells Recreation Park does not allow for the development of an Emergency Services Precinct that would meet the needs of the growing town and district population.
2. The DCFP does not accurately describe the current station and surrounding areas functionality.
3. The Brigade requires a large area at the front of the station for training, practical exercises, major incident response staging, to use the water stand pipe and community engagement and education.
4. While a bequest has made funds available to expand the station to enhance functionally and Brigade member comfort, the station as it is, is functional.
5. The Wells Recreation Park facilities and parking require upgrading to meet the current and future needs of the Dardanup Townsite and surrounding communities.
6. The relocation of the Brigade to the Wells Recreation Park would inhibit the development of the sporting and recreation precinct and not enable the Shire to achieve the development of an emergency services hub that is described in the DCFP (page 18 Item 5 notes).
7. The DCFP does not adequately address future emergency service requirements for the Townsite and district.
8. Brigade members have unanimously determined the Wells Park site will not meet current and future Brigade needs and have voted unanimously to remain at the current site.
9. Brigade members will not support the application for funds from DFES for the proposed relocation to Recreation Road.

### DISCUSSION

In December 2017 and early 2018 Brigade members participated in the consultation process to inform the development of the Plan. The Brigade members participated in the process in good faith despite the Brigade station not being included in the Community Facilities survey at the commencement of the process.

This oversight at the commencement of the process; the way the August 2018 Plan is written; and the lack of information provided by Shire officers to requests for information

from Brigade representatives has led Brigade members to question the transparency and openness of the process. Specifically, we are concerned that the recommendation to relocate the Brigade was pre-determined prior to the commencement of the consultation process.

That aside, there are some fundamental issues with the proposal to relocate the Brigade, including missed opportunities:

1. The identification and expansion of Precincts

During the consultation process Brigade members supported the concept of relocating the Brigade to the north side of Ferguson Road, (either next to the skate park or between the Lady of Lourdes School Grounds and the Skate Park) **as part of the development of an Emergency Services Precinct**, (as described in the DCFP on Page 12 last paragraph dot point 5).

This concept was supported as it was consistent with the discussion during the consultation which included the development/strengthening of civic, sporting, and commercial precincts.

Brigade members recognised that the development of a dedicated Emergency Service Precinct provided the opportunity to establish other volunteer services to ensure the needs of the growing population were met, such as a volunteer Ambulance, Emergency and Rescue services.

Brigade members reiterated that any relocation would require the new station and surrounds to have greater functionality than the current station and surrounding area.

**Position statement 1: The relocation of the Brigade to the Wells Recreation Park does not allow for the development of an Emergency Services Precinct that would meet the needs of the growing town and district population.**

2. The functionality of the current Brigade station

The current station was built by volunteers with resources donated by local businesses in response to community identified need. The DCFP (page 11, paragraph 7) does not accurately describe the station and surrounding area's functionality:

- The station has two vehicle bays not one as described in the DCFP.
- The DCFP does not acknowledge the large footprint surrounding the station that is areas on either side of and in front of the station used by the Brigade.
- The areas in front and at the side of the station are used routinely for training (both internally and with other Brigades); maintenance; community demonstrations and education; and meetings.

- The large area in front of the station allows attendance at practical training by other Brigades with their fire appliances.
  - The knowledge and exposure of Brigade members within the District to the Fire Appliance available is important as at times they may be required to respond to a fire in an Appliance that is a different model to their Brigade Appliance.
- The large area in front of the Brigade has been used as a briefing and staging point for other Appliances / resources during a fire and emergency response.

**Position statement 2: The DCFP does not accurately describe the current station and surrounding areas functionality.**

The location of the water stand pipe used by the Brigade is not accurately described in the DCFP page 11 paragraph 6.

- The water stand pipe used by the Brigade is not located in the fenced Depot area, but in the large area to the front of the station used by the Brigade for maintenance, training, education and meeting purposes.
- The water stand pipe is also used by other Brigades during and post a fire response and training.

**Position statement 3: The Brigade requires a large area at the front of the station for training, practical exercises, major incident response staging, to use the water stand pipe and community engagement and education.**

In recognition, of the value of the Brigade to the community, bequeathed funds have been made to enhance the functionality of the station, subject to Shire approval. The Brigade has identified enhancements that would strengthen the functionality of the station and comfort of members. The DCFP implies that the current station is not functional. This is not the case.

**Position statement 4: While a bequest has made funds available to expand the station to enhance functionally and Brigade member comfort, the station as it is, is functional.**

3. The Wells Recreation Park

The DCFP identifies that population growth would increase the demand for sport and recreational facilities and playgrounds in the Townsite (page 9 paragraph 1); and the need to improve and expand the Wells Recreation Park facilities and foot print, including the development of a playground to better meet current and future community needs.

Page 12 last paragraph dot point 2 of the DCFP reiterates the need to upgrade the Wells Park facilities and dot point 3 states that *“more parking is needed at the Well (sic) Park Recreation Centre”*.

The development of a nature playground (page 14 row 1 under Sporting Precinct) will further create the need for greater space to accommodate more general parking and disability access and parking.

Given the needs expressed by the community and identified by the planning consultants for greater space at the Wells Park Recreation Centre including for parking it is illogical and narrow sighted to propose the relocation of the Brigade to the Park.

**Position statement 5: The Wells Recreation Park facilities and parking require upgrading to meet the current and future needs of the Dardanup Townsite and surrounding communities.**

**Position statement 6: The relocation of the Brigade to the Wells Recreation Park would inhibit the development of the sporting and recreation precinct and not enable the Shire to achieve the development of an emergency services hub that is described in the DCFP (page 18 Item 5 notes).**

#### 4. Relocation to Recreation Road

The DCFP (page 13, 14 and 15) provides a draft plan for three (3) of the four (4) Dardanup Townsite precincts (Civic, Sporting and Commercial) and community feedback related to the proposed initiatives. The brigade notes disappointment the absence of an Emergency Services Precinct despite this being discussed and promoted during the initial consultation process.

While understandable as emergency services are generally only noticed when they are needed, it is disappointing.

**Position statement 7: The DCFP does not adequately address future emergency service requirements for the Townsite and district.**

Brigade members note the plans to retain the purpose built fire station for other purposes not disclosed (Page 14 row 2). The Brigade is concerned that the information on page 14, row 2 of the Table does not accurately reflect the Brigade's position regarding the relocation to Recreation Road.

- **The Brigade members at the workshop did not agree to the proposal to move to Recreation Road.**
- Furthermore the comments *"Recreation Road was not opposed but concern had been raised about access during sporting fixtures. The upgrade and widening of Recreation Road addresses this concern."* Does not reflect or address all of the Brigade's concerns.

By: Dardanup Central Volunteer Bush Fire Brigade

Date: 28 October 2018

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- The widening of Recreation Road will further reduce the size of the Wells Park Recreation centre footprint.

Brigade members have reviewed the proposed site at the Wells Recreation Park and have found that the proposed site does not have the space to accommodate the functionality required by the Brigade (station and large external training, maintenance and staging area, and improved water source).

The Brigade have met with Department of Fire and Emergency Services (DFES) and Shire representatives and determined the Wells Park site will not meet current and future Brigade needs and have voted unanimously to remain at the current site in the purpose built fire station.

**Position statement 8: Brigade members have unanimously determined the Wells Park site will not meet current and future Brigade needs and have voted unanimously to remain at the current site.**

5. Application of DFES funds

The Brigade notes the intention to apply for funds from DFES (DCFP page 18 Item 5).

**Position statement 9: Brigade members will not support the application for funds from DFES for the proposed relocation to Recreation Road.**

6. Additional minor points for clarification within the DCFP

- Page 5, paragraph 2: *“Importantly, Dardanup has both road and rail transport corridors connecting to the City of Bunbury, providing future transport opportunity for improved connectivity and accessibility.”*
  - While this is technically true, the statement may be somewhat misleading. Significant work and investment would likely be required to recommence the use of the train line.
  - This would likely be a barrier to the use of the train corridor.
- Page 14 Table row 3 refers to Recreation Road.
  - This appears to be an error and should be Ferguson Road as there is no caravan parking currently on Recreation Road.

## CONCLUSION

The Brigade is committed to the Dardanup community and consistently seeks to act in a way that benefits the Townsite and the broader community. Most recently the Brigade supported a proposal for an Arts Trail using the external walls of the Brigade to showcase art as an innovative means to promote the Bush Fire Brigades and increase tourism in the area.

The Brigade is currently centrally located in a purpose built facility with good access to the Dardanup Townsite and District. This location has meant that the Brigade has been able to respond in a timely manner to numerous structural (house and shed) and scrub fires within the immediate Townsite, limiting damage and minimising risk to life.

The proposal to relocate the Brigade to the Wells Recreation Park site does not seem to be well thought out and appears to defy logic given the needs of the Sporting Precinct. The proposal to spend \$400,000 on a site which is not suitable and does not provide the platform for the future is ill conceived and wasteful.

While a bequest has made funds available to expand the current station to enhance functionally and Brigade member comfort, **the station as it is, is functional**. The enhancements would provide greater room for desk based training, toilets and showers and a designated cleaning area for equipment such as the new Scott Pro Mask and make the station more contemporary. Enhancements to the current station could be achieved with approximately \$150,000.

**Dardanup Central fire Brigade**

**FCO : Brendan Putt**

**Contact : 0409087952**

**3/Oct/2018**

**Subject: Proposed relocation of Dardanup Central Fire Brigade**

As per Dardanup town site community Facilities plan final draft

**Brigade undated submission-** an info meeting was held with Tim Wall from DFES and a Shire representative, Chris Hynes in Attendance. A brief talk was given to the brigade about the proposed relocation, and current status, the proposal lacked detail as to what would be provided, size of land ,training area , water supply, security, there has been very Little consultation on this proposal.

DFES presentive Tim Wall has been very supportive with what will be provided and paid for, this is shed only, cost is not inclusive of services, Hard stand Hydrant, hot mix area for parking and other site cost. These cost would have to be meet by the Shire.

**Brigade voted on a motion on preferred location, staying at existing location Was passed with a unanimous vote.**

We have requested the shire draw up a site plan this has not happened, A on site meeting was conducted to measure site, which we found proposed fire shed clearly will no fit on proposed site unless basketball parking area and bull and barrel shed area are allocated to the fire brigade.





Figure 1 Fire Shed size 23.5m widthx11.2 m length

Not enough room to park truck in front of shed (4.7m)

Figure 2



Figure 3 Parking Area too small in front of station

### Relocation concerns

**Parking:** Dedicated parking space would be required for the Brigade at the front of the station.

The site chosen is used over the summer for parking for those attending basketball, this area is used for the Bull and barrel festival also, **and During the Bull and Barrel Festival arrangements would need to be made for emergency access as** recreation road closed for this event.

Members would also require parking additional to front of station for 000 Calls, training and social events.

**Block Size:** It has not been specified how much area the Brigade would have as we have quite a large existing footprint, **the brigade requires a decent sized front area for training and major incidents and room for trucks to fill at a water point.**

**Water supply:** our existing water supply is very slow from the overhead standpipe, currently we ship a Hydrant to fill fire truck or trucks when training or for an incident. **A good source of water is required at the new site**

**New Station:** Tim Wall has provided an updated station plan suitable for brigade needs, catering for community needs for next 10 years. We are happy with this Plan and detail if this was to be a replacement station.

**Summary;** Brigade is very concerned with proposed plan, this clearly has not been thought out, with no basic emergency management planning.

Our preferred option is to redevelop existing site as we have requested

This site is the best location, services provided and plenty of room with the closure of shire depo. The existing fire shed was built by volunteers and there is a lot of passion for our present site as shown at meeting,

Kind regards

Brendan Putt

Dardanup Central FCO

**Peta Nolan**

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**Subject:** FW: Dardanup community consultation

-----Original Message-----

From: Danny Harris [<mailto:dromana@gateway.net.au>]

Sent: Wednesday, 3 October 2018 4:44 PM

To: Mark Chester

Subject: Dardanup community consultation

Sent from my iPad. Dear Mark, I am generally happy with the report but must point out that the Dardanup Central Fire Station must stay where it is simply because there is no other Shire owned land available. The funds bequeath to Dardanup Red Cross by the late Alex Poad must be spent ASAP on the extensions requested by the Dardanup Fire group. I am sure the cost estimate will have escalated since the proposal was put forward. The Dardanup Red Cross Ladies have expressed a preferred option to spend the balance of the funds, after the Station upgrade on the area where the old Shire depot is, not the Wells Rec. Club House. The Old Shire site would be ideal for a new skate park. It would be easily accessed by children from the town, they would not need to cross the busy Ferguson rd. To say it would not be visible from the road may be true, however it would be very visible by the towns people. The balance of the area could be grassed. If we require a play activity area for children attending Wells rec. ground then I'm sure an area on the Northern end could be found for play equipment, away from Ferguson rd. Mark, you are aware the Panizza family were not interested in selling an area requested by the Shire. One day this may happen and we would have all the scope needed.

Good luck with the outcome but please complete the Dardanup Central fire station extension promptly and also the removal of the old depot,

Regards. Danny Harris

**Peta Nolan**

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**Subject:** FW: Dardanup community plan

-----Original Message-----

From: Danny Harris [<mailto:dromana@gateway.net.au>]

Sent: Sunday, 4 November 2018 5:47 PM

To: Mark Chester

Subject: Dardanup community plan

Sent from my iPad. Hi Mark, I can't understand how the Wells Recreation Pk. became recommended for the fire station and believing it could fit the future emergency services. At the last community consultation meeting, the consultant noted that they had looked for alternate locations for the Fire Station, including Wells Rec. Pk. but found it to be not suitable. So where did this recommendation come from? The Fire Station should stay where it is and emergency services could be located where the old Shire Depot is. This would see all Shire services in the same precinct. Why would we construct a new Station costing \$400k when we have a bequest of \$150k committed to up grade the existing station by the Dardanup Red Cross members. The executor for Alex Poads Will, Kingsley Palmer, has supported the Red Cross offer to fund the upgrade to honour the life of Alex Poad and his life time of fire control.

The existing outside toilets on Wells Rec. Pk. could easily be upgraded. They are in a very suitable location. I can't understand the recommendation to relocate the cricket Nets to the North East corner of Wells rec. pk. Please leave the nets where they are.

Toilets are desperately needed on Caramar Pk. If they are well sign posted they could service the community and visitors. Why would you put toilets on the Railway reserve lease near Charlotte st?

The Hall car park has for some time been allocated for short term caravan parking, this should be sign posted and advertised in an appropriate caravaners guide.

Mark, please record these points in your report to Councillors,

Regards. Danny Harris

**Peta Nolan**

---

**Subject:** FW: Subject: RE: Public Consultation - Dardanup Townsite Community Facilities Plan  
- Final Draft

**From:** Kim Wesley [mailto:kim@peppermintlanelodge.com.au]

**Sent:** Thursday, 4 October 2018 7:40 AM

**To:** Records

**Subject:** Subject: RE: Public Consultation - Dardanup Townsite Community Facilities Plan - Final Draft

Hello Peta

Thank you for the opportunity to comment.

As a volunteer at the FV Visitor Centre I noted the rapid and large increase of the truck traffic through this small townsite. This is a concern with the primary school, church, hall and post office being major use facilities.

The road is being severely damaged between the highway and the school by this large amount of traffic too as the road wasn't built with as many trucks in mind. Many are heading to the tip and to Depiazzi . Both are big business.

Most of the trucks are commercial and I feel there must be another direction they can go. There was talk of Dowdells Line, Banksia to Crooked Brook and onto Boyanup Picton Rd. This should be explored further or at least an alternative.

Paedestrian zones should be explored too for the access to recreation zones. Three across Ferguson Rd at least for safe access.....especially to the oval and school.

Dardanup townsite could be a real tourist town being the gateway to the very important tourist attraction of the Ferguson Valley. It could be made more colourful and vibrant but an attraction for more small business.

I hope my comments can be found useful.

Kim Wesley

Peppermint Lane Lodge - Wellington Mill

**Kim and Simon Wesley**

<http://peppermintlanelodge.com.au>

T: 97283138 M: 0447266885

4<sup>TH</sup> October 2018

The Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON 6232

**SUBMISSION TO DRAFT DARDANUP COMMUNITY FACILITIES PLAN**

After reviewing the Draft Facilities Plan, we wish to make the following comments –

1. We are most disappointed to see that the Number 1 item in the Short Term is to remove the depot buildings. We believe that these buildings should be left in place, at least for the time being, and available for use by the local Dardanup community. The Depot area could easily be incorporated within the Civic Precinct area concept plan, while at the same time providing a central and practical facility with the potential to enhance Dardanup's sense of community and build inclusiveness.

There is an active and enthusiastic local gardening group in Dardanup. They may be interested in leading the creation of a landscaped community garden that visually integrates with Carramar Park and the Town Hall. Maybe hand-crafted sculpture pieces, a unique fire pit gathering area, or a solar powered water feature to add interest and attract visitors. The Over 55's housing development has very limited outside areas, and new subdivision block sizes are becoming smaller. A community garden area has the capacity to build camaraderie and inter-generational inclusiveness.

