



Sustainable Development
Directorate

APPENDICES

Item 12.2.1

ORDINARY COUNCIL MEETING

To Be Held

Wednesday, 25th of May 2022

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.

Local Development Plan

This Local Development Plan (LDP) has been prepared in accordance with clause 47d) of the Deemed Provisions (Schedule 2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as the Commission and the Shire of Dardanup has identified an LDP is required for the purposes of orderly and proper planning.

The objectives of this LDP are to:

- Ensure onsite development and associated operations are undertaken in an orderly manner;
- Ensure that any impacts from development on surrounding sensitive land uses are minimised; and
- Provide guidance and a general understanding of current and future development(s), and the key considerations applicable to any future development applications.

Background

The subject site has been operated as a resource extraction area and landfill facility since the 1990's, and via a series of development and environmental approvals the site accommodates gravel and sand extraction, landfill disposal, liquid and tailings waste disposal and associated site infrastructure.

The facility operator prepared a draft Masterplan in December 2020 for consideration of the Shire outlining their current and future proposed development.

The Masterplan includes a series of Management Plans which provides overarching information on matters including dust, fire control, landscaping and rehabilitation.

The Masterplan has not been formally endorsed by the Shire however this LDP has been prepared in consideration of the Masterplan.

Subject Site Context

The subject site is identified on the LDP and is described as Lot 2 Banksia Road, Crooked Brook. The site is located:

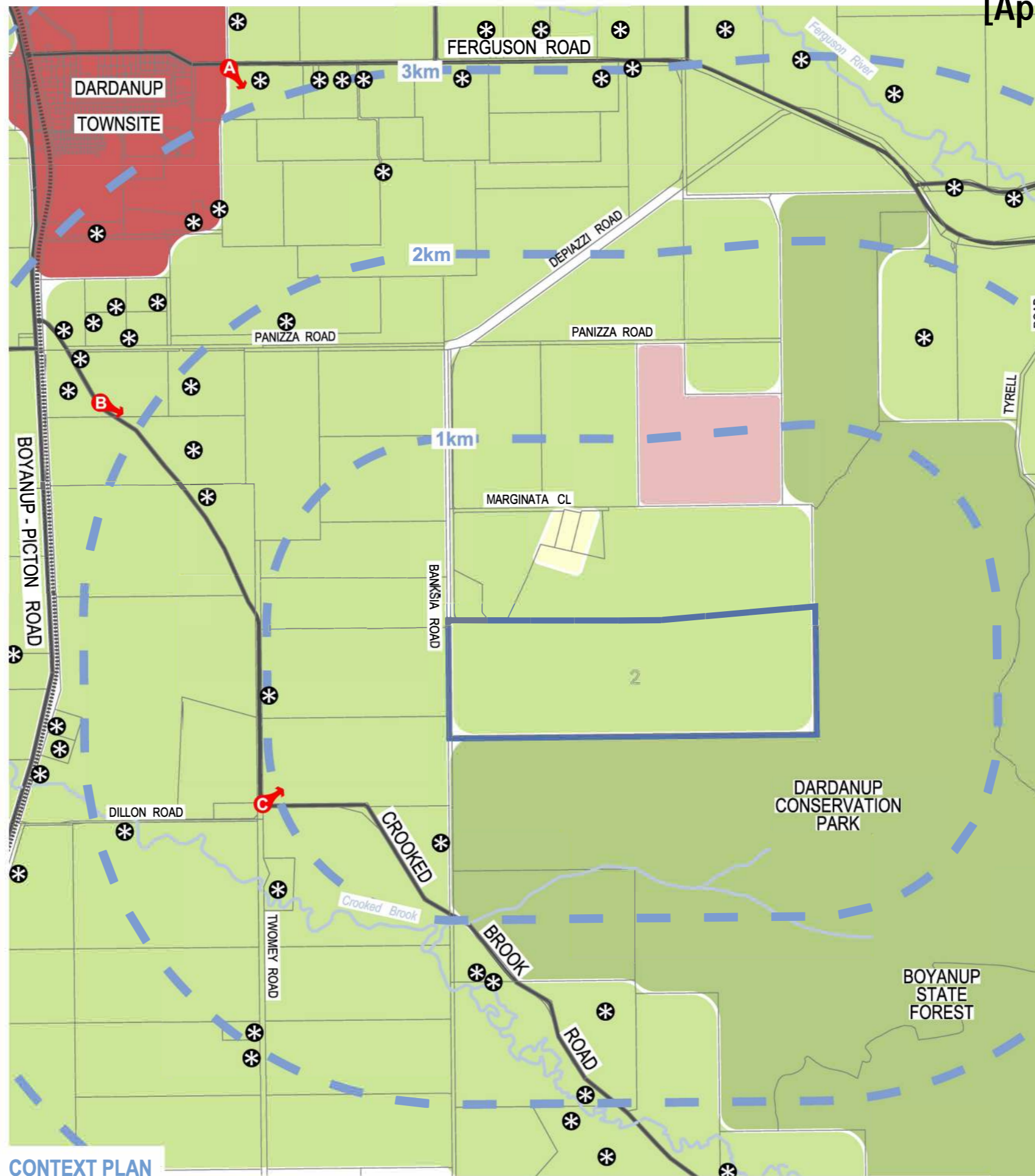
- To the immediate north and west of the Dardanup Conservation Park;
- Approximately 3.5km to the south-east of the Dardanup Townsite; and
- Approximately 1.5km to the north and north-east of the Crooked Brook creek.

Statutory Framework

All applications which are submitted to the Shire of Dardanup are to be guided by, and assessed against, the provisions of this LDP. Sufficient information should be provided with all development applications so that the local government can assess the cumulative impacts of previous/existing development

Endorsement Table

This Local Development Plan was approved by resolution of the Council of the Shire of Dardanup at the Ordinary Meeting of the Council held on the 26th day of May 2021.



Legend

- Extent of Local Development Plan
- Dardanup Townsite
- Rural/Rural Residential
- Conservation/State Forest/Open Space
- Public Purpose
- Special Use
- Sensitive Receptor - Residence
- Example View Locations

Example View Location 'A'



Example View Location 'B'



Example View Location 'C'



CONTEXT PLAN



Local Development Plan

Development Applications

Development Applications are to clearly detail all development, including any temporary, staged and/or incidental works, with all development to occur within the boundary of the subject site.

Any variations to the provisions below will need to be fully justified and should be accompanied by relevant technical reports as necessary, which may include the revision/update of any existing management plans, or other technical reports previously approved by the Shire.

Boundary Setbacks

Development is to be setback from site boundaries a minimum of 30m to the Primary Street (Banksia Road) and a minimum of 20m to all other boundaries.

Height

Development is not to exceed a maximum height of 114m AHD, as outlined in the Cross Section.

This height limitation will apply to any structure on site, inclusive of buildings, plant or equipment, and any temporary or permanent bulk earthworks, stockpiles occurring on site.

As evident from the 'Example View Locations', the current facility has begun to protrude above the skyline and any proposed variation to this height limitation will require consideration of the visual impact to surrounding landowners and the ability minimize this impact.

Site Access and Circulation

The primary site access is to occur via Banksia Road at the location shown on the Site Plan, with internal circulation of all vehicles not to encroach on the 20m landscaped boundary interface. No heavy vehicles associated with the landfill facility are permitted on Parizza Road and the unsealed portion of Banksia Road.

Any development application which will result in additional traffic generation to the subject site is to be accompanied by:

- a) A Traffic Impact Assessment or Traffic Impact Statement consistent with the Department of Transport Guidelines to outline the relevant transport considerations and demonstrate the suitability of the proposed site access and vehicle circulation;
- b) Where additional Heavy Vehicles are proposed to access and egress the site, an assessment of the standard and suitability of the public road network to accommodate these vehicles, and an overview of the necessary upgrades and/or potential additional maintenance costs to accommodate these vehicle movements in perpetuity.

Landscaping Requirements

Development is to be appropriately screened from key viewpoints via the installation of a minimum 20m landscaping strip adjacent the subject site boundary which includes:

- Native tree plantings at a minimum size of 30 litres with a minimum mature height of 10m.
- A variety of smaller shrubs and plantings to provide greater density of foliage to the understory of any trees.

Development applications are to be supported by a landscaping plan outlining the proposed landscape design and its effectiveness to screen the development proposed.

Fencing

All boundaries of the site are to be fenced with chain mesh fencing to a minimum of 2m in height and to include wildlife egress points.

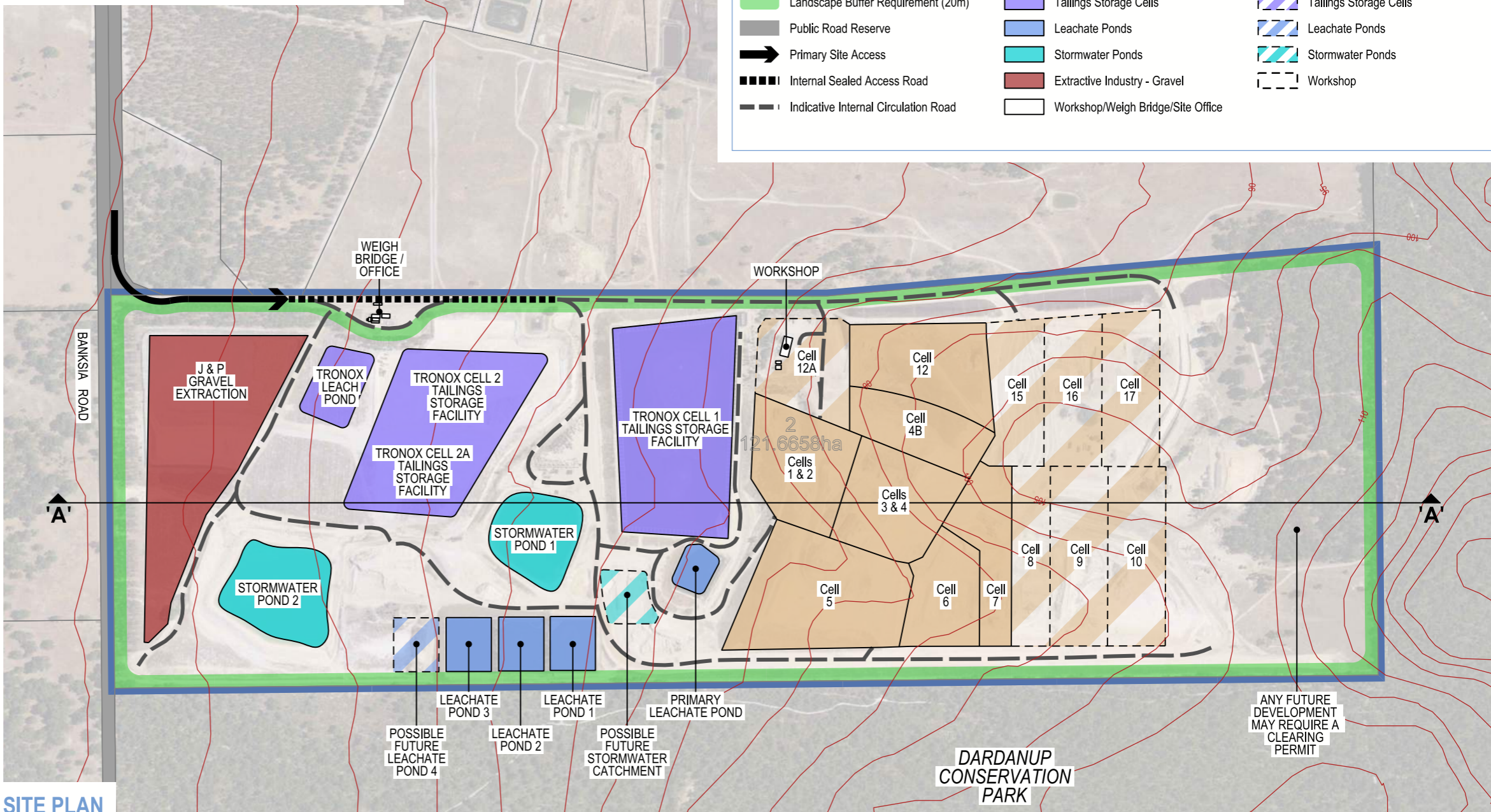
Environmental Management

Development applications are to demonstrate consistency with any environmental approvals for the subject site, and where relevant should be supported by technical assessment and management plans including but not limited to:

- A **Stormwater Management Plan** where the development will impact upon the management of stormwater on site and should address the mitigation of the off-site impacts of stormwater, including water erosions risk on neighbouring properties;
- An **Environmental Management Plan** that addresses vegetation clearing; hydrogeological impacts on surrounding land uses and the investigation and management of contamination or acid sulfate soils
- A **Bushfire Management Plan** prepared in accordance with the guidance provided by *State Planning Policy 3.7* where the development proposed is considered to pose a risk to human life or property
- A **Dust Management Plan** where the development is considered likely to generate dust which will impact on surrounding landholdings;
- A **Visual Impact Assessment** where the development is considered likely to impact views from key locations within the surrounding locality.
- An **Acoustic Report and Noise Management Plan** where the development is considered likely to result in noise which impacts the amenity and operations of surrounding landowners.

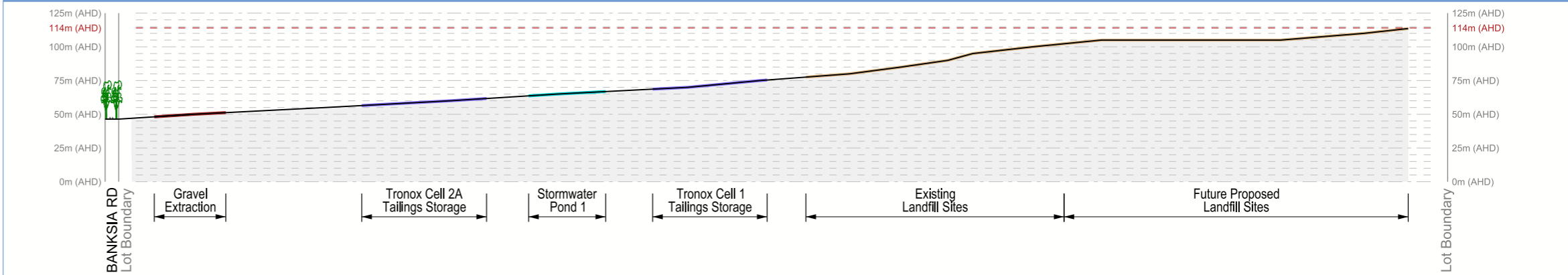
Endorsement Table

This Local Development Plan was approved by resolution of the Council of the Shire of Dardanup at the Ordinary Meeting of the Council held on the 26th day of May 2021.



SITE PLAN

Cross Section 'A-A'



Local Development Plan

This Local Development Plan (LDP) has been prepared pursuant to clause 47(d) of the Deemed Provisions (Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015, as the Commission and the Shire of Dardanup has identified an LDP is required for the purposes of orderly and proper planning.

The objectives of this LDP are to:

- ensure onsite development and associated operations are undertaken in an orderly manner;
- ensure that any impacts from development on surrounding sensitive land uses are minimised; and
- provide guidance and a general understanding of current and future development(s), and the key considerations applicable to any future development applications.

Background

The subject site has been operated as a resource extraction area and landfill facility since the 1990's, pursuant to a series of development and environmental approvals. The site accommodates gravel and sand extraction, landfill disposal, liquid and tailings waste disposal and associated site infrastructure.

Subject Site Context

The subject site is identified on the LDP and is described as Lot 2 Banksia Road, Crooked Brook. The site is located:

- to the immediate north and west of the Dardanup Conservation Park;
- approximately 3.5km to the south-east of the Dardanup Townsite; and
- approximately 1.5km to the north and north-east of the Crooked Brook creek.

Statutory Framework

Applications for development approval relating to the subject site must be decided having due regard to, but are not bound by, the LDP, in accordance with the Deemed Provisions .

Development Applications

Any applications for development approval that propose to vary from:

- the LDP;
 - management plans, and/or other technical reports, that are being implemented as part of obligations under development approvals relied on for the use of the subject site; and/or
 - environmental approvals relied on for the use of the subject site,
- are to include justification for that variation and are to be accompanied by relevant technical reports, which include details of any variations.

Legend

-  Extent of Local Development Plan
-  Dardanup Townsite
-  Rural/Rural Residential
-  Conservation/State Forest/Open Space
-  Public Purpose
-  Special Use
-  Sensitive Receptor - Residence

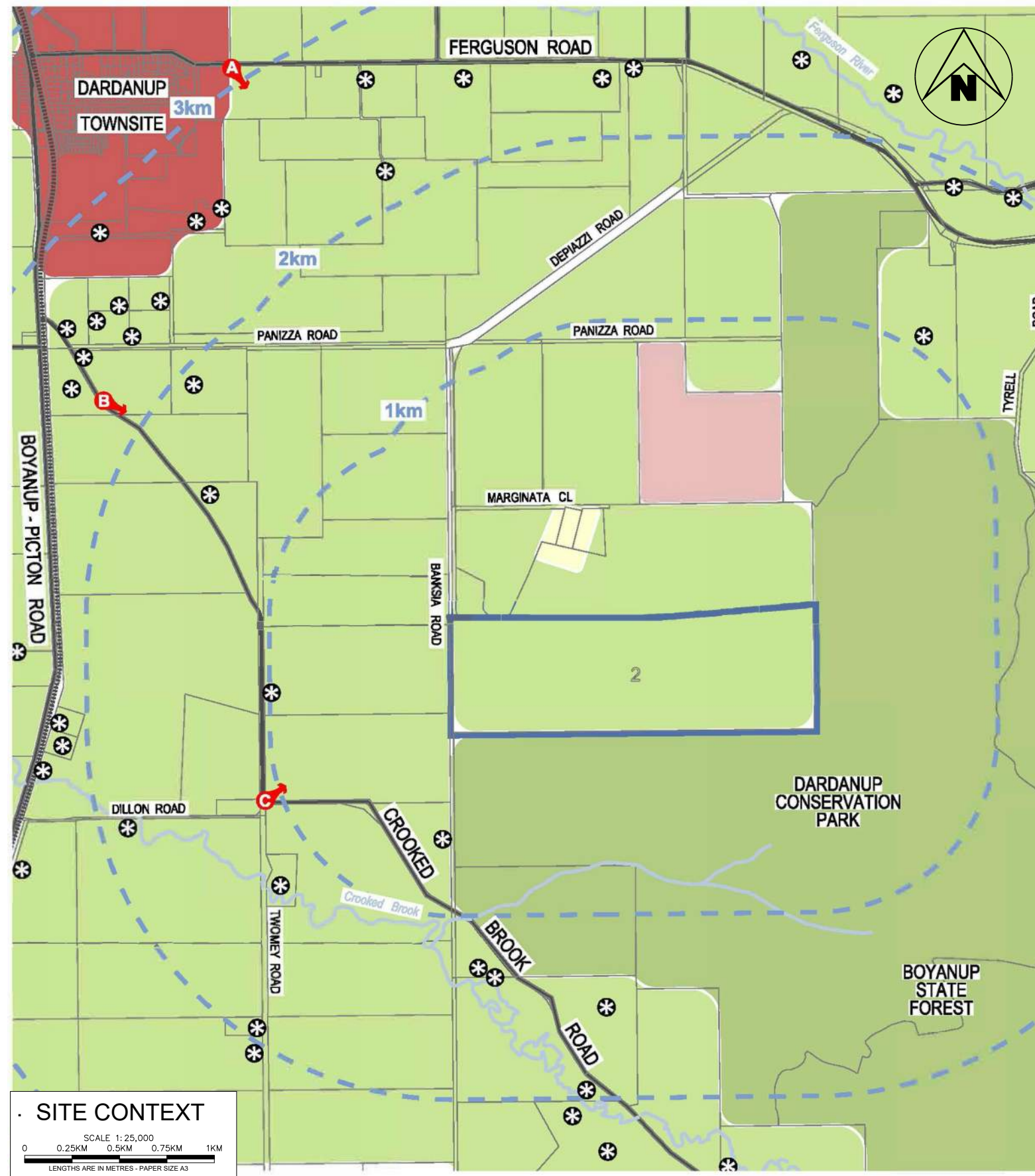
Endorsement Table

This Local Development Plan has been approved by Council under the provisions of the Shire of Dardanup Local Planning Scheme No.3

Delegated Signatory _____

Position _____

Date _____



SITE CONTEXT
 SCALE 1:25,000
 0 0.25KM 0.5KM 0.75KM 1KM
 LENGTHS ARE IN METRES - PAPER SIZE A3



Local Development Plan

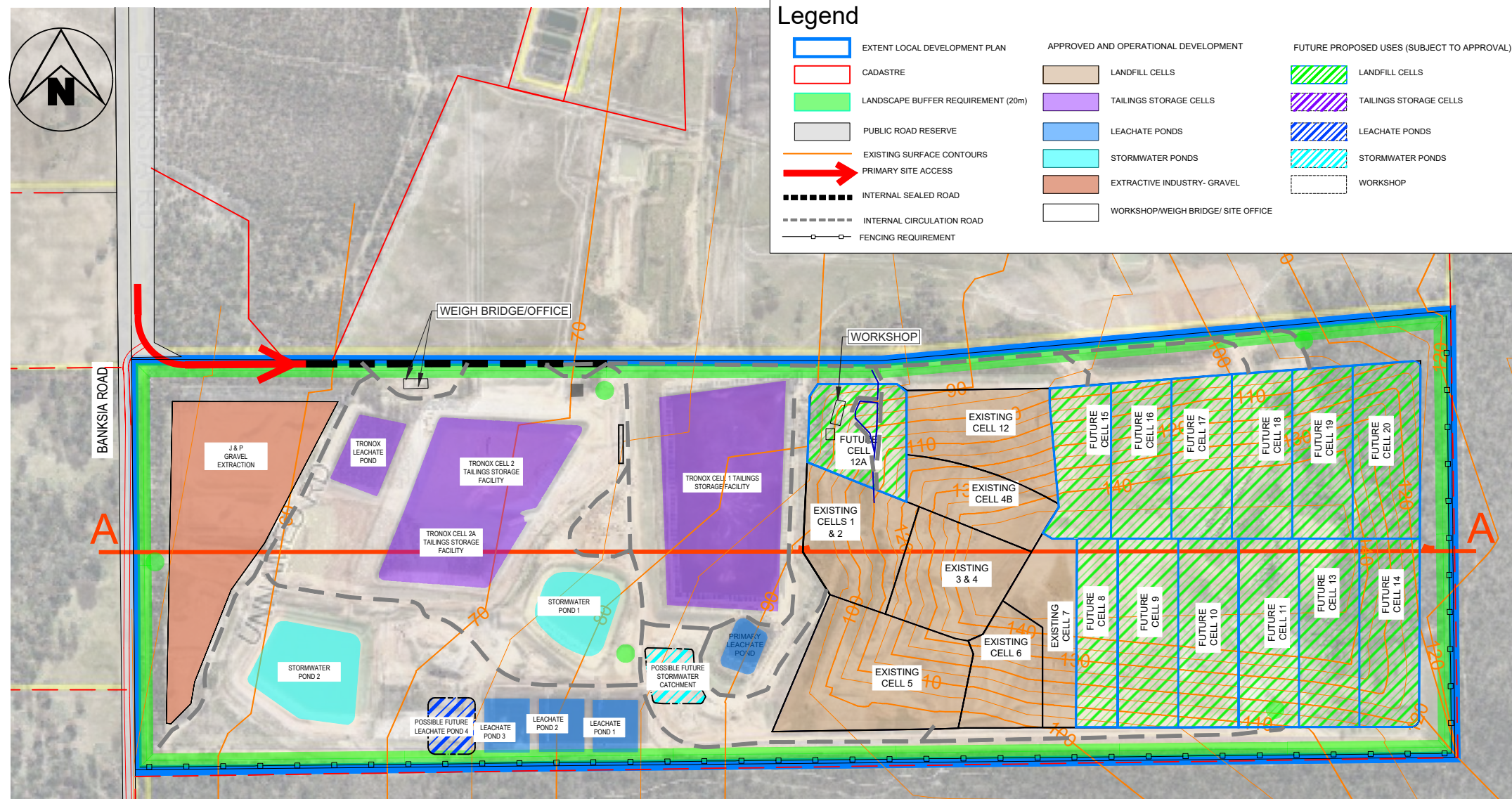
Boundary Setbacks
Development is to be setback from site boundaries a minimum of 30m to the Primary Street (Banksia Road) and a minimum of 20m to all other boundaries, unless otherwise approved.

Height
Development is not to exceed a maximum height of 151m AHD being (TOP OF WASTE 149m, plus 2m capping) as outlined in the Cross Section.
This height limitation will apply to any structure on site, inclusive of buildings plant or equipment and any temporary or permanent bulk earthworks stockpiles occurring on site

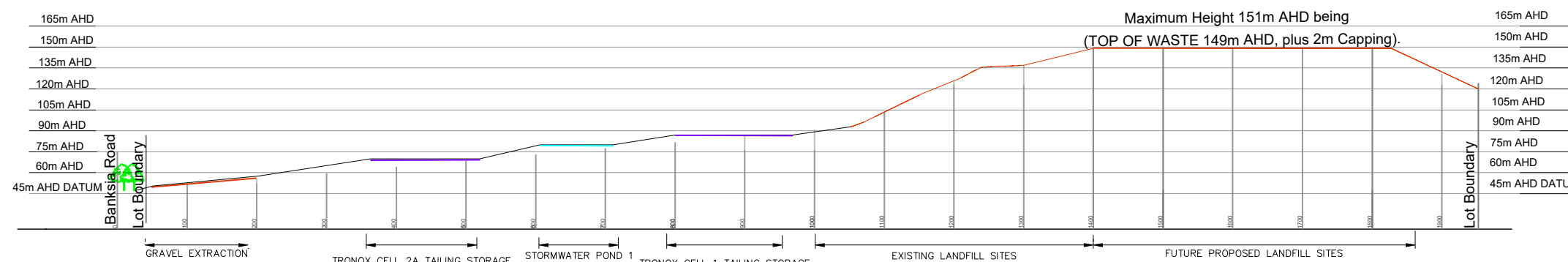
Site Access and Circulation
The primary site access is to occur via Banksia Road at the location shown on the Site Plan. Any application for development approval including a proposal that will result in additional traffic generation to the subject site is to be accompanied by:
a) a Traffic Impact Assessment or Traffic Impact Statement consistent with the Department of Transport Guidelines to outline the relevant transport considerations and demonstrate the suitability of the proposed site access and vehicle circulation; and
b) where additional Heavy Vehicles are proposed to access and egress the site, an assessment of the standard and suitability of the public road network to accommodate these vehicles and an overview of the necessary upgrades and/or potential additional maintenance costs to accommodate these vehicle movements.

Landscaping Requirements
Development is to be appropriately screened from key viewpoints via the installation of a minimum 20m landscaping strip adjacent the subject site boundary which includes:
• Native tree plantings as per endorsed Landscaping Plan for the relevant portions of the site.
• A variety of smaller shrubs and plantings to provide greater density of foliage to the understory of any trees.
Any applications for development approval including a proposal that will result in material visual prominence from the identified sensitive receptors are to be accompanied by a landscaping plan outlining the proposed landscaping and associated screening.

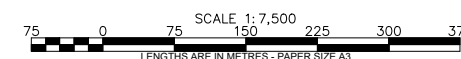
Fencing
Boundary fencing to the eastern and southern boundary adjacent to the Dardanup Conservation Park is to be constructed of chain mesh fencing to a minimum of 2m in height.