The town has many retired and semi-retired people, no doubt with skills that could willingly be shared to others via a Men's Shed or similar group. Such social interaction has proven physical, mental and general health benefits. The shed could be a base used to create community projects, run skills and training workshops, even provide shelter for an outdoor community function. Recently a community book exchange scheme was an enthusiastically supported idea, but where to locate it is a problem.

The Depot buildings were no doubt funded by our rates, and it is our belief that residents should be given the opportunity to more fully explore re-purposing of the area for maximum community benefit.

2. The building of public toilets at the Civic Precinct and the Commercial Precinct need to be **Short Term** objectives rather than medium and long term. They are needed now and will produce immediate benefits to our town.

Carramar Park is a lovely play area for children and BBQ area, but the only nearby toilets are sub-standard ones at the Hall. The Australia Day Breakfast and Christmas Carols are also held at Carramar Park and the Bull & Barrel Festival would benefit from additional nearby toilet facilities.

## (Appendix ORD: 12.2B)

Public toilets servicing the Commercial Precinct would encourage people to stop in our town and support the local businesses. We now have an award-winning bakery in Dardanup. At times there are so many customers that the shop is full. It is said that people drive from Bunbury to buy their lunch! Let's provide easily accessible toilet facilities for the benefit of locals and visitors. A nearby path from the Tourist Information Bay and Charlotte Street could provide a convenient link to the toilet area. Additional visitors to Dardanup may instigate new retail and service business start-ups.

3. We question the need to remove the stage storage area at the back of the Dardanup Hall. It may have limited usage/value now, but if in reasonable condition, it could be of benefit to future groups that may utilize the hall as new residents come to Dardanup. For example, a repertory group or music club, or toy library.
4. The provision of pedestrian crossings across Ferguson Road linking the townsite to the Catholic School and the Wells Recreation Ground are warranted in the short term, given the increase in heavy vehicles that now use Ferguson Road.

IL & J Trigwell  
PO Box 33  
DARDANUP 6236

**Peta Nolan**

---

**Subject:** FW: DARDANUP Community facilities plan

-----Original Message-----

From: Gwen Wells [<mailto:gwen000@hotmail.com>]

Sent: Monday, 5 November 2018 12:16 PM

To: Records

Subject: DARDANUP Community facilities plan

To whom it may concern

I wholly agree to upgrade the Dardanup Community Sports club rooms. Extensions. To building. Kitchen , Toilets Existing outdoor toilet. Ok but could have new Roof and tiling. To beautify. As very central for patrons use

Carramah Park definitely should be considered with Toilet facilities As park is used. By some Major. Events. And tourist. Stopovers

Old Shire Plant. Maybe. Upgraded to join carramah Park. And maybe consider. Relocating. The Skate Park. To that area. Keeping local children Happy. Parents Happy not worrying about Skate Park being so close to main traffic Safer. All round. Parking facilities. Could be increased

Thankyou. Sincerely.

Gwen Wells. Local Resident.

Sent from my iPad



**Peta Nolan**

---

**Subject:** FW: DARDANUP community facilities plan extension consultation

-----Original Message-----

From: Gwen Wells [mailto:gwen000@hotmail.com]

Sent: Monday, 5 November 2018 12:04 PM

To: Records

Subject: DARDANUP community facilities plan extension consultation

To whom it may concern

On behalf of Australian Red Cross DARDANUP auxiliary unit. I wish to put on notice to the Dardanup townsite community facilities plan. Committee that we wholeheartedly support the submission put forward by Brendon Putt of DARDANUP Central fire Brigade which you would have received at the office by now  
The Bequest from a local identity mr Alex Poad Was willed to Red Cross. To. use in the area as we saw fit. Said person concerned. Now 8 years. Deceased. In his life time was a leader of Fire Brigade DARDANUP for many years and because of his faithful commitment we chose to allocate the bequest finance. To DARDANUP Central Fire Brigade. In his honour Fire Brigade. Was to use on their existing Premises. To upgrade their working areas. ,for training of new firemen and women , storage, unisex. Washrooms , making all more comfortable to operate I believe the Fire Brigade have submitted plans. For the building. Over 2 years ago and Shire approval has not been approved DARDANUP Shire holds in Trust. The Bequest finance. Which was to be released when project was commenced There has been no thought that the Fire Brigade. Wished to relocate and have the support of the. Emergency. Services.

The Executor of said person Whose. Bequest was received. Is also Happy for the Central Fire Brigade. To go ahead and update. The Station

At the recently held Bull and Barrell Festival. DARDANUP The Fire Brigade. Had an amazing display presented to the general public. Much interest was shown. And very central as well  
Please consider and act as soon as possible for DARDANUP Central Fire Brigade to receive the approval needed. As we want to see a result. Otherwise. The finance will be withdrawn and allocated. Else where. And DARDANUP would be worse off Without this Bequest.

Thankyou for consideration.

Gwen wells. Liaison Officer. DARDANUP Red Cross auxiliary unit

Sent from my iPad



# (Appendix ORD: 12.2B) Dardanup Sporting and Community Clubs Inc.

C/\_ Post Office Dardanup 6236

Mr Mark Chester  
CEO  
Shire of Dardanup  
1 Council Dve  
Eaton 6232

Dear Mark,

The Dardanup Sporting and Community Clubs submit the following with regards to the Community Facilities Plan

- Short term - agreed Fire shed needs to be relocated from the civic precinct area for this area to develop into the future. It can't be sited at the Wells Recreation Park as there isn't the room. Parking and recreation space is currently at a premium on this site without further buildings added. The best site is on the northern side of Ferguson Rd opp the Hall on the Panizza land or opp the Dardanup Vet on land where the CWA building was previously located( not sure of the area of this parcel of land but could be the emergency hub mentioned in the Plan). Therefore the purchase of this land from the Panizza family will need to be pursued for this purpose and to increase the land available for the future sporting needs of Dardanup in the long term.
- Short Term - Clubroom upgrades – integrate public toilets into the Clubrooms. Changerooms and kitchen bar facilities, spectator viewing are desperately needed. Tennis / Basketball courts need upgrading. Despite recent work the surfaces are badly cracking so the subsurface needs work.
- Don't agree with piping the Ferguson Rd drain to provide spectator parking as too dangerous with cars entering and exiting these proposed parking areas along Ferguson Rd.
- Not sure a pump track or nature play area are needed on Wells Recreation Park.
- Long term – agree that additional playing fields will be needed.
- Comment from Eaton/ Dardanup Soccer Club - South West Soccer Association demand a basic requirement from each club which is that we have to provide showers and change rooms for 22 players at one time. We have had soccer fixtures cancelled due to the lack of facilities so for us to continue and hopefully grow we are in desperate need of decent showers, toilets and change rooms. We are a up and running club in the present day who need shire support! The cricket nets need to be on the same side as they currently are as we need maximum space to fill the current oval with junior and senior FIFA soccer pitches.



(Appendix ORD: 12.2B)  
**Dardanup Sporting and Community Clubs Inc.**

---

C/\_ Post Office Dardanup 6236

Yours faithfully

Jill Cross

Secretary  
Dardanup Sporting and Community Clubs Committee  
7 November 2018

**Peta Nolan**

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**Subject:** FW: Community Facilities Plan

-----Original Message-----

From: Rob Doherty [mailto:robdoherly51@gmail.com]

Sent: Wednesday, 7 November 2018 8:41 AM

To: Records

Subject: Community Facilities Plan

In response to the request for feedback I make the following points.

BFB facility- Serious consideration should be given to changing the Dardanup Central BFB to a Fire and Rescue Brigade so that it can respond to House Fires. This should be kept in mind in the planning of any new facility!

The Dardanup Townsite has no focus, theme or soul! There is very little within the town to encourage anyone to stop compared to a similar sized successful towns such as Balingup which has a thriving arts retail focus. Could the Shire look at providing some incentives for the very talented local artisan population to have some outlets in say Charlotte St? Boyanup is another town that has managed to evolve successfully in this direction!

Yours Sincerely

Robert Doherty

Wellington Mill

Sent from my iPad

Peta Nolan

---

**Subject:** FW: Public Consultation - Dardanup Townsite Community Facilities Plan - Final Draft

**From:** Katrina Davies [<mailto:katd0803@gmail.com>]

**Sent:** Wednesday, 7 November 2018 11:26 AM

**To:** Records

**Subject:** Re: Public Consultation - Dardanup Townsite Community Facilities Plan - Final Draft

To Whom It May Concern

I am a member of the Eaton Dardanup Football Club which utilises the Wells Recreation area as our home ground. I submit the following comments in relation to the Community Facilities Plan:

- The Wells Recreation ground is well used year round by the soccer club and the Dardanup cricket club, so any upgrades would be appreciated and well utilised.
- The canteen facilities are not up to standard. The area is not completely sealed allowing vermin to access, making major cleaning necessary prior to any food preparation.
- Whilst the roof of the public toilets was repaired prior to winter, making it slightly more pleasant to use, the facility is difficult for people to locate. I think public toilets would be better located as part of clubroom building.
- Moving the cricket nets to the location indicated in the draft plans would significantly reduce the space available for FIFA sized soccer pitches. I believe a better location would be where the public toilets are currently. They would then be between the two playing fields should the purchase of the Panizza land be successful.
- I disagree with parking being installed along Ferguson Road as I believe it would create an unnecessary traffic hazard along a main access road. I agree with the drainage along Recreation Road being covered to allow additional parking there.
- I agree with sealing the current gravel area near the sheds to create more parking space.
- Fencing should be installed along the Ferguson Road boundary to stop balls/children getting onto the road.
- The current clubroom/change room facilities are inadequate for sporting teams. The South West Soccer Association guidelines recommend change room and shower facilities for 22 people. Whilst this is probably excessive for our club rooms, we have had events cancelled or declined due to our inadequate facilities.
- I would suggest closing in and extending the current verandah to the same same width as the current club room to use as a club room/meeting room and utilising part of the existing meeting room to extend/upgrade the toilets/change rooms. A new verandah could be built along the front (playing field side) of the building to allow some under cover seating/spectating space.

Thank you for the opportunity to comment on this proposal. Please contact me if you need any clarification on points I have made.

Kind regards

Katrina Davies  
10 Castieau Street  
BUREKUP 6227  
Ph: 0439 957 687



P.O. Box 79  
Dardanup 6236

Mr Mark Chester  
CEO  
Shire of Dardanup

Dear Mark,

Please find our Community Facilities Plan submission below. We consider in the very short term that community consultation needs to take place about the future of the Shire Depot building before demolition is considered. This building has potential uses for community events, markets, museum, mens shed, etc. We would like the time for the community to consider these options.

- Short term - Develop Civic precinct by linking with Carramar Park. Agree with landscape and improve picnic facilities in Carramar Park
- Short term – upgrade skate park with additional facilities. Parking in this area requires attention. Possibility of parking provided when the adjoining land is purchased from the Panizza family.
- Short term - Toilets are required in or within easy walking distance of Carramar Park. Toilets at the rear of the Hall need improving. Many people frequently use these facilities that are in an unsatisfactory condition. Toilets required in the cbd.
- Agreed Fire shed needs to be relocated from the civic precinct area for this area to develop into the future. It can't be sited at the Wells Recreation Park as there isn't the room. Parking and recreation area is currently at a premium on this site without further buildings added. The best site is on the northern side of Ferguson Rd opp the Hall on the Panizza land or opp the Dardanup Vet on land where the CWA building was previously located( not sure of the area of this parcel of land but could be the emergency hub mentioned in the Plan). Therefore the purchase of this land from the Panizza family will need to be pursued for this purpose and to increase the land available for the future sporting needs.
- Short term - Hall improvements – the Hall does need improving to attract users and improve versatility. Would like to see a rear courtyard( this space could also be used by fire brigades for activities), improvements to sound within the building, improvements to the stage, improved kitchen facilities. The Hall improvements need to be coordinated and planned along with the Shire office improvements as uses in common. The Shire office needs to be redeveloped to make more functional for community purposes other than Shire use as currently a lot of office space not used. The offices could be extended onto the Hall with workshop spaces provided as currently the shire workshops are limited because of lack of suitable space available in the Shire office. Playgroup( currently operates out of the Community Centre) could be re located here, close to the library.
- St Marys Anglican Church – if this church is not going to be used in the future then the Shire and Community need to consider possible future uses for this site in consultation with the Anglican diocese.

- More public seating required for the cbd, especially near the bakery.

Yours faithfully

Jill Cross  
Chairperson  
Dardanup and Districts Residents Assoc  
7 November 2018

**By email**

**From:** [c.hynes@geo.net.au](mailto:c.hynes@geo.net.au)

**Sent:** Thursday, August 09, 2018 5:53 PM

**To:** [Chris Hynes](#) ; [Rob Drennan](#) ; [Mantrac](#) ; [seaviewfarm@yahoo.com.au](mailto:seaviewfarm@yahoo.com.au)

**Subject:** New Waterloo Fire Station

Mark Chester

CEO Shire of Dardanup

Waterloo Bush Fire Brigade wish to make a formal request to the Shire of Dardanup to look into acquiring the R46108 reserve from the Department of Biodiversity, Conservation and Attractions, adjoining the current station site, for the new Waterloo Fire Station. The reserve has been used by the brigade for parking and training since we established the fire station on this site.

The community has been fortunate in attaining funds for a new, fully equipped fire station and training facility. This will provide the district with a well-resourced, modern fire station, able to deal with all incidents, going into the future. Attached are photos showing the existing fire station with the overlay of the new fire station, to give an idea of size and positioning. This has brought to our attention that the current block is inadequate for the size of the new fire station.

During the planning phase and with the tight timeline to accept DFES's offer of the new fire station, we were unaware of this need for more space using the current site.

We would like to explore the possibility of acquiring the neighbouring reserve to allow us to position the station to maximise the functionality of the facility, this includes fire vehicle turn around area, access to the station and member parking during incidents and training.

In reference to photo # 1. Using the draft design (photo # 3) to access "vehicle area" using the drive-through design, more room is needed to manoeuvre the large appliance in and out of the shed. The measurement is 6m off the western fence on lot 66 to the station and 10m from the front (highway) of the station to the edge of the bitumen seal.

If we were to acquire the adjoining Reserve an option could be to have the roller doors on the eastern side, rather than facing the highway and utilising adjoining block as turn around, parking, training area. The preferred option would be to move the station close to the western boundary of lot 66 reference to photo #2 to facilitate use of the 'vehicle area' drive through.

We are happy to work with all parties to achieve a positive outcome.

**Chris Hynes** (CBFCO) on behalf of Waterloo Bushfire Brigade

**Rob Drennan** (FCO) Waterloo Bushfire Brigade



8/7/2018

PhotoMaps by nearmap



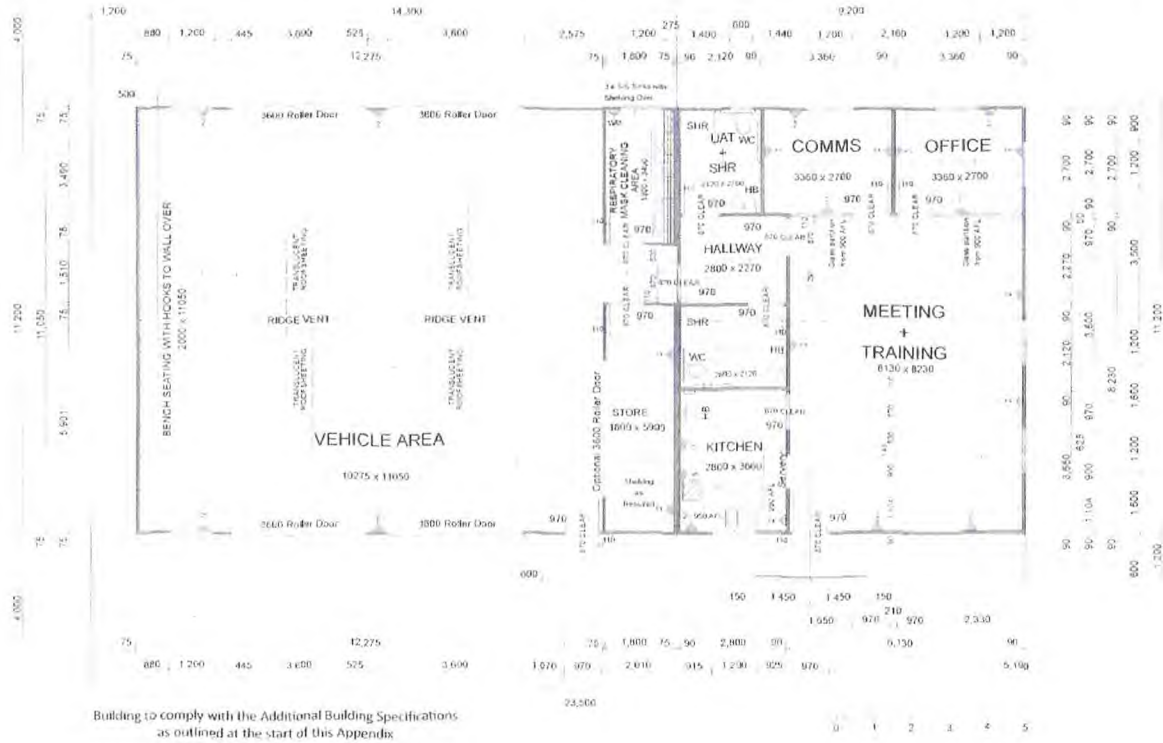
# (Appendix ORD: 12.3A)

8/7/2018

PhotoMaps by nearmap



# DRAFT



DISCLAIMER: This plan is a draft only and has yet to be officially endorsed.