SITE PLAN



CROSS SECTION A-A



Endorsement Table

This Local Development Plan has been approved by Council under the provisions of the Shire of Dardanup Local Planning Scheme No.3

Delegated Signatory _____

Position _____

Date _____



[Appendix ORD: 12.2.1C]

Murray Connell

From: Scott Penfold <Scott.Penfold@dplh.wa.gov.au>
Sent: Friday, 30 July 2021 9:06 AM
To: Submissions Planning
Cc: Murray Connell
Subject: RE: Amendment to Local Development Plan - Lot 2 Banksia Road
Attachments: 20210428 - Reply to LG RE LDP - Lot 2 Banksia Road Crooked Brook.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir/Madam,

Regarding the below request, please refer to comments made by the Department in its letter dated 28 April 2021 regarding the previous local development plan.

I trust you are having a good day. Please do not hesitate to contact me should you have any queries.

Kind Regards,
Scott Penfold | Senior Planning Officer | Land Use Planning
Bunbury Tower, Level 6, 61 Victoria Street, Bunbury WA 6230
9791 0588 |
www.dplh.wa.gov.au

The Department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

Disclaimer: this email and any attachments are confidential, and may be legally privileged. If you are not the intended recipient, any use, disclosure, distribution or copying of this material is strictly prohibited. If you have received this email in error please notify the sender immediately by replying to this email, then delete both emails from your system.

From: Liam Yates <Liam.Yates@dardanup.wa.gov.au>
Sent: Wednesday, 28 July 2021 12:06 PM
To: DPI Referrals <Referrals@dplh.wa.gov.au>
Subject: Amendment to Local Development Plan - Lot 2 Banksia Road

Good morning,

Please find attached letter regarding an Amendment to a Local Development Plan at Lot 2 Banksia Road, Crooked Brook. As an agency that may have an interest in this application your comments are requested.

A copy of this letter has also been posted to you.

Kind regards,



Your ref: CMP-R0937808
Our ref: PLH2019P0205
Doc ref: A11004402
Enquiries: Kath La Nauze (97910577)

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

Attention: Murray Connell, Manager Development Services

Dear Sir,

Draft Local Development Plan - Lot 2 Banksia Road, Crooked Brook

Thank you for your letter dated 20 April 2021 and for the opportunity for the Department to provide comments on the abovementioned proposal. For this proposal the Department has no comments to offer.

However, if you need any other planning matters that need further information, please contact the Bunbury office on 9791 0577.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Selby'.

Mat Selby
Planning Director - Regional South West

28 April 2021

[Appendix ORD: 12.2.1C]



Government of Western Australia
Department of Mines, Industry Regulation and Safety
Resource and Environmental Regulation

Your ref CMP-R1009854
Our ref A1474/202101
Enquiries Joshua Guilliamse — 9222 3135
Joshua.Guilliamse@dmirs.wa.gov.au

Chief Executive Officer
Shire of Dardanup
Sent by Email — submissions@dardanup.wa.gov.au
PO Box 7016, Eaton WA 6232

Attention: Chief Executive Officer

Dear Sir/Madam

SHIRE OF DARDANUP PROPOSED AMENDMENT TO LOCAL DEVELOPMENT PLAN, LOT 2 BANKSIA ROAD, CROOKED BROOK

Thank you for your letter dated 28 July 2021 inviting comment on the above proposed amendment to Local Development Plan, Lot 2 Banksia Road, Crooked Brook.

The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

Yours sincerely

Joshua Guilliamse
Senior Geologist — Land Use Planning
Minerals and Petroleum Resources Directorate

12/08/2021

Murray Connell

From: Charles Sabato <Charles.Sabato@watercorporation.com.au>
Sent: Monday, 2 August 2021 1:48 PM
To: Submissions Planning
Subject: Amendment to Local Development Plan - Lot 2 Banksia Road - CMP-R1009854
Attachments: banksia.pdf

Thank you for your correspondence of 28 July 2021 inviting comment on the amendment to the above local development plan.

The Water Corporation's Dardanup WWTP is located immediately to the north of the amendment area. The odour buffer around the WWTP extends as a 500m radius around the WWTP ponds (as depicted on the attached diagram).

The Water Corporation has no objections to the Amendment provided that it does not give rise to any odour sensitive developments or land uses within the odour buffer area.

Kind Regards,

Chas Sabato

Senior Planner - Land Planning

Development Services

Available Monday, Tuesday & Thursday

E Charles.Sabato@watercorporation.com.au

T (08) 9420 2105

.....



watercorporation.com.au



The Water Corporation respects individuals' privacy. Please see our privacy notice at [What about my privacy](#)

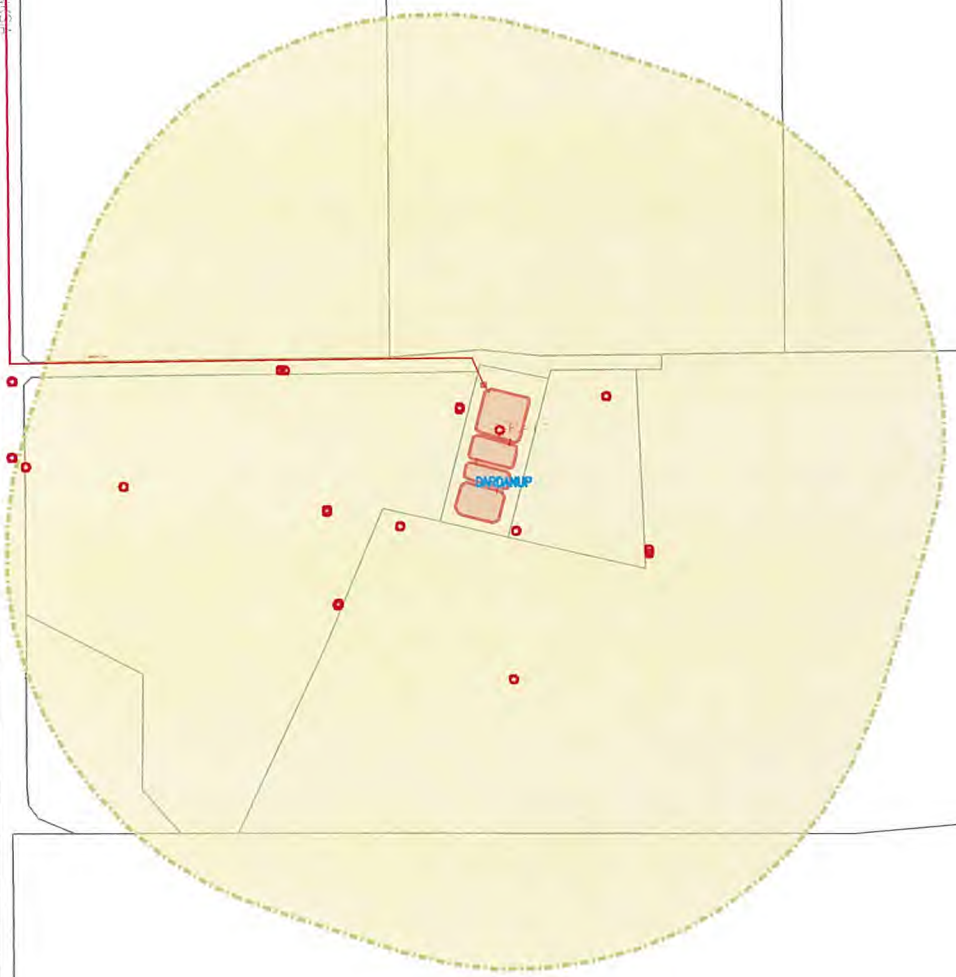
This Electronic Mail Message and its attachments are confidential. If you are not the intended recipient, you may not disclose or use the information contained in it. If you have received this Electronic Mail Message in error, please advise the sender immediately by replying to this email and delete the message and any associated attachments. While every care is taken, it is recommended that you scan the attachments for viruses. This message has been scanned for malware by Websense. www.websense.com

[Appendix ORD: 12.2.1C]

Legend



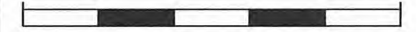
- Road Casement.Lodged Location - S- surveyed
- Parcel Edge.Lodged Location - S- surveyed
- Street Name Small Size.Name Text
- Abc Def Sewer Gravity Manhole.Info Text 5000
- Sewer Gravity Manhole.****Symbol**** - 2
- Sewer Gravity Pipe.-----CENTRELINE----- - 1
- Sewer Pressure Main.-----CENTRELINE----- - 1
- Abc Def Sewer Pressure Main Name Annotation.Text
- Abc Def Sewer Treatment Plant.Name Text
- Sewer Treatment Plant.Symbol
- Sewer Observation Bore.Symbol
- Wastewater Treatment Pond.Coverage
- Drain Open Channel.centrelines
- Buffer Area.Coverage - 1
- Abc Def Buffer Area.Name Text
- Boundaries - Local Authority.Coverage



Print Date: 02/08/2021 10:38:58

Scale 1:10000

0m 100m 200m 300m 400m 500m



Projection: MGA Zone 50 (m)

The Water Corporation has taken due care in the preparation of data comprised on this map but accepts no responsibility for any inaccuracy of facility, cadastral or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can the information herewith displayed be copied, altered, modified or otherwise published in any form including the Internet without express permission of the Water Corporation. Prior to carrying out any physical activities in proximity to facilities displayed on this map the Water Corporation should be contacted on 13 13 95. Any inaccuracies found with information contained on this map should be advised to Asset Registration on (08) 9420 2069 or Email asset.registration@watercorporation.com.au

[Appendix ORD: 12.2.1C]

Murray Connell

From: Leon van Wyk <Leon.Vanwyk@dpird.wa.gov.au>
Sent: Tuesday, 3 August 2021 2:25 PM
To: Submissions Planning
Cc: Murray Connell
Subject: Amendment to Local Development Plan — Lot 2 Banksia Road, Crooked Brook (CMP-R1009854)

Follow Up Flag: Follow up
Flag Status: Completed

Murray

The Department of Primary Industries and Regional Development (DPIRD) does not object to the amendment to the Local Development Plan for Lot 2 Banksia Road, Crooked Brook.

Regards,

Leon van Wyk | Development Officer
Agricultural Resource Management and Assessment
Sustainability and Biosecurity
Department of Primary Industries and Regional Development
Verschuer Place | Bunbury WA 6231
t +61 (0)8 9780 6171 | m +61 (0)427 086 946 | w dpird.wa.gov.au



*We're working for
Western Australia.*



DPIRD acknowledges the Traditional Owners of Country, the Aboriginal people of the many lands that we work on and their language groups throughout Western Australia and recognise their continuing connection to the land and waters.

We respect their continuing culture and the contribution they make to the life of our regions and we pay our respects to their Elders past, present and emerging.

Artwork: "Kangaroos going to the Waterhole" by Willarra Barker.

[Appendix ORD: 12.2.1C]

Murray Connell

From: Daniel Wong <daniel.wong@dwer.wa.gov.au>
Sent: Wednesday, 4 August 2021 5:20 PM
To: Records
Cc: Liam Yates
Subject: Revised draft Local Development Plan (plan: 21/014/002F ; dated: 04/06/2021) — Lot 2 Banksia Road, Crooked Brook (DWER ref: PA 043660 , RF9949~6)
Attachments: Screenshot 1_Revised LDP at left and previous LDP at right.JPG

4th August 2021

Our Reference: PA 043660 , RF9949~6

To: Shire of Dardanup

From: Department of Water and Environmental Regulation

Attention: Liam Yates

RE: Revised draft Local Development Plan (plan: 21/014/002F ; dated: 04/06/2021) — Lot 2 Banksia Road, Crooked Brook

Dear Liam,

Thank you for providing the above draft Local Development Plan (LDP) for the Department of Water and Environmental Regulation (Department) to consider.

It is noted that a draft LDP (plan: 21/014/002D ; dated: 13/04/2021) has previously been submitted to the Department for comment (DWER ref: PA 041551), and this referral relates to a revised draft LDP (plan: 21/014/002F ; dated: 04/06/2021).

The Department notes that some of its previous comments have been taken into consideration; and Cells 8-10 , 15-17 in the revised draft LDP have been removed (Screenshot 1).

In particular, the following statement has been provided in the revised draft LDP:

- “An Environment Management Plan that addresses vegetation clearing, hydrogeological impacts on surrounding land uses and the investigation and management of contamination or acid sulphate soils”

The Department advises that this statement be revised to encompass the range of issues identified in our previous response, to which the following statement below is recommended instead:

- “An Environment Management Plan that addresses native vegetation clearing, hydrogeological impacts on surrounding land uses, the investigation and management of contamination or acid sulphate soils, a secure water supply, environmental license compliance and a closure plan.”

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact the undersigned.

Thank you.



The CEO Shire of Dardanup

Proposed amendments to Local Development plan – Lot 2 Banksia Road Crooked Brook

As the nearest residents to the development, we would like to make a submission & comment on the proposal by Cleanaway to amend the recently adopted development plan.

Our amenity & lifestyle has been ruined by the continual creeping development on this site and Cleanaway's action to attempt to amend the plan to get their wishes shows that they have little regard for the impact upon near neighbours or the ratepayers of the Shire.

It is therefore imperative that the Council take every step within their powers to minimize impacts of non rural uses in rural zoned areas as set out in the *Rural Planning Guidelines Version 3 December 2016 Section 6.6*

We believe some of those impacts in Cleanaway's proposed amendments will be

1 Local Development Plan.

Cleanaway in their submission state that parts of the reasons for a Local Development plan are

“ To ensure onsite development and associated operations are undertaken in an orderly manner;

• ensure that any impacts from development on surrounding sensitive land uses are minimised;”

Yet they seem to smack of duplicity by wanting to remove or significantly alter some of those very controls the Council have put in place to ensure that impacts are minimised.

Each stage of the proposed developments (ie New cells) must left to be assessed individually to enable cumulative impact assessments to be carried out.

2.Height.

The visual impact that this site has had on the surrounds has been very detrimental to the area and therefore extra height should not be allowed. The photographic vision points that are provided are misleading in that they are selective and to suggest it does not have an impact on the visual amenity when travelling on a road because the road has a speed limit of 110kph is ludicrous.

Many visitors that we have spoken to are outraged when explained to them that the development is a landfill site and the operators hope to take it a lot higher.

Any planting of trees, shrubs etc on the faces of the cells should ensure that the species used will not have an impact on the integrity of the cell walls or cell liners in the future.

3 Traffic Management.

When Minister Keirath gave approval to the site he determined that all traffic using the site should enter from the north end of Banksia Road. This was adopted by the Council in the approval of the original Development plan .This was because residents highlighted concerns that using the southern end of Banksia Rd would lead to problems such as, disturbance of the (now) Dardanup Conservation Park flora by widening, poor visibility by traffic on the corner of Banksia & Crooked Brook roads, narrow poorly made local roads, bridge over Crooked Brook at Dillon Road being narrow and a lack of sufficient holding space for trucks between the railway line and Boyanup-Picton Road. Traffic management plans should not allow a southern entry to the site because of these reasons.

4 Fencing

Due to the large number of feral pests (Foxes & Feral cats) that are proliferating in the area and having an impact on the native fauna a two meter high chain mesh fence should surround the complete site. This will also help with litter control on the site.

Given Cleanaway's history of non & poor compliance at this site we urge Council to keep as many controls as possible to minimise any further impact to the Councils ratepayers by the site's developments and ensure that those controls that are put in placed are managed.

David & Raelene Birch

268 Banksia Road

Crooked Brook 6236

Ph 0458341206

[Appendix ORD: 12.2.1C]

Submission from Fiona Moriarty of 14 Prout Road Ferguson
to Cleanaways proposed amendment to LDP re Lot 2 Banksia Road

8th August 2021

The Cleanaways proposed amendment wholesale rejects and dismisses the carefully considered LDP that the Council has passed earlier this year over Lot 2 Banksia Rd. The LDP was clear and “succinct” and any suggestion from Cleanaway that it is not “succinct” has not been, and I suggest cannot be, demonstrated.

Cleanaway have asked for an expansion of the site to a height that is around fifty present higher from Banksia Road level than the existing Mount Rubbishmore height, and as such will be 36m above the ridge line and visible from all directions through the tourist precinct of Ferguson Valley and Surrounds. It will be an expanded scar on the scarp already visible from Bunbury. Continuation and increase of the use of available air space at this site will expose the community to Cleanaways aggressive search for industrial waste contracts to take the place of reducing household waste. With the BORR plans showing a proposed increase to truck size to be allowable for the short length of Waterloo Rd – finishing abruptly at Ferguson Road – see photo below – you can expect that the road access masterplan will extend this road to Banksia Rd and on to the south of Boyanup where it will form part of the express route for heavy trucks between Greenbushes and Kemerton. This will again expose us to the risk of Lithium Refinery Tailings and other industrial waste finding its way to our fragile hillside. I understand that somehow the Lithium tailings have now been re-classified as Class 3 waste - even though the science says otherwise. I would strongly suggest that this is all part of the underhanded dealmaking to bring this waste to Dardanup. I urge the Shire to view the planning being inflicted on this area in a wholistic way and to actively lobby on our behalf to save the integrity of the historic town of Dardanup and the irreplaceable asset of the Ferguson Valley tourism and recreation precinct

Cleanaway have also shown Lot 81 in their proposed amendment and clearly hope to include this in any future expansions. I urge the Council to be “succinct” that the LDP applies to Lot 2 only and that pre-existing activities on Lot 81 being local Waste Transfer station is the only approved activity on Lot 81, for now and into the future.

I draw your attention to the two Petitions submitted to WAs Legislative Council by Colin Holt on my behalf. The October 2020 petition together with the April 2021 petition consisted of over 3100 signatures clearly asking for an end to expansion of any type of these landfill activities and a three-year exit plan to close down the waste precinct completely. We are constantly reminded the existence of the landfill is a “Planning” issue and so I expect the Shire to stand firm on their limitations and requirements already set on Lot 2, and to continue to support our major employers in the area – being tourism and agriculture. Any expansion of landfill will put these publicly desirable activities in jeopardy.

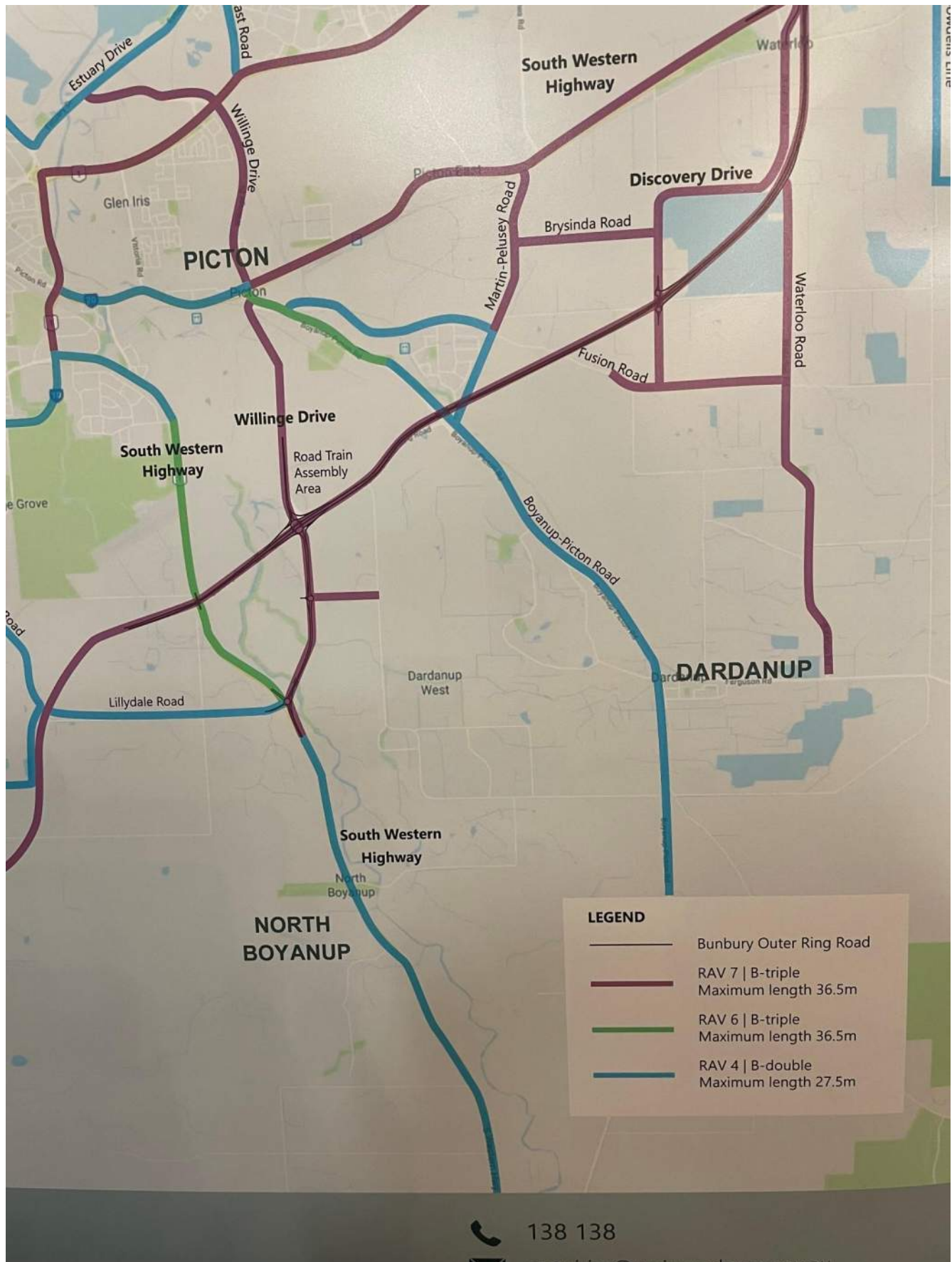
I also include below a copy of my Petitioners Supporting Letter now lodged on the parliamentary website for Petition 002. I urge you all to read carefully and study the photographs. The impact on surrounding areas is self-explanatory.

I request that the entirety of this letter be recorded in the Minutes

Yours sincerely
Fiona Moriarty
14 Prout Rd
Ferguson
0401 156 701

[Appendix ORD: 12.2.1C]

Below – Photo of BORR proposed Waterloo road upgrade as displayed at the BORR Bunbury display centre



[Appendix ORD: 12.2.1C]

Petition 002 below

I, Fiona Jane Moriarty of _____, email;
_____ - in the State of Western Australia, am the promoter
of this petition which contains ~~557~~
548 signatures.

PETITION IN RELATION TO

BANKSIA ROAD DARDANUP WASTE PRECINCT AND LANDFILL

To the President and Members of the Legislative Council of the Parliament of Western Australia in Parliament assembled.

We the undersigned are opposed to

1. Any continuation of landfill of any description, including storage of Refinery waste, at the Banksia Road Dardanup Waste Precinct on the basis that the site is environmentally, socially, and economically unsuitable.
2. Any expansion to operating hours, waste classification, height, footprint and capacity.

We therefore ask the Legislative Council to investigate and develop legislation and planning guidelines for the location, design and management of solid waste disposal sites. We also ask the Legislative Council to recommend to the government to develop a 3 year exit plan for the Banksia Rd, Dardanup waste disposal site.

I certify that this Petition conforms with
the Standing Orders of the Legislative Council
CLERK OF THE LEGISLATIVE COUNCIL

NAME	FULL ADDRESS	SIGNATURE
------	--------------	-----------

Petition 169 below

I, Fiona Jane Moriarty of _____
_____ - in the State of Western Australia, am the promoter
of this petition which contains ~~2572~~
2644 signatures.

PETITION IN RELATION TO

BANKSIA ROAD DARDANUP WASTE PRECINCT AND LANDFILL

To the President and Members of the Legislative Council of the Parliament of Western Australia in Parliament assembled.

We the undersigned are opposed to

1. Any continuation of landfill of any description, including storage of Refinery waste, at the Banksia Road Dardanup Waste Precinct on the basis that the site is environmentally, socially, and economically unsuitable.
2. Any expansion to operating hours, waste classification, height, footprint and capacity.

We therefore ask the Legislative Council to investigate and develop legislation and planning guidelines for the location, design and management of solid waste disposal sites. We also ask the Legislative Council to recommend to the government to develop a 3 year exit plan for the Banksia Rd, Dardanup waste disposal site.

I certify that this Petition conforms with
the Standing Orders of the Legislative Council
CLERK OF THE LEGISLATIVE COUNCIL

[Handwritten signature]
Cathy Mc

NAME	FULL ADDRESS	SIGNATURE
------	--------------	-----------

[Appendix ORD: 12.2.1C]

Petitioners Accompanying Letter for Petition #002

Presented to Legislative Council July 21st 2021, by Fiona Moriarty of 14 Prout Rd Ferguson WA 6236

I respectfully ask the Legislative Council to consider the attached petition with signatures from all around WA, and that it be linked to Petition #169 with 2644 signatures submitted October 2020, with responses already received. I ask you to recommend a select committee be appointed to further investigate this matter and resolve the urgent issues raised.

This planning anomaly of the Dardanup Waste Precinct needs to be addressed by State Government holistically. It is located inappropriately and poses serious environmental, health and economic risks. It requires a multi-faceted approach between Departments of Health, Environment, Agriculture, Tourism and Planning to address the various issues. If the DWER approved height increase proceeds, the toxic mountain height will grow by around 50% above ground level making it fully visible from most vantage points through the tourism hotspot of Ferguson Valley.

ECONOMIC - This toxic mountain in an exposed, highly visible location, is an eyesore which can be seen for over 20 km, threatening the reputation and future of tourism and agriculture industries in the Ferguson Valley. It poses increased risk to Assets and Values, Jobs and Flow-On Economy. Millions of dollars have been invested in the local tourism precinct of Ferguson Valley which is the major employer of the area. Visitors are disturbed by this highly visible planning disaster. This site is now over 4 times the size of the historic town of Dardanup and higher than the average CBD skyscraper. The Cleanaway Masterplan claims the future area for landfill has a volume of 19.2million m³ of waste. By their calculation, the massive landfill currently contains 3.3 million m³ of Class 2 and 3 waste including Mineral Sands Refinery tailings. This is **only 17% of the final volume** with 15.9 million m³ of space remaining. Currently the landfill mountain stands 68m above Banksia Rd (115m ADH - in line with the natural ridge). Cleanaway has DWER approval for height increase to 151m ADH – an extra 36m. This is a staggering 50% height increase above Banksia Rd, visible from all directions. Cleanaway's current Referral to the EPA states this is sufficient until 2048. Landfill on this scale is incompatible with the main employers and businesses in the immediate vicinity (tourism, specialised agriculture, and viticulture) who rely on clean green credentials. It puts in jeopardy the valuable Ferguson Valley branding used for tourist ventures, wine, dairy, meat products, marron, truffles, honey etc, as this toxic site becomes an unavoidable focus to all who visit the region.

WATER - Of particular concern is the impact this may have on the three aquifers underlying the disposal site. Between them, these aquifers supply mains domestic, stock and irrigation water to much of the Dardanup Shire, including Dardanup, Eaton and many rural properties and farms. Despite many concerns being raised on how these aquifers are being monitored and contamination prevented, few satisfactory answers have been provided. Cognizance of many of the issues relating to this goes back to November 2015 when Golder Associates carried out a *Desktop Review and Conceptual Site Hydrogeological Model for SWW Regional Landfill, Transpacific Cleanaway*, as a consequence of DER classifying the site as *Potentially Contaminated – Investigation Required*. This report differed from others prepared for the site in that it included a comprehensive review of the site/region hydrogeology and included a Gap Analysis and a series of Recommendations.