**BUSHFIRE BRIGADE FACILITY - 2 BAY**

Model 2 v1.1



Our Ref: BY01821-05  
Your Ref:

CEO Mark Chester  
Shire of Dardanup  
1 Council Drive  
EATON WA 6232

9 August 2018

Dear Sir *Mark,*

### **WATERLOO BUSHFIRE BRIGADE - NEW STATION**

Waterloo Bushfire Brigade (BFB) has recently been successful in attaining funds for a new, fully equipped fire station and training facility through the Local Government Grants Scheme (LGGS) administered by Department of Fire and Emergency Services. Waterloo BFB, in planning for the new station, has identified some issues with the existing site.

The new building standard footprint is approximately twice the size of the existing station, and this will impact on the turning area for fire trucks and member parking during training and incidents. This limited space and traffic congestion may pose a safety risk for anyone using the facility and leaves limited space to reverse trucks into the station safely.

The adjoining reserve to the east of the existing site is managed by Department of Biodiversity Conservation and Attractions and has been identified by Waterloo BFB as a way of positioning the station for maximum efficiency and safety. Waterloo Bush Fire Brigade wish to make a formal request to the Shire of Dardanup to look into acquiring the R46108 reserve from the Department of Biodiversity, Conservation and Attractions.

Department of Fire & Emergency Service South West Region are fully supportive of this request by Waterloo BFB and will assist where possible to achieve the outcome desired.

Yours sincerely

**Peter Norman**  
**Superintendent South West**

Doc Ref: R0000557459

SP:js

Enquiries: 9724 0349

Steve.potter@dardanup.wa.gov.au

13 August 2018

Mr Bok Ho  
Land Services Coordinator  
Department of Biodiversity, Conservation and Attractions  
Locked Bag 101  
BENTLEY DELIVERY CENTRE WA 6983

Dear Sir

**RE: REQUEST FOR TRANSFER OF LAND FROM DEPARTMENT OF BIODIVERSITY, CONSERVATION & ATTRACTIONS TO SHIRE OF DARDANUP FOR EMERGENCY SERVICE PURPOSES – LOT 97 SOUTH WESTERN HIGHWAY, WATERLOO (PORTION OF RESERVE 46108)**

With reference to the above please be advised that the Shire of Dardanup has recently been advised by the Department of Fire and Emergency Services (DFES) that a capital grant of approximately \$400,000.00 has been awarded to the Shire to replace the existing volunteer bushfire brigade station located at Lot 67 South Western Highway, Waterloo, (Reserve 43011) which has come to the end of its practical life.

As a result of the above, planning for the new building has moved to the design phase and this has subsequently resulted in two separate requests being received from Mr Peter Norman (DFES – Superintendent South West) and Mr Chris Hynes (Shire of Dardanup Chief Bushfire Control Officer) for the Shire to explore the option of acquiring the property adjacent to the site (Lot 97) to facilitate an improved design outcome. Copies of correspondence from both parties are attached.

It is my understanding that R46108 is vested in the DBCA for the purpose of 'Conservation of Flora and Fauna' and that Lot 97 forms only a portion of the reserve which also includes Lots 96, 62, 95 and 3010. Furthermore, it is noted that Lot 97 is separated from the remainder of R46108 and a desktop assessment suggests that the environmental values of Lot 97 may be limited, when compared to the other properties that cumulatively make up the reserve, which appear to be in more of an improved natural state.

In light of the above, you are requested to provide advice as to whether the DBCA is supportive of the land being transferred to the Shire. I have made initial contact with the Department of Planning, Lands and Heritage (DPLH) and have been advised that the process would be reasonably straightforward if DBCA was to support the request, with the intended outcome being to amend both reserves by excluding Lot 97 from Reserve 46108 and including it into Reserve 43011.

.../2

To achieve this outcome I have been advised the following would apply:

- Formal letter to be sent by the Shire to DBCA to seek support.
- Subject to DBCA indicating its support in writing, a report to be presented to Shire of Dardanup Council to resolve to make a formal request to the DPLH for the inclusion of portion of Reserve 46108 (Lot 97) into the adjoining Reserve 43011.
- Subject to Council endorsement a formal request to be made by the Shire to the DPLH. The request to include DBCA's written support.
- There will be no need for any change of purpose on the management order as Lot 97 will automatically become part of Reserve 43011.
- DPLH will create the relevant documentation to achieve the desired outcome and lodge with Landgate.
- If a building was proposed to be built across the boundaries of Lots 67 and 97, the lots will be amalgamated.

I trust the provided information is sufficient for you to consider the Shire's request, which is made with the benefit of the community in mind. Due to the limited timeframes associated with the DFES grant funding, it would be appreciated if you could provide the Shire with a response at your earliest convenience, to enable the project to move forward.

Thank you for your consideration of this request. Please feel free to contact the undersigned if you have any further queries on 9724 0349 or [steve.potter@dardanup.wa.gov.au](mailto:steve.potter@dardanup.wa.gov.au)

Yours sincerely

**MR STEVE POTTER**

Manager Development Services

cc: Mr Bob Hagan  
Regional Manager, South West Region  
Department of Biodiversity, Conservation and Attractions  
PO Box 1693  
BUNBURY WA 6230

Enc: Written Request – Mr Peter Norman (Superintendent South West – DFES) – Doc Ref: R0000557473  
Written Request – Mr Chris Hynes (Chief Bushfire Control officer – Shire of Dardanup) – Doc Ref: R0000557469



Department of Biodiversity,  
Conservation and Attractions

(Appendix ORD: 12.3C)



Your ref: R0000557459  
Our ref: 2018/002778 PRS43006  
Enquiries: Tracy Teede  
Phone: 08 9725 4300  
Email: swlanduseplanning@dbca.wa.gov.au

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

ATTENTION: Steve Potter

**REQUEST TO TRANSFER LAND FROM DEPARTMENT OF BIODIVERSITY,  
CONSERVATION AND ATTRACTIONS TO SHIRE OF DARDANUP FOR EMERGENCY  
SERVICE PURPOSES –  
LOT 97 SOUTH WESTERN HIGHWAY WATERLOO (PORTION OF RESERVE 46108)**

I refer to your letter dated 13 August 2018 seeking the Department of Biodiversity, Conservation and Attractions (DBCA) Parks and Wildlife Service comments on a proposed land transfer for the above property.

Parks and Wildlife Service's South West Region provides the following advice.

**Advice to Shire**

Lot 97 forms part of the Waterloo Nature Reserve (Reserve 46108) and is located within the buffer for the Federal and State listed Threatened Ecological Community "*Herb rich shrublands in clay pans*" (SCP08) (TEC). Lot 97 is also within close proximity to a conservation category wetland (CCW).

DBCA has a long term strategy to add the vegetated portions of South West Highway road reserves and other reserves from Waterloo Road westwards, including cleared land that can be rehabilitated, to enhance the protection of resilience of the TECs in the nature reserve. Protection of hydrology in this area is also essential.

Lot 97 contains areas cleared of native vegetation however these cleared areas provide a buffer from nearby development to the Nature Reserve.

The draft Wanju District Structure Plan identified an area for Emergency Services (ES) purposes within close proximity to the existing Shire of Dardanup volunteer bushfire brigade station at Lot 67 South Western Highway Dardanup.

It may be that the volunteer bushfire brigade would move to the proposed Wanju ES location. At that time the land currently being used for ES purposes could be transferred back to DBCA, after some rehabilitation to restore the vegetation connectivity.

Can you advise if the Shire has considered relocating the Dardanup volunteer bushfire brigade station to the proposed Wanju ES location for the proposed fire station replacement?

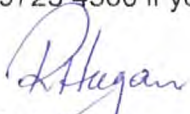
**South West Region**  
PO Box 1693, Bunbury, Western Australia 6230  
Phone: (08) 9725 4300  
Email: bunbury@dbca.wa.gov.au  
dbca.wa.gov.au

It is unclear if the proposed land transfer request is for the entire Lot 97 or for the portion identified on the attached plan (Attachment 1). Can you please clarify which portion of Lot 97 is subject to this request?

Any proposal for development within Lot 97 needs to consider adequate buffers to the nearby conservation category wetland and native vegetation. DBCA would expect that the existing Lot 97 vegetation would be protected by some form of fencing.

In addition, drainage would need to be adequately managed to ensure run-off containing potential nutrients, pollutants and hydrocarbons, including fire-fighting foam, does not contaminate surface and groundwater within the surrounding area. Can you please advise what measures will be taken to avoid such contamination risks?

Please contact Tracy Teede at the Parks and Wildlife Service's South West Region office on 9725 4300 if you have any queries regarding this advice.

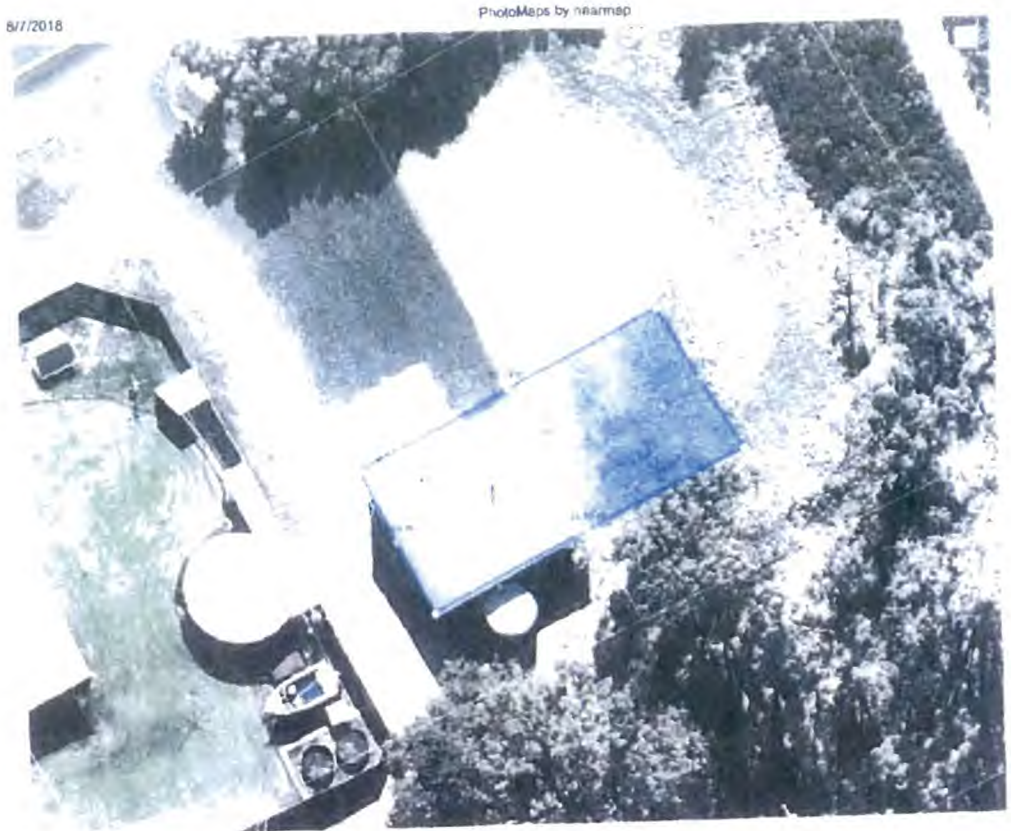


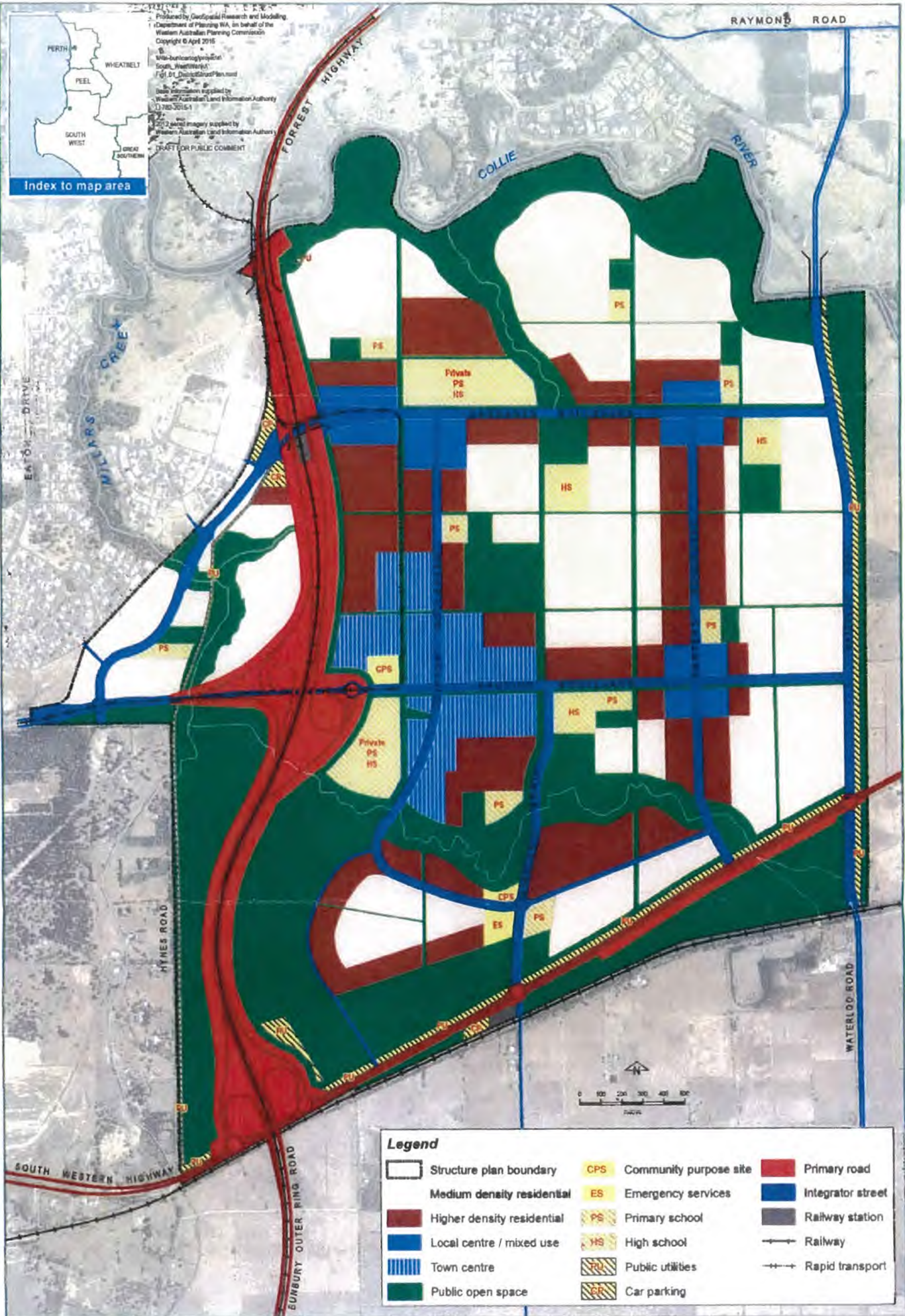
Bob Hagan  
Regional Manager  
Parks and Wildlife Service

27 September 2018

cc: DBCA Land Unit, Bok Ho







Wanju district structure plan

**From:** Steve Potter  
**Sent:** Tuesday, 16 October 2018 3:33 PM  
**To:** 'Bob.Hagan@dbca.wa.gov.au'  
**Cc:** 'Bok Ho'; 'tracy.teede@dbca.wa.gov.au'; Luke Botica; James Reilly; Mick Saunders; Erin Hutchins  
**Subject:** REQUEST TO TRANSFER LAND FROM DBCA TO SHIRE OF DARDANUP FOR EMERGENCY SERVICES PURPOSES – LOT 97 SOUTH WESTERN HIGHWAY WATERLOO (PORTION OF RESERVE 46108) (DBCA Ref: 2018/002778)  
**Attachments:** Comments - Parks and Wildlife Service.pdf; Doc1.pdf

Dear Mr Hagan,

Further to my email dated 9 October 2018, I have discussed the matter further with Mr Chris Hynes (Shire of Dardanup CBFCO) who has confirmed that the plan referred to in your previous correspondence (attached) indicated the footprint of the proposed new building only.

In order to provide buffers to adjacent environmentally sensitive landholdings, an indicative area has been identified by the red line in the second attached document which is considered by the brigade to be sufficient for the construction of the new building and any associated development (water tanks etc.) and facilitate the efficient manoeuvring of vehicles around the site. The vegetated areas within Lot 97 adjacent to the property boundaries would be retained and could perhaps be fenced to prevent access, and the Shire is willing to discuss this further if you wish.

I trust this email (in conjunction with my previous email correspondence) adequately addresses the queries outlined in DBCA's initial response, however please let me know if you require anything further.