Golder Associates concluded the qualitative data gaps limit the understanding of the hydrogeology at the site including -

1. *The Monitoring Wells* on-site are not discretely installed within the Superficial or Leederville Aquifers, resulting in the groundwater analytical data for the site is not necessarily being specific to either aquifer, but a mixture of groundwater from the Superficial and Leederville Aquifers combined.
2. *Groundwater Flow Direction*. It was not possible to produce a meaningful set of groundwater levels most likely due to the groundwater well installations spanning across both aquifers and also the limited spatial distribution of on-site wells (the majority of wells located in a small area).
3. *Groundwater Flow Rate*, as no site-specific hydraulic testing has been carried out on either aquifer it was not possible to evaluate the potential migration rate of contaminated groundwater.

[Appendix ORD: 12.2.1C]

This landfill is within a known and significant recharge catchment for the most important water resource in this southwest region, which MUST be preserved as it is sustaining a large regional population and is vital for local food production. DWERs "ADEQUATE" groundwater protection may be sufficient in less populated areas with little or poor-quality saline groundwater, but NOT in this location along the scarp, directly adjacent to the Swan Coastal Plain. The only existing leak detection at Lot 2 Banksia Rd is from limited groundwater bores. Testing results are not presented to industry standard and seemingly do not include many of the dangerous elements stored at the site. The 2020 draft Bunbury-Geographe SRS identifies that 100% reliance on local aquifer water supply for regional mains water is the main issue that could hold back regional development. 20,000 new homes are planned in Dardanup Shire alone, mostly in the greenfield city Wanju.

CONTAMINATION – In 2014 DWER has stated the water below the site is "possibly contaminated" and this required investigation. Acid Sulphate soils were investigated but a range of risks remain. DWER are obliged to fully investigate if this is a "Contaminated Site". To our knowledge this has not been properly and fully actioned. DWER in Bunbury have known for years that there were some 'suspicious' readings coming from the monitoring bores. Even if this is from below the old shire pit next-door on Lot (1) 81 or from the first cells on Lot 2, the risk of aquifer and soil contamination will be compounded as the huge "Mound" landfill grows, liners decay and sandy clay soils are the last line of defense. DWER warn that the water below the site may be contaminated and should not be used for watering down. Given DWER (and the Shire) have known about the contamination readings for a while, what has been done to address the contamination source / remediation and to notify the community officially?

CONSERVATION - Immediately adjacent to Cleanaway's site, with zero buffer zone, is Dardanup Conservation Park, an area of exceptional conservation value with high flora diversity, endemic species, and a number of threatened ecological communities. It also provides important habitat for threatened species including Western Ring-tailed possums, Phascogales, banksias, and orchids etc. It is inconceivable that a mountainous Class 2 and 3 Landfill site has been permitted to continue alongside such a sensitive environmental site, the last intact section of the Whicher Scarp. This contravenes many planning guidelines including LG rural planning regulations and EPA guidance to Local Govt and Victorian EPBA Regulations on siting for Landfills, which were accepted by DEC in 2011. The key criteria on location (not to be located over potable aquifers etc) design (avoid "Mound" structures) and siting (not within 500 metres of high value conservation areas) has been ignored at this site by all authorities to date.

HEALTH AND AMENITY - In addition to 350000 tonnes of municipal and industrial waste pa, the landfill has been inappropriately accepting 310000 tonnes pa of Category 61 slurry of Mineral Sands Refinery Waste from Tronox. The Minister for Health, as Minister responsible for the Radiological Council, will know that Tronox residues are basically the same radioactive waste which contaminated Geraldton, Capel, Dalyellup etc with its radioactive material and heavy metals. Cleanaway has been allowed to store this radioactive waste from Tronox without adhering to the stringent rules of the Mines Act and ARPANSA / NORM. The Code of Practice for the Near Surface Disposal of Radioactive Waste, the AARPANSA Code of Practice & Safety Guide refers the Near Surface Guide "as providing an alternate disposal regime where disposal at the mine site is inappropriate or impracticable". This Code has largely been ignored at Banksia Road. We are concerned that management of ponds pose a long-term risk to the community, with limited leak detection system and lack of important design and management necessities. For multiple years there has been NO monitoring or data reports provided by Cleanaway on radioactivity. Cleanaway's Masterplan cites they plan to monitor the site for a mere 50 years. The contaminants (uranium, thorium, hexavalent chromium) from Mineral Sands Refinery Waste are highly mobile as a result of the refining process and require ongoing monitoring for hundreds of years. Artificial Liners minimise waste leakage for only 0 – 100 years. We believe this radioactive waste in these pits exceeds Class 3 levels as the diluting liquid in the slurry is pumped out from the solids when it reaches Banksia Rd Landfill. Questions also remain unanswered about health and safety of employees.

PRECIDENT - The Ministerial decision to approve this development in 1999, contrary to the Shire and community wishes, has perpetuated a planning anomaly added to piecemeal over the years, resulting in a massive landfill site which contravenes all planning and environmental guidelines. State-wide councils and industry now use this waste

[Appendix ORD: 12.2.1C]

facility to justify more poor planning decisions and approvals with multiple unenforced conditions suggested by DWER who have repeatedly failed to resolve issues.

Recently Tronox's Lot 4580 Banksia Road received planning approval as a Waste Disposal Area, now destined for Mineral Sands Refinery Waste – also over the aquifers. This was unavoidable by our Shire due to the ill-advised 2015 Liberal government condition placed on the Shire's Local Planning Strategy, forcing the Shire to name the area a "Waste Disposal Precinct". This impediment cannot easily be removed due to the extraordinary costs of studies and reports.

I urge the Government to financially assist our Shire with a large proportion of such costs to expedite the reversal of this poorly advised policy of a previous government. The site needs to be closed down and rehabilitated.

Please see two page photographic attachment

[Appendix ORD: 12.2.1C]

2 PAGE ATTACHMENT TO PETITIONERS' SUBMISSION FOR PETITION #002 JULY 21, 2021



Above - Cleanaways Scar on the Whicher Scarp as seen from Bunbury – April 2021

Below – Cleanaways landfill mountain as seen from Ferguson Rd tourist drive Dardanup – November 2020.
The visible height of the dump will increase by 50% above the road should DWER approvals proceed.



[Appendix ORD: 12.2.1C]



Google earth images illustrating impressions of the visible landfill mountain from tourist viewpoints if DWER approved cells proceed, increasing height from 115m ADH to 151m ADH - i.e. 36m above the ridge line

Left – Map showing scenic Ferguson Valley Drives and viewpoints that the two images were taken.

Below Left – future view from Pile Road scenic lookout point near Ferguson Falls Winery and Restaurant

Below Right – future view from Henty Rd



[Appendix ORD: 12.2.1C]

Murray Connell

From: Richard George <Richard.George@dpird.wa.gov.au>
Sent: Sunday, 8 August 2021 6:08 PM
To: Records; Submissions Planning
Subject: Cleanaway Amendment

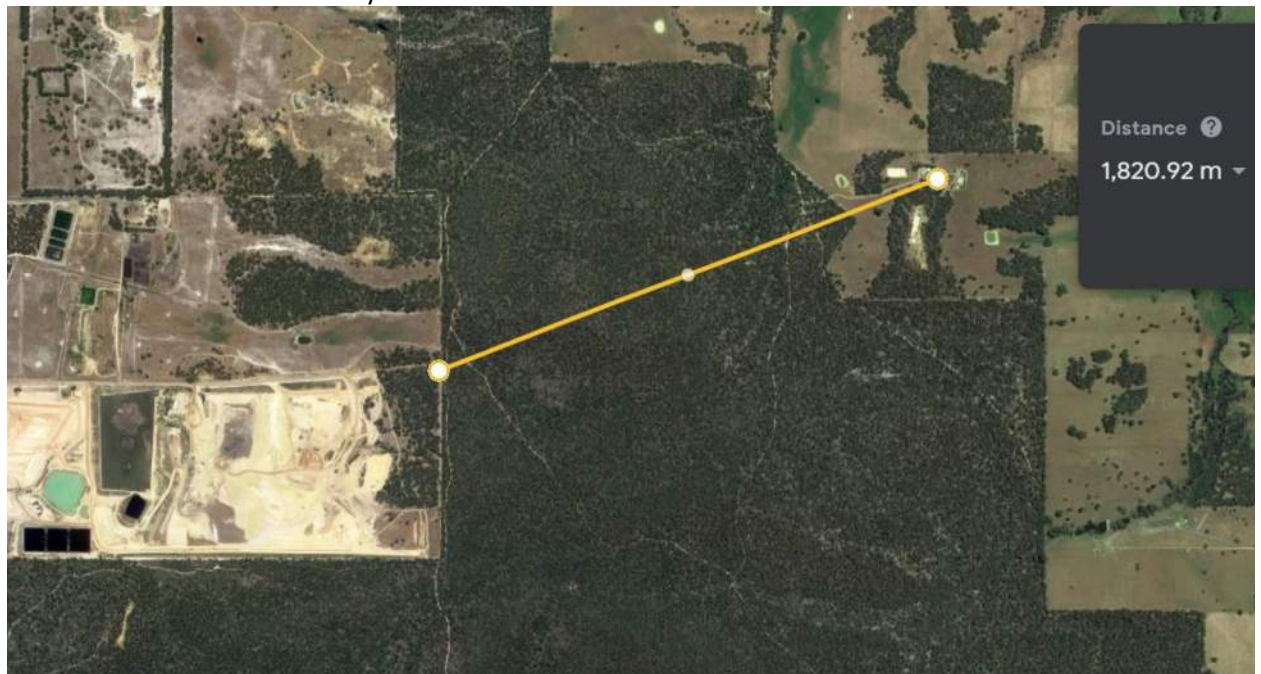
Follow Up Flag: Follow up
Flag Status: Completed

Please submit this to the submissions site for the Cleanaway Amendment.

The following is made on by Richard and Gail George, owners **151 Tyrrell Road, Ferguson.**

Please note the following points as representing our submission

- (i) The map provided (separately) with residences with the two zones of impact does not have our house included. Our address is 151 Tyrrell Road. This needs to be included.



- (ii)
- (iii) The height of the maximum tailings should not exceed that already approved (114m), including cover. Under NO circumstances should it go anywhere near 150m proposed.
- (iv) All fences surrounding the facility should provide rubbish containment – e.g. 3m 6m chainlink.
- (v) All surfaces not in use should be sprayed with grasses and mulch to provide wind erosion protection.
- (vi) Soil and dust monitoring should be mandated and testing occur of particulates.
- (vii) Odour sampling should be mandated, especially from prevailing SW winds
- (viii) All water from the property should be contained. It should be monitored. Any fugitive water should be tested for full chemistry. Plastics and polymer derivatives, including NDMA, PFAS and similar should be included.
- (ix) Boundary setbacks are to be provided and enforced.
- (x) Breaches of conditions should be enforced, and be consistent with state pollution policy and be provided by DWER
- (xi) All groundwaters should be protected. Monitoring of groundwater for all toxicants, metals and polymers, and related breakdown products known to be in the landfill are to be sampled and evaluated. ANZECC Guidelines for human drinking water quality should apply given proximity to public aquifers.
- (xii) Annual Reports with full disclosure of monitoring are required to be publicly available.

[Appendix ORD: 12.2.1C]

- (xiii) Directors of Cleanaway should be apprised and notified as to their liability for pollution, with non-negotiable liability specified where breaches of the Codes or Company Directors administration conditions occur.
- (xiv) A State managed bond to provide for future degradation of soils and groundwater is required.
- (xv) Fauna assessments are required to prevent the site being a home for predators of native animals, and diseases from being spread to the Dardanup Conservation park, and its animals. A annual monitoring and assessment plan of impact is required.
- (xvi) A State appointed Independent Reference Group is requested to monitor an evaluation the Cleanaway site, including assessment of its plans, monitoring and reporting processes. The IRG should include hydrologists, ecologist, chemist and an engineer who specialises in waste management. This IRG should report to the Minister for Environment.

Thank you

Richard and Gail George
8/8/21.



*We're working for
Western Australia.*



DPIRD acknowledges the Traditional Owners of Country, the Aboriginal people of the many lands that we work on and their language groups throughout Western Australia and recognise their continuing connection to the land and waters.

We respect their continuing culture and the contribution they make to the life of our regions and we pay our respects to their Elders past, present and emerging.

Artwork: "Kangaroos going to the Waterhole" by Willarra Barker.

Western Australia's COVID-safe principles: Practise physical distancing where possible. Wash hands regularly. Stay home if unwell. Get tested if symptomatic. Download the COVIDSafe app.

DISCLAIMER: The information contained in this email (including attachments) is intended only for the use of the person(s) to whom it is addressed as it may be confidential and contain legally privileged information. If you are not the intended recipient you are hereby notified that any perusal, use, distribution, copying or disclosure is strictly prohibited. If you have received this email in error, please immediately advise us by return email and delete the email document. This email and any attachments to it are also subject to copyright and any unauthorised reproduction, adaptation or transmission is prohibited. This notice should not be removed.

[Appendix ORD: 12.2.1C]

Murray Connell

From: Wendy Hughes <wendy3060@outlook.com.au>
Sent: Thursday, 5 August 2021 4:10 PM
To: Submissions Planning
Subject: Clean away Takeover

Follow Up Flag: Follow up
Flag Status: Completed

That is how I feel. Clean away are trying to takeover, to bend the rules to line the pockets of the Government.

I have these monstrous trucks of other shire waste and toxic waste going by my home at 100km per hour, thats a safety issue Main roads doesnt seem to care about and sat by 2 years ago to monitor when the trucks had finished for the day.

Why are the people not allowed to be safe? Why do we want to poison the water tables? Dont believe the garbage clean away spout, I have a family member ina shire and those black liners have a use by date, by which Clean away have disappeared and poisoned everyone.

im sorry for the local workers but they drive trucks, so they can drive to another better site, not this one disrupting water, tourism and our enviroment. I really dont see cleanaway contributing to our economy My partners family have been on this land for nearly 100 years and in the last 10 we have had more damage and less care. We didnt want the road made into a truck road, and maybe when BORR goes through we can have peace. Or will the trucks go through the s bends faster trying to make up time from the BORR adjustment to Waterloo Road.

All the effort in Eaton means very little to Dardanup when our rates fund most things.

Save Dardanup ❤️ - Cleanaway wants to change the Shires Local Development Plan for their Landfill site at Lot 2 Banksia rd. 😞😞😞

We need to stop 🛑

Changes are-;

1. Cleanaway wants to increase the height of the landfill to 149m ADH plus capping of 2m. The Shire plan requires the landfill height to remain at 114m ADH. CLEANAWAY WANTS A HUGE 37m INCREASE IN HEIGHT. 🌱🌱 Currently the landfill sits close to 114m.
2. Cleanaway only wants to chain mesh(2m height) 2 boundaries and the Shires plan requires all 4 sides to be chain mesh fenced. This is a hazardous site. ☠️ Our native fauna 🦘🦘 require protecting from this site.
3. The Shires plan requires NO HEAVY VEHICLES 🚚🚚 on PANIZZA RD or the unsealed section of BANKSIA RD. This requirement has been omitted from Cleanaway plan so we need to insure Cleanaway stick to the Shires plan. ✅

Please consider the people of Dardanup and the future of WA. Or will the shire have to pay compensation on poisoned water?

Regards

Murray Connell

From: Andy Crilly <andytonicrilly@hotmail.com>
Sent: Thursday, 5 August 2021 4:43 PM
To: Submissions Planning

Follow Up Flag: Follow up
Flag Status: Completed

I do not agree to the Cleanaway requirements.
Best regards
Andy

Get [Outlook for Android](#)

[Appendix ORD: 12.2.1C]

Murray Connell

From: nola8 <nola8@bigpond.com>
Sent: Thursday, 5 August 2021 9:20 PM
To: Submissions Planning
Cc: Councillors
Subject: Cleanaway landfill site

Follow Up Flag: Follow up
Flag Status: Completed

I ask you to please consider the residents of this Shire who pay rates and seek the best for our future in respect to Cleanaways requests.

They want to increase the capacity by raising the wall. This will just make things worse at this site with greater exposure to hazardous materials leaking into the environment. They have not managed the site very well and intact have had fines imposed, this proves their strategies are already inadequate.

It must be fenced on all 4 sides as per our shire regulations. Cleanaway seem to have got away with this requirement. The shire have not enforced their own regulations. Rubbish is continually getting blown into the surrounding areas, which is again poor management by Cleanaway. Can we please ensure compliance with the regulations as they stand today? This also applies to the shire road plans on road usage, which is not being addressed by Cleanaway.

As a concerned rate payer, I seek your consultation with the community and action in favour of us, the rate payers. I also would ask that you consider the environmental effects more closely, so as not to put any more pressure on this area, as it is not being managed to be complaint now. Therefore I have no faith in this changing.

Thank you for your time on this matter and trust you will support the rate payers of this community.

Nola Shawcross

Sent from my Galaxy

[Appendix ORD: 12.2.1C]

Murray Connell

From: bramys7@bigpond.com
Sent: Friday, 6 August 2021 2:07 PM
To: Submissions Planning
Subject: Amendment to Local Development Plan Lot 2, Banksia Road.

Follow Up Flag: Follow up
Flag Status: Completed

To CEO,

We wish to make comments on the above amendments to Cleanaway Site, Lot 2, Banksia Road.

We still believe that the Licence review being conducted by DWER, has not yet been concluded.

As such a important review is still underway, why is Shire of Dardanup not delaying any Amendments to Lot 2?

The Shire of Dardanup know that one of the fundamental issues with this site is the Visual Pollution.

To contemplate the height increasing at all in the future is increasing the Visual Pollution.

If the height is increased from 128 AHD to 149 AHD plus capping is extreme.

Management once again for dust, windblown waste and a impossible height for fire management at this height is dangerous and negligible if the Shire of Dardanup agree.

The Shire of Dardanup must seriously consider the legal responsibility of such a decision.

Cleanaway Solid Waste have not shown that they can properly manage the site at the current height.

The people of Dardanup, your ratepayers are counting on their Shire Council to make great decisions for the future, for them, their families and the district they live in.

Please say no to this Amendment.

Regards,

Valerie and Andrew Brandstater

188 Ferguson Road

Dardanup. 6236

Sent from my Huawei phone

[Appendix ORD: 12.2.1C]

Murray Connell

From: Rod Slater <rodslater1@gmail.com>
Sent: Sunday, 8 August 2021 10:35 AM
To: Submissions Planning
Subject: Stop the expansion, or even the existence, of this toxic place in our community

Follow Up Flag: Follow up
Flag Status: Completed

By default I have just been made aware of this current proposal to further expand an inappropriate facility in an expanding residential area. This inappropriate facility should be 'winding down' its operations in such close proximity to an expanding residential area, it should not be allowed to consider expanding. The Shire of Dardanup must do everything in its power to stop this profit motivated company from dumping any more dangerous waste in this vicinity.

I agree with other respondents: Stay with the Shire plan. Height to stay at 114. Cleanaways proposed height of 149 plus capping will result in a landfill being easily visible from Dardanup townsite and surrounds plus Ferguson Valley and will seriously effect our amenity and impact on tourism. Fence all boundaries of the landfill not just 2 And no heavy vehicles on Panizza Rd and unsealed section of Banksia rd. There are other changes that Cleanaway propose so if u want to have a look at those then email DEAG and we will forward. Just trying to keep it easy to follow some of the changes Cleanaway are proposing as not a lot of time allowed for submissions and will provide the Shire with evidence and support if lots of submissions. NO expansion of landfill operation onto Lot 81 on the adjoining block should ever be allowed. This is a transfer station with illegally dumped overburden the subject of SAT proceedings. This land should remain as waste transfer for local use only and not used for long term waste storage or landfill of any description.

A very concerned rate payer,

Rod Slater
11 Seaview Heights
Henty Brook Estate
Dardanup



SUBMISSION LOT 2 BANKSIA RD LOCAL DEVELOPMENT PLAN CLEANAWAY AMENDMENTS

Subject Site Context

In the site context plan Cleanaway have erred in drawing the 1km, 2km and 3km contours on the map. It would appear that their map does not reflect the LDP subject site, but includes the adjoining block on Marginata Close. Dardanup Council's LDP correctly specifies Lot 2, Banksia Rd.

Statutory Framework

The Council LDP specifies two important clauses:

1. All applications are to be guided by, and assessed against the provisions of the LDP
2. Sufficient information should be provided so that the local government can assess the cumulative impacts of previous/ existing development.

Cumulative Impacts is a significant issue with the community. Over the years dozens of "minor" Amendments have cumulated into a facility that is well beyond what it was ever intended to be and impacting on health, environment, economy and amenity of the community, without a formal environmental assessment. Any watering down of controls by Council to accommodate Cleanaway's Applications is not acceptable.

Boundary Setbacks

In line with current best practice for significant environmental sites, the 20m buffer is not adequate and should be amended to a minimum 50m buffer alongside the Conservation Park, with no development other than a fire access track allowed for future Applications.

Height

The development should not exceed a maximum height of 114m AHD, inclusive of top of waste and 2m capping. The current facility is protruding above the skyline and this is not in keeping with:

- EPA Act D3.1,
- Scheme 3 – Clause 1.3, and
- SPP2.5 Rural Planning 5.1(c).

The impact of the visual amenity on Lot 2 is significant. Any increase in bulk, scale and height from what is currently visible would be even more unacceptable.

Requirements not to be visually dominant within key viewsheds, clearly stated in Planning documents, is supported by EPA guidance;

VISUAL AMENITY AND THE ENVIRONMENTAL PROTECTION ACT D3.1

Under the EP Act, D3.3 CONSIDERING VISUAL AMENITY DURING PLANNING Key principles that the EPA takes into account when visual amenity is examined during the environmental impact assessment process include the retention of natural landscape character in areas of high conservation significance the visual harmony of new development with the natural surrounds, where the development is in proximity to areas of high conservation significance the visual harmony of new development with the surrounds, where the development may be visually dominant.

Checklist of visual management strategies to protect Natural Visual Character

- *Retain natural landforms and bushland vegetation in visually prominent places, as well as in other parts of a site, in order to maintain local landscape character.*
- *Avoid locating development where it would be visually obtrusive.*

Specifically, 5.11 of SPP2.5 requires that waste facilities, prisons, cemeteries etc 'should not be visually dominant within key viewsheds, and should be visually compatible with surrounding land uses and developments



Landscaping

To comply with SPP 2.5 67 (2) *'Whether adequate provision has been made for the landscaping of the land to which the application relates..'*

The facility will remain always present as an extractive industry as it is above the natural contour of the land. Even mature trees will not adequately screen this development. Areas that are currently 114m should be capped and rehabilitated quickly according to a detailed Landscape Plan – with community and Council input and not be un-vegetated for decades. Council's requirements, stipulating minimum plant size and type for buffer zones should remain. Every effort should be made to reduce the impact of this facility, without affecting nearby uses as required by the State Planning Policy 2.5, which seeks to protect rural land and land uses;

'Ensure retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views.'

This is the entry to the Ferguson Valley – renowned for tourism, rolling hills, clean and green produce. These resources must be retained and protected.

Environmental Management

Where regional facilities are located on rural land SPP 2.5 5.11 states

b) facilities should contain or satisfactorily manage potential environmental (including water resources), noise, amenity and air quality impacts on the landholding without affecting nearby rural land uses.

The community have been severely impacted by Cleanaway's inability to manage stormwater, fires, truck movements, noise and dust. Breaches, poor management practices, and complaints about breaches of previous management plans have caused DWER to instigate a full review of the operation and take Cleanaway to court. The importance of stringent, enforceable Management Plans, as outlined in the LDP, for any new application, with clear measurable requirements so as not to affect nearby rural land uses cannot be emphasised enough.

The issue of Contamination should be investigated by DWER to determine the extent and remediation needed and a Contamination Plan should also be required for future applications.

Fencing

Chain link fencing around the entire site is imperative. The site contains radioactive and toxic waste from Refineries, industry and mining, in addition to municipal waste. It must be made as secure as possible.

The proximity to the Conservation Park and conflict between feral animals, contamination and litter to flora and fauna would be less devastating with all boundaries securely fenced.

Site Access and Circulation

The clauses omitted by Cleanaway should remain in the LDP. SPP 2.5.67.(2) n

'internal circulation of all vehicles not to encroach on the 20m landscaped boundary interface. No heavy vehicles associated with the landfill facility are permitted on Panizzi Rd and the unsealed portion of Banksia Rd.'

Heavy vehicles associated with current and further development of the facility will significantly affect the amenity of the surrounding area, including environmental impacts of the development, character of the locality, social impacts of the development. Their impact must be managed better.

The current and future impact on the road network must be acknowledged and costs associated with this attributed to Cleanaway, in perpetuity, as outlined by Council's LDP

Heather Elliott-Smith

Chairperson Dardanup Environmental Action Group Inc (DEAG)

Murray Connell

From: Rob Easterher <rob.e.easterher@gmail.com>
Sent: Monday, 9 August 2021 12:26 PM
To: jill.cross@bigpond.com; Submissions Planning
Cc: elliottsmithsculptures@gmail.com
Subject: FW: Cleanaway amendment
Attachments: Council Devt Plan matrix.docx; Untitled attachment 00247.htm; Untitled attachment 00054.htm; Untitled attachment 00250.htm

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jill,
The increase in height as proposed by Cleanaway is actually really severe.
Specifically in relation to aesthetics.

The Dardanup town site has an elevation of 30M.
The current elevation of Cleanaway is approx. 100M (The top of the visible hills.
A height difference of 70M. (What we see now from the Ferguson Road)
Cleanaway want to make it 151M elevation, or a height difference of 121M.
An increase of 51M, or an increase of over 70% of the existing hills' profile.
So the waste material would be nearly doubling the height profile of the ranges.

This increase is massive and can only have a detrimental effect to a tourist precinct that all of the shire benefits from.