Kind Regards,

---

**Steve Potter**

Manager Development Services

SHIRE OF DARDANUP | 1 Council Drive | PO Box 7016 | Eaton WA 6232  
p: 08 9724 0349 | m: 0417 214 402 | f: 08 9724 0091 | e: [Steve.Potter@dardanup.wa.gov.au](mailto:Steve.Potter@dardanup.wa.gov.au)



[www.dardanup.wa.gov.au](http://www.dardanup.wa.gov.au)



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**From:** Steve Potter  
**Sent:** Tuesday, 9 October 2018 11:01 AM  
**To:** 'Bob.Hagan@dbca.wa.gov.au'  
**Cc:** 'Bok Ho'; 'tracy.teede@dbca.wa.gov.au'; Luke Botica; James Reilly; Erin Hutchins; Mark Chester

**Subject:** REQUEST TO TRANSFER LAND FROM DBCA TO SHIRE OF DARDANUP FOR EMERGENCY SERVICES PURPOSES – LOT 97 SOUTH WESTERN HIGHWAY WATERLOO (PORTION OF RESERVE 46108) (DBCA Ref: 2018/002778)

Dear Mr Hagan,

**RE: REQUEST TO TRANSFER LAND FROM DBCA TO SHIRE OF DARDANUP FOR EMERGENCY SERVICES PURPOSES – LOT 97 SOUTH WESTERN HIGHWAY WATERLOO (PORTION OF RESERVE 46108)**

With regard to the above the Shire of Dardanup acknowledges receipt of the letter correspondence dated 27 September 2018 (copy attached) and thanks the DBCA for its consideration of the matter. It is noted that the correspondence received raises several points / queries, which I will address in this email.

In summary, I understand the main points / queries raised are as follows:

- DBCA is concerned about the impact of the expansion of the Waterloo VFBF on the neighbouring TEC;
- DBCA is querying what measures can be put in place to adequately protect the neighbouring TEC;
- DBCA is querying whether the entirety of Lot 97, or only a portion, is being requested;
- DBCA is querying whether the Waterloo VFBF may be re-located to Wanju at some point in the future.

With regard to the first three dot points, one of the reasons that Shire officers considered that the request to transfer Lot 97 to the Shire may be feasible is the fact that it is separated from the remainder of Reserve 46108 and appears to be largely devoid of any substantial remnant vegetation. It is also part of a continuous row of properties, all of which contain existing development.

You have requested whether it is only the land identified on the provided plan (Attachment 1 in the attached document) that is required. It is understood that the plan referred to (provided by the Chief Bushfire Control Officer - CBFCO) indicates the brigade's preferred location for the new building footprint only, however a larger portion than that indicated on the plan would be required to accommodate the creation of sufficient hardstand for the maneuvering of large vehicles etc. I have forwarded a separate email to the CBFCO to confirm the extent of land that the brigade considers is required and have highlighted to him that the DBCA has indicated it may have a preference to retain internal buffers to neighbouring environmentally sensitive land. I will provide further information in this regard once I have received a response from the CBFCO.

Shire officers may be willing to consider any measures that may be desirable by the DBCA to alleviate impacts on neighbouring conservation reserves, which could include utilising only a portion of Lot 97 to facilitate appropriate buffers to neighbouring land as outlined above, fencing the requested area from the remainder of the site, and implementing appropriate drainage management measures to avoid contamination of neighbouring wetlands.

If the proposal to transfer all or a portion of Lot 97 is determined to be acceptable to the DBCA and the Shire of Dardanup Council and the management order(s) amended accordingly, a development (planning) application would subsequently need to be prepared by the Shire which would detail the exact nature of the development and would include proposed drainage management

measures. Given the proximity to the neighbouring reserves the application would be referred to the DBCA for review and comment prior to determination.

With regard to the final dot point, although an Emergency Services parcel of land has been identified in the draft Wanju DSP, the timing and nature of what will be provided in this location is yet to be determined (and may be many years away). It is a possibility that the location is used for a career firefighting station, SES and/or ambulance depot to service the growing Wanju population. It is envisaged that the granting of funding by DFES to build a new volunteer facility in the existing locality in Waterloo will mean that the new station will remain in its current location for many years into the future.

I trust the above adequately responds to your queries, however please let me know if you require further information.

Regards,

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**Steve Potter**

Manager Development Services

SHIRE OF DARDANUP | 1 Council Drive | PO Box 7016 | Eaton WA 6232

p: 08 9724 0349 | m: 0417 214 402 | f: 08 9724 0091 | e: [Steve.Potter@dardanup.wa.gov.au](mailto:Steve.Potter@dardanup.wa.gov.au)



www.dardanup.wa.gov.au



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Facebook







Department of **Biodiversity,  
Conservation and Attractions**



(Appendix ORD: 12.3C)



Your ref: R0000557459  
 Our ref: 2018/002778 PRS43006  
 Enquiries: Tracy Teede  
 Phone: 08 9725 4300  
 Email: swlanduseplanning@dbca.wa.gov.au

Chief Executive Officer  
 Shire of Dardanup  
 PO Box 7016  
 EATON WA 6232

ATTENTION: Steve Potter

**REQUEST TO TRANSFER LAND FROM DEPARTMENT OF BIODIVERSITY,  
 CONSERVATION AND ATTRACTIONS TO SHIRE OF DARDANUP FOR EMERGENCY  
 SERVICE PURPOSES –  
 LOT 97 SOUTH WESTERN HIGHWAY WATERLOO (PORTION OF RESERVE 46108)**

I refer to your emails dated 9 and 16 October 2018 providing additional information to the Department of Biodiversity, Conservation and Attractions (DBCA) Parks and Wildlife Service in relation to the above proposed land transfer.

Parks and Wildlife Service's South West Region provides the following additional advice.

**Advice to Shire**

The red line on the attached Shire of Harvey (Shire) map (Attachment One) indicates the area identified for proposed excision and development for emergency service purposes. The Shire has indicated that the proposed excision and development area is required to provide adequate space for the proposed volunteer bushfire brigade's new building and associated development, plus sufficient turning areas for fire vehicles.

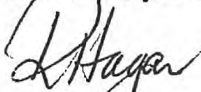
The Shire has also confirmed that measures to protect the adjacent conservation reserves, including buffers, fencing and appropriate drainage management will be considered as part of a future development application.

DBCA advises that drainage management should consider both expected water runoff from natural events and fire brigade activities. Drainage management should also consider water outflow direction, overflow water management, water directed to a drainage collection sump and any surface water outflows being treated prior to leaving the site. DBCA considers that a bunded wall around the agreed buffer area should be installed to minimize any risk from runoff to the adjacent vegetation.

DBCA has no objection to the proposed excision and future development for emergency services purposes on the portion of Lot 97 bounded by the red line on Attachment One, subject to appropriate buffers, fencing, suitable drainage management and formal development application referral. It is requested that drainage management plan details are provided to DBCA prior to the development application process.

**South West Region**  
 PO Box 1693, Bunbury, Western Australia 6230  
 Phone: (08) 9725 4300  
 Email: bunbury@dbca.wa.gov.au  
 dbca.wa.gov.au

Please contact Tracy Teede at the Parks and Wildlife Service's South West Region office on 9725 4300 if you have any queries regarding this advice.



Bob Hagan  
Regional Manager  
Parks and Wildlife Service

25 October 2018

Att.

cc: DBCA Land Unit, Bok Ho  
DBCA South West Region – Regional Leader Nature Conservation



(Appendix ORD: 12.3C)



**From:** Steve Potter  
**Sent:** Tuesday, 9 October 2018 11:01 AM  
**To:** 'Bob.Hagan@dbca.wa.gov.au'  
**Cc:** 'Bok Ho'; 'tracy.teede@dbca.wa.gov.au'; Luke Botica; James Reilly; Erin Hutchins; Mark Chester  
**Subject:** REQUEST TO TRANSFER LAND FROM DBCA TO SHIRE OF DARDANUP FOR EMERGENCY SERVICES PURPOSES – LOT 97 SOUTH WESTERN HIGHWAY WATERLOO (PORTION OF RESERVE 46108) (DBCA Ref: 2018/002778)  
**Attachments:** Comments - Parks and Wildlife Service.pdf

Dear Mr Hagan,

**RE: REQUEST TO TRANSFER LAND FROM DBCA TO SHIRE OF DARDANUP FOR EMERGENCY SERVICES PURPOSES – LOT 97 SOUTH WESTERN HIGHWAY WATERLOO (PORTION OF RESERVE 46108)**

With regard to the above the Shire of Dardanup acknowledges receipt of the letter correspondence dated 27 September 2018 (copy attached) and thanks the DBCA for its consideration of the matter. It is noted that the correspondence received raises several points / queries, which I will address in this email.

In summary, I understand the main points / queries raised are as follows:

- DBCA is concerned about the impact of the expansion of the Waterloo VBFB on the neighbouring TEC;
- DBCA is querying what measures can be put in place to adequately protect the neighbouring TEC;
- DBCA is querying whether the entirety of Lot 97, or only a portion, is being requested;
- DBCA is querying whether the Waterloo VBFB may be re-located to Wanju at some point in the future.

With regard to the first three dot points, one of the reasons that Shire officers considered that the request to transfer Lot 97 to the Shire may be feasible is the fact that it is separated from the remainder of Reserve 46108 and appears to be largely devoid of any substantial remnant vegetation. It is also part of a continuous row of properties, all of which contain existing development.

You have requested whether it is only the land identified on the provided plan (Attachment 1 in the attached document) that is required. It is understood that the plan referred to (provided by the Chief Bushfire Control Officer - CBFCO) indicates the brigade's preferred location for the new building footprint only, however a larger portion than that indicated on the plan would be required to accommodate the creation of sufficient hardstand for the maneuvering of large vehicles etc. I have forwarded a separate email to the CBFCO to confirm the extent of land that the brigade considers is required and have highlighted to him that the DBCA has indicated it may have a preference to retain internal buffers to neighbouring environmentally sensitive land. I will provide further information in this regard once I have received a response from the CBFCO.

Shire officers may be willing to consider any measures that may be desirable by the DBCA to alleviate impacts on neighbouring conservation reserves, which could include utilising only a portion of Lot 97 to facilitate appropriate buffers to neighbouring land as outlined above, fencing the

requested area from the remainder of the site, and implementing appropriate drainage management measures to avoid contamination of neighbouring wetlands.

If the proposal to transfer all or a portion of Lot 97 is determined to be acceptable to the DBCA and the Shire of Dardanup Council and the management order(s) amended accordingly, a development (planning) application would subsequently need to be prepared by the Shire which would detail the exact nature of the development and would include proposed drainage management measures. Given the proximity to the neighbouring reserves the application would be referred to the DBCA for review and comment prior to determination.

With regard to the final dot point, although an Emergency Services parcel of land has been identified in the draft Wanju DSP, the timing and nature of what will be provided in this location is yet to be determined (and may be many years away). It is a possibility that the location is used for a career firefighting station, SES and/or ambulance depot to service the growing Wanju population. It is envisaged that the granting of funding by DFES to build a new volunteer facility in the existing locality in Waterloo will mean that the new station will remain in its current location for many years into the future.

I trust the above adequately responds to your queries, however please let me know if you require further information.

Regards,

---

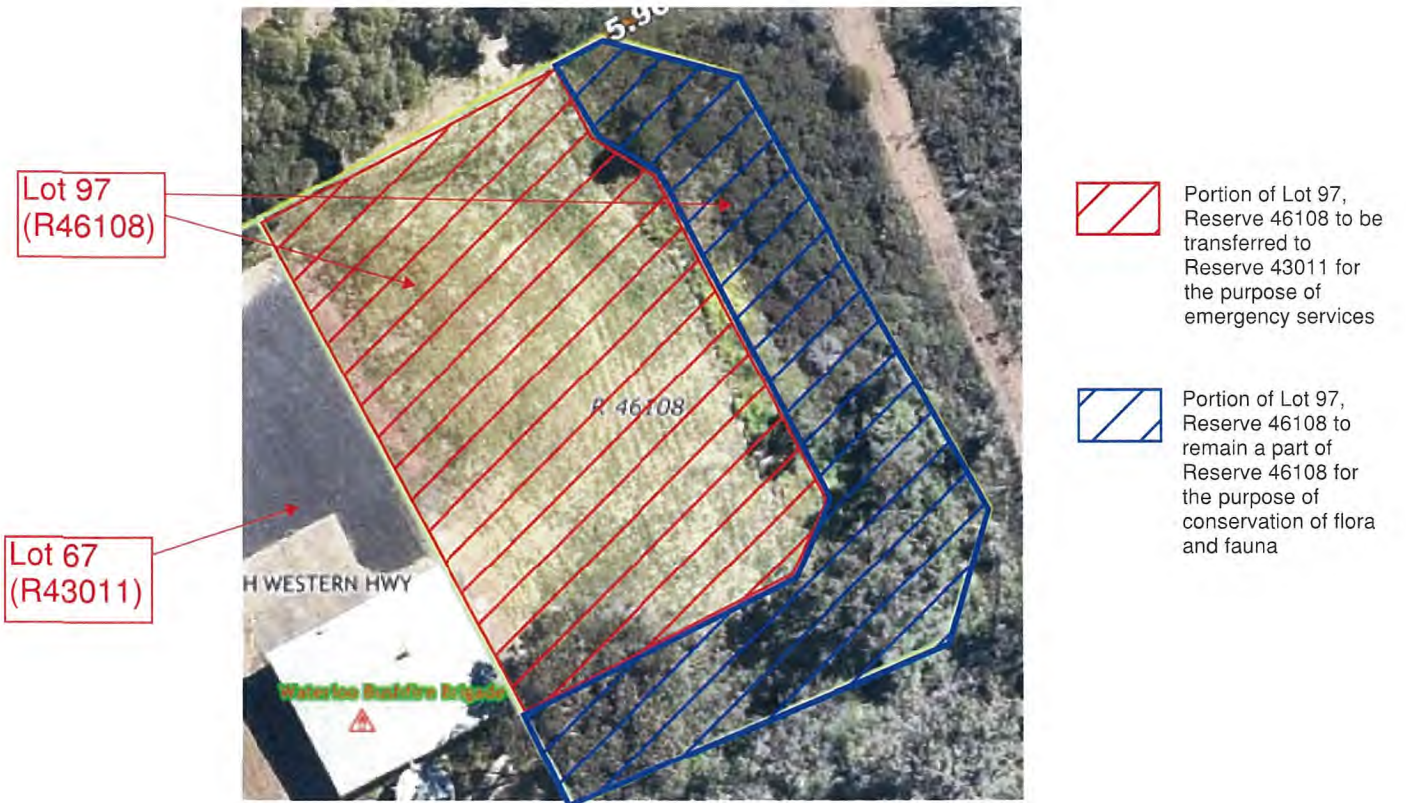
**Steve Potter**

Manager Development Services

SHIRE OF DARDANUP | 1 Council Drive | PO Box 7016 | Eaton WA 6232  
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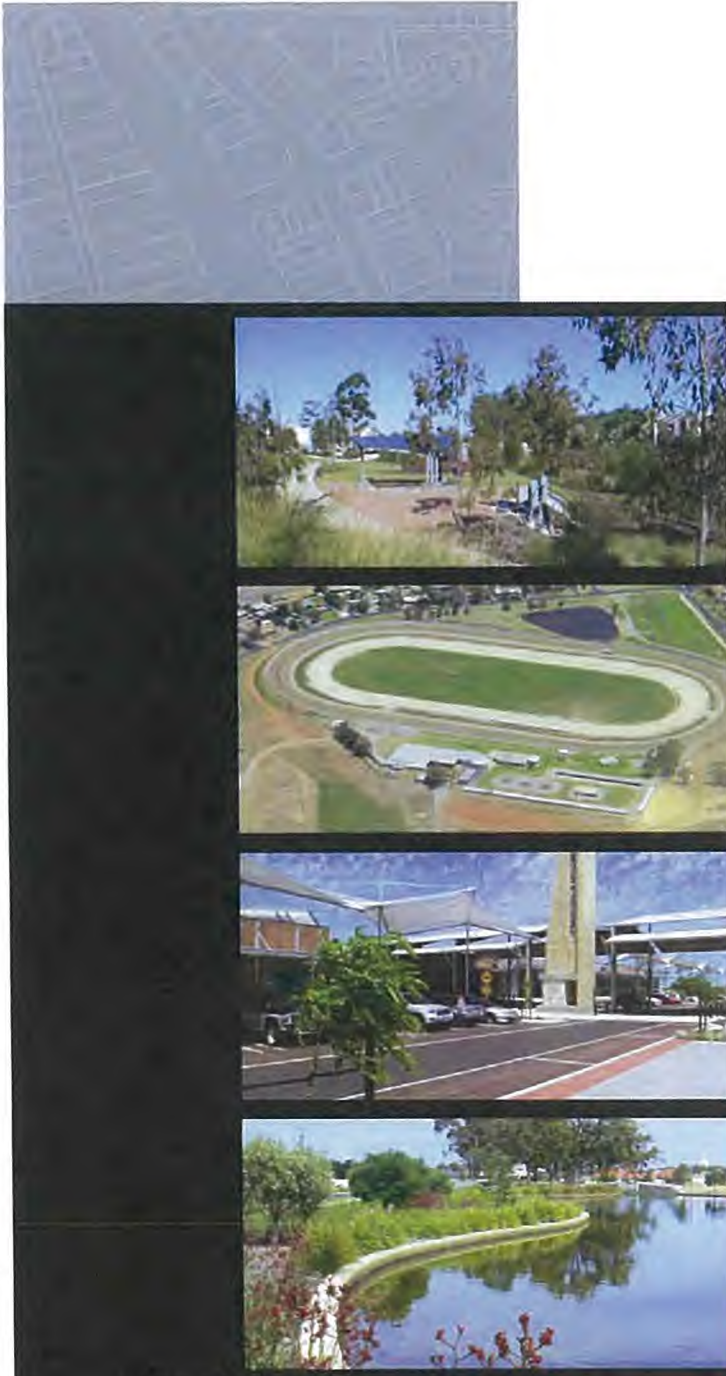






Shire of Dardanup  
Town Planning Scheme  
No. 3  
Amendment No. 190

Lot 4580 Panizza Road  
Crooked Brook



town planning  
management  
engineering  
environmental

13177  
Feb 2014

**RESOLUTION DECIDING TO AMEND  
A TOWN PLANNING SCHEME**

**SHIRE OF DARDANUP  
TOWN PLANNING SCHEME NO. 3  
AMENDMENT No. 190**

**RESOLVED** that the local government, in pursuance of Section 75 of the Planning and Development Act, 2005 amend the above Town Planning Scheme by:

1. Amending Clause 1.8.1 'General Definitions' to include 'waste'.
2. Amending Clause 1.8.2 'Land Use Definitions' to include 'waste management facility'.
3. Amending Clause 2.2 'Objectives of the Zones' to include "Special Use Zones".
4. Amending Clause 3.15 'Division 5 - Special Zones' to include 'Special Use Zones'.
5. Inserting a new 'Appendix XIII - Special Use Zones'.
6. Amending 'Special' zone on Scheme Map Legend.
7. Rezoning Lot 4580 Panizza Road, Crooked Brook from 'General Farming' to 'Special Use'.
8. Including Lot 4580 Panizza Road, Crooked Brook as 'SU1' in 'Appendix XIII - Special Use Zones' with appropriate provisions.
9. Amending the Scheme Map, Legend and Text accordingly.

Dated.....day of.....20.....

.....  
CHIEF EXECUTIVE OFFICER



## DOCUMENT QUALITY CONTROL

**AUTHOR**  
Gary Barbour

**DATE**  
28.02.2014

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### REVISION TABLE

No.	Purpose	Date
1	Council Modifications	10.07.2014
2	Council Modifications	08.01.2015

TME Town Planning Management Engineering Pty Ltd

PO BOX 733, BUNBURY

PH: (08) 9791 4411



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Appendix Three	Greg Harwood (2013) Fauna Assessment
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## 1.0 INTRODUCTION

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TME Town Planning Management Engineering Pty Ltd (TME) has been engaged Cristal Pigment Australia Ltd to pursue an Amendment to the Shire of Dardanup's Town Planning Scheme No.3 to facilitate the future development of a Waste Management Facility at Lot 4580 Panizza Road, Crooked Brook.

Strategic justification is provided for the amendment by way of the subject land being identified appropriately in the Shire of Dardanup Local Planning Strategy.

In preparing this Scheme Amendment, the following investigations have been undertaken and reports prepared:

- Strategen (2013) Environmental Gap Analysis
- Greg Harwood (2013) Fauna Assessment
- Ecoedge (2013) Flora and Vegetation Survey

Additional investigations will be undertaken as part of the preparation of the Environmental Approvals and Licencing process.

On this basis we request Council's support to initiate an Amendment to Town Planning Scheme No.3 to include Lot 4580 in a 'Special Use' zone, in keeping with the Shire's future vision for this area.

## 2.0 SITE

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The land is formally described as Lot 4580 Panizza Road, Crooked Brook. The land is owned by Millennium Inorganic Chemicals Ltd (refer *Appendix One: Certificates of Title*).

Historically the land has been substantially cleared for grazing. Portions of the site have been used for extractive industries in the past however no extraction is currently occurring. The land is leased for grazing until approvals are in place for the waste facility.

The land is gently sloping with the highest elevation approximately 105m AHD in the south east, sloping down to 60m AHD in the south west.

The site has an area of 54.571 hectares.



### 3.0 LOCATION AND CONTEXT

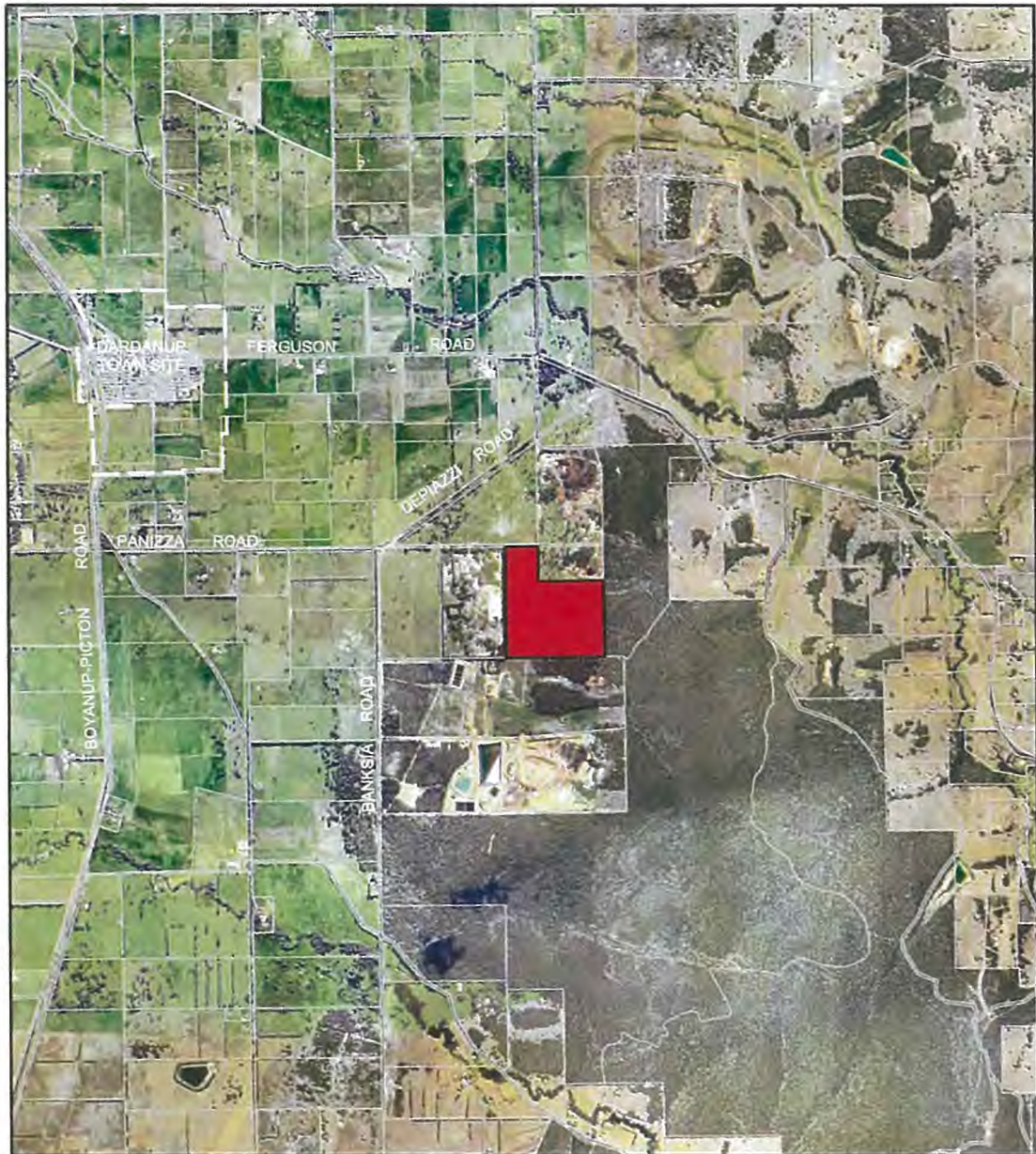
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The subject site is located approximately 3km south east of the Dardanup townsite (refer *Figure One: Location Plan*).

The subject lands are bound by existing operations compatible with the proposed waste facility. To the north is a composting facility while the Shire of Dardanup operates a putrescible landfill to the South, although this is now predominantly a transfer station.

On the western side of the site is a Shire of Dardanup gravel extraction site. State Forrest adjoins the eastern boundary of the site.

Approximately 500m to the south of the site is the TWM landfill which accepts most of the Shire of Dardanup putrescible waste. Cristal Pigment Australia currently dispose of their waste into a purpose built lined cell at this facility.



 SUBJECT LAND

*Figure 1 - Location Plan*

## 4.0 STRATEGIC CONTEXT

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### 4.1 Greater Bunbury Region Scheme

Lot 4580 is currently identified as 'Rural' under the Scheme. The purpose of the 'Rural' zone is to provide for the sustainable use of land for agriculture, assist in the conservation and sustainable use of natural resources including water, flora, fauna and minerals, provide a distinctive rural landscape setting for the urban areas and accommodate carefully planned rural living developments.

The proposed Additional Use would not be inconsistent with the 'Rural' zone.

### 4.2 Shire of Dardanup Town Planning Scheme No.3

Lot 4580 is currently zoned 'General Farming' under the Town Planning Scheme.

Following discussions with officers at the Shire, it was agreed that the most appropriate zoning for the site would be an 'Special Use' zone.

As the 'Special Use' zone does not currently exist in the Scheme it is necessary to introduce relevant provisions into the Scheme in the line with current Model Scheme Text.

This will provide the ability for the land to be used for waste disposal purposes, while also providing the ability for the Shire to set appropriate land use controls under a new Appendix XIII of the scheme to manage potential impacts.

### 4.3 Shire of Dardanup Local Planning Strategy

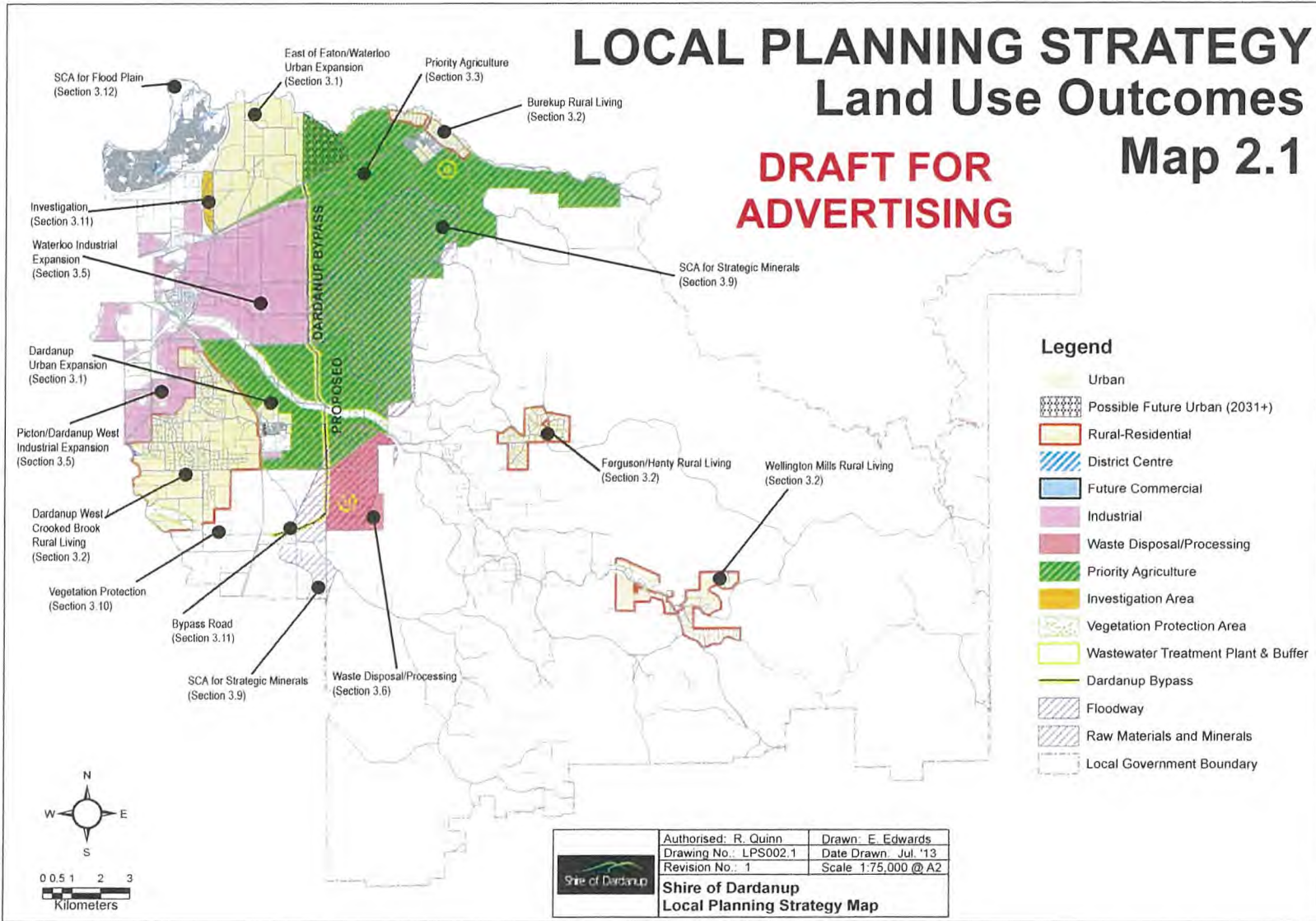
The Shire of Dardanup adopted the Local Planning Strategy on the 12th March 2014 and is currently awaiting endorsement by the Western Australian Planning Commission (WAPC).

The Strategy recommends that the land located south-east of the Dardanup townsite be identified as a 'Waste Disposal/Processing' area. The existing land uses within this area include mulch processing, waste disposal, waste recycling, organics processing and effluent treatment.

The Strategy further recommends to Zone this land as 'Waste Disposal/Processing' in LPS9 with appropriate provisions.



Figure 2 - Shire of Dardanup Local Planning Strategy Plan



## 5.0 ENVIRONMENTAL CONSIDERATIONS

The following factors have been considered:

- Vegetation
- Fauna
- Wetlands
- Drainage and Water Management
- Aboriginal Heritage
- Soils

### 5.1 Vegetation

As previously mentioned, the majority of the Amendment site has been extensively cleared of vegetation, with the remaining vegetation mostly restricted to an area of approximately 8 ha along the southern boundary. This vegetation has predominantly been mapped as Whicher Scarp Vegetation Complex with the remainder consisting of Cartis Complex and a small area of Kingia Complex. There are some individual trees scattered throughout the remainder of the site.

To support this Amendment, a Flora and Vegetation Survey Report was prepared by Ecoedge in December 2013; the outcomes of this assessment concluded that:

*The native vegetation in the Study Area has relatively low species richness except for a small portion (7%) on the eastern most section which has a moderately high species richness. Ninety nine vascular plant taxa were found in the Study Area, twenty two of these being introduced species. No Declared Rare Flora, Priority Flora, Threatened species pursuant to the Environment Protection and Biodiversity Conservation Act (1999) (EPBC Act) or other flora of conservation significance were found in the Study Area.*

The full assessment of vegetation can be found in *Appendix Four*.

### 5.2 Fauna

In August 2013, Greg Harewood was engaged by the landowners of Lot 4580 to prepare a Fauna Assessment (refer *Appendix Three*).

Their assessment included a level 1 fauna survey as defined by the Environmental Protection Authority (EPA 2004). Because some listed threatened species (i.e. western ringtail possums (WRP) and several species of black cockatoo) are known to occur in the general area, the scope of the survey work was expanded to include targeted assessment of the site's significance to these particular species.

A total of 21 native fauna species were observed (or positively identified from foraging evidence, scats, tracks, skeletons or calls) within the study area during the day and night time surveys. Evidence of four introduced species utilising the area was also seen.

Evidence of one listed threatened species was observed (the forest red-tailed black cockatoo – individuals and foraging evidence (chewed jarrah and mountain marri fruits). No evidence of any migratory or DPaW priority species using the area was found. No existing roosting trees (trees used at night by black cockatoos to rest) were observed during the survey period.

No evidence of western ringtail possums using the site was found during the day survey or either of the two night surveys. The apparent absence of this species from the site can be attributed to the marginal habitat quality which is characterised over most of the area by a distinct lack of coherent midstorey structure which is favoured by WRPs.

### **5.3 Drainage and Water Management**

There are no well-defined drainage lines that are identified on the site and the site is not within a proclaimed Surface Water Area.

It is anticipated that the future development of the waste facility will be subject to the requirements of a Local Water Management Strategy approved by the Department of Water and Shire of Dardanup.

### **5.4 Aboriginal Heritage**

A search of the Department of Aboriginal Affairs (DAA) Aboriginal Heritage Inquiry System indicates that there are no sites of indigenous heritage value within the project area.