Best Wishes
Debbie & Rob Easterher
Ripplewood Agistment
0466643491
Email – rob.e.easterher@gmail.com



- Ripplewood Horse Agistment Services



From: Ian Isbister [mailto:wyungafarm@bigpond.com]
Sent: Monday, 9 August 2021 10:01 AM
To: Rob Easterher
Subject: Fwd: Cleanaway amendment

Begin forwarded message:

[Appendix ORD: 12.2.1C]

Council Devt Plan	Cleanaway Devt Plan	Issues/ Comments
<p>Local Development Plan This Local Development Plan (LOP) has been prepared in accordance with clause 47d) of the Deemed Provisions (Schedule 2) of the Planning and Development (Local Planning Schemes) Regulations 2015, as the Commission and the Shire of Dardanup has identified an LOP is required for the purposes of orderly and proper planning. The objectives of this LOP are to: • Ensure onsite development and associated operations are undertaken in an orderly manner; • Ensure that any impacts from development on surrounding sensitive land uses are minimised; and • Provide guidance and a general understanding of current and future development(s), and the key considerations applicable to any future development applications.</p>		<p>Good to point out how your submission relates to these.</p>
<p>Background The subject site has been operated as a resource extraction area and landfill facility since the 1990's, and via a series of development and environmental approvals the site accommodates gravel and sand extraction, landfill disposal, liquid and tailings waste disposal and associated site infrastructure.</p>		
<p>The facility operator prepared a draft Masterplan in December 2020 for consideration of the Shire outlining their current and future proposed development. The Masterplan includes a series of Management Plans which provides overarching information on matters including dust, fire control, landscaping and rehabilitation. The Masterplan has not been formally endorsed by the Shire however this LOP has been prepared in consideration of the Masterplan.</p>	<p>Omitted</p>	<p>Important inclusion by Council. States MP is not endorsed by Council but alludes to LDP requiring any expansion to consider extent of Management Plans required to be submitted to Council – inconvenient and costly for Cleanaway.</p>
<p>Subject Site Context The subject site is identified on the LOP and is described as Lot 2 Banksia Road, Crooked Brook. The site is located: • To the immediate north and west of the Dardanup Conservation Park; • Approximately 3.5km to the south-east of the Dardanup Townsite; and • Approximately 1.5km to the north and north-east of the Crooked Brook creek.</p>		
<p>Statutory Framework All applications which are submitted to the Shire of Dardanup are to be guided by, and assessed against, the provisions of this LOP. Sufficient information should be provided with all development applications so that the local government can assess the cumulative impacts of previous/existing development</p>	<p>Statutory Framework Applications for development approval relating to the subject site must be decided having due regard to, but are not bound by, the LDP, in accordance with the Deemed Provisions Development Applications Any applications for development approval that propose to vary from: a)the LDP; b)management plans, and/or other technical reports, that are being implemented as part of obligations under development approvals relied on for the use of the subject site; and/or c)environmental approvals relied on for the use of the subject site, are to include justification for that variation and are to be accompanied by relevant technical reports, which include details of any variations.</p>	<p>Cumulative Impacts of previous/ existing development –stress this inclusion LDP and Management Plans provide minimum standards required</p> <p>What does 'Deemed provisions' Mean?</p>
<p>Boundary Setbacks Development is to be setback from site boundaries a minimum of 30m to the Primary Street (Banksia Road) and a minimum of 20m to all other boundaries.</p>	<p>Boundary Setbacks Development is to be setback from site boundaries a minimum of 30m to the Primary Street (Banksia Road) and a minimum of 20m to all other boundaries, unless otherwise approved</p>	<p>Any new development should have at a minimum a 50 meter buffer where no development other than a fire access track should be allowed. Certainly not a variation less than 20m stipulated by Council.</p>
<p>Height Development is not to exceed a maximum height of 114m AHD being as outlined in the Cross Section. This height limitation will apply to any structure on site, inclusive of buildings plant or equipment and any temporary or permanent bulk earthworks stockpiles occurring on site. As evident from the 'Example View Locations' the current facility has begun to protrude above the skyline and any proposed variation to this height variation will require consideration of the visual impact to surrounding landowners and the ability to minimise this impact</p>	<p>Height Development is not to exceed a maximum height of 151m AHD being (TOP OF WASTE 149m ,plus 2m capping) as outlined in the Cross Section. This height limitation will apply to any structure on site, inclusive of buildings plant or equipment and any temporary or permanent bulk earthworks stockpiles occurring on site</p>	<p>114mAHD = protruding above skyline. The visual impact that this site has had on the surrounds has been very detrimental to the area. Reference points should be expressed by using ADH and the terms of referencing "surrounding landscape" should be changed to "Immediate surrounding landscape" so they can't refer to the height of a hill a kilometer away. Impacts on Tourism, significant natural feature Consideration of visual impact is required for Rural Zoning in Planning and EPAGuidelines for Local Govt.</p>
<p>Site Access and Circulation The primary site access is to occur via Banksia Road at the location shown on the Site Plan with internal circulation of all vehicles not to</p>	<p>Site Access and Circulation The primary site access is to occur via Banksia Road at the location shown on the Site Plan. Any</p>	<p>No good reason why Cleanaway would omit this phrase and it should remain. Panizzi Rd and</p>

[Appendix ORD: 12.2.1C]

<p>encroach on the 20m landscaped boundary interface. No heavy vehicles associated with the landfill facility are permitted on Panizzi Rd and the unsealed portion of Banksia Rd. Any application for development approval including a proposal that will result in additional traffic generation to the subject site is to be accompanied by: a) a Traffic Impact Assessment or Traffic Impact Statement consistent with the Department of Transport Guidelines to outline the relevant transport considerations and demonstrate the suitability of the proposed site access and vehicle circulation; and b) where additional Heavy Vehicles are proposed to access and egress the site, an assessment of the standard and suitability of the public road network to accommodate these vehicles and an overview of the necessary upgrades and/or potential additional maintenance costs to accommodate these vehicle movements in perpetuity</p>	<p>application for development approval including a proposal that will result in additional traffic generation to the subject site is to be accompanied by: a) a Traffic Impact Assessment or Traffic Impact Statement consistent with the Department of Transport Guidelines to outline the relevant transport considerations and demonstrate the suitability of the proposed site access and vehicle circulation; and b) where additional Heavy Vehicles are proposed to access and egress the site, an assessment of the standard and suitability of the public road network to accommodate these vehicles and an overview of the necessary upgrades and/or potential additional maintenance costs to accommodate these vehicle movements</p>	<p>unsealed roads are not suitable for Cleanaway trucks. Why would they omit 'in perpetuity'? Cost to road network and damage from heavy vehicles should be contributed to by Cleanaway, now and in foreseeable future Local roads are not suitable for conflict in traffic types - bikes, vintage cars, sightseers and heavily laden trucks containing radioactive and toxic waste</p>
<p>Landscaping Requirements Development is to be appropriately screened from key viewpoints via the installation of a minimum 20m landscaping strip adjacent the subject site boundary which includes: • Native tree plantings at a minimum size of 30 Litres with a minimum mature height of 10m. • A variety of smaller shrubs and plantings to provide greater density of foliage to the understory of any trees. Development applications are to be supported by a landscaping plan outlining the proposed landscape design and its effectiveness to screen the development proposal</p>	<p>Landscaping Requirements Development is to be appropriately screened from key viewpoints via the installation of a minimum 20m landscaping strip adjacent the subject site boundary which includes: • Native tree plantings as per endorsed Landscaping Plan for the relevant portions of the site. • A variety of smaller shrubs and plantings to provide greater density of foliage to the understory of any trees. Any applications for development approval including a proposal that will result in material visual prominence from the identified sensitive receptors are to be accompanied by a landscaping plan outlining the proposed landscaping and associated screening.</p>	<p>Cleanaway need clear, measurable, enforceable requirements and specific, measurable, appropriate, reasonable and timely (SMART) goals with regard to landscaping and rehabilitation. Landscaping Plans need to be developed to ensure requirements and planning for planting, upkeep and maintenance of the landscaping.</p>
<p>Fencing All boundaries of the site are to be fenced with chain mesh fencing to a minimum of 2m in height and to include wildlife egress points.</p>	<p>Fencing Boundary fencing to the eastern and southern boundary adjacent to the Dardanup Conservation Park is to be constructed of chain mesh fencing to a minimum of 2m in height.</p>	<p>The site should be fully fenced on all boundaries. a) Radioactive and toxic waste management to prevent risk to public/ trespassers who might enter. b) Naive fauna/ feral animals conflict c) Litter control d) Landfill sites are hazardous</p>
<p>Environmental Management Development Applications are to demonstrate consistency with any environmental approvals for the subject site, and where relevant should be supported by technical assessment and management plans including but not limited to: A Stormwater Management Plan where the development will impact upon the management of stormwater on the site and should address the mitigation of the off-site impacts of stormwater, including water erosions risk onto neighbouring properties An Environmental Management Plan that addresses vegetation clearing, hydrogeological impacts on surrounding land uses and the investigation and management of contamination and acid sulfate soils. A Bushfire Management Plan prepared in accordance with the guidance provided by State Planning Policy 3.7 where the development proposed is considered to pose a risk to human life and property. A Dust management Plan where the development is considered likely to generate dust which will impact on surrounding landholdings A Visual Impact Assessment where the development is considered likely to impact views from key locations within the surrounding locality An Acoustic Report and Noise Management Plan where the development is considered likely to result in noise which impacts the amenity and operations of surrounding landowners</p>	<p>Omitted</p>	<p>History on this site has shown that, despite all the regulations that are put in place and plans that are submitted, that unless the penalties and consequences for non-compliance to the regulations are severe enough to act as a deterrent, companies such as Cleanaway, J&P Metals and Transpacific before them will treat small fines as an operational cost and continue to break the regulations as they see fit. If the Council commits to a Local Development Plan for the site, then it must also commit to system of auditing of compliance with suitably qualified, competent persons and make the consequences of non-compliance severe enough to have an impact on operations. There must also be liaison between other regulating authorities (such as DWER) when conditions are not being met so that those authorities are aware of a history of non-compliance. The council should implement a policy where if a condition of the development approval is not met to the satisfaction of a qualified competent person the approval is withdrawn.</p>
<p>My Thoughts</p>		

[Appendix ORD: 12.2.1C]

Cleanaway have attempted, in their Amendments, to water down necessary Planning Innovations so it will limit changes. Consider the possible impacts of their omissions and alterations! The LDP set up by Council is not everything we would wish for but it is a good start. There are some changes which would have improved it and made it more restricting of Cleanaway eg having a 50m minimum boundary to C Park and 114m height limit expressed by using ADH and the terms of referencing "surrounding landscape" changed to "Immediate surrounding landscape" so they can't refer to the height of a hill a kilometer away.

Given that, the community will have opportunities to comment on any future Cleanaway Development Plans at Local Govt level, to Elected Members, who have a good understanding of where the community is coming from and the strength of, and reasons for our opposition. This LDP allows the Council Planners and Elected Members to set enforceable conditions in Management Plans. Without this LDP we would be reliant on DWER Delegated Officers. Too often in the past, at this site wonderful plans are presented but not acted on by the proponents. Eg Stormwater control, erosion control, dust monitoring & watering down, litter fencing, after hours operations, traffic routes.

Murray Connell

From: DAVIES Paul (Con) <paul.davies@mainroads.wa.gov.au>
Sent: Thursday, 5 August 2021 10:58 AM
To: Liam Yates
Cc: NAUDE Daniel (RCPM)
Subject: RE: Amendment to Local Development Plan - Lot 2 Banksia Road

Hi Liam

I refer to your email below and advise that Main Roads has no objection to the proposed amendment to the Local Development Plan.

If you have any queries please phone Daniel Naude

Regards Paul Davies

For Daniel Naude
ROAD CORRIDOR PLANNING MANAGER
Metropolitan and Southern Regions / South West
p: +61 9724 5724 | m: +61 4189 31078
w: www.mainroads.wa.gov.au



mainroads
WESTERN AUSTRALIA

*We're working for
Western Australia.*



From: Liam Yates <Liam.Yates@dardanup.wa.gov.au>
Sent: Wednesday, 28 July 2021 11:55 AM
To: WEB South West Region <swreg@mainroads.wa.gov.au>
Subject: Amendment to Local Development Plan - Lot 2 Banksia Road

CAUTION: This email originated from outside of Main Roads. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

Please find attached letter regarding an Amendment to a Local Development Plan at Lot 2 Banksia Road, Crooked Brook. As an agency that may have an interest in this application your comments are requested.

A copy of this letter has also been posted to you.

Kind regards,

Liam Yates
Governance Officer

[Appendix ORD: 12.2.1C]

SHIRE OF DARDANUP RECEIVED
9 AUG 2021
Name: _____ LY

9-8-21

26 Ogden St

Collie WA 6225.

Chief Executive Officer.
Shire of Dardanup.
P.O. Box 7016
Eaton W.A 6232.

RE: Increase in height of the clean-a-way dump

DEAR SIR,

Being the owner of the good lot 2
Banksia RD. I object to
increasing the final height of the
clean-away-Dump.

The current height is higher enough
as you can see chimneys from
Raymond RD.

When the new BORR is finished
the clean-away-Dump will be
clearly visible.

I feel visitors coming to experience
attractions in the FERGUSON VALLEY /
Paradise country. ect: Breweries - /
wineries, - and food outlets.

not to view the highest rubbish dump
in the S/W.

I asked the Dardanup shire to keep
this in mind when considering
this clean-away-proposal, to increase
the high of the dump

[Appendix ORD: 12.2.1C]

IF you need more information regarding
the above

Please contact me on

P/h - 08.97343558.

Yours faithfully
My Zenger

[Appendix ORD: 12.2.1C]

Mr André Schönfeldt
Chief Executive Officer
Shire of Dardanup
1 Council Drive
Eaton WA

9th August 2021

Dear Sir,

Re: Landfill Site at Lot 2 Banksia Road, Dardanup – Submission to Council

This submission is made in relation to Cleanaway's application to vary the recently Approved (Council resolution 26th May 2021) Local Development Plan (LDP) for the Landfill Site at Lot 2 Banksia Road, Dardanup. I make these comments without prejudice and with only one objective. That is, to preserve the integrity and environmental health of the very precious and pristine Ferguson Valley area and adjoining lands.

I make the following comments with reference to the following LDPs,

Approved LDP

Drawing 21/014/002F dated 04/06/2021 and drawing 21/014/002G dated 11/06/2021 and

Cleanaway's proposed LDP

Drawing Dard LDP-02 dated April 2021 and drawing Dard LDP-01 dated April 2021

Overview

In the first instance I note Cleanaway proposed LDP significantly dilutes the demands on Cleanaway to thoroughly justify any proposed future development through required reports, action plans and adherence to the principals of the Approved LDP. As such, it diminishes the Statutory jurisdiction of the Shire of Dardanup and the Shire's legitimate control over what is an activity that could potentially have a disastrous impact on our local environment.

Height

One key element that stands out to me as extremely disproportionate, when compared with the Approved LDP, is the bulk form and height of Cleanaway's proposal for a Maximum Permitted height of 151m AHD across about 40% of the site. The proposed height is excessive and more that 30% higher that the 114m AHD in the Approved LDP.

My concerns with the proposed increase height are echoed by the Authors (Taylor Burrell Barnett) of the Approved LDP, where they state in the last paragraph of the Height Clause on the Approved LDP:

"As evident from the 'Example View Location' (photographs) the current facility has begun to protrude above the skyline and any proposed variation to this height limitation will require consideration of the visual impact to surrounding landowners and the ability to minimise this impact"

I would thus strongly urge the Council not to permit ANY increase in the maximum height above 114m AHD and not to fall for the old trick of trying for a lot more knowing they will settle for less but somewhere above 114m AHD.

Environmental Management Demands

I note in Cleanaway's proposed amended LDP, they have simply removed this extremely important clause referencing the need for any future Development Application to demonstrate consistency with any environmental approval for the subject site and to prepare various Environmental Plans as deemed necessary by the Shire.

Removal of this clause and these demands will, as stated above, diminish and dilute the Shire's control over future developments on the site. I note even small commercial developments in urban settings are often required to provide Storm Water Management Plans, Bush Fire Management Plans and Noise Management Plans, by way of example. How is it that Cleanaway can believe that their operation, an incredibly invasive and environmentally corrosive industry, does not need to adhere to what is good sound Governance and honest environmental responsibility. It

[Appendix ORD: 12.2.1C]

would seem the removal of this Clause is removing a “gate” that has proven many times over to be a guard against disastrous consequences.

I would strongly urge the Council to retain this Clause in the LDP in its entirety, without amendment

Area of Future Development

I note on the Approved LDP the area to the rear (east) of the site has been left without any indication of future development. This suggests a retention of a similar scale operation and not a maximisation of the site. However, on Cleanaway’s proposed amended LDP they have included Future Cells 11, 13, 14, 18, 19 and 20 suggesting maximum occupation of the site with land fill. Then with reference to their Cross Section A-A, this area is nominated to be at the highest height of 151m AHD. Thus, proposing a massive additional opportunity for growth of the “mound”.

I would suggest that by including these cells on the LDP it will initiate the acceptance of development on this portion of land with the advantage of gaining from any concessions that may be approved through negotiation of the LDP, but without the demands of the current Approved LDP. It sets a precedence that this area will and can be developed to a substantial capacity.

I would thus strongly urge the Council to leave this area on the site as unmarked for now, so as not to imply any suggestion that this scale of growth is acceptable.

Site Access and Circulation

I note Cleanaway’s proposed amended LDP has simply removed this clause. Thus, removing any responsibility for the company to declare and account for any increase in traffic loads on the local and surrounding roads or to take any responsibility to maintain those roads, which are and will continue to deteriorate due to the substantial loads imposed by the constant and regular heavy truck movements. We as a community cannot, and should not, afford the continued maintenance of our lower grade roads that are being destroyed by articulated traffic that should be reserved for highways and purpose built infrastructure.

Already the truck movements are substantial and already causing hazardous moments mixing with local traffic. Should those movements increase, without due consideration of the impact, it could be a disaster waiting to happen with the added concern of potentially toxic waste being carried by some of the trucks.

I would strongly urge the Council not to concede to removing this Clause from the LDP

In closing

In closing, it would seem Cleanaway’s proposed amendments and deletions from the Approved LDP are excessive and diminishing to the Shire’s rightful control and management of this very sensitive operation within our pristine environment.

I would therefore ask, as a resident and rate payer within the Shire of Dardanup, that the Council reject any amendment to the Approved LDP. It has been through correct due process and considered at length at Council and is now approved by resolution. To consider any changes so early in its life is premature before the document has a chance to be tested.

Yours sincerely



Michel Greenhalgh
385 Wellington Mill Road, Wellington Mill WA 6236
Mob 0403 536 326

[Appendix ORD: 12.2.1C]

Murray Connell

From: Ian Barlow <j.ianbarlow@bigpond.com>
Sent: Monday, 9 August 2021 3:27 PM
To: Submissions Planning; Councillors
Subject: Submission re Cleanaway's proposed amendment to Local Development Plan - Lot 2 Banksia Road from the Wellington Mills Community Association Inc

Follow Up Flag: Follow up
Flag Status: Flagged

The following is Wellington Mills Community Association's response to Cleanaway's proposal to amend the Shire of Dardanup's Local Development Plan for Lot 2 Banksia Road, their Landfill site (LDP).

Wellington Mills Community Association Inc discerns and promotes the best interests of the Wellington Mills Community, representing about 75 households.

Cleanaway's proposes to:

- Have more succinct notes and provisions on the expectations of the content of future applications for development approval; and
- Increase to the maximum cell height from 114 to 149 metres AHD (151 including capping).

SUCCINCT NOTES AND PROVISIONS

We do not agree with the descriptor "succinct". These are major changes which will reduce the burden on Cleanaway for applications for development approval of future expansions of this facility.

Cleanaway have adopted a strategy of creeping expansion. This facility started as a modest one in 1999 and now is one of the largest toxic waste dumps in Western Australia. We are sure that if the current outcome had been correctly projected at the outset, it would not have been approved.

Cleanaway have deleted all reference to their draft Master Plan which was considered in the preparation of the LDP. We believe it is essential that revised Master Plans are included in all future applications for development of this site.

Cleanaway have deleted the LDP requirement for sufficient information to assess the cumulative impact of previous and existing developments. Given Cleanaway's history of multiple breaches of their license including the recent dumping of overburden on the adjacent block (Lot 81 Marginata Close) their past compliance or otherwise with the LDP and their Masterplans must be reviewed in the consideration of all future applications.

Cleanaway have inserted provisions that state that their future development applications are not to be bound by the LDP, Management Plans, Technical Reports and Environmental Approvals. Again, given Cleanaway's history of non-compliance, their future applications must comply with all existing regulations.

Cleanaway have deleted the LDP prohibition of their vehicles encroaching on the 20 metre landscaped boundary. We believe this requirement is reasonable and should remain.

Cleanaway have deleted the LDP prohibition on heavy vehicles associated with the landfill facility on using Panizzi Road and the unsealed section of Banksia Road. As these roads are unsuitable for heavy vehicle traffic and any use would result in damage requiring expensive remediation, we believe this requirement is reasonable and should remain.

[Appendix ORD: 12.2.1C]

Cleanaway have deleted the requirement of the LDP for an assessment of upgrades required and maintenance costs resulting from heavy truck traffic associated with the facility **in perpetuity**. As the damage to these roads is caused by heavy truck traffic associated with Cleanaway's facility the cost of its remediation should be borne by Cleanaway and we believe this requirement is essential and should remain.

Cleanaway have changed the LDP requirement for all boundaries to be fenced with 2 metre high chain mesh fence to only fencing the eastern and southern boundary adjacent to the Dardanup Conservation Park. As the landfill facility is dangerous, contains toxic and radio-active materials and feeds a population of feral foxes and cats next to a conservation park, we believe that fencing the whole site is essential and LDP requirement should remain, and additional requirements included to control feral predators which are an existential threat to vulnerable native fauna

Cleanaway have deleted the LDP requirements for development applications to include:

- A Stormwater Management Plan
- An Environmental Management Plan
- A Bushfire Management Plan
- A Dust Management Plan
- A Visual Impact Assessment and
- An Acoustic Report and Noise Management Plan

We believe these Plans are essential to the proper review of all development applications and LDP requirements should remain.

MAXIMUM HEIGHT INCREASE FROM 114 to 151 metres AHD

Cleanaway has removed the requirement for variations to the maximum height to consider the visual impact to surrounding landowners and the ability to minimise this impact.

The negative visual impact of the ever-rising height of the current site (Mount Rubbishmore) is a scar on the current otherwise beautiful rural landscape. It has become the de facto Entry Statement for the Ferguson Valley which is a major WA tourist destination and this blight on the landscape is negative to its clean and green image and a threat to the livelihoods of the tourism operators most of which are small family enterprises.

SUMMARY

We urge Council to reject Cleanaway's proposed amendments in their entirety, as we believe they are solely seeking to reduce their obligations for future development applications.

All their proposed amendments only benefit Cleanaway and are detrimental to the interests of the Shire and the Dardanup community.

This facility and its attendant high volume of heavy truck traffic have adversely affected the health, amenity, safety and quality of life of Dardanup and Ferguson Valley residents. In addition, the recalcitrant behaviour of the operator has diverted the Shire finite resources from projects more important to the welfare of residents.

Cleanaway's landfill facility contributes minimum economic benefit to the Shire but causes a huge amount of angst to the population of Dardanup and Ferguson Valley. This is evidenced by the tremendous support received for the many petitions, demonstrations and "Dump the Dump" poster campaigns.

We strongly oppose any further expansion of this facility and support plans for its winding down and the eventual removal of this malignant growth on our patch of paradise.

On behalf of the Wellington Mills Community Association Inc Committee

Ian Barlow
TREASURER

[Appendix ORD: 12.2.1C]

Murray Connell

From: alex williams <alex.williams2000@outlook.com>
Sent: Tuesday, 10 August 2021 1:00 PM
To: Submissions Planning
Subject: PLANNING AND DEVELOPMENT ACT 2005, SHIRE OF DARDANUP TOWN
PLANNING SCHEME No.3, AMENDMENT TO LOCAL DEVELOPMENT PLAN, LOT 2
BANKSIA ROAD, CROOKED BROOK

Good Morning

I am submitting my objections to the proposed changes to the local development plan for Lot 2 Banksia Road.

I own a vineyard on 566 Crooked Brook Road with my wife and parents, which we purchased in 1998.

I have observed the gradual degradation of the landscape due to the Banksia road facility over the years and have been disappointed at the manner in which community objection has been ignored time and again, and are therefore completely opposed to any new amendments to the Local Development Plan for this site.

I have concerns about the following:

- Impact of toxic and or radioactive waste leaching in to the groundwater, which we use for drinking.
- Frequency and size of heavy vehicles in what was once a quite rural area
- Vermin and wildlife spreading disease from the waste facility to neighbouring properties
- The scale of the proposed height of the amendment.

The existing facility is a complete eye sore already, with the scarp greatly scarred. To increase this by nearly another third, or 40m, will completely ruin the aesthetic of the area.

Other business have been operating in the area for many years, and we should not have our amenity limited by these large corporate entities. After all, who would really like to visit wineries in the Ferguson and Crooked Brook localities with an enormous tip and waste facility dominating the landscape. It hardly fits with the images promoted on the website, or of a clean and green wine and dine destination.

In short, I object fully to any changes to the plan, and believe that steps should be put in place to close or limit this facility's uses in to the future.

Alex Williams
+61 (0)409 132 698

Alex Williams
+61 (0)409 132 698



Scanned by [McAfee](#) and confirmed virus-free.

[Appendix ORD: 12.2.1C]

Murray Connell

From: Cheryl Rourke <kingtreelodge@aol.com>
Sent: Tuesday, 10 August 2021 8:12 PM
To: Records
Subject: Cleanaway Submissions.
Attachments: Heather Elliott LDP Cleanaway amendment submission (1).docx

I share the same concerns well articulated here by Heather Elliott Smith. I am submitting this to the Shire.

I believe Cleanaway has been glossing over public concerns. On too many occasions the agreed operation has been overlooked or fudged. I fear this will only get worse and rate payers will be completely ignored as it does appear we are toothless tigers. I appeal to the Shire to hold Cleanaway accountable for any misdemeanors and failures in operating procedures. In no way should this site get any larger, higher, smellier, messier or more toxic.

I fear the trucks on the roads. The damage to our roads is on going. We have to use the same roads which are now bumpy and uncomfortable, especially in a very small car. If I could, I would stop the trucks.

Cheryl Rourke
Kingtree Lodge
111 King Tree Road
Wellington Mills WA 6236
0897283050
www.kingtreelodge.com.au

[Appendix ORD: 12.2.1C]

Submission on Cleanaway's Amendments to Local Development Plan Banksia Rd
Heather Elliott

Subject Site Context

In the site context plan Cleanaway have erred in drawing the 1km, 2km and 3km contours on the map. It would appear that their map does not reflect the LDP subject site, but includes the adjoining block on Marginata Close. Dardanup Council's LDP correctly specifies Lot 2, Banksia Rd.

Statutory Framework

The Council LDP specifies two important clauses:

1. All applications are to be guided by, and assessed against the provisions of the LDP
2. Sufficient information should be provided so that the local government can assess the cumulative impacts of previous/ existing development.

Cumulative Impacts is a significant issue with the community. Over the years dozens of "minor" Amendments have cumulated into a facility that is well beyond what it was ever intended to be and impacting on health, environment, economy and amenity of the community, without a formal environmental assessment. Any watering down of controls by Council to accommodate Cleanaway's Applications is not acceptable.

Boundary Setbacks

The 20m buffer is not adequate and should be amended to a minimum 50m buffer alongside the Conservation park, with no development other than a fire access track allowed for future Applications. This is in line with best practice Environmental Practice for sensitive sites.

Height

The development should not exceed a maximum height of 114m AHD from the immediate surrounding landscape, inclusive of top of waste and 2m capping. The current facility is protruding above the skyline and this is not in keeping with:

- EPA Act D3.1,
- Scheme 3 – Clause 1.3, and
- SPP2.5 Rural Planning 5.1(c).

The impact of the visual amenity on Lot 2 is significant. Any increase in bulk, scale and height from what is currently visible would be even more unacceptable.

Requirements not to be visually dominant within key viewsheds, clearly stated in Planning documents, is supported by EPA guidance;

VISUAL AMENITY AND THE ENVIRONMENTAL PROTECTION ACT D3.1

Under the EP Act, D3.3 CONSIDERING VISUAL AMENITY DURING PLANNING Key principles that the EPA takes into account when visual amenity is examined during the environmental impact assessment process include the retention of natural landscape character in areas of high conservation significance the visual harmony of new development with the natural surrounds, where the development is in proximity to areas of high conservation significance the visual harmony of new development with the surrounds, where the development may be visually dominant.

Checklist of visual management strategies to protect Natural Visual Character

- Retain natural landforms and bushland vegetation in visually prominent places, as well as in other parts of a site, in order to maintain local landscape character.
- Avoid locating development where it would be visually obtrusive.

Specifically, 5.11 of SPP2.5 requires that waste facilities, prisons, cemeteries etc 'should not be visually dominant within key viewsheds, and should be visually compatible with surrounding land uses and developments

Landscaping

[Appendix ORD: 12.2.1C]

Submission on Cleanaway's Amendments to Local Development Plan Banksia Rd
Heather Elliott

To comply with SPP 2.5 67 (2) p

Whether adequate provision has been made for the landscaping of the land to which the application relates...