### **5.5 Soils**

A review of the geology of the area was conducted by Strategen (see Appendix Two) during the preparation of the Environmental Gap Analysis.

The regional geology of the area is characterised by a thin layer of colluvial deposits that vary in composition and consist of sandy silt, gravelly/ sandy silt or sand (Heptinstall 2010). Underlying this is the Bassendean Sands formation, which forms a thin, approximately 5 m veneer of fine to medium grained sand that is exposed at the surface in some areas. Below this is the Guildford Formation, a layer of lenticular interbeds of sand, silt, clay and conglomerate about 10 m thick. The next formation is the Yoganup Formation consisting of sand and lenticular clay beds with a basal conglomerate overlying the Leederville Formation. In the vicinity immediately west of the Whicher Scarp, the Yoganup formation is known to outcrop at the surface.

Geotechnical assessment on the suitability of soils within the Shire of Dardanup landfill site found there was some material that was generally suitable for use in construction of lined waste disposal cells (Golder 1999). A review of the exploration drilling shows the geology of this site and the neighbouring Shire of Dardanup site are very similar.

More detailed site specific geotechnical investigations will be undertaken during the preparation of information for application for works approval.



## 6.0 SERVICING

---

### 6.1 Power and Telecommunications

There is no power currently connected to the site. Investigations will need to be undertaken as part of the detailed design regarding the power arrangements.

The subject site will be connected to a sufficient power and telecommunications supply as part of the development works.

### 6.2 On-site Effluent

The subject lands are currently unsewered. The closest sewer infrastructure is located within the Dardanup Townsite approximately 3km away.

It is not anticipated that there will be significant waste water generated from the development as there is likely to only be a single small site office for minimal employees. As such we believe that onsite effluent disposal will be sufficient.

Further investigations in suitability and connection to on-site effluent disposal options for the project will be undertaken as part of the preparation of the Development Application.

### 6.3 Water Supply

The subject land is not connected to a mains supply of water. Minimal water will be required for the development and it is anticipated that sufficient water could be stored in tanks on site.

### 6.4 Access

As CPA currently utilises the adjacent site for disposal it is not anticipated that the proposed development will have any additional impact to the local road network. Haulage route will be virtually the same as that used currently which has been supported by the council with the number and frequency of trucks anticipated to remain steady (approximately 12 per day) throughout the life of the project.

The transport route from Kemerton to the TWM site is via Marriott Road, South West Highway, Waterloo Road, Ferguson Road and Depiazzi Road.

The proposed waste site will be accessed by Panizza Road which will require upgrading to an appropriate standard.



## 7.0 PROPOSAL

The landowners are looking to develop a waste disposal facility on the subject property. In order to facilitate this development a modification to the current zoning of the site will be necessary.

As mentioned in section 5 of this report, the draft Local Planning Strategy recommends to Zone this land as 'Waste Disposal/Processing' in LPS9 with appropriate provisions. While this provides the strategic direction for the proposal the timing of LPS9 is unknown and unlikely to be finalised within the required timeframe for the proposed development. As a result it is proposed to nominate a 'Special Use' for the site of 'waste management facility'.

As the current Scheme (TPS3) does not include provisions for a Special Use zone it will be necessary to introduce this new zone, as well as appropriate definitions for 'Waste' and 'waste management facility'. The modifications proposed are as follows;

- Amending Clause 1.8.1 'General Definitions' of Scheme text to include the following:

**waste** means -

- (a) *any substance, by-product or material that is discarded, rejected, unwanted, surplus or abandoned, whether or not intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from which produced the matter; or*
- (b) *matter which is prescribed to be waste.*

- Amending Clause 1.8.2 'Land Use Definitions' of the Scheme text to include the following:

**waste management facility** means *premises for the collection, removal, processing, disposal, managing or monitoring of waste.*

- Amending Clause 2.2 'Objectives of the Zones' of the Scheme text to include the following:

Special Use Zone.

- To accommodate particular land uses or developments which the local government considers appropriate, but under circumstances where the location of the site and/or the nature of the particular use or development makes it impracticable for the use or development to be included within another zone.



- Amending Clause 2.2 'Division 5 - Special Zones' of the Scheme text to include the following:

**Special use zones**

3.15.8.1 Those portions of Scheme Area which are shown on the scheme map as SU with a number and included in Appendix XIII are special use zones.

3.15.8.2 A person must not use any land, or any structure or building on land, in a special use zone except for the purpose set out against that land in Appendix XIII and subject to compliance with any conditions set out in Appendix XIII with respect to that land.

- Introduce new Appendix XIII – Special Use Zones

The proposed zoning of a 'Special Use' zone can be supported on the following grounds:

- The subject site has been identified for 'Waste Disposal/Processing' in the adopted draft Local Planning Strategy
- The subject site is already surrounded by other similar industries such as mulch processing, waste disposal, waste recycling, organics processing and effluent treatment.
- The use of a 'Special Use' zone is the most appropriate planning mechanism available and has been used for similar developments in other areas as advised by the Department of Planning.

## 7.1 STATUTORY CONTROLS

The introduction of a 'Special Use' classification over the site requires an introduction of a new Appendix XIII to the Scheme. This Appendix will include conditions which are applied to the land specific to the proposed Special Use.

For the proposed Waste Management Facility use it is proposed that the following conditions would apply;

1. Panizza Road being upgraded from it's intersection with Banksia and Depiazzi Roads to the property's access (minimum of 20m from western boundary) to the satisfaction of the Shire;
2. Inclusion of buffers in accordance with the EPA's Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses;

3. Local Water Management Strategy being submitted to and approved by the Shire and Department of Water;
4. Fire Management Plan being submitted to and approved by the Shire and Department of Fire and Emergency Services; and
5. Remnant Vegetation Plan being submitted to and approved by the Shire and Department of Parks and Wildlife.

For any proposed Industry – Extractive use it is proposed that the following conditions would apply;

1. Applications for the development shall be submitted to the Shire in accordance with the Town Planning Scheme and the Shire's Extractive Industry Local Law 1996



## 8.0 CONCLUSION

---

The proposed rezoning is consistent with the established State Planning Framework. It will assist and enable the orderly and proper development of a Waste Disposal Facility at Lot 4580 Panizza Road, Crooked Brook proved Local Structure Plan, consistent with the overall philosophy and intent of the Shires Local Planning Strategy.

Council's initiation of this Scheme Amendment is requested to rezone the land for a 'Special Use' zone.



Appendix One  
Certificates of Title





Appendix Two  
Strategen (2013)  
Environmental Gap Analysis





Appendix Three  
Greg Harwood (2013)  
Fauna Assessment







Appendix Four  
Ecoedge (2013)  
Flora and Vegetation Survey



PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND  
A TOWN PLANNING SCHEME

SHIRE OF DARDANUP  
TOWN PLANNING SCHEME NO. 3  
AMENDMENT NO. 190

The Shire of Dardanup under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act, 2005 hereby amends the above Town Planning Scheme by:

- a) Amending Clause 1.8.1 – ‘General Definitions’ of the Scheme text to include the following:

*waste means –*

*‘any substance, by-product or material that is discarded, rejected, unwanted, surplus or abandoned, whether or not intended for sale or for recycling, reprocessing, recovery or purification by a separate operation from which produced the matter’;*

- b) Amending Clause 1.8.2 – ‘Land Use Definitions’ of the Scheme text to include the following:

*waste management facility means –*

*‘premises for the collection, removal, processing, disposal, managing or monitoring of waste.’*

- c) Amending Clause 2.2 ‘Objectives of the Zones’ of the Scheme text to include the following:

Special Use Zone.

- To accommodate particular land uses or developments which the local government considers appropriate, but under circumstances where the location of the site and/or the nature of the particular use or development makes it impracticable for the use or development to be included within another zone

- d) Amending Clause 3.15 ‘Division 5 – Special Zones’ of the Scheme text to include the following:

*Special Use Zones*

3.15.8.1 *Those portions of the Scheme Area which are shown on the scheme maps as SU with a number and included in Appendix XIII are special use zones.*

3.15.8.2 *A person must not use any land, or any structure or building on land, in a special use zone except for the purpose set out against that land in Appendix XIII and subject to compliance with any conditions set out in Appendix XIII with respect to that land.*

## (Appendix ORD: 12.4A)

e) Insert a new 'Appendix XIII – Special Use Zones' into the scheme text as follows:

### APPENDIX XIII – SPECIAL USE ZONES

SPECIAL USE No. (SU)	LAND DESCRIPTION	PERMITTED USE	CONDITIONS

- f) Amending the 'Special' zone on the Scheme Map legend as shown on the Amendment map.
- g) Rezoning Lot 4580 Panizza Road, Crooked Brook from 'General Farming' to 'Special Use' as shown on the Amendment map.
- h) Including Lot 4580 Panizza Road, Crooked Brook as 'SUI' and amending the scheme text as follows:

### APPENDIX XIII – SPECIAL USE ZONES

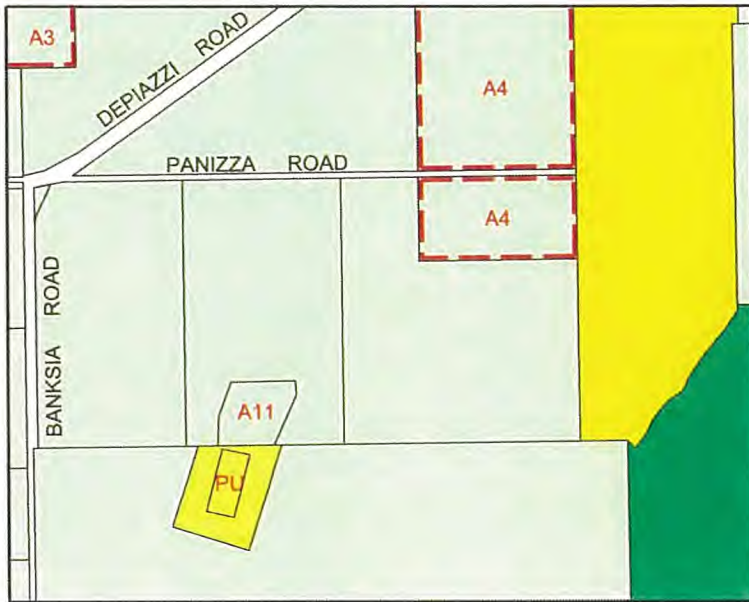
SPECIAL USE No (SU)	LAND DESCRIPTION	PERMITTED USE	CONDITIONS
SU1	Lot 4580 Panizza Road, Crooked Brook	Waste Management Facility	<ol style="list-style-type: none"><li>1. All applications for development and/or land use shall be submitted to the Shire in accordance with the Town Planning Scheme;</li><li>2. Panizza Road being upgraded from its intersection with Banksia and Depiazzi Roads to the property's access (minimum of 20m from western boundary) with all costs borne by the proponent to the satisfaction of the Shire;</li><li>3. Inclusion of buffers in accordance with the EPA's Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses;</li><li>4. Local Water Management Strategy being submitted to and approved by the Shire and Department of Water and implemented;</li><li>5. Fire Management Plan being submitted to and approved by the Shire and Department of Fire and Emergency Services and implemented; and</li><li>6. Remnant Vegetation Plan being submitted to and approved by the Shire and Department of Parks and Wildlife and implemented.</li></ol>
		Industry – Extractive	<ol style="list-style-type: none"><li>1. Applications for the development shall be submitted to the Shire in accordance with the Town Planning Scheme and the Shire's Extractive Industry Local Laws 1996 (as amended).</li></ol>

- i) Amending the Scheme Map and Text accordingly.

# SHIRE OF DARDANUP

## TOWN PLANNING SCHEME No. 3

### Amendment No. 190



EXISTING ZONING


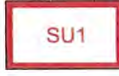
#### RESERVES

-  REGIONAL OPEN SPACE
-  STATE FORESTS
-  PUBLIC PURPOSES DENOTED AS FOLLOWS
- PU** PUBLIC UTILITIES



PROPOSED ZONING

#### ZONES

-  GENERAL FARMING
-  **SU1** SPECIAL USE (SEE SCHEME TEXT)



**ADOPTION**

Dated ..... day of ..... 20.....

.....  
Chief Executive Officer

**FINAL APPROVAL**

Adopted for final approval by resolution of the Shire of Dardanup at the Ordinary Meeting of the Council held on the ..... day of ..... 201..... and the Common Seal of the Shire of Dardanup was here unto affixed by the authority of a resolution of the Council in the presence of:

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICE

Recommended/Submitted for Final Approval

.....  
DELEGATED UNDER S.16 OF  
PD ACT 2005

.....  
DATE

Final Approval Granted

.....  
MINISTER FOR PLANNING

.....  
DATE

Jake Whistler

---

**From:** Jane Holt  
**Sent:** Wednesday, 22 July 2015 9:38 AM  
**To:** Jake Whistler  
**Subject:** FW: Response - Shire of Dardanup Town Planning Scheme No. 3 Amendment No. 190

**Jane Holt**  
IDS Officer

  
Shire of Dardanup  
1 Council Drive | PO Box 7016  
EATON WA 6232  
[www.dardanup.wa.gov.au](http://www.dardanup.wa.gov.au)  
T 08 9728 1422 F 08 9728 1082  
E [janeh@dardanup.wa.gov.au](mailto:janeh@dardanup.wa.gov.au)

---

**From:** Ian Kininmonth [<mailto:Ian.Kininmonth@watercorporation.com.au>]  
**Sent:** Tuesday, 21 July 2015 4:40 PM  
**To:** Records  
**Subject:** Response - Shire of Dardanup Town Planning Scheme No. 3 Amendment No. 190

Attention: Jake Whistler

Dear Sir,

Thank you for your letter of 12<sup>th</sup> June 2015 relating to the above. We have perused the scheme amendment report and advise that the Water Corporation has no objections to the proposal to rezone lot 4580 Panizza Road from General Farming to Special Use Zone.

Sincerely,

**Ian Kininmonth**  
Senior Town Planner - Buffers  
Development Services Branch  
Assets Planning Group  
**Water Corporation**  
T: (08) 9420 2617

<http://www.watercorporation.com.au/home/builders-and-developers/land-planning>



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Our Ref: BY01820-05  
Your Ref: A190/15

The Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

By E-mail

Attention: Jake Whistler

Dear Sir

**REFERRAL RESPONSE – SHIRE OF DARDANUP TOWN PLANNING SCHEME  
NO. 3 – AMENDMENT NO. 190**

Thank you for seeking advice from the Department of Fire & Emergency Services (DFES) on the above proposal.

Please be advised that DFES is content that the fire protection measures within the referred document, namely the requirement for the development of an appropriate Fire Management Plan prior to the lodgement of any subdivision or development application, is satisfactory at this time.

Subject to the above, DFES has no further comment to provide at this time.

Should you require further information please contact the DFES Regional office on 9780 1900.

Yours faithfully

**DOUG VAN BAVEL**  
**LAND USE PLANNING OFFICER**

6 August 2015

**Jake Whistler**

---

**From:** Forrest, Cherylynne <Cherylynne.Forrest@lands.wa.gov.au>  
**Sent:** Wednesday, 24 June 2015 11:20 AM  
**To:** Records  
**Subject:** I-15-101663 - PL113190 - Shire of Dardanup Town Planning Scheme No 3 - Amendment No 190 (Your Ref A190/15)

Attention: Jake Whistler

Dear Jake

I refer to your letter of 12 June 2015 regarding the amendment to the Town Planning Scheme to rezone Lot 4580 Panizza Road from 'General Farming' to 'Special Use Zones' (waste management facility).

The Department of Lands and Department of Land Administration have no comment to make on the proposal.

Regards  
Cherylynne

**Cherylynne Forrest** | State Land Officer | South West and Great Southern  
Department of Lands | Level 10, Bunbury Tower, 61 Victoria Street | Bunbury WA 6230  
**T** (08) 9791 0837 | **F** (08) 6552 4417  
**E** [cherylynne.forrest@lands.wa.gov.au](mailto:cherylynne.forrest@lands.wa.gov.au) | **W** [www.lands.wa.gov.au](http://www.lands.wa.gov.au)



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ENQUIRIES : Heritage Enquires- Ph 6551 7950

OUR REF: 2001/0771-03

YOUR REF: A190/15

Mr Jake Whistler  
Senior Planning Officer  
Shire of Dardanup  
via Email  
records@dardanup.wa.gov.au

Dear Mr Whistler

**SHIRE OF DARDANUP TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. 190**

Thank you for your letter of 12 June 2015 seeking comment from the Department of Aboriginal Affairs (DAA).

DAA understands that the proposed amendment is to rezone Lot 4580 Panizza Road from "General Farming: to 'Special Use Zones' namely a waste management facility as stated in Shire's correspondence.

A review of the Register of Aboriginal Places and Objects as well as the DAA Aboriginal Heritage Database concludes that there are no known heritage places within the proposed amendment. Therefore based on the information held by DAA no statutory approvals under the Aboriginal Heritage Act 1972 (AHA) are required.

For any proposed future works DAA suggests that the Shire refer to the State's Aboriginal Heritage Due Diligence Guidelines (Guidelines). The Guidelines can be found on the DAA website at the following link:

<http://www.daa.wa.gov.au/Documents/HeritageCulture/Heritage%20management/Aboriginal%20Heritage%20Due%20Diligence-30-April-2013-Updated-Oct.pdf>.

If you have any questions regarding the above, please contact Heritage Enquires on 6551 7950 or email [heritageenquires@daa.wa.gov.au](mailto:heritageenquires@daa.wa.gov.au).

Yours sincerely

Cesar Rodriguez  
MANAGER ADVICE AND APPROVALS  
23 June 2015



Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA, 6232



Your Ref: A190/15  
Our Ref:  
Enquiries: Leon van Wyk  
Date: 27 July 2015

Dear Sir/Madam

**COMMENT: SHIRE OF DARDANUP TOWN PLANNING SCHEME NO.3  
AMENDMENT NO. 190**

Thank you for the opportunity to comment on the proposed rezoning of Lot 4580 Panizza Road, Crooked Brook from 'General Farming' to 'Special Use Zones' (waste management facility).

The Department of Agriculture and Food (DAFWA) does not object to the proposed rezoning of the abovementioned lot from 'General Farming' to 'Special Use Zones' as this area has been previously identified for this purpose in the Shire of Dardanup Local Planning Strategy (awaiting WAPC approval).

I trust these comments inform your decision on this matter. If you have queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or [leon.vanwyk@agric.wa.gov.au](mailto:leon.vanwyk@agric.wa.gov.au)

Yours sincerely,

Neil Guise  
Regional Director  
Southern Region

## (Appendix ORD: 12.4B)

**From:** South West Land Use Planning <southwest.landuse@water.wa.gov.au>  
**Sent:** Wednesday, 29 July 2015 9:25 AM  
**To:** Records  
**Cc:** Jake Whistler; GIBBS Robert  
**Subject:** Town Planning Scheme No. 3 – Amendment No. 190.

29<sup>th</sup> July 2015

Our Reference: WRD286566, SRS39310

Your Reference: A190/15

To: Shire of Dardanup

From: Department of Water

Attention: Jake Whistler

RE: Shire of Dardanup Town Planning Scheme No. 3 – Amendment No. 190.

Dear Jake,

Thank you for referring the above proposed amendment to the Department of Water (DoW) for comment and further to our telephone conversation this morning

Amendment No. 190, to Town Planning Scheme No. 3, proposes to rezone Lot 4580 Panizza Road, Crooked Brook, from 'General Farming' to 'Special Use Zones' (waste management facility).

It is understood that the site will be used exclusively by Cristal Pigment Australia Ltd (CPA) for the disposal of treated solid residue (TSR) waste, generated from CPA processing facilities in Kemerton and Australind.

DoW has identified risks to water resources associated with the proposal as being primarily:

- Groundwater contamination from landfill leachate and/or site operations e.g. industrial pollution (hydrocarbon spills or the like), and
- Consequences from uncontrolled surface water (stormwater) runoff, e.g. turbidity, sediment.

Risk factors are discussed in the related referral document:

*'Environmental Gap Analysis Dardanup 2018: Development of a Waste Disposal Facility (Prepared for Cristal Pigment Australia Ltd) Strategen, February 2014'* (STRATEGEN).

STRATEGEN states (p.21) that in the case of landfills, the depth and quality of groundwater as well as its general flow direction must be verified by site-specific investigations.

STRATEGEN also positions (p.22) that in order to develop a sound landfill design; an environmental assessment of the site is required to gain a thorough understanding of the existing environment.

An environmental assessment would include addressing the potential impact of the proposed landfill on the groundwater and surface water resources of the site.

A first-take DoW desk-top review of the site strongly indicates that the site represents a groundwater recharge zone for the resources of the Bunbury Groundwater Area.

DoW seeks to manage both groundwater and surface water resources, while safeguarding the sustainability of the resource and protecting the water-dependent environment.

In this case, given the need to mitigate the potential risks to water resources associated with the proposal:

**DoW strongly recommends that a detailed Hydrogeological Assessment be completed prior to any TPS Amendment being finalised.**

As per STRATEGEN (p.22/23), the assessment would include:

- local and regional geology
- spatial distribution of groundwater
- depth to groundwater and watertable elevation (mAHD)
- groundwater gradient and flow direction
- description of groundwater interaction with local surface waters
- aquifer physical properties: permeability, aquifer thickness, saturated thickness, and porosity
- aquifer chemical properties: mineralogy and cation exchange and sorption capacity.
- groundwater quality
- beneficial uses of groundwater to be protected
- groundwater use in the surrounding area
- predicted extent and degree of impacts on groundwater quality during and after the landfill operation

In addition, again after STRATEGEN (p.23), the proponent should prepare a Water Management Plan, specifically addressing, *inter alia*, details of:

- leachate collection, storage facilities, treatment and disposal
- the water balance for the site and estimated volume of leachate to be generated
- stormwater diversion banks and/or cut-off drains and storage dams.

**DoW recommends that a detailed Water Management Plan be completed prior to any Development Application for the proposed activity is approved.**

In context, the referral documentation states that the waste facility will be conditioned by the provision of a Local Water Management Strategy, being submitted to and approved by the Shire of Dardanup and DoW.

Irrespective of the terminology or description, DoW recommends that a strategy to address water management of the site should entail comprehensive site specific documents in the form of:

- a Hydrogeological Assessment (prior to any TPS Amendment being finalised), and
- Water Management Plan (upon the consideration of any Development Application).

These documents should be referred to DoW for comment prior to any approvals being decided.

Please contact this office for further discussion, as required.

**Brendan Kelly**  
Senior Natural Resource Management Officer  
Department of Water, South West Region

T: 08 97264194 | (m) 0407219515 | [www.water.wa.gov.au](http://www.water.wa.gov.au)



Government of **Western Australia**  
Department of **Water**

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**E-MAILED**  
7/9/2015

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

ATTENTION: Jake Whistler

**SHIRE OF DARDANUP TOWN PLANNING SCHEME 3 AMENDMENT 190 –  
LOT 4580 PANIZZA ROAD DARDANUP**

I refer to your letter dated 12 June 2015 forwarding a scheme amendment for the above property for the Department of Parks and Wildlife's (Parks and Wildlife) comment.

The following comments are provided on the proposal.

Biodiversity Values

Parks and Wildlife assumes the proposed residue disposal facility will be located in the same area as the proposed extraction area depicted on the Stategen "Environmental Gap Analysis – Dardanup 2018: Development of a Waste Disposal Facility" dated February 2014, Figure 3.

Lot 4580 contains remnant vegetation. Remnant vegetation is important as a wildlife refuge and provides a corridor with nearby areas of remnant vegetation. The remnant vegetation on the property is identified in *Molloy et al, 2009*, as being part of and contributing to a core regional ecological linkage i.e. the vegetation is part of a linkage axis line. Any development should aim to minimise impacts and fragmentation of the vegetation within the property and to adjoining vegetated areas.

The Environmental Protection Authority provided advice on the proposal dated 18 May 2015 (EPA 2015). EPA 2015 noted that Lot 4580 contains areas of the poorly reserved remnant vegetation *Cartis*, *Kingia* and *Guidford* vegetation complexes in good or better condition within the proposal area, but contained no Declared Rare Flora, Threatened Ecological Communities or Priority Ecological Communities (PEC), including *Whicher Scarp* floristic community types.

The application included a copy of the Eco Edge "Level 2 Flora and Vegetation Survey – Lot 4580 Panizza Road Dardanup" dated December 2013 (Flora survey) for the remnant vegetation along the southern boundary.

The Flora Survey Table 2 vegetation complex extents are incorrect and missing the figures relating to the extent of the *Whicher* (WC) complex, which is the majority of the inspected vegetation (Figure 4).

The inspected vegetation is of the *Cartis* and the *Whicher* vegetation complexes, of these the *Cartis* complex is regionally significant being well below national and state recommended levels of retention and reservation.

The *Whicher* complex, while at or slightly above recommended retention and reservation levels, is part of the *Whicher Scarp Forest Ecosystem*, which at the current level of ecosystem reservation is significant as a poorly reserved forest ecosystem.

## (Appendix ORD: 12.4B)

The Floristic Community Type (FCT) determination in the flora report is considered to be accurate. FCT C2 is significant as it is a very restricted Priority 1 listed ecological community (PEC) given its association with particularly rich mineral sand deposits. The Flora report states that the extent of this community in the survey area is degraded however the vegetation condition map (Figure 8) clearly shows an area of vegetation Type "A" FCT C2 (Figure 7) as being of a Good condition.

The flora report notes the presence of *Hakea stenocarpa* in the vegetation. This species is significant within the Whicher Scarp being a disjunct area of occurrence and only known from the northern extent of the Whicher Scarp landform (Keighery et.al 2008).

While the inspected vegetation is only a small area and possibly not of the best condition, it contains Whicher Scarp vegetation (Figure 7) and represents the very highly cleared and poorly reserved Cartis vegetation complex, an occurrence of the highly restricted Priority 1 PEC of which a significant extent is of Good condition (Figure 8), it is contiguous with upland Whicher Scarp vegetation and all the vegetation is within the poorly reserved Whicher Scarp forest ecosystem.

It is possible that with grazing exclusion and time that other significant species of the Whicher Scarp landform may return to this vegetation and its conservation significance only improve.

Parks and Wildlife advises that, as a minimum, the contiguous forest extent of the inspected vegetation represented by that mapped as being of a Degraded or better condition has conservation value and should be protected from any clearing/degrading impact.

Parks and Wildlife datasets indicate that Lot 4580 may contain native vegetation which is potential habitat for Western Ringtail Possums (WRP) and Black Cockatoos. WRP and Black Cockatoos are listed as threatened species under the Commonwealth of Australia's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and Western Australia's *Wildlife Conservation Act 1950*. Major threats to WRP and Black Cockatoos include habitat loss and fragmentation.

The application included a copy of a Greg Harewood "*Fauna Assessment – Lot 4580 Panizza Road Crooked Brook*" Version 2 dated August 2013 (Fauna survey) for the remnant vegetation along the southern boundary.

The Fauna survey confirmed that the site contained Black Cockatoo habitat and that WRP may utilize the site on an opportunistic basis. The Fauna survey recommended that the proponent prepare management plans to ensure potential fauna impacts are minimised.

The Fauna survey also recommended that the proponent should seek advice from the Federal Government to determine if the proposal would require referral under the EPBC Act.

EPA 2015 states that the Federal Department of the Environment (DotE) advised that the proposal does not require further assessment and approval under the EPBC Act. However, Parks and Wildlife is unclear if the DotE advice was just for the northern Lot 4058 proposed extraction area or if the DotE advice also considered the remnant vegetation along the southern boundary which contains a significant number of Black Cockatoo habitat trees.

Lot 4580 is adjacent to an area of State forest proposed to become the Dardanup Conservation Park. The proposed Conservation Park is managed by Parks and Wildlife. Approval of the scheme amendment should not result in impositions being placed upon the management of the adjoining Parks and Wildlife lands by prospective lot purchasers.

### Advice

Given the remnant vegetation along the southern boundary is poorly reserved, comprises Whicher Scarp Forest Ecosystem, contains a PEC, Black Cockatoo habitat and WRP may utilize the site, Parks and Wildlife recommends that the proposed development avoids the need to clear vegetation within this portion of Lot 4580, especially vegetation in good or better condition.

## (Appendix ORD: 12.4B)

Any proposed development should have suitable buffers adjacent to remnant vegetation areas to protect the vegetation from development impacts.

The proposal should include measures to protect the vegetation along the southern boundary and protect and enhance buffers to the adjacent proposed Dardanup Conservation Park reserve. Given this Parks and Wildlife supports the proposed scheme amendment condition requiring the proponent to prepare and implement a Remnant Vegetation Plan in consultation with Parks and Wildlife.

Given potential impacts to the adjacent proposed Dardanup Conservation Park reserve, Parks and Wildlife recommends the proposed scheme amendment include a condition requiring the proposed development to include appropriate buffers to the State forest along the eastern boundary to the satisfaction of Parks and Wildlife.

The application included a copy of a Strategen "*Environmental Gap Analysis – Dardanup 2018: Development of a Waste Disposal Facility*" dated February 2014 (EGA). EGA Page 10 states that dewatering will be required for the project.

Given potential impacts to the poorly reserved, Whicher Scarp Forest Ecosystem, PEC, Black Cockatoo and WRP habitat and the proposed Dardanup Conservation Park, Parks and Wildlife supports the proposed scheme amendment condition requiring the proponent to prepare and implement a Local Water Management Strategy (LWMS) and recommends the LWMS condition also be in consultation with Parks and Wildlife.

The vegetation on the adjacent proposed Conservation Park would be considered to be an extreme bushfire hazard.

As a Fire Combat Authority for bushfire on the adjacent Parks and Wildlife managed lands, it is likely that Parks and Wildlife would be the lead agency for bushfire suppression in the event of a bushfire in the vicinity of the subject property. Approval of the development should not result in impositions being placed upon the management of the adjoining Parks and Wildlife managed lands.

Given this, Parks and Wildlife supports the proposed scheme amendment condition requiring a Fire Management Plan (FMP) being prepared and implemented and recommends that the FMP condition also include consultation with Parks and Wildlife.

Parks and Wildlife trusts that environmental planning issues including those not specifically referred to in this letter will be appropriately managed through the planning system.

Thank you for the opportunity to comment on this application. Please contact Tracy Teede at the Parks and Wildlife South West Region office if you have any queries regarding this advice.



For Regional Manager

7 September 2015

### References

Molloy, S., Wood, J., Hall, S., Walldrodt, S and Whisson, G. (2009). *South West Ecological Linkages Technical Report*, Western Australian Local Government Association and Department of Environment and Conservation.





Government of **Western Australia**  
Department of **Mines and Petroleum**

Your ref: A190/15  
Our ref: A0945/201501  
Enquiries: Colleen Thomas - Ph 08 9222 3104 Fax 089222 3633  
Email: colleen.thomas@dmp.wa.gov.au

Chief Executive Officer  
Shire of Dardanup  
Administration Centre - Eaton  
PO Box 7016  
EATON WA 6232

Dear Sir/Madam

**SHIRE OF DARDANUP TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. 190**

Thank you for your letter dated 12 June 2015 inviting comment on the above proposal to rezone Lot 4580 Panizza Road from 'General Farming' to 'Special Use Zones' (waste management facility).

The Geological Survey of Western Australia (GSWA), on behalf of the Department of Mines and Petroleum (DMP), has assessed this proposal with respect to access to mineral and petroleum resources, geothermal energy, and basic raw materials.

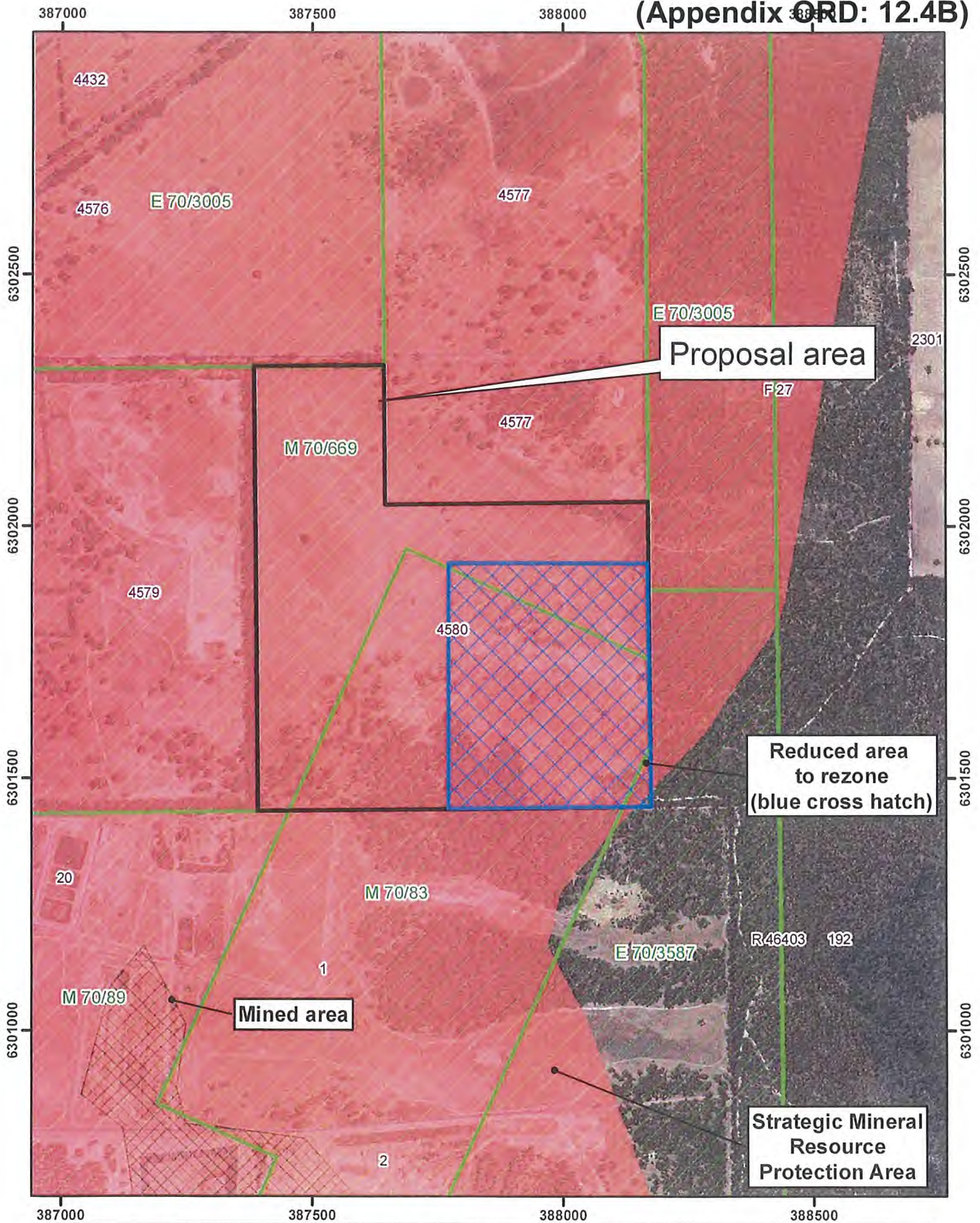
The proposal area is underlain by a Strategic Mineral Resource for titanium-zircon mineralization in the Greater Bunbury Region Scheme Strategic Minerals and Basic Raw Materials Resource Policy. The proposed rezoning could allow for earthworks such as landfills and infrastructure that may sterilise and/or remove portions of this resource. Therefore, DMP requests a reduction in the 'Special Use' zone to that shown in blue cross hatch on the attached map. This will minimize the impact on this valuable resource. Rezoning on the balance of the lot and associated activities could occur after mining has been completed. Further, DMP requests that the development of this site is done in close consultation with the operator of mining leases M70/669 and M70/83, Cristal Mining.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rick Rogerson', written over a printed name and title.