The facility will remain always present as an extractive industry as it is above the natural contour of the land. Even mature trees will not adequately screen this development. Areas that are currently 114m should be capped and rehabilitated quickly according to a detailed Landscape Plan – with community and Council input and not be un-vegetated for decades. Council's requirements that stipulate the vegetation size and type for buffer zones should remain. Every effort should be made to reduce the impact of this facility, without affecting nearby uses as required by the State Planning Policy 2.5, which seeks to protect rural land and land uses;

'Ensure retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views.'

This is the entry to the Ferguson Valley – renowned for tourism, rolling hills, clean and green produce. These resources must be retained and protected.

Environmental Management

Where regional facilities are located on rural land SPP 2.5 5.11 states

b) facilities should contain or satisfactorily manage potential environmental (including water resources), noise, amenity and air quality impacts on the landholding without affecting nearby rural land uses.

The community have been severely impacted by Cleanaway's inability to manage stormwater, fires, truck movements, noise and dust. Breaches, poor management practices, and complaints about breaches of previous management plans have caused DWER to instigate a full review of the operation and take Cleanaway to court. The importance of stringent, enforceable Management Plans, as outlined in the LDP, for any new application, with clear measurable requirements that do not affect nearby rural land uses cannot be emphasised enough.

The issue of Contamination should be investigated by DWER to determine the extent and remediation needed and a Contamination Plan should also be required for future applications.

Fencing

Chain link fencing around the entire site is imperative. The site contains radioactive and toxic waste from Refineries, industry and mining, in addition to municipal waste. It must be made as secure as possible.

The proximity to the Conservation Park and conflict between feral animals, contamination and litter to flora and fauna would be less devastating with all boundaries securely fenced.

Site Access and Circulation

The clauses omitted by Cleanaway should remain in the LDP. SPP 2.5.67.(2) n

'internal circulation of all vehicles not to encroach on the 20m landscaped boundary interface. No heavy vehicles associated with the landfill facility are permitted on Panizzi Rd and the unsealed portion of Banksia Rd.'

Heavy vehicles associated with current and further development of the facility will significantly affect the amenity of the surrounding area, including environmental impacts of the development, character of the locality, social impacts of the development. Their impact must be managed better.

[Appendix ORD: 12.2.1C]

Submission on Cleanaway's Amendments to Local Development Plan Banksia Rd
Heather Elliott

The current and future impact on the road network must be acknowledged and costs associated with this attributed to Cleanaway, as outlined by Council's LDP

'b)where additional Heavy Vehicles are proposed to access and egress the site, an assessment of the standard and suitability of the public road network to accommodate these vehicles and an overview of the necessary upgrades and/or potential additional maintenance costs to accommodate these vehicle movements in perpetuity.

[Appendix ORD: 12.2.1C]

10th August 2021

Mr Andre Schonfeldt
The Chief Executive Officer
Dardanup Shire Council
1 Council Drive
EATON WA 6232

Via records@dardanup.wa.gov.au
councillors@dardanup.wa.gov.au

SUBMISSION RE: Cleanaway Revised Local Development Plan

We strongly object to the revised Local Development Plan proposed by Cleanaway and believe that the previously Councillor approved LDP should continue in its entirety.

The Cleanaway proposal seeks to remove the very controls that the current LDP imposes and to dilute the ability of the Council to have influence, should it be deemed necessary, regarding future developments on the site.

Of particular concern is the attempt to subtly link the adjoining Lot 82 into the Plan. We consider this very underhand and totally unacceptable.

The proposal to take the finished height of the landfill cells to 151 metres is very alarming, by way of

–

- Aesthetics – neighbourhood and tourism
- Safety of the cells in relation to earth movement events, storm, and tempest
- Future maintenance of the site post closure – steeper access facilitating erosion by wind and rain; difficulty keeping grass vegetation under control; preventing large native trees from self-establishing and providing rain ingress pathways into the rubbish via their root system.
- Increased bushfire risk in relation to proximity to the adjoining bushland, spread of fire across a more widespread area below the site, and on-site firefighting difficulties.
- Further limits to future use of the area after the site post closure period.
- Enhanced potential for horizontal seepage from the rubbish via the lateral areas above the cell linings.

The **limiting** of the height of the final land profile is a welcome initiative by the Council and one enthusiastically endorsed by the Dardanup community.

Conservation wise, and for fire safety reasons, the eastern buffer adjoining the bushland should not be reduced and the remaining vegetation on Lot 2 should be preserved.

Thank you for the opportunity to comment and we strongly urge the Council not to amend the existing LDP or adopt the modified plan submitted by Cleanaway.

Jenny Trigwell



Murray Connell

From: Ian Isbister <wyungafarm@bigpond.com>
Sent: Wednesday, 11 August 2021 9:45 AM
To: Submissions Planning
Subject: Fwd: Cleanaway development plan Banksia rd

Begin forwarded message:

From: Ian Isbister <wyungafarm@bigpond.com>
Subject: Cleanaway development plan Banksia rd
Date: 11 August 2021 9:39:15 am AWST
To: submissions@dardanup.gov.au

Dardanup Shire Council ,

RE : Proposed development

Boundary setbacks : Should be a minimum setback of 50 m from all boundaries.

Height : Maximum. height not to exceed 114m

Proposed maximum height of 151 m will have a major impact on everyone living in the Dardanup shire any any tourists visiting.

It is already visible from Bunbury and will be seen from the new bypass highway.

It will be 50 m above immediate landscape .

We cannot allow a huge man made mountain to ruin our natural landscape ,a eyesore for future generations to see.

Cleanaway development plan must include all the issues identified in Council Development Plan (Stormwater, dust ,noise smell cumulative effects ect)

Operating times : Hours of operation at site not to be extended from current opening hours,

Kind Regards,
Ian &Julie Isbister

677 Boyanup /Picton rd
20 Paradise rd

[Appendix ORD: 12.2.1C]

Murray Connell

From: Shaynon Isbister <shaynon.easter@gmail.com>
Sent: Wednesday, 11 August 2021 11:04 AM
To: Submissions Planning
Subject: Submission of Concern- Cleanaway's Application to Amend the Council's Local Development Plan for Lot 2 Banksia Rd

Good Morning

I am writing as a concerned Dardanup resident and property owner.

I have grown up in this wonderful town and I am highly concerned by the long term impacts that development of the Banksia Road tip will have on our small town.

A specific concern of mine is the vertical growth of the pit which is already visible from our town.

I fear that the scared artificial hill looming over the town will negatively impact the value of my home and deter tourism causing small local businesses to suffer.

As a rate payer I will be extremely disappointed if the shire fails to put the needs of the residents whom they are supposed to be serving over those of a corporate body such as Cleanaway.

Hopefully yours

Shaynon Easter

28 Mitchell Way Dardanup.

Chief Executive Officer
Shire of Dardanup

Otto Van Kampen
62 Panizza Rd
Dardanup W.A. 6236
10-8-2021

Delivered by hand to Dardanup Office

RE Amendment to Local Development Plan - LOT 2 Banksia Road, Crooked Brook

Dear Sir / Madam

I am AGAINST the proposed amendment to Local Development Plan - LOT 2 Banksia Road Crooked Brook.

When I bought my property in 2001 I was told that the Tip/Landfill site on Banksia Rd was due to be closed by 2020.

Instead, I believe it is 10 to 20 times BIGGER now and seeks to expand even further.

This is despite local residents being against it and the increased negative consequences caused by the operations of Cleanaway at the site.

Negative consequences include -

- visual eyesore on or prominent portion of the escarpment
- noise and odour
- increased truck movements
- increased risk of water table pollutants
- increase number of crows and feral foxes impacting farms, residences, and native fauna and flora
- reduction of red tailed black cockatoos numbers in the areas adjacent

I am very alarmed at the maximum cell height of 149m + capping. Surely the heights should be no more than existed previously and have a topography as per how it was before.

Similarly I am also very alarmed at the plan to increase the number of landfill cells from the existing 7 to a proposed cells 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.

"Welcome to Dardanup - Gateway to the biggest rubbish tip in the South West" would be a reality - that we don't want!

I encourage the Shire to do its utmost to stop the Amendment to the L.D.P and in fact stop any further developments other than recycling processes at the Banksia Rd site.

Yours sincerely

OTTO VAN KAMPEN

OTTO VAN KAMPEN

[Appendix ORD: 12.2.1C]

Mr André Schönfeldt

CEO

Shire of Dardanup

Dear Andre,

please find my submission below relating to the amendments of the LDP that Cleanaway is proposing.

- It is imperative that the Shires Local Development Plan(LDP) considers the cumulative impacts of any new development application submitted to the Shire as this ensures the onsite development and associated operations are undertaken in an orderly manner, provides an understanding of the current and future development and ensures impacts from development on surrounding sensitive land uses are minimised as per the objectives of the Shire LDP.
- Boundary setbacks – currently there is no buffer on the southern boundary with the resulting issue of Cleanaway not being able to contain their runoff water onsite. To ensure Cleanaways ability to contain runoff in future and to protect the threatened flora and fauna in the Conservation Park any new development application should have a minimum setback of 50 metres from the northern, southern and eastern boundaries.
- Height Development – any new development should not exceed the maximum height of 114 AHD as set by the Council in the LDP. The proposed amendment by Cleanaway of a maximum height of 151 ADH which applies to any structure and includes capping will have a detrimental effect on the amenity of the Dardanup community as the Cleanaway landfill site will be easily viewed from the town and surrounding areas. This increase in height as proposed by Cleanaway will have a detrimental effect on the tourism businesses in Ferguson Valley as visitors will see a highly visible landfill sited within the bucolic area of Ferguson Valley. The clean and green values of Ferguson Valley and the agricultural pursuits surrounding the Cleanaway site will no longer be credible.
- Site Access and Circulation – imperative that transport operations with any new development are not allowed on unsealed or local roads other than Ferguson, Depiazzi and sealed sections of Banksia Rd. The unsealed sections of Panizza Rd and Banksia rd are totally unsuitable for use by any trucks accessing the Cleanaway site.
- Boundary Fencing - a chain mesh fence of 2m in height is required on all boundaries to prevent access by intruders and any fauna. This is a hazardous and dangerous site and it needs to be properly fenced to prevent any unauthorised access.
- Environmental Management plans -it is imperative that any new development applications are accompanied by a Stormwater Management Plan, an Environmental Management Plan , a Bushfire Management Plan , a Dust management Plan , a Visual

[Appendix ORD: 12.2.1C]

Impact Assessment and an Acoustic Report and Noise Management Plan. This will ensure any new development hopefully will prevent the issues that have plagued this site for some years and effected the amenity of the neighbours and this community.

Kind regards

Jill Cross

513 Crooked Brook Rd

Dardanup 6236

11 August 2021

[Appendix ORD: 12.2.1C]

Murray Connell

From: The Bull And Bush <thebullandbush@westnet.com.au>
Sent: Wednesday, 11 August 2021 3:21 PM
To: Submissions Planning
Subject: Re changes to local development plan Lot 2 Banksia Rd

Hello

In light of correspondence received from the Environmental Protection Authority referring the Cleanaway operations at Banksia Road to a full Environmental Review and Assessment on 10th August 2021, no approvals or changes to approvals, amendments or development applications should be considered by the Shire of Dardanup relating to any works to be carried out by Cleanaway PTY LTD until these Environmental Assessments have been completed.

It is now acknowledged by the EPA that an assessment has never been completed for this site, as stated by the community for 2 years now and that an assessment is required to determine the impacts as a result of the current operations.

As members of the Crooked Brook community we urge the Shire of Dardanup to be very careful in the undertaking of any approvals relating to this site as the evidence of poor management by Cleanaway Pty Ltd is exhaustive.

Kindest Regards
Ellen and Stephen Lilly
Crooked Brook Road
Dardanup 6236

[Appendix ORD: 12.2.1C]

Murray Connell

From: K Williams <crookedbrookwines@gmail.com>
Sent: Wednesday, 11 August 2021 3:25 PM
To: Submissions Planning
Subject: OPPOSITION TO AMENDMENT TO LOCAL DEVELOPMENT PLAN - LOT 2 BANKSIA ROAD, CROOKED BROOK
Attachments: PastedGraphic-1.pdf

Dear Dardanup Shire,

Thank you for the opportunity to make comment on what is happening on neighbouring land (only 1.44 kilometres from our vineyard and natural waterways). We are in disbelief that toxic waste dumping is allowed so very closeby, where runoff can contaminate our beautiful clean waterways and pristine farming land which is used for beef cattle and growing wine grapes plus a small orchard and home grown vegetables, and harm our business plans for a public cellar door which has been 20 years in the making.

We are opposed to the following:

- NO increase in height (t is already too high!) - a blight on the landscape - poor tourists and locals!
- Don't skimp on the fencing - fencing should be all the way around at the very least, to protect the wildlife - what a horrible way to die - drowning in toxic slurry of tailings - poor animals!
- Heavy trucks NOT allowed on the unsealed roads and Panizza Road - please be reminded that the Shire repossessed a few acres of our land to redirect Crooked Brook Road and fix a black spot - one set of rules for us and another for Cleanaway our close neighbour???
- NO tailings dams with toxic slurry should be allowed at this site so as to protect the waterways - this goes against the neighbouring use such as vineyards/tourism, beef cattle, conservation parks and bee keeping.

The Banksia Road landcell site is a blight on the landscape and is encroaching on the Dardanup Conservation Park. It is an ugly scar and dominates the view as visitors arrive to enjoy the pristine beauty of Crooked Brook and Ferguson Valley. This region is promoted as a tourist region and when visitors arrive, instead they are confronted with a huge pile of rubbish on the hill. We are very close neighbours and It is frightening to think that toxic runoff and soil degradation is now added to this list of small business worries. We purchased our property in 1998 when we planted our vineyard with a view to protecting and enhancing the Crooked Brook for local birdlife and planing trees. We are proud to say that the vineyard has been producing award winning wines over the last 20 years and providing employment for our long term contractors and young vineyard workers. Our lives work has been with the idea of beautifying the Crooked Brook and starting a cellar door in this beautiful place. We are fortunate to have 2 large dams and Crooked Brook, which runs through our property at 566 Crooked Brook Road, Crooked Brook. Potentially radioactive toxic runoff from the Banksia Road landfill sites and tailing dams is of deep concern. This would destroy the viability of our land which relies on healthy waterways to support the vineyard, the agistment of beef cattle and potential for marron farming and plans for a cellar door. We are currently applying to Dardanup Council for the opening of a cellar door on our property to complement our current licence. Tailings dams contain toxic and radioactive waste and the potential for them to fail is extremely high, there has been many cases of them failing, the structural integrity of the site needs to remain in place, at a conservative estimate, for over 10,000 years. This is an inappropriate use of the Banksia Road site in this pristine tourist region and ignores the fact that the neighbouring properties are promoting tourism, bee keeping, winemaking and beef cattle. It would be very much appreciated if you could conduct an extensive environmental review as the potential for contamination of the surrounding land and waterways is extremely high and I believe only a matter of time, not to mention the undeniable visual impact of the scar to the landscape when tourism is a top priority in the region, the storing of dangerous waste and rubbish is an

[Appendix ORD: 12.2.1C]

inappropriate use for this region. Kind regards Katharine Williams. Crooked Brook Wines. 566 Crooked Brook Road, Crooked Brook WA 6236

The approval of this site in Crooked Brook has the potential to de-value the quality of life and neighbouring lands and businesses in Crooked Brook, in more ways than one, and therefore should not be approved.

Hope to hear from you soon.

Kind regards

Katharine Williams

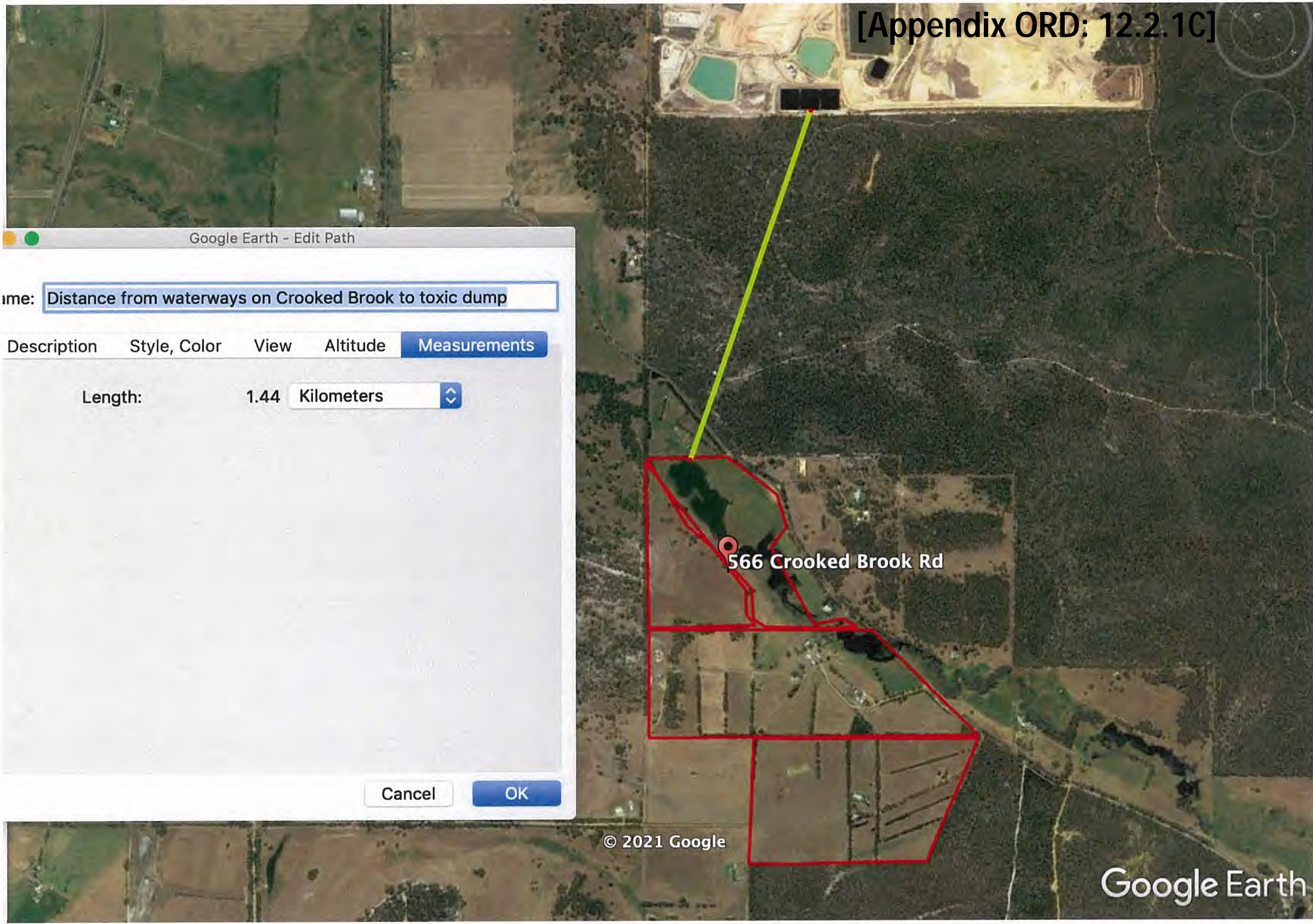
crookedbrookwines@gmail.com

Kind regards

Katharine Williams

Crooked Brook Wines

Mobile: 040 376 5015



Google Earth - Edit Path

Time: Distance from waterways on Crooked Brook to toxic dump

Description Style, Color View Altitude Measurements

Length: 1.44 Kilometers

Cancel OK

greg parry

From: "greg parry" <parry51@bigpond.com>
Date: Wednesday, 11 August 2021 8:21 PM
To: <submissions@dardanup.gov.wa.au>
Subject: Cleanaway dump site

Dardanup Shire.

1. I express my submission that there be no height increase permitted at Cleanaway Dump site Banksia road. (It is already blocking my view of Dardanup Park tree line I have viewed for 42 years! I see this mound from my house windows!!!)

2. I suggest the site should be cyclone fenced a minimum of 2 metres high, and all 4 sides of boundary.

3 I also confirm my wish that Panizza Road be closed to through traffic!! I repeat I, and all residents, land owners of Panizza Road have requested this on 3 separate occasions.

Regards

Greg Parry
10 Panizza Road Dardanup. Resident and owner of this property for 42 years.

*Sent on 11/8/21
had address incorrect.*

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

Attention: Murray Connell

Your ref: CMP-R1009854
Our ref: 4 2019/000800
Enquiries: Tracy Teede
Phone: 9725 4300
Email: swlanduseplanning@dbca.wa.gov.au

AMENDMENT TO LOCAL DEVELOPMENT PLAN – LOT 2 BANKSIA ROAD CROOKED BROOK

I refer to your letter dated 28 July 2021 seeking the Department of Biodiversity, Conservation and Attractions' (DBCA) Parks and Wildlife Service's comments on an amendment to the Lot 2 Local Development Plan (LDP).

Background

The Dardanup Conservation Park (DCP) adjoins the Lot 2 eastern and southern boundaries. The DCP is managed by DBCA to maintain and restore the natural environment and to protect native flora and fauna. There should be no impacts from future development on the management of values within the DCP.

The very good to excellent quality vegetation in the eastern portion of Lot 2 contains the poorly reserved and conservation significant Whicher Scarp vegetation complexes, which are known to support priority flora species and threatened fauna.

The eastern portion of Lot 2 is within the buffer of the Priority Ecological Community (PEC), namely the "Dardanup Jarrah and Mountain Marri woodland on laterite" (Priority 1) which is located on an unusual surface of quartzite and laterite in the Dardanup forest where the Whicher Scarp, Blackwood Plateau and Darling Scarps interface.

Within the vicinity of the Lot 2 native vegetation DBCA has records of the following threatened species: black cockatoos, western ringtail possums, quenda and south-western brush-tailed phascogales.

The Lot 2 eastern vegetation area also provides a valuable buffer to the adjoining Dardanup Conservation Park, protecting high conservation value vegetation and limiting rubbish spread from Lot 2.

Advice to Shire

The proposed LDP amendment shows future waste cells 11, 13, 14 and 18 to 20 retained as areas for future development. It should also be noted that the native vegetation within the same eastern portion of Lot 2 would be subject to assessment under the native vegetation provisions of the *Environmental Protection Act 1986*.

Litter

Wind-blown and animal-transported litter from the existing landfill site is found within the DCP and has been an ongoing management issue. Proposed future waste cells 11 to 14 and 18 to 20 are also located adjacent to the DCP and would be likely to increase the amount of wind-blown and fauna-spread litter, found within the DCP.

The proposal should ensure that there is no spread of waste material offsite by wind or fauna to the DCP, and that fencing to assist this objective, is established and maintained in good condition.

[Appendix ORD: 12.2.1C]

Stormwater drainage

The LDP amendment includes a proposal to remove provisions of the current LDP that refers to stormwater management on the southern boundary of Lot 2.

The Lot 2 Banksia Road landfill site is subject to a mutual agreement between the proponent and DBCA for adequate drainage management along the southern boundary. This agreement formed part of an earlier Shire of Dardanup development application.

A drainage facility is being installed, by agreement, along the southern Lot 2 boundary and extends over the DCP firebreak. This drainage facility needs to be monitored, maintained and managed by the proponent to ensure it achieves the purpose of capturing all run-off from the site, while avoiding erosion and degradation of the firebreak and bushland within the adjacent DCP.

DBCA considers any future development within Lot 2 should be set back sufficiently from the Lot 2 eastern and southern boundaries to allow for the provision of drainage, fencing, firebreaks and screening vegetation.

There should be no additional run-off generated from the site into the adjacent DCP and the proponents should not block or otherwise disrupt natural water flows into the site in a way that will adversely impact upon the DCP. DBCA 's preference would be that the LDP recognises and includes a provision to ensure that Lot 2 drainage water management does not adversely impact the DCP.

DBCA also considers that a provision which refers to the Lot 2 southern boundary and DCP firebreak, stormwater and erosion impact management should be included in the LDP, and it should be distinct from any general stormwater management plan provision. This would ensure the mutual agreement objectives are considered with relevant future Shire decisions.

Thank you for the opportunity to comment on this application. Please contact Tracy Teede at the Parks and Wildlife Service South West Region office on 9725 4300 if you have any queries regarding this advice.

Yours sincerely



Aminya Ennis
Acting Regional Manager
Parks and Wildlife Service

16 August 2021

cc. Department of Water and Environmental Regulation
Attention: Stephen Checker, Ruth Dowd, Abbie Crawford, Lina Ramlee.

[Appendix ORD: 12.2.1D]

RISK ASSESSMENT TOOL								
OVERALL RISK EVENT:		Amendment to Local Development Plan – Lot 2 Banksia Road, Crooked Brook						
RISK THEME PROFILE:		3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)						
RISK ASSESSMENT CONTEXT:		Operational						
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Financial impact through the State Administrative Tribunal process.	Minor (2)	Almost Certain (5)	Moderate (5 - 11)	Necessary budget allocation.	Minor (2)	Almost Certain (5)	Moderate (5 - 11)
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Failing to comply with an order from the State Administrative Tribunal.	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

[Appendix ORD: 12.2.1E]

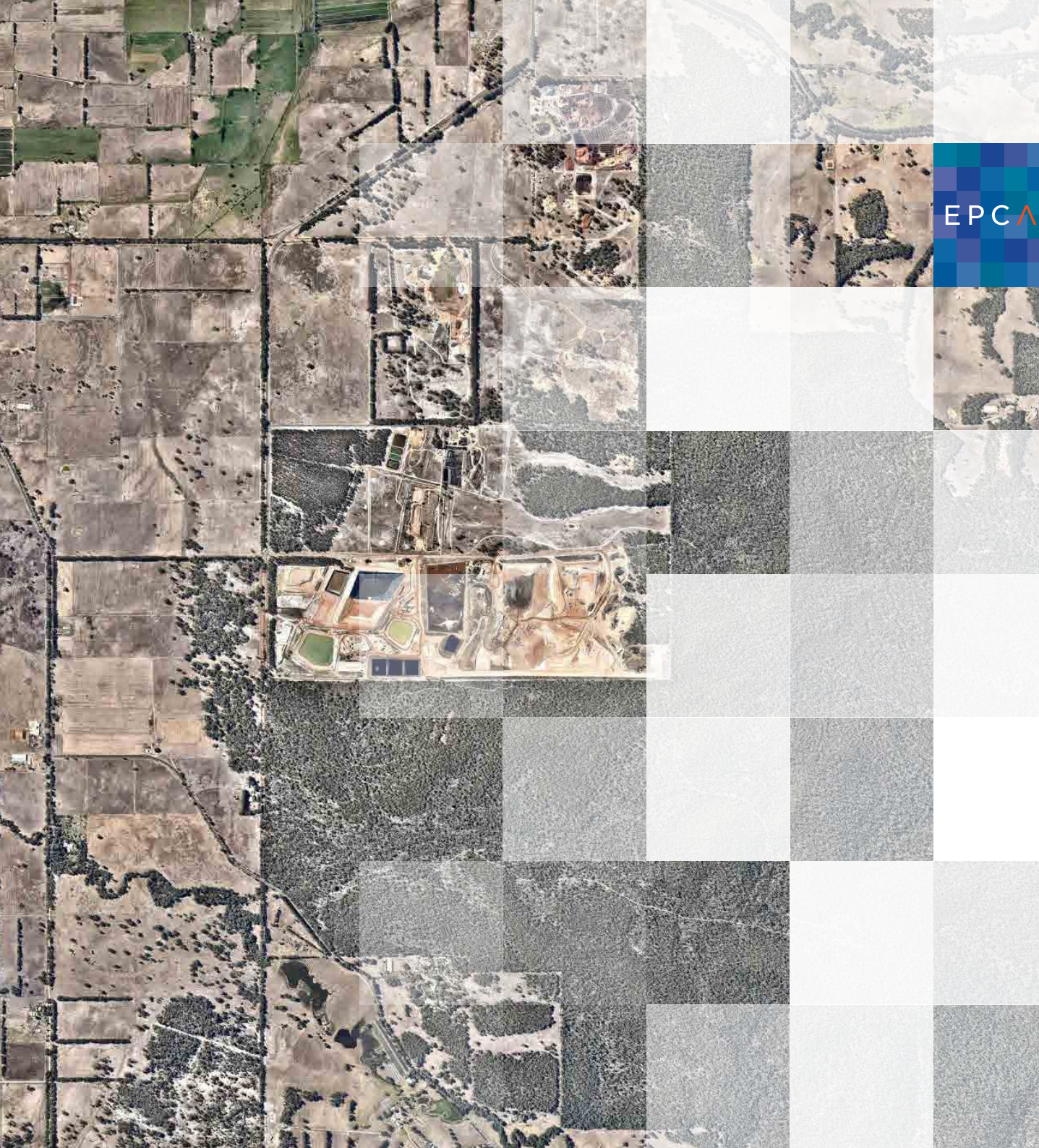
Banksia Road Landfill Site

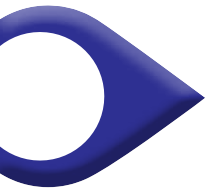


Landscape and Visual Assessment

29th March 2021

For: Cleanaway





Document Control

EPCAD reports are prepared for a specific purpose for specific client requirements. EPCAD is not liable for any loss or damage incurred by any person relying on such reports or advice, except where they are created by EPCAD expressly for that person.