Rick Rogerson  
Executive Director  
GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

31 July 2015



**Shire of Dardanup Town Planning Scheme 3 - Amendment 190 -  
 Lot 4580 Panizza Road, Crooked Brook -  
 Rezone from 'General Agriculture' to 'Special Use'**



Registration No:	A + V. BRANDSTATER.
SHIT	188 FERGUSON ROAD.
	DARDANUP. 6236.
	24 <sup>TH</sup> JULY 2015.
File Number:	

Shire of Dardanup.

Dear Chief Executive Officer,

Reference: TOWN PLANNING SCHEME N° 3 AMENDMENT N° 190.

Our property is in close proximity to the waste management facility.

Our main concern with the larger area being approved is the environmental impact on the immediate area and the event of seepage and contamination of ground water into the aquifer.

We currently as with most landowners in the area have a bore to supply our property with water.

We will be maintaining water quality checks now and in the future to register any change to our drawn water quality.

We also hope that adequate measures are taken to control Vermin that breed in the waste facility, that could impact on our property.

I thank you for the opportunity to submit comment on this proposal.

Warm regards,

A + V Brandstater

V. Brandstater

Andrew and Valerie Brandstater.

**Shire of Dardanup Town Planning Scheme No.3 – Amendment No. 190**

I accept that the re-zoning of Lot 4580 Panizza Road for use as a Waste Management Facility will go ahead, although I am not in favour of it because, without leadership from all levels of government, as a society we will go on taking the easy way out and provide ever-larger land-fill sites and not tackle the harder, and more expensive, problems of recycling our waste.

I do believe the safety of the junction of Depiazzi Road and Ferguson Road needs to be addressed, particularly if the facility is to be expanded. Trucks heading towards Dardanup commonly come out of Depiazzi Road at speed, often swinging wide over the line dividing the slip lane from Ferguson Road. Then they pull into the slip lane, still travelling at speed, and after only a few yards, the slip lane merges with Ferguson Road. These are heavy vehicles and they don't slow down quickly. The only sign on Depiazzi Road is a T junction sign. Drivers know there is a slip lane and don't treat it as a normal T junction where they would have to stop or give way.

I believe two things would greatly improve the safety of this junction:

- 1 The slip lane should be at least doubled in length.
- 2 There should be better warning signs on Depiazzi Road, for example, slow down, with a prescribed speed limit.

Sheila Ferguson  
671 Ferguson Road  
4 August 2015



9 August 2018

Jake Whistler  
Senior Planning Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232



Dear Jake

**RE: SHIRE OF DARDANUP TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. 190**

The Shire has requested that Cristal Pigment Australia Ltd provide more detail on the development of the tailings dams on Lot 4580 Panizza Road, Crooked Brook, to allay concerns raised by Department of Mines, Industry Regulation and Safety (DMIRS), via the Department of Planning, of sterilising the access to ore deposits on the site.

Cristal Pigment Australia Ltd (CPA) and Cristal Mining Australia Ltd (CMA) have a long association of mining and manufacturing in the South West. Both companies support the Greater Bunbury Regional Scheme Minerals and Basic Raw Material Resource Policy to maximise financial returns to the State and protect the mineral sands industry. Our operations in WA have an annual turnover of over \$500 million.

The DMIRS, formerly the Department of Mines and Petroleum, recommended (Attachment 1) any re-zoning should be limited to a third of the site, until such time the ore deposits are extracted or stockpiled.

CPA and CMA have a strategy to meet DMIR's Basic Raw Material Resource Policy. Refer to Diagram 1. The diagram depicts the location of proposed waste cells, the ore deposits and the area recommended to be re-zoned by DMIRS. The diagram also shows the timetable for construction/operation of cells and mining operations. The sequence of cell construction allows for extraction of the titanium-zircon mineral deposits.

The topography of the site slopes downwards from east to west. Therefore, the construction of cells 1 and 2 and associated stormwater and leachate ponds are located at the low point of the site. This will allow leachate from the cells to be gravity fed to the leachate pond. For the early development of the site it is necessary to have this infrastructure in place at the location depicted in the diagram.

**Cristal Pigment Australia Ltd - Kemerton Plant**

ABN 50 008 683 627  
Locked Bag 245, Bunbury WA 6230  
Lot 1 Marriott Road, Kemerton Industrial Park WA 6233  
T +61 8 9780 8666 F +61 8 9780 8888  
www.cristal.com

Brilliance inspired by titanium



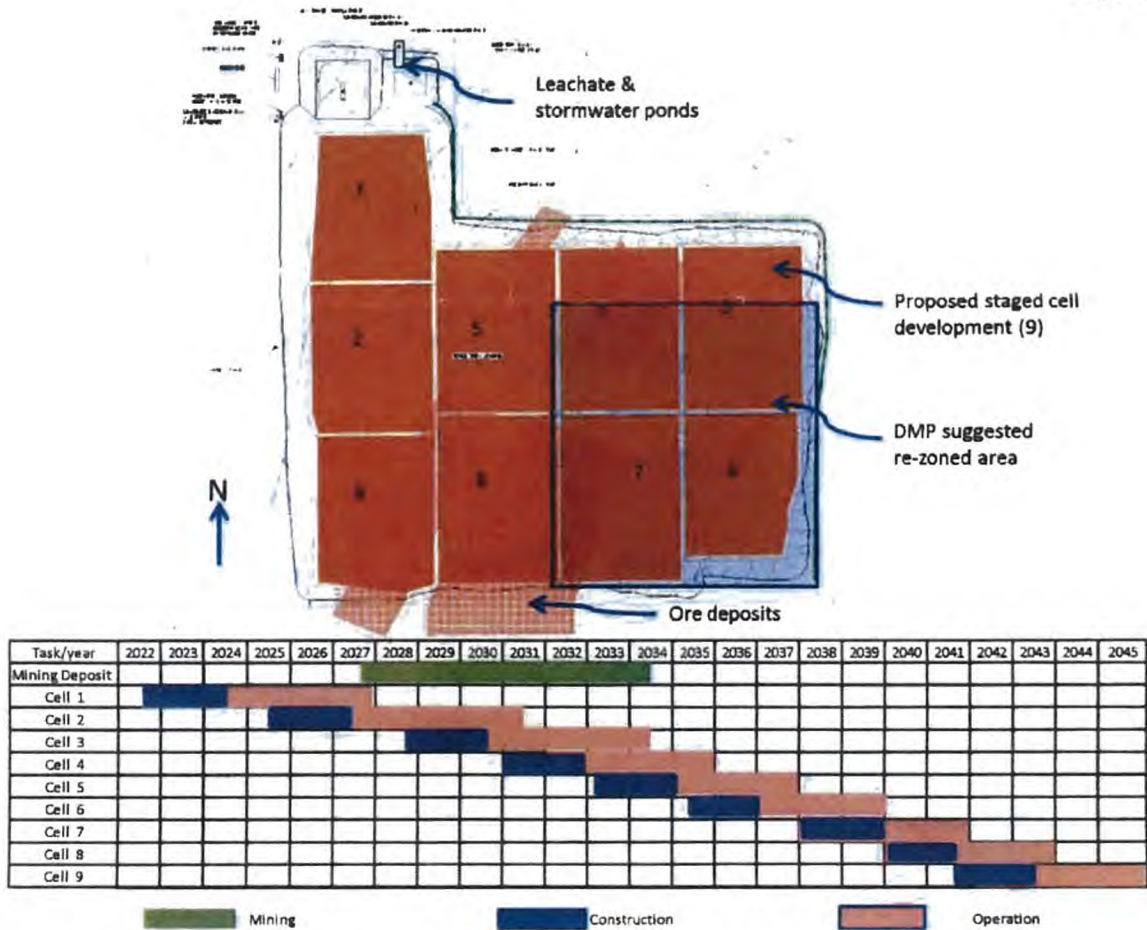


Diagram 1 - Proposed layout of cells and scheduling of activities by CPA and CMA

The development of a waste facility is critical to the long term future of CPA. The proposed development has been referred to the Department of Environment (Federal) and Environmental Protection Authority with no assessment required. Therefore any further assessment will be via Works Approval with the Department of Water and Environmental Regulation. The mineral resource is valued at \$16 million by CMA, hence its extraction makes good business sense for the State and the Company.

CPA requests that the site is fully re-zoned based on our commitment and strategy outlined above. CPA at least requires areas to be re-zoned for cells 1-4 and storm water and leachate ponds for early development of the site.

Yours sincerely

  
 John Dallywater  
 General Manager  
 Bunbury Manufacturing (CPA)

  
 Ronaldo Alcantara  
 General Manager (CMA)

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

IS-100531

Your Ref:  
Our Ref: CMS15125  
Enquiries: Angela Coletti, 6145 0800  
Email: Angela.Coletti@epa.wa.gov.au

Dear Sir/Madam

PL1390

Δ Δ S 540

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

**SCHEME:** Shire of Dardanup - Town Planning Scheme 3 -  
Amendment 190  
**LOCATION:** Lot 4580 Panizza Road  
**RESPONSIBLE AUTHORITY:** Shire of Dardanup  
**DECISION:** Scheme Not Assessed: No Advice Given (no  
appeals)

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of this letter will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

Darren Foster  
Director  
Strategic Policy and Planning Division

For the Chairman of the Environmental Protection Authority  
Under Notice of Delegation No. 33 dated 6 December 2013

18 May 2015





Our ref A1616/201801  
Enquiries Sarah Sargent  
08 9222 3104  
sarah.sargent@dmirs.wa.gov.au

Ms Cecilia Muller  
Shire of Dardanup  
Administration Centre - Eaton  
PO Box 7016  
EATON WA 6232

Dear Ms Muller

**SHIRE OF DARDANUP TOWN PLANNING SCHEME NO. 3 – AMENDMENT NO. 190**

Thank you for your email inviting further comment to the above proposal to rezone Lot 4580 Panizza Road from 'General Farming' to 'Special Use Zones' (waste management facility), including new correspondence from the proponent, Cristal.

The Geological Survey and Resource Strategy Division, on behalf of DMIRS has assessed this proposal with respect to access to mineral and petroleum resources, geothermal energy, and basic raw materials. The proposal area is underlain by a Strategic Mineral Resource for titanium-zircon mineralization in the Greater Bunbury Region Scheme Strategic Minerals and Basic Raw Material Resource Policy.

In 2015, DMIRS raised a concern that the rezoning could allow for earthworks that may sterilise and/or remove portions of this resource. The new correspondence provided, highlighted that the proponent requesting the rezoning is also the mining tenement holder and the activity is to facilitate mining. Also provided was a detailed plan and schedule for sequential land use development, with cell construction to follow the extraction of the titanium-zircon mineral deposit.

In light of this new information, DMIRS is satisfied that sequential land use is planned and practical in this area. Therefore, DMIRS supports the rezoning of Lot 4850, Panizza Road to 'Special Use Zones' conditional upon a suitable additional scheme provision, modified below:

*"All applications for development approval need to demonstrate that consideration has been given to the Greater Bunbury Region Scheme Strategic Minerals and Basic Raw Materials Resource Policy and that extraction of the resource on the part of the lot that the development application relates to, is completed to the satisfaction of the Department of Mines, Industry Regulation and Safety ahead of development."*

000007.Sarah.SARGENT  
Release Classification: - Departmental Use  
Only

Mineral House 100 Plain Street East Perth Western Australia 6004  
Telephone +61 8 9222 3333 Facsimile +61 8 9222 3862

[www.dmirs.wa.gov.au](http://www.dmirs.wa.gov.au)  
ABN 69 410 335 356

Yours sincerely

  
per \_\_\_\_\_

Jeff Haworth  
Executive Director  
Geological Survey and Resource Strategy

9 November 2018

**SUBDIVISION PLAN**  
**Stage 1**  
**PI Lot 76 Clearys Road**  
**Dardanup**

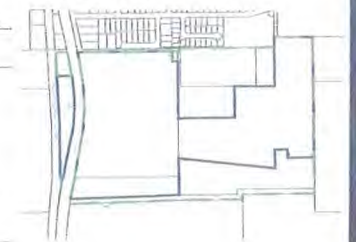
**LEGEND**

- - - EXTENT OF CONCEPT PLANNING AREA
- EXTENT OF STRUCTURE PLANNING AREA
- STAGE 1 AREA - 12.09ha
- EXISTING LOT DESCRIPTION
- PROPOSED LOT DESCRIPTION
- CONTOURS

**NOTE**

Lot to be filled and vegetation removed.

**LOCATION PLAN**



1	AMENDMENTS FOR PREP	11/07	SC
2	ADD BARRIERS	11/08	SC
3	WEST FACING ROAD LOT NOOK	11/08	SC
4	SOUTHEAST LOT NOOKS	11/08	SC
5	SOUTHEAST LOT GUTTER	11/08	SC
6	INCREASE LOT SPEC. DRIVE PD.	11/08	SC
7	CORRIDOR A	11/08	SC
8	CORRIDOR B	11/08	SC
9	SUBDIVISION PLAN	11/08	SC
10	DESCRIPTION	11/08	SC

Drawing No. 11 007 MCG 01 **DRAFT**

Revision 1  
 Client: THOMAS FIELDS PTY LTD

griffiths planning  
 mpm



WESTERN AUSTRALIAN  
Electoral Commission

LGE 028



Mr Mark Chester  
Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

Dear Mr Chester

### Local Government Ordinary Election: 2019

The next local government ordinary elections are being held on 19 October 2019. While this is still some distance in the future, I have enclosed an estimate for your next ordinary election to assist in your 2019/2020 budget preparations.

The estimated cost for the 2019 election if conducted as a postal ballot is \$47,000 inc GST, which has been based on the following assumptions:

- 9,600 electors
- response rate of approximately 35%
- 4 vacancies
- count to be conducted at the offices of the Shire of Dardanup
- appointment of a local Returning Officer
- regular Australia Post delivery service to apply for the lodgement of the election packages.

An additional amount of \$1,920 will be incurred if your Council decides to opt for the Australia Post Priority Service for the lodgement of election packages. The Commission is of the view that the regular service is adequate for outgoing mail for most local governments, particularly in the metropolitan area.

Costs not incorporated in this estimate include:

- any legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns
- one local government staff member to work in the polling place on election day
- any additional postage rate increase by Australia Post.

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The Commission is required by the *Local Government Act* to conduct local government elections on a full cost recovery basis and you should note that this is an estimate only and may vary depending on a range of factors including the cost of materials or number of replies received. The basis for charges is all materials at cost and a margin on staff time only. Should a significant change in this figure become evident prior to or during the election you will be advised as early as possible.

The current procedure required by the Act is that my written agreement has to be obtained before the vote by Council is taken. To facilitate the process, you can take this letter as my agreement to be responsible for the conduct of the ordinary elections in 2019 for the Shire of Dardanup in accordance with section 4.20(4) of the *Local Government Act 1995*, together with any other elections or polls that may also be required. My agreement is subject to the proviso that the Shire of Dardanup also wishes to have the election undertaken by the Western Australian Electoral Commission as a postal election.

In order to achieve this, your council would need to pass the following two motions by absolute majority:

- Declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2019 ordinary elections together with any other elections or polls which may be required
- Decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

I look forward to conducting this election for the Shire of Dardanup in anticipation of an affirmative vote by Council. If you have any further queries please contact Phil Richards Manager, Election Events on 9214 0400.

Yours sincerely



David Kerslake  
**ELECTORAL COMMISSIONER**

19 October 2018