Nothing in these terms shall be taken as excluding, limiting or modifying any term, condition or warranty implied by any applicable act of parliament that cannot be so affected. To the extent that such a term, condition or warranty is implied, the liability of EPCAD for breach of that term, condition or warranty is, where permitted, limited at the option of EPCAD to: The supplying of the relevant goods or services again; or The payment of the cost of having the relevant goods or services supplied again.

Job Number	B1026
Document Title	Banksia Road Landfill Site - Landscape and Visual Assessment
File Name	B1026 Banksia Road Landfill Site_Report_160321
Author	EPCAD Pty Ltd
Client	Cleanaway

Issue	Issued To	Date	Reviewed
1	Cleanaway	05.01.21	HM
2	Cleanaway	20.01.21	HM
3	Cleanaway	28.01.21	HM
4	Cleanaway	30.01.21	HM
5	Cleanaway	11.02.21	HM
6	Cleanaway	16.03.21	HM
7	Cleanaway	29.03.21	HM



Contents:

1 - Executive Summary	4
2 - Introduction	5
Figure 1 - Overall Location Plan	6
Figure 2 - Areas of Foreground to Far Distance Considered	7
Figure 2a - Distant Viewing	8
3 - Visual Landscape Evaluation	9
3.1 - Scope & Context	
3.2 - Site Description	
Figure 3 - Terrain Model	10
Figure 3a - Overview of Contours	11
Figure 3b - Elevation Views	12
Figure 4 - Site Plan - Airspace Volumes	13
Figure 4a - Proposed Cell Construction Section	14
Figure 4b - Site Plan - Airspace Volumes (128m) existing approved	15
Figure 5 - Topography of the Site	17
Figure 6 - Topography of the Site	18
3.3 - District Landscape Area	
3.4 - Key views	
4 - Defining the Zone of Visual Influence	60
Figure 7 - Areas from which the Proposed Works may be Viewable	61
5 - Conclusions	62
APPENDIX I - LOCAL PLANNING STRATEGY	
APPENDIX II - EXTRACT FROM BANKSIA ROAD LANDFILL REHABILITATION AND CLOSURE PLAN - LANDSCAPING PLAN	



1. Executive Summary

Lot 2 Banksia Road, Crooked Brook waste disposal facility is proposed to be increased by creating a series of cells accommodating waste to a height of 149 AHD and a finished landform after capping, of approximately 151 AHD. The site has been a waste disposal facility since 1999. Existing works at the subject site are discrete. The surrounding vegetation and landforms combine to restrict views.

The Dardanup Landfill Site is located to the north. In contrast to the south and east of the site, is the jarrah forest of the Dardanup Conservation Park. To the west, the landscape is a rural, agrarian landscape plain extending to the coast and the City of Bunbury. This broad flat landscape consists open paddocks and a matrix of mature trees generally within road reserves and along lot boundaries.

The majority of viewing opportunities are from public roads with speed limits of 50km/h to 110km/h. The proposal is located generally obliquely to the direction of travel. There are no formal footpaths within the immediate road network. The site can be seen from tourist lookouts located on the high ground in Bunbury but at a distance of 19 kilometres and will be indistinct.

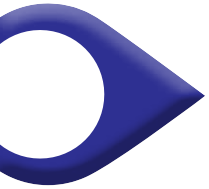
The incremental implementation of the proposal includes the staged delivery of rehabilitation landscape works. As filling progresses, the planting will mature. As the scale and height of the new landform increases the landscape planting will ameliorate effects.

In the long term, the proposed top of cell height, 149 AHD (excluding capping) will form a slightly higher skyline from some views. The modelling suggesting this takes the form of a localised variation in topography.

The Town of Dardanup is the nearest community. It has distant views from the public realm and it can be inferred that there may be distant views from some private residences.

The incremental staged creation of elevated topography, will be combined with the staged planting of vegetation and establishment of grass areas. The long time frame to completion in 2045 suggests that changes in the views will not be rapid but a progression.

As such it is not considered that the proposals will represent an obtrusive element in views during the works. They will be observed when sought out within a wider panorama when seen. This location has the ability to accommodate change within the broader landscape due to the local landforms and intervening vegetation and woodland restricting many open views to the site.



2. Introduction

EPCAD have been commissioned to study the visual effects of the construction and operation of the Waste Disposal Facility, located at Lot 2 Banksia Road, Crooked Brook on the public realm to its immediate and greater surrounds.

The site is located on the north-west boundary of the Dardanup Conservation Park, south-west of the Town of Dardanup, and approximately 178km south of Perth, in the Shire of Dardanup.

The image locations selected within this report are views taken from the public realm and represent a general cover of possible viewpoints of the site. EPCAD acknowledges that there may be additional locations where views to the site are possible which have not been covered within this report.

The locations selected serve to illustrate a general statement of the site surrounds, their associated character and potential views offered of the site. They are representative of the viewing experience.

An initial zone of visual influences was determined utilizing computer generated inter-visibility data. This suggested areas and locations that required site assessment. This information and modelling informed the site visit, and route of travel.

This study has been undertaken under the instruction of Cleanaway Solid Waste Pty Ltd ('Cleanaway').

Glossary of Terms Featured in This Report:

EPCAD / The Landscape Architect: EPCAD Pty Ltd, Landscape Architects; Author of this report and conductor of this Visual Impact Assessment.

Cleanaway / The Client: The client for which this assessment was conducted for.

The site / The Proposed Works / Subject Site / Development Site

Viewing Locations / View Locations / Key Views: The locations where images were taken from.

ZVI: Zones of Visual Influence

[Appendix ORD: 12.2.1E]

LEGEND



Location of Image



Site



53° Field of View

NOTE:

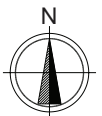
- Location 1 - 41 Panizza Road
- Location 2 - 62 Panizza Road
- Location 3 - Macleay Street (Roseland)
- Location 4 - 636 Boyanup-Picton Road
- Location 5 - 127 Dillon Road
- Location 6 - Intersection of Twomey Road and Crooked Brook Road
(Shire of Dardanup Ref: View Point C)
- Location 7 - 361 Crooked Brook Road
- Location 8 - 102 Ironstone Road
- Location 9 - Entrance to Cleanaway Waste Disposal Facility on Banksia Road
- Location 10 - 125 Crooked Brook Road
- Location 11 - 125 Crooked Brook Road
- Location 12 - 62 Panizza Road
- Location 13 - Banksia Road
- Location 14 - 245 Crooked Brook Road
- Location 15 - 127 Dillon Road
- Location 16 - 125 Crooked Brook Road
- Location 17 - 125 Crooked Brook Road
- Location 18 - 245 Crooked Brook Road
- Location 19 - 32 Crooked Brook Road
(Shire of Dardanup Ref: View Point B)
- Location 20 - Intersection of Waterloo Road and Ferguson Road
(Shire of Dardanup Ref: View Point A)

Distant Views (See Figure 2a)

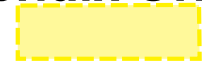
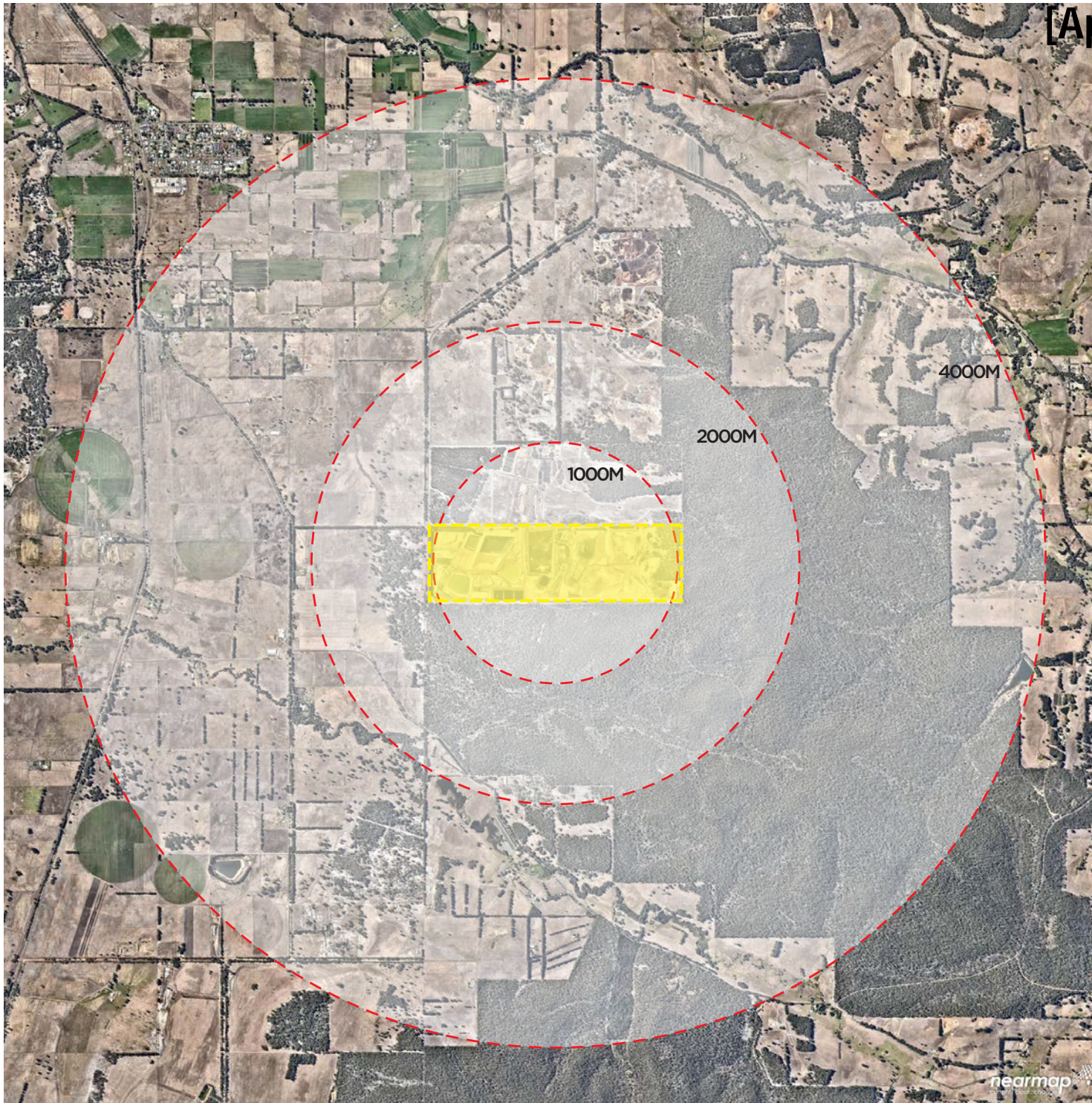
- Location 21 - Intersection of Hynes Road and South West Highway
- Location 22 - Marlston Hill Lookout
(Shire of Dardanup Ref: View Point D)
- Location 23 - Boulters Heights Lookout
- Location 24 - Bunbury Lighthouse

Figure 1: Overall Location Plan

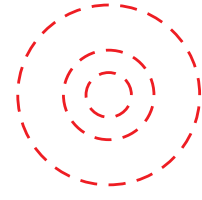
key plan illustrating photographic record



[Appendix ORD: 12.2.1E]

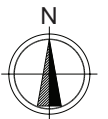
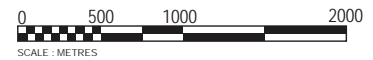


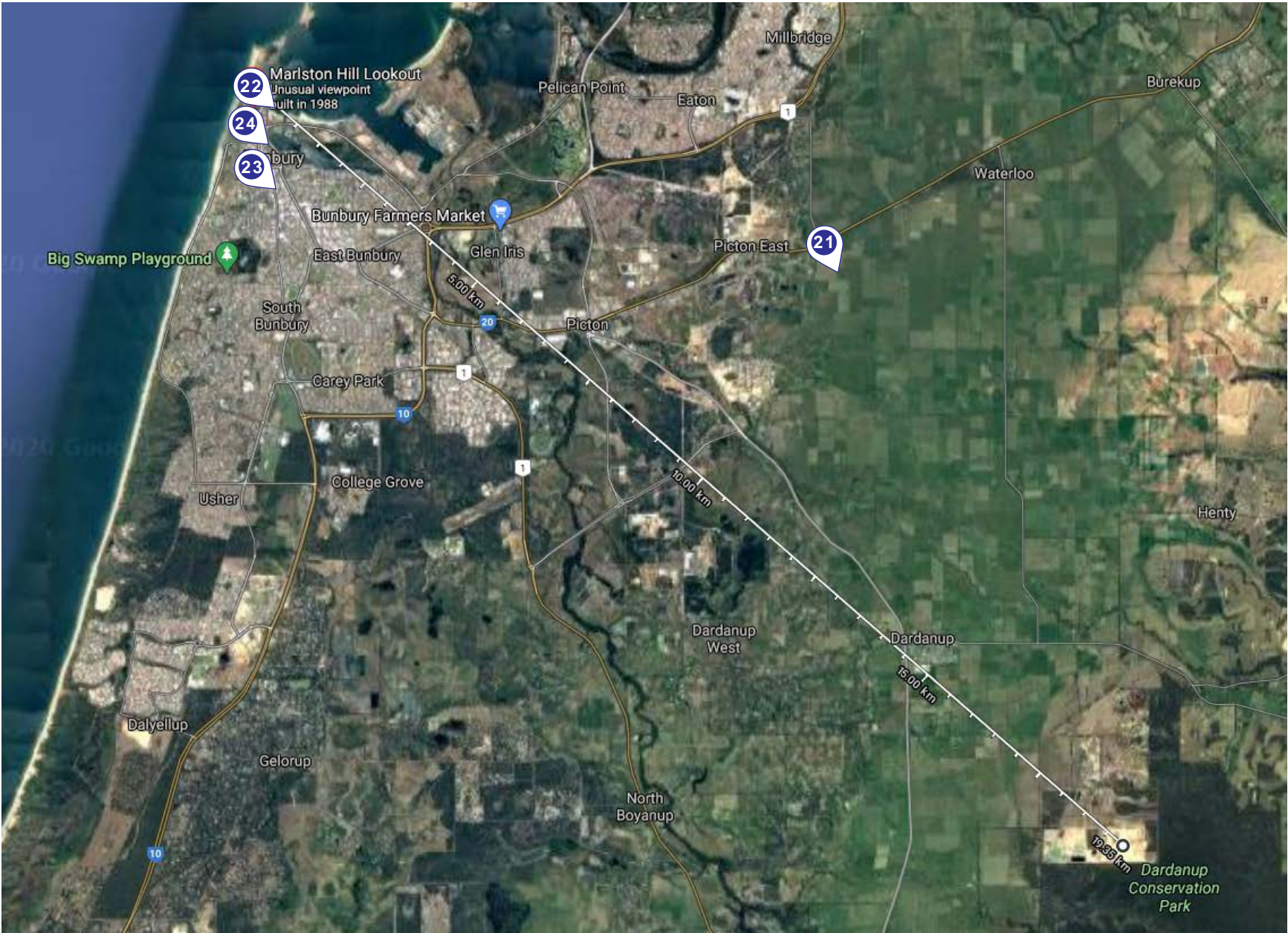
Subject Site



Radial Distances Considered

Figure 2: Areas of foreground to far distance considered

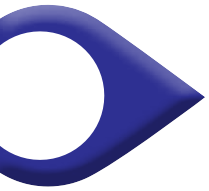




LEGEND

7 Location of Image

Figure 2a: Distant Viewing



3. Visual Landscape Evaluation

3.1. Scope & Context

Guidance for undertaking a Visual Landscape Evaluation is provided by the state planning authority, Department of Planning Lands and Heritage & Western Australian Planning Commission within *Visual Landscape Planning in Western Australia; 2007 (VLPWA)*. This study has been undertaken in accordance with the principles set out in the VLPWA using two methods;

- Site survey and analysis
- Desktop study of cartographic and photographic material

This study is to ascertain the local and district visual assets and characteristics and to evaluate the likely effects of the disposal of waste in purpose built cells at the existing Waste Disposal Facility.

This report includes illustrations that present an end state. It also includes illustrations of the approved 128 AHD waste height with a capping and rehabilitation treatment.

3.1.1 The Proposed Development

Lot 2 Banksia Road, Crooked Brook is currently a waste disposal facility. The proposal is to create a series of cells accommodating waste to a finished height of 149 AHD. This top of waste level will then be capped. The capping will be approximately 2m in depth.

The site operates in accordance with the Licence L8904/2015/1 issued by DWER. Cleanaway proposes to continue landfilling the Dardanup

Landfill site to a top of waste height of 149 m AHD with capping design and settlement allowances in addition to this. Landfilling rates are not expected to differ substantially from current levels. Site operations require the ongoing use of site facilities including stormwater management infrastructure. Refer to Section 2 of the Capping Design Report (Tonkin, 2020) for additional site setting and background information.

The final landform for the site has been designed to account for the following considerations:

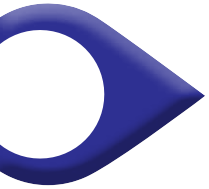
- Providing a long-term stable barrier between waste and the environment
- Providing land suitable for its intended after use.

The proposed development also includes two stormwater ponds, a network of vegetated swales and comprehensive landscape and rehabilitation works as detailed in Banksia Road Landfill Rehabilitation and Closure plan, Appendix D Landscaping Plan, Rev 3 January 2021.

Remnant vegetation located at the east end of the site will be cleared.

The construction of the proposed development will be undertaken from approximately May 2021 through to May 2044 as detailed on DARD-615-CELL TIMING Rev C1.

The proposal, in summary, is to create a secure, purpose designed landfill facility that will be progressively filled, capped and revegetated with native plantings to form woodland and grassed areas.



3.2. Site Description

3.2.1 Context

The site as identified in Figure 4: Site Plan - Airspace Volumes DARD-330-AIRSP, is located at Lot 2 Banksia Road, within the Shire of Dardanup. The site is located approximately 178km south from the Perth Central Business District (CBD), and approximately 3.5km north east of Dardanup township.

The site is bounded to the west by an unsealed road, Banksia Road. To the north is the Dardanup Council Landfill Site, to the east and west is the Dardanup Conservation Park. The site is located within the lower slopes of the Darling Range that rise to the east to the Wellington State Forest. The immediate contextual topography is illustrated on Figure 3a: Overview of Contours DARD-700-EAST LAY-1.

The site has been a waste disposal facility since 1999, with several subsequent amendments to the existing approval granted in 2005, 2006, 2010, 2011, 2014 and 2016, allowing for further facilities to be built, relocated and for the waste disposal facility to cater for the disposal of higher grade wastes.

The site as a landscape, is a significantly disturbed, manmade site, formed by earthworks and site tracks. A combination of steep slopes and terraced landforms are key features within this site. Along the southern boundary, there are areas where trial rehabilitation works are being undertaken. These consist of predominantly immature plantings, of a range of native species. The current works being undertaken on the site are discretely located behind the west and northern perimeter mature trees. Along the southern and eastern boundaries, are post and wire fences, delineating the site from the adjacent mature banksia woodland.

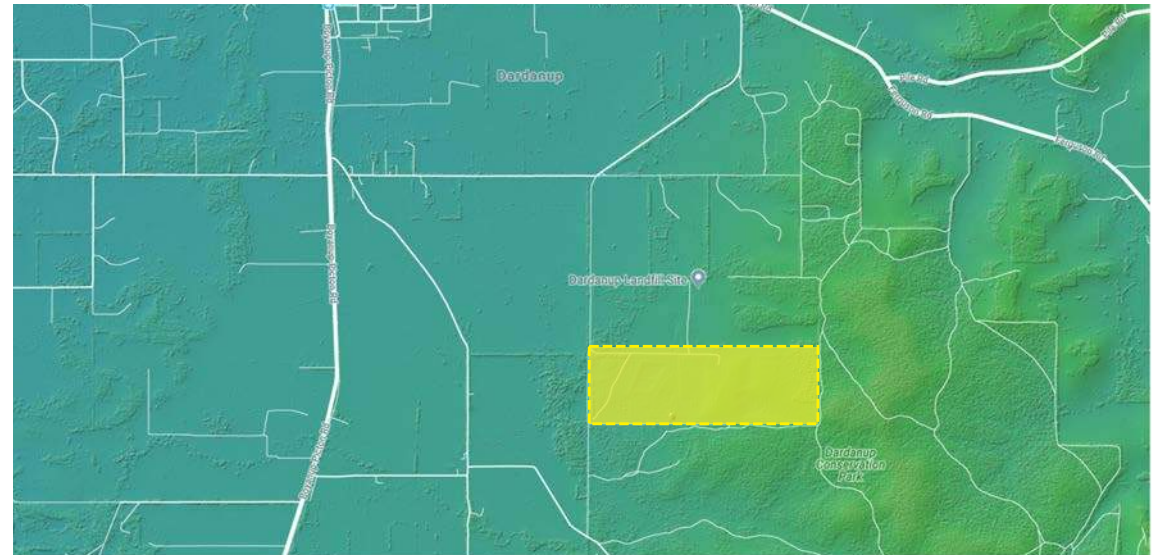


Figure 3: Terrain Model

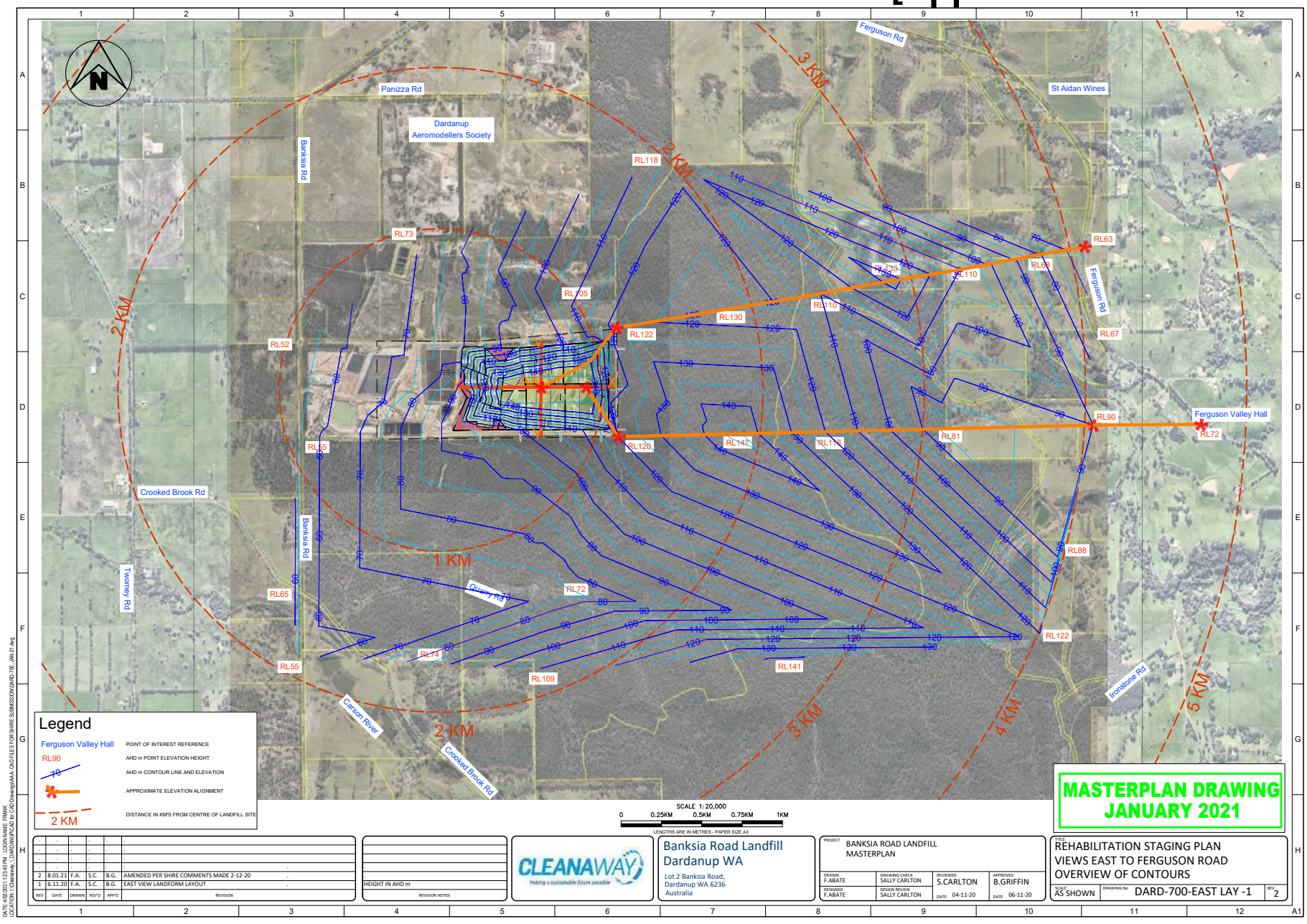
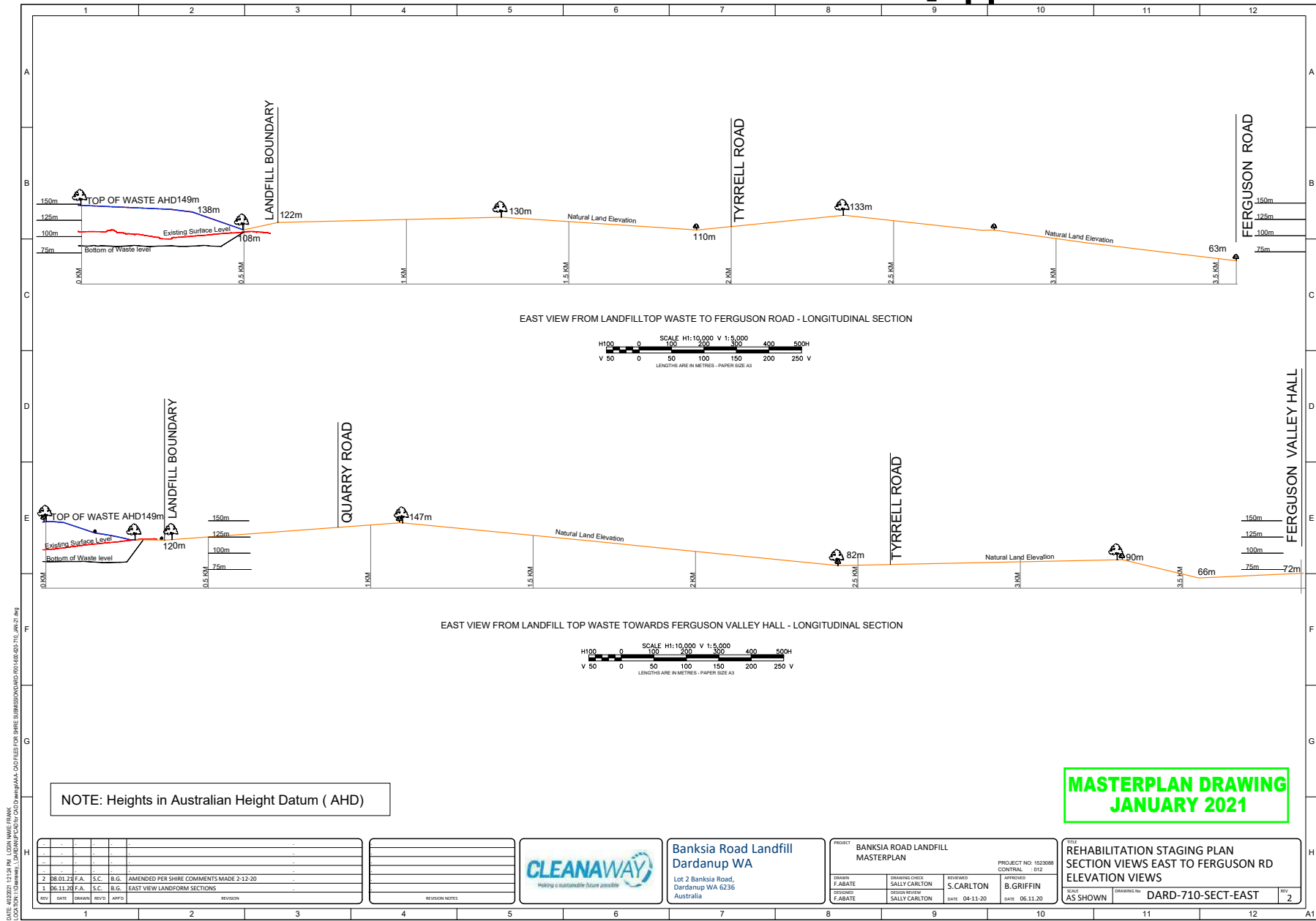
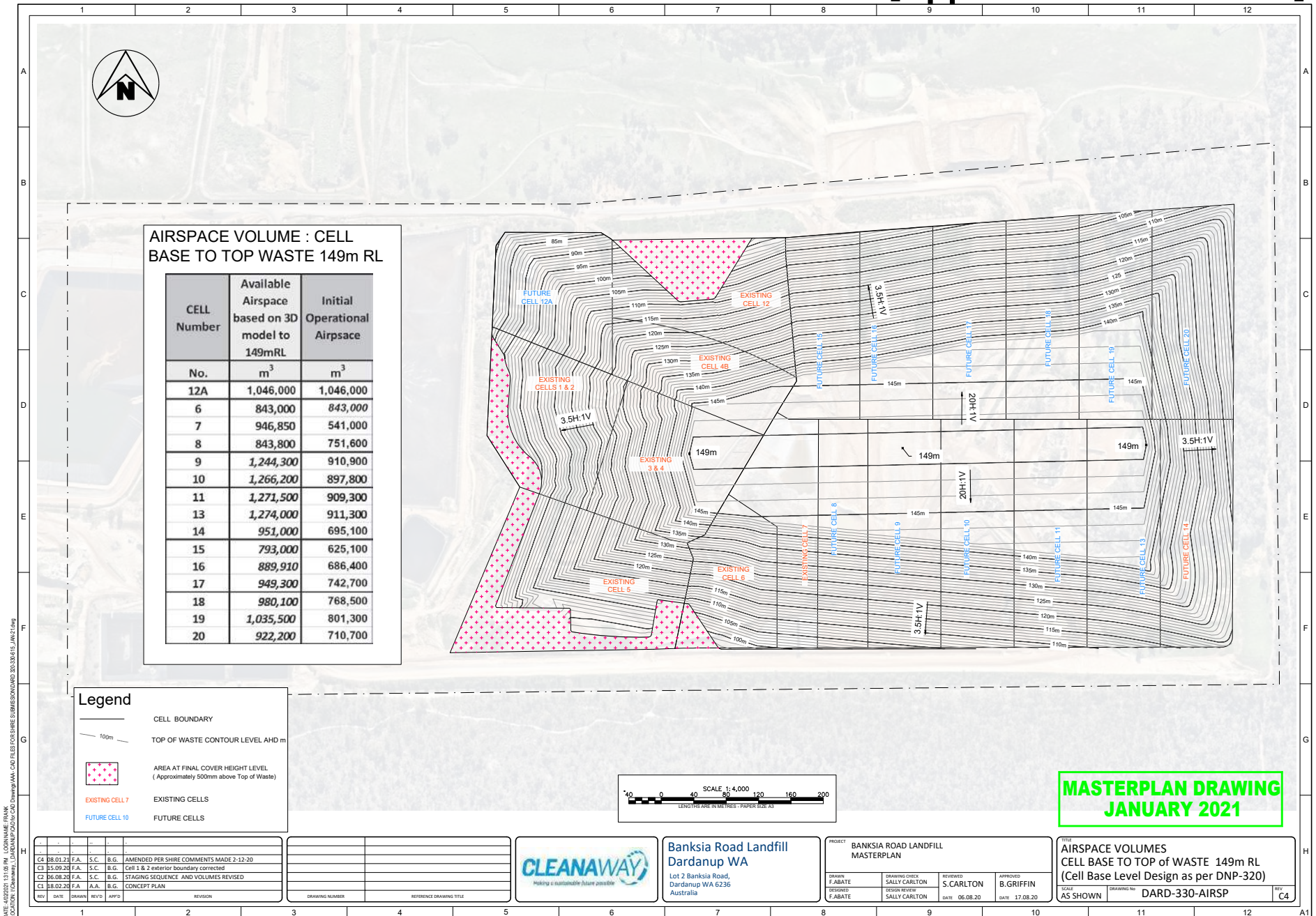


Figure 3a: Overview of Contours



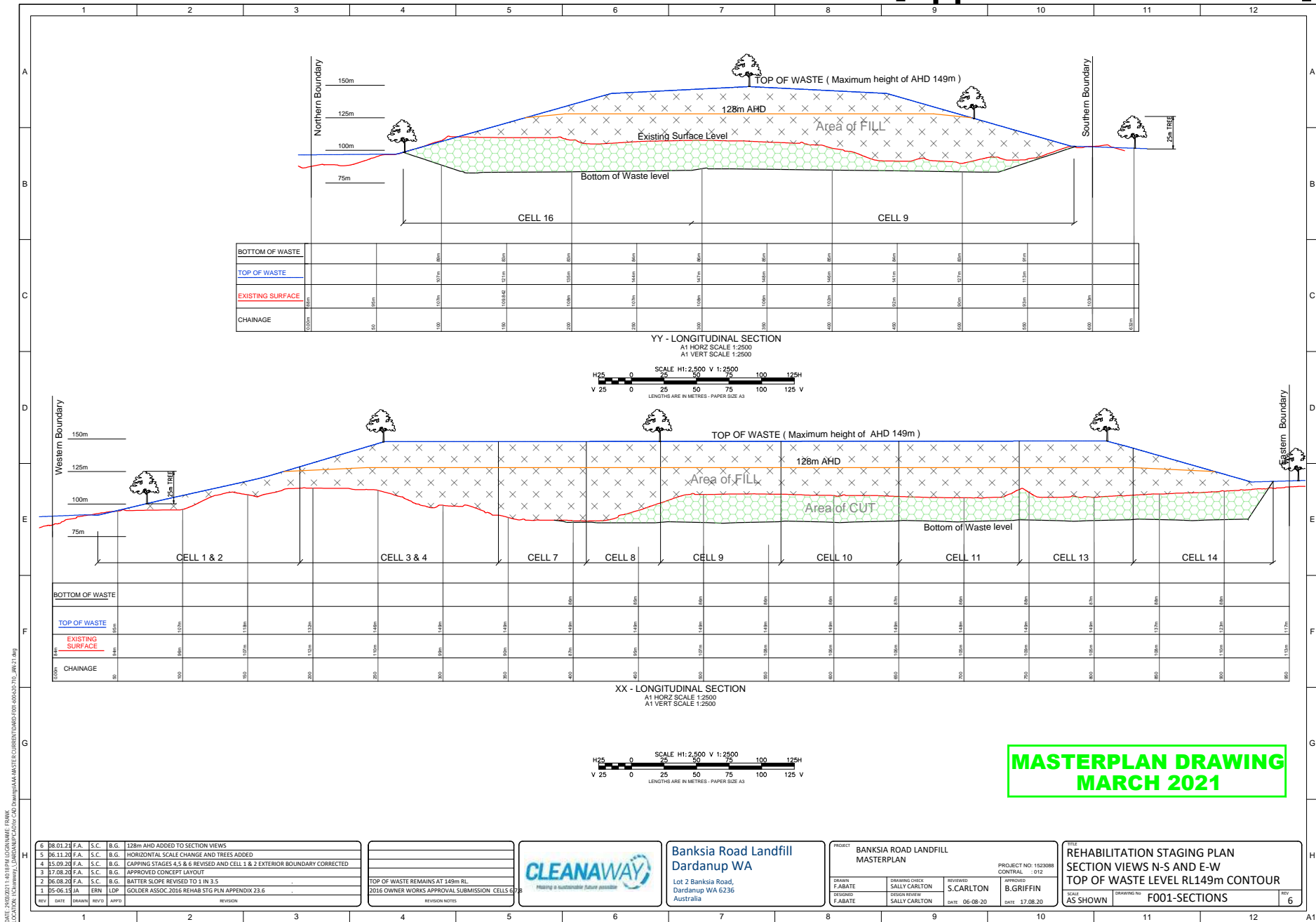
**MASTERPLAN DRAWING
JANUARY 2021**

Figure 3b: Elevation Views



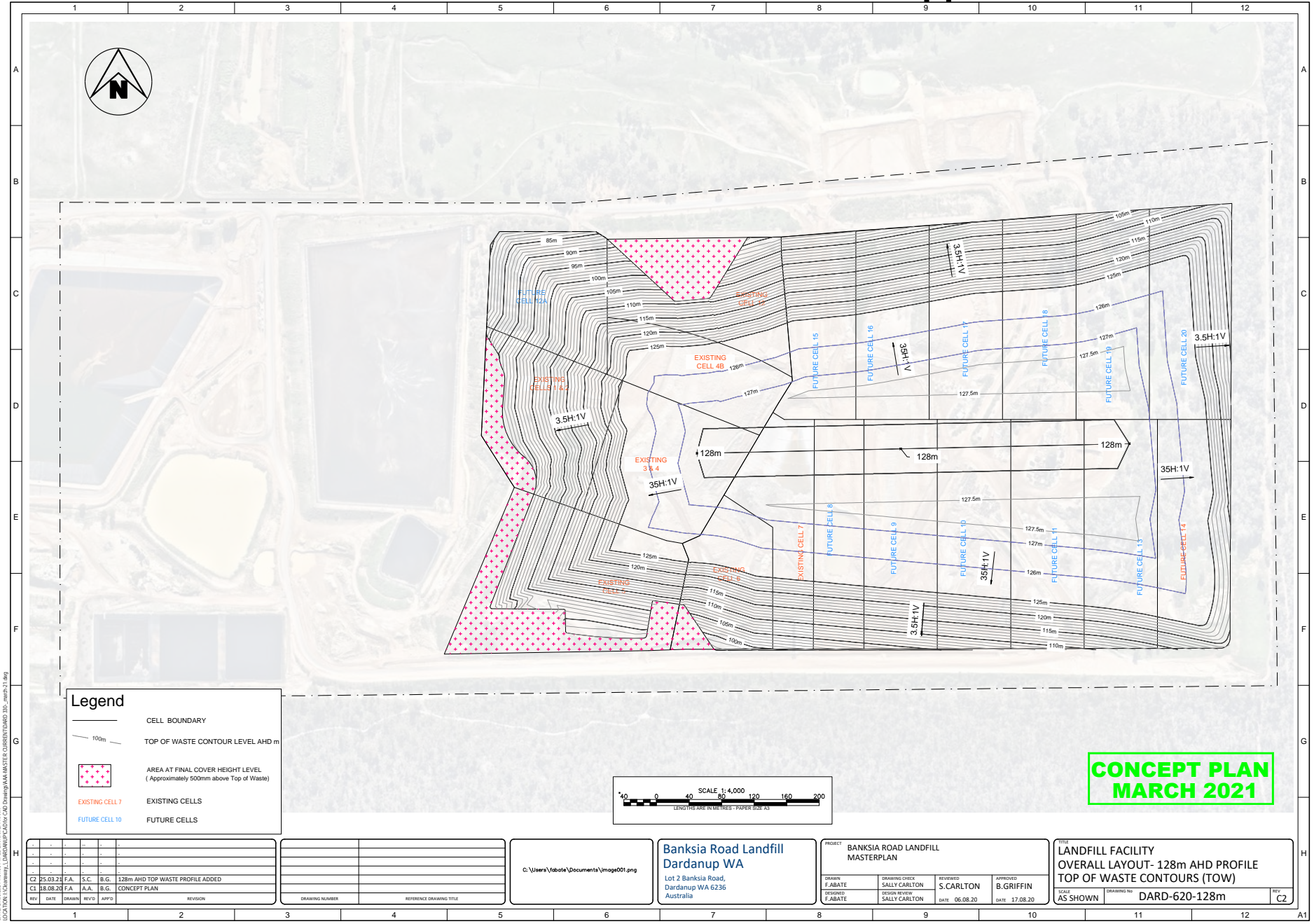
epcad.com.au

Figure 4: Site Plan - Airspace Volumes (149m)



**MASTERPLAN DRAWING
 MARCH 2021**

Figure 4a: Site Plan - Proposed Cell Construction Section



epcad.com.au

Figure 4b: Site Plan - Airspace Volumes (128m) existing approved



3.2.2 Topography

Lot 2 Banksia Road, has a gentle slope from east to west. The land is approximately 45m above sea level, rising to approximately 118m above sea level. The average slope, according to available google earth information, is 3.6%. Refer to **Figure 5: Topography of the Site**. North to south, the site has two rises, refer to **Figure 6: Topography of the Site**, the northern rise being an approximate height of 90m above sea level, and the southern rise being approximately 99m in height, utilising latest google earth information. Generally, the northern edge of the site is at approximately 75m above sea level, with the southern boundary of the site being approximately 85m above sea level.

The proposed works are located across the overall site, refer to **Figure 4: Site Plan - Airspace Volumes DARP-330-AIRSP**.

Currently, according to the Local Planning Strategy Map (refer to Appendix I) the area the site is located in is identified as Waste Disposal/Processing, with an overlaid zoning of Strategic Minerals, over a portion of the site.

Based on the landscape assessment of the area, this classification reflects the locations ability to accomodate change discreetly within the broader landscape due to the local landforms and woodland restricting open views to the location.

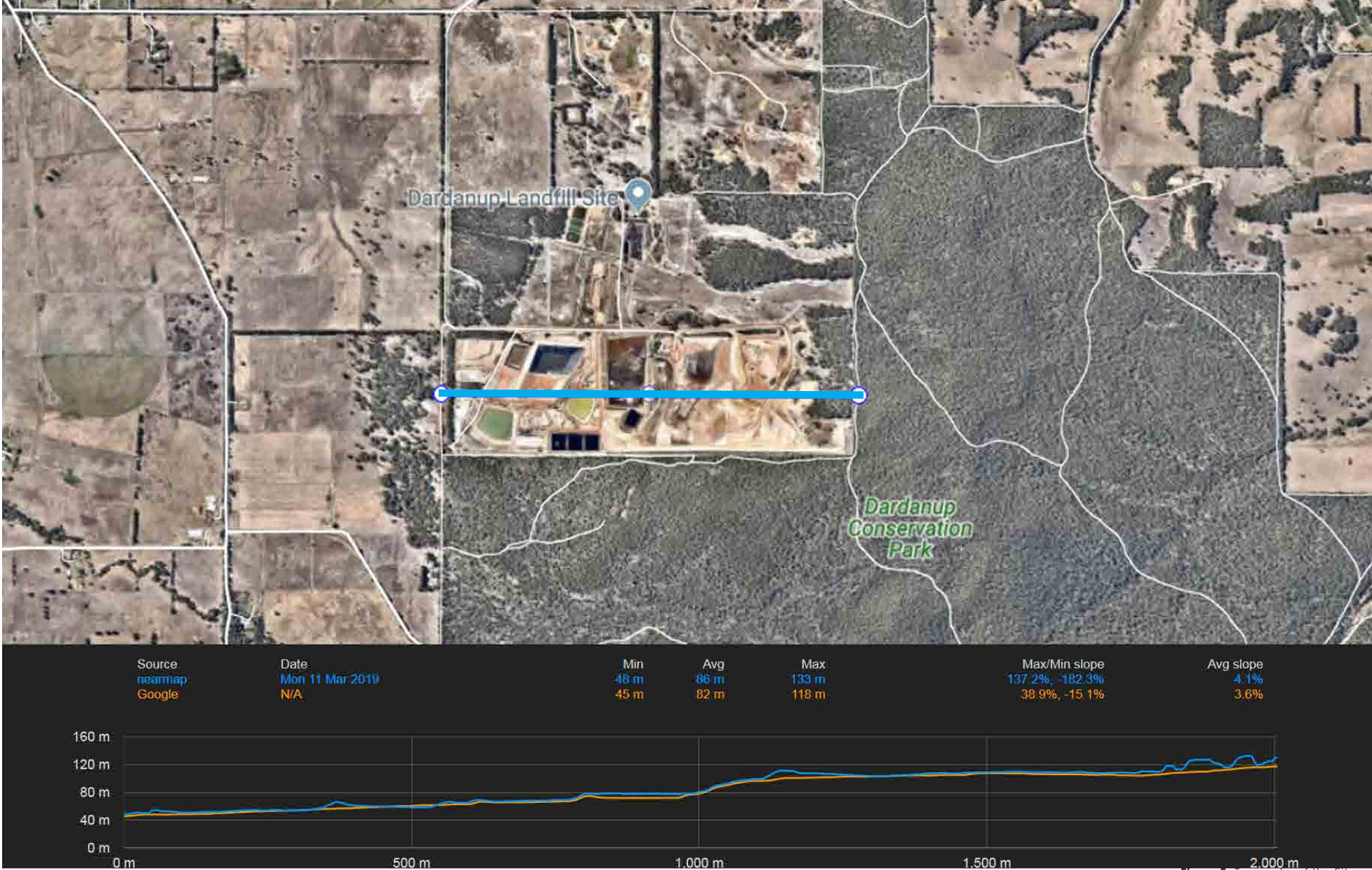


Figure 5: Topography of the Site

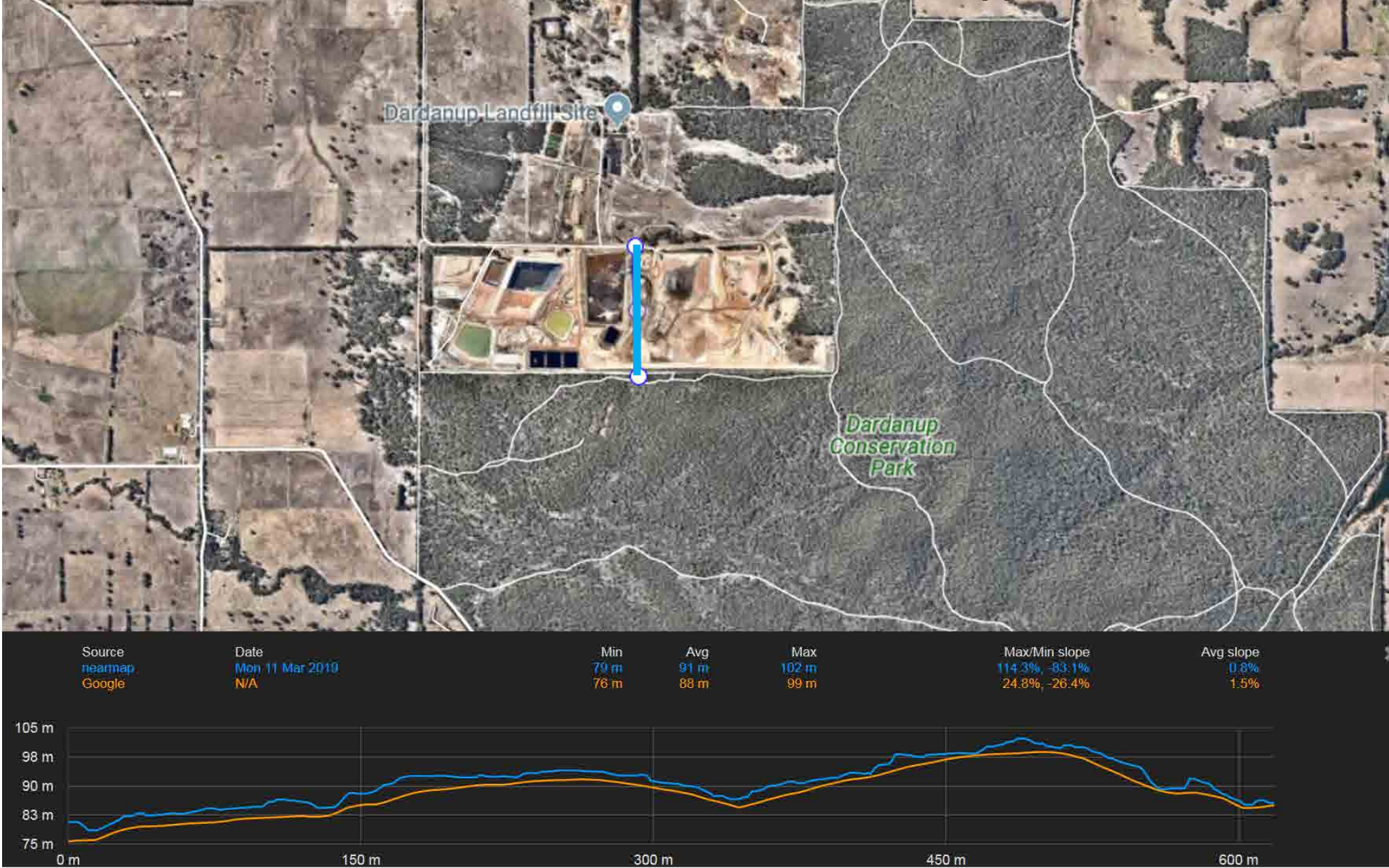


Figure 6: Topography of the Site



3.2.3 Vegetation

Proposed works as outlined in this report, will require the clearing of mature remnant vegetation on site. The longer term filling of the eastern 200m extent of the site, has remnant trees that will be removed to facilitate grading.

The western boundary of the site, consists of a vegetated buffer, predominantly made up of Eucalypt trees which on average is approximately 45m wide. This vegetated buffer (situated within the lot boundary, behind an existing chain link fence) assists in screening views into the interior of the subject site. Approximately 280m from the north-western corner of the site, is the main entrance into the site. This vegetation also extends for approximately 335m along the northern boundary, also providing screening. At this point, the vegetation thins out, and is located slightly further south from the northern lot boundary. This portion of the vegetation provides screening to the leachate pond.

Throughout the central portion of the site, there are the occasional isolated establishing trees and bushes predominantly located adjacent to vehicle routes, and in between cells.

On the eastern portion of the site, is an area of vegetation, covering an area approximately 103,000m². This area of vegetation is broken up with small tracks, and areas of clearing. The eastern most portion of vegetation, does not appear to have been cleared for any purposes.

The southern boundary of the site also has retained vegetation, with sparsely, located shrubs and small trees along the entirety of the southern boundary.

The southern boundary has been the location of some rehabilitation works in order to provide



a 20m vegetated buffer. The following native species have been selected to be planted;

Acacia saligna
Acacia alata
Acacia lasiocarpa
Acacia pulchella
Allocasuarina humilis
Gompholobium tomentosum
Ficinia nedosa
Hakea undulata
Kunzea glabrescens
Melaleuca viminea
Patersonia occidentalis

Rehabilitation plantings around the site along the north, west and parts of the south boundary are maturing well and creating bands of mature vegetation.

3.2.4 Built Form

Built Form on the site of the proposed development consists of facility outbuildings, machinery, washdown and storage areas. The site consists of several demountable buildings that are used for office space and ablution blocks, these are located currently at the north-western end of the site. The majority of carparking for both visitors and workers is co-located here.

Throughout the site, other temporary buildings are located alongside relevant landfill or cells. These buildings include but are not limited too, various storage sheds, vehicle maintenance bays, additional ablutions blocks and maintenance sheds. The cells used for landfill and waste disposal are the dominant “built form”. These are excavated pits within the ground, lined and are used for waste disposal, whether it be mineral or landfill materials.



3.2.5 Adjacent Properties

To the north of the site is the Dardanup Landfill Site. Owned and operated by the Shire of Dardanup, the site accommodates green waste, that is processed into compost on site and used on a number of Council sites, general waste is dropped off, however, sent off-site for disposal and recycling is either sent off site for processing or resold through the Tip Shop. The site consists of retained vegetation located on the western and eastern boundaries, several cells, with apparent man made, informal vehicle access tracks throughout the site.

To the south and east of the site, is the Dardanup Conservation Park. This jarrah forest has several walking trails of varying lengths and varying difficulty levels.

To the west of the site, is Banksia Road, a partially bitumenised, partially gravel road, which means traffic along this road is typically used for local traffic, or employees of either the Banksia Road Waste Disposal Facility, or the Dardanup Landfill Site - with the associated Tip Shop. It is not a main tourist route. Banksia Road, is relatively flat, in nature, with mature vegetation either side of the road corridor. Additional vegetation is located either side of the road from the nature reserve, and from remnant vegetation from within private lots.

Located to the west of Banksia Road, are large agricultural blocks, with varying amounts of retained vegetation. Vegetation is to field boundaries, and provides a strong framing structure to the rural landscape. These areas are visually separated from the existing facility's operations, by these stands of vegetation and the roadside vegetation found along transport corridors.

The existing built environment within the landscape is that of a rural character. Buildings in the immediate landscape are limited to often one dwelling per



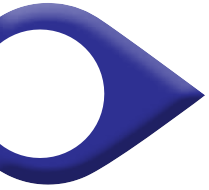
block, with several associated outbuildings and sheds, typical of the land uses of agriculture and minor industrial activities.

3.3. District Landscape Area

The dominant elements that comprise the district landscape character can be summarised as;

- Rolling topography, rising to the east Darling Range;
- Flat plain to the west of subject site extending to the coast;
- A matrix of large lots containing various uses from residential, hobby style farming, viticulture and industrial;
- These lots range from fully vegetated to fully cleared;
- Large blocks of retained vegetation exist in Reserves and Regional Parks;
- Land is divided into properties and paddocks by low post and wire or post and rail fences (visually permeable);
- Built form of a very low density with occasional punctuating low buildings;
- Wide vehicular carriageways with remnant mature vegetation within road reserves.

These landscape elements combine to produce a rich rural landscape that at times affords long and broad views from certain locations. However the maturity and density of vegetation often obscures long distance views.





3.4 Key Views

There are no key viewing locations that allow a broad open view of the site. The proposed landform to a total height of 149 AHD plus capping, will still only be observed in glimpsed locations. There are no roads that align to present a view in direct line of sight and no public footpaths that allow open vistas to be observed. The following images have been selected from the initial ZVI and site tested.

Key viewing experience is from roads in a vehicle, few stationary views, public views generally from the road corridors obliquely to the direction of travel.

Marker to the Site

Location 1 41 Panizza Road

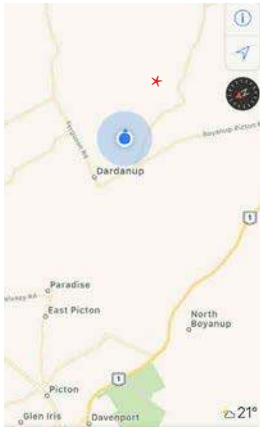


The above view is taken at a distance of approximately 2.2km from the subject site. The character of the landscape is of a rural, agrarian landscape. The prominent elements within this viewscape are of the retained, mature trees within the road reserve, and along lot boundary lines. This vegetation provides semi permeable screening into the interior of the lots, and towards the development site. Other features are the open areas within the adjacent lot and the bitumenised road to the left of the field of vision.

Visibility of Proposed Works

The development site is just visible from this location. The mound of existing soil is perceptible from the public realm, through breaks in the lot boundary vegetation, and roadside vegetation. The location of the development site is at an angle to the line of travel, as such views would be fleeting glimpses. Views would be predominantly from vehicles in the public realm, as there are no formal pedestrian footpaths, nor walking trails in this location. The proposed development would likely not be perceptible at this distance or from this location as the ultimate height will be screened by developing vegetation on slopes as detailed in the Banksia Road Landfill Rehabilitation and Closure Plan, Appendix D, Landscaping Plan, Tonkin 9/11/20.

* Location of development site



Location Plan

Marker to the Site

Location 2 62 Panizza Road

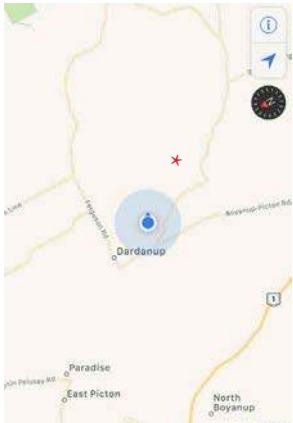


The above view is taken at a distance of approximately 2km from the subject site. The character of the landscape is of a rural, agrarian landscape. The dominant elements within this viewscape are of the retained, mature trees within the road reserve, and along lot boundary lines. This vegetation provides semi permeable screening into the interior of the lots, and towards the development site. Other features are the open areas within the adjacent lot, the rural style fencing consisting of posts and strainer wires and the drainage ditch that runs parallel to the road.

Visibility of Proposed Works

As the existing mounds can be seen from this location the full completed works to a level of 149 AHD will also be viewable from this particular location. However, the colour of the development site from this location, and scale, is within context of the character of the landscape and the proposed works include significant planting that will incrementally establish over the development period.

* Location of development site



Location Plan



Location 3 Macleay Street (Roseland)

Marker to the Site

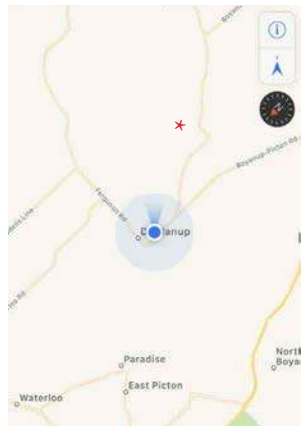


Views from this location fall at a distance of approximately 3.6km from the site. The location from which this image was taken is at the edge of a new sub division estate, Roseland. The existing character is of a rural scene dominated by the open pastoral land, the large light coloured building in the middle distance and the isolated retained trees. Other features include the rural style fencing that is visually permeable, and it is at a distance from the viewer so as to not be dominating within the landscape. A telecommunications pole is clearly visible to the north of the viewer, which protrudes above the horizon.

Visibility of Proposed Works

The existing mounds of soil on the site are visible from this location. From this location, the site is seen as an open area, that appears as if it is a hill within the context of the scarp. The colour and textures of the overall proposals are within the context of the landscape, and not obtrusive within this broad view. The planting of the sides of the proposed landform will integrate it within the contextual landscape.

* Location of development site



Location Plan

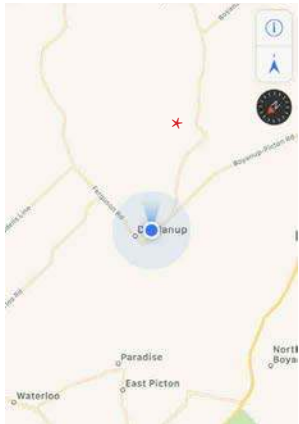
Marker to the Site

Location 3 Macleay Street (Roseland) - Illustration of completed works



Illustration of Landform and Planting (2045)

* Location of development site



Location Plan



Marker to the Site

Location 4 636 Boyanup-Picton Road

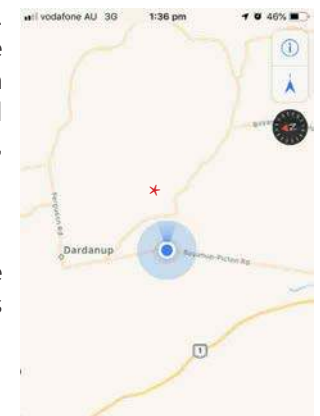


Views from this location fall at a distance of 2.2km from the site and are taken from the roadside of Boyanup-Picton Road. The direction of travel in this location is perpendicular to the site. As there are no pedestrian footpaths either side of the road, views are typically glimpsed through breaks in the roadside vegetation. The existing character of the landscape from this location is of a rural landscape, with significant mature roadside vegetation, with the open pasture seen beyond the road reserve. The train line is visible and is parallel to the horizon. The horizon, which can be seen beyond the roadside vegetation, appears as a strongly vegetated band on the edge of the open pasture.

Visibility of Proposed Works

From this location, the existing mound can be glimpsed through both the roadside vegetation, and the vegetation on the horizon. The ultimate landform, open grassland and planting will not be obtrusive within the context of the landscape in this location.

* Location of development site



Location Plan

Location 5 127 Dillon Road

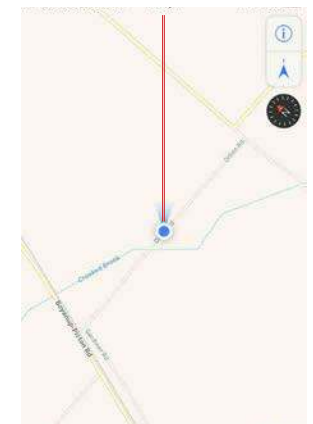


Views from this location fall at a distance of 1.6km from the site. The existing character is of open pastoral land, with existing buffer vegetation located along fence/boundary lines. The topography of the land within this view is flat, with existing trees being the prominent vertical element. The dominant features within this view is the flat open pasture, with the rural style fencing, which is visually permeable in the foreground of the view. Residential dwellings, and associated rural outbuildings are visible through the boundary vegetation.

Visibility of Proposed Works

The foothills of the Darling Range and existing works are just perceptible from this location. The expected height and location the proposed works will not be readily viewed within the landscape. From this location, the existing mounds can be glimpsed through the mature vegetation located along fence and boundary lines. This vegetation provides screening towards the subject site from the public realm.

— Direction of development site



Location Plan

Location 6 Intersection of Twomey Road and Crooked Brook Road (Shire of Dardanup Ref: View Point C)

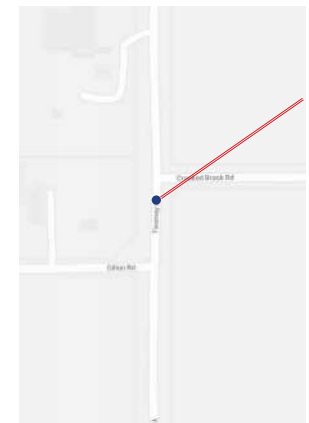


Views from this location are at a distance of approximately 1.1km from the site. The dominant features within this viewscape are the powerline poles and the street sign, which provide dominant vertical elements that contrast to the flat, open topography of the pastures in this view. The character of this view is of pastoral land, with a number of man-made elements that punctuate the horizon. The bitumenised road, central to the image is a strong linear feature. The rural style fencing, which is visually permeable adds to the rural character of this area. In the middle ground, to the right of the field of a view, are several buildings, a single dwelling and associated rural sheds and other buildings.

Visibility of Proposed Works

From this location, the existing mounds can be seen between the gaps in the existing vegetation. The works could be perceived as a pasture or field located on higher ground. The topography of the skyline will change when viewed from this location. the ultimate level of 149 being higher than present. The proposed planting to the cell sides will mature over the development period and form a new skyline.

— Direction of development site



Location Plan

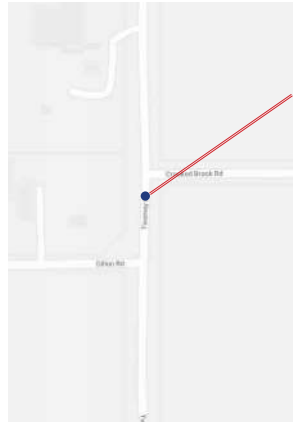
Marker to the Site

Location 6 Intersection of Twomey Road and Crooked Brook Road (Shire of Dardanup Ref: View Point C) - Illustration of completed works



Illustration of Landform and Planting (2045)

— Direction of development site



Location Plan

Marker to the Site

Location 7 361 Crooked Brook Road

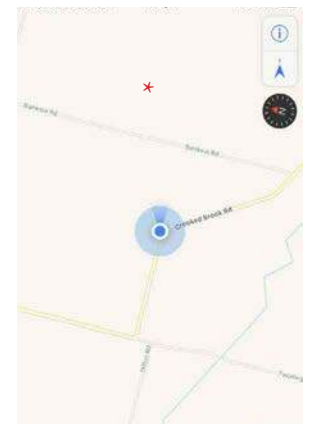


Views from this location are at a distance of approximately 590m from the site. The existing character is of a rural landscape, dominated with open pasture, cattle, and rural style fencing, which is visually permeable within the foreground of the image. The densely vegetated horizon consists of remnant vegetation within the pasture areas, but also includes vegetation located within the Dardanup Conservation Park. This vegetation and the natural topography of the land effectively screens the subject site from view from the public realm in this location.

Visibility of Proposed Work

There are no views of the subject site as it stands from this location. The proposed long term fill to 149 AHD and associated planting will be likely to raise the skyline but still present a character that is rural.

* Location of development site



Location Plan



Location 8 102 Ironstone Road

Marker to the Site

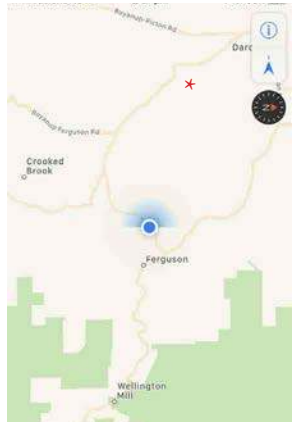


Views from this location are at a distance of approximately 3.6km from the site. The existing character of this landscape is of rolling hills with open grazing areas, punctuated with areas of remnant vegetation. The vegetation in this particular view concentrated along the ridge line, effectively screens views of the site. In the foreground of the view is a visually permeable rural style fence, along with roadside grasses that have been left to grow, with the lack of grazing farm animals access.

Visibility of Proposed Works

The subject site as it currently is cannot be seen from the public realm in this location, due to the screening of the natural ridgeline and the vegetation. The proposed landform of the landfill will not be observable from this location.

* Location of development site



Location Plan

Marker to the Site

Location 9 Entrance to Cleanaway Waste Disposal Facility on Banksia Road

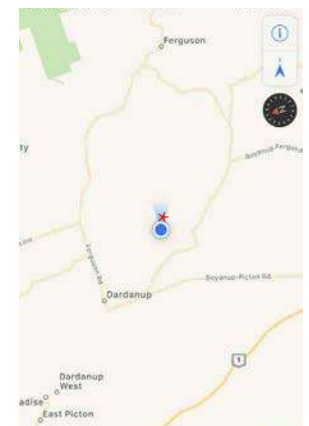


The view from this location is taken from the transition of the bitumen to gravel on Banksia Road, located directly adjacent to the subject site. The character of the landscape in this location is of an industrial site. The prominent features within this landscape include the mature trees located along the development site’s western boundary, the chain link mesh fence, and the mounds of spoil located behind the mature vegetation. The sign to the left of this field of view notates this as a waste disposal site.

Visibility of Proposed Works

The current works are visible from this location, due to the close proximity of the viewer. As this is the current character of the landscape, the potential addition of further mounds of spoil and rehabilitation planting are unlikely to alter the overall character nor perception of the landscape, and therefore not detract from the amenity, when viewed from this location. Additional maturing planting proposed as part of the works is likely to improve the visual amenity in this location.

* Location of development site



Location Plan

Marker to the Site

Location 10 125 Crooked Brook Road

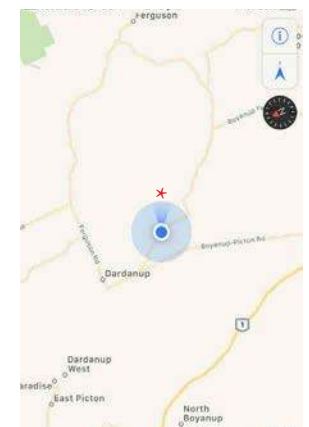


Views from this location are at a distance of approximately 1.3km. The character of the landscape when viewed from this location is of rural landscape, with the dominant features being the mature road side vegetation, clear pastures beyond the rural style, post and wire fence and the horizon. Other elements that add to the rural characteristic within this view include the horses, and the yellow and green tones of the landscape. The open grassland and trees being the primary elements.

Visibility of Proposed Works

The development site, and the current works underway are visible from this particular location on Crooked Brook Road. The scale of the current works on site can be seen below the skyline formed by the adjacent Dardanup Conservation Park. The proposals will attain a similar height with new woodland planted to the slopes. In this view the ultimate proposed works will therefore be consistent with the location's landscape character.

* Location of development site



Location Plan

Marker to the Site

Location 11 125 Crooked Brook Road

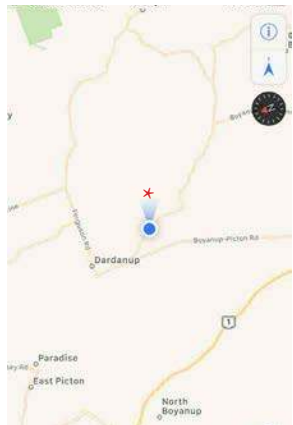


The view from this location is approximately 1.5km from the subject site. The break in the road side vegetation provides a clear view towards the subject site. The character of the landscape from this location would be considered rural. The dominant features include the open pasture/field in the middle ground, viewable through the break in the roadside vegetation, the tall grasses along the roads edge and the vegetation along the ridgeline and the horizon. The gate and the rural style fencing consisting of post a wire, add to the rural character of the landscape.

Visibility of Proposed Works

The current works and the development site are visible from this location. The break in roadside vegetation affords a clear view towards the subject site. However, the site, and it's inherent colour are not dissimilar to the colour palette of the surrounding landscape. The proposed ultimate landform will extend the higher skyline to the right, the sides of the new landform will be vegetated with an area of grassland being visible. The resulting views will not be a significant change to this locations character. Additionally, Crooked Brook Road has no formal pedestrian footpaths, which would mean that the majority of views of the subject site would be from a vehicle, and would be at right angles to the line of travel.

* Location of development site



Location Plan

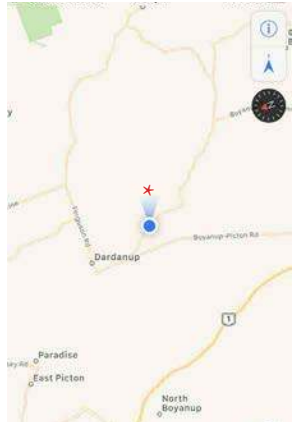
Marker to the Site

Location 11 125 Crooked Brook Road - Illustration of completed works



Illustration of Landform and Planting (2045)

* Location of development site



Location Plan

Location 12 62 Panizza Road

Marker to the Site

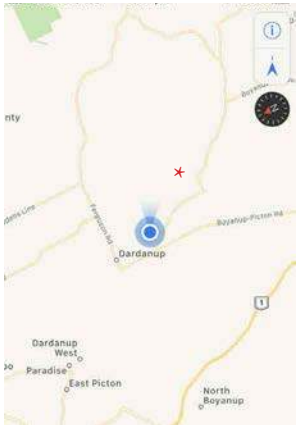


The location from which this view has been taken is approximately 2.2km from the development site. The character of the landscape is of a rural environment. The dominant features within this view are the mature road side vegetation, in particular the trees, the rural style fencing, consisting of post and wire and the blue sky. The open fields or pastures are viewable between the trees and are a strong horizontal element within the view. The horizon is heavily vegetated as well, with breaks between this vegetation providing distant views of the current mounds of spoil on the subject site.

Visibility of Proposed Works

The subject site, and current works in the form of the mounds of dirt are viewable from this location between breaks in both roadside and boundary vegetation. The mounds of earth do not break the horizon, and are only viewable where there are breaks in the vegetation, or the height of the mature trees does not screen the subject site from the view of those within the public realm. This glimpsed view will reveal the proposal as a slightly higher skyline where it can be observed. the proposed woodland planting and grass areas will be “in character” elements within the landscape.

* Location of development site



Location Plan

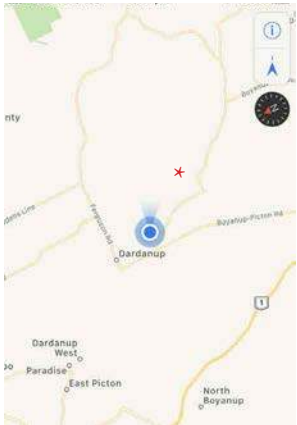
Marker to the Site

Location 12 62 Panizza Road - Illustration of completed works

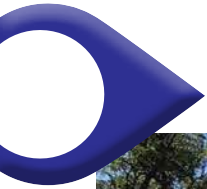


Illustration of Landform and Planting (2045)

* Location of development site



Location Plan



Location 13 Banksia Road

Marker to the Site

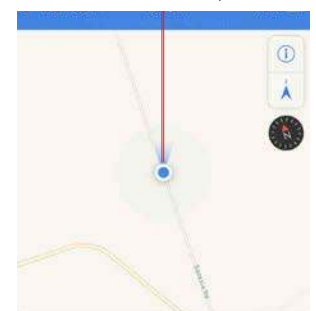


The location from which this image has been taken is located approximately 320m from the subject site. The character of the landscape in this view is of rural bushland, in particular the retained vegetation that makes up the Dardanup Conservation Park and the gravel road. The level of vegetation in this location effectively screens the subject site from view, including the current works on site. Given the current heights of spoil mounds and tops of cells on site, it is fair and reasonable to assume that the proposed works will not be viewable from this location either.

Visibility of Proposed Works

The subject site and the existing mounds of spoil are not viewable from this location. The height of the mounds that exist on site currently, will screen views of the proposed works from the public realm in this location. The mass of vegetation forming a screen will be further reinforced by the proposed planting as detailed in the Banksia Road Landfill Rehabilitation and Closure Plan, Landscaping Plan. See Appendix II.

— Direction of development site



Location Plan



Location 14 245 Crooked Brook Road

Marker to the Site

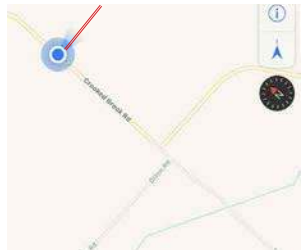


The location from which this view has been taken is located approximately 1km from the subject site. The character of the landscape is of a rural, agricultural landscape. The open, flat field/pasture is the dominant feature within this landscape. Other prominent features include the tall grasses in the foreground of the view, located within the road reserve, the posts of the rural style fencing, and the vegetated horizon. The electricity pole is a strong, dominant feature within this view, particularly as it breaks the densely vegetated horizon.

Visibility of Proposed Works

The development site, and associated works in the form of mounds of spoil and top of batters associated with existing cells is viewable from this location. This is discernible through the vegetation along the horizon. This appears as an area of cleared land, in similar colours to that of the pasture in the foreground. From this location the ultimate landform will be seen as an undulation in the skyline, creating a low broad hill. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama.

— Direction of development site



Location Plan

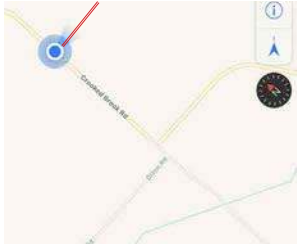
Marker to the Site

Location 14 245 Crooked Brook Road - Illustration of completed works



Illustration of Landform and Planting (2045)

— Direction of development site



Location Plan



Location 15 127 Dillon Road

Marker to the Site

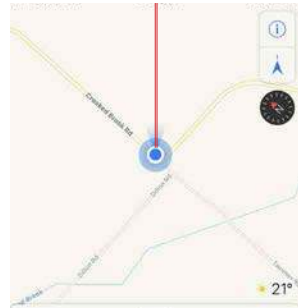


The location from which this view was taken is approximately 1km from the development site. The character of the landscape is of a rural, manmade, agricultural landscape. The open, flat field/pasture is the dominant feature within this landscape. Other prominent features include the tall grasses in the foreground of the view, located within the road reserve, the posts of the rural style fencing, and the vegetated horizon. The electricity pole is a strong feature within this view, particularly as it breaks the horizon. The buildings located in the middle ground to the right of the field of view stand out against the vegetated horizon.

Visibility of Proposed Works

The development site, and associated works in the form of mounds of spoil and top of batters associated with existing cells is viewable from this location. This is discernible through the vegetation along the horizon. This appears as a small area of cleared land, in similar colours to that of the pasture in the foreground. From this location the ultimate landform will be seen as an undulation in the skyline, creating a low broad hill. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama. The new plantings in the foreground are native eucalypts. As time passes, these will grow and will likely screen the development site completely from view when in this location.

— Direction of development site



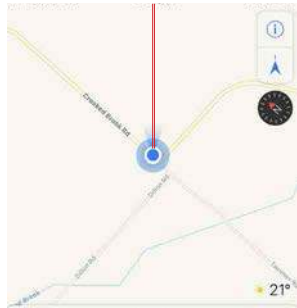
Marker to the Site

Location 15 127 Dillon Road - Illustration of Completed Works



Approved top of fill 128m plus 2m capping. Please refer to Figure 4b for topography plan

— Direction of development site



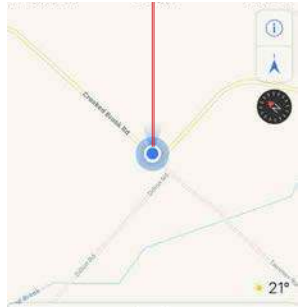
Marker to the Site

Location 15 127 Dillon Road - Illustration of Completed Works



Illustration of Landform and Planting (2045)

— Direction of development site



Marker to the Site

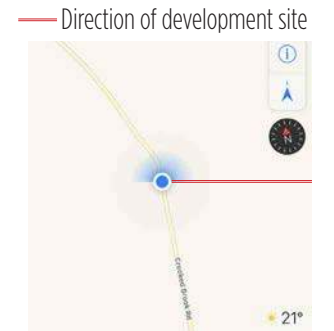
Location 16 125 Crooked Brook Road



The location from which this image was taken is approximately 1.03km from the subject site. The character of the landscape from this location is of a rural landscape. In particular, the dominant features being the roadside mature vegetation consisting of eucalypt trees, the open flat pasture or field located behind the roadside vegetation, the fence line mature vegetation to the left of this field of view and the heavily treed horizon. The open land is bordered on three sides by mature vegetation, providing an enclosed feeling and aesthetic within this viewscape. This view is at a right angle to the line of travel, and as such, would be a glimpsed view from a vehicle. There are no formal footpaths in this location.

Visibility of Proposed Works

The current works on the development site are visible from this location. Currently, the site is viewable through breaks in mature vegetation which acts as a screen in many locations throughout the district area surrounding the site. At the level that the site is observable, it does sit within the context of the landscape due to it's colour, and that it does not visibly break the horizon line. the proposed landform height will ultimately form a broad, slight hill. the proposed rehabilitation works integrating the works within this landscape character area.



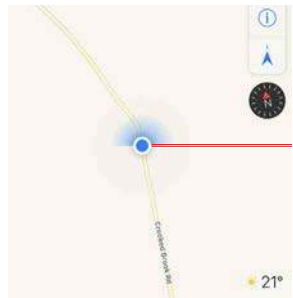
Marker to the Site

Location 16 125 Crooked Brook Road - Illustration of completed works



Illustration of Landform and Planting (2045)

— Direction of development site





Location 17 125 Crooked Brook Road

Marker to the Site

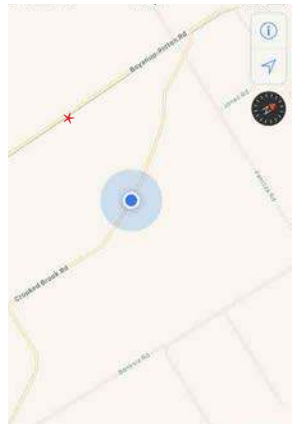


The distance from the subject site, from which this image was taken is approximately 1.2km. The character of the landscape is that of a rural land. The dominant features within this viewscape are the mature trees to either side of the view, the long grass within the roadside in the foreground and the open field/pasture in the middle ground. There are several buildings within this viewscape that remind the viewer that it is a manmade agrarian landscape. The horizon is heavily vegetated, with few manmade elements punctuating the horizon. Another element within this view that reinforces the rural character of the landscape is the rural style fencing in the foreground, delineating the public from private realm.

Visibility of Proposed Works

The current works on the development site are visible and perceivable from this location through breaks in the vegetation, both along the horizon, but also in the roadside vegetation. From this location the ultimate landform will be seen as an undulation in the skyline, creating a low broad hill. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama.

* Location of development site



Location Plan

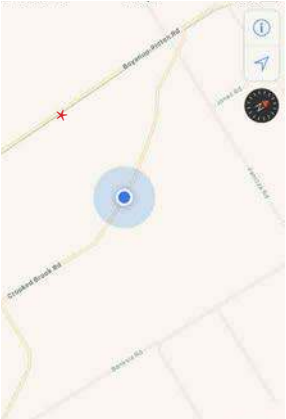
Marker to the Site

Location 17 125 Crooked Brook Road - Illustration of completed works



Illustration of Landform and Planting (2045)

* Location of development site



Location Plan

Marker to the Site

Location 18 245 Crooked Brook Road

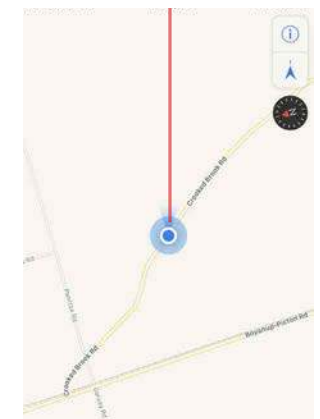


This location is located approximately 1.8km from the development site. The character of this landscape is of a rural landscape, punctuated with man-made elements, reminding the viewer that it is a cultivated landscape. The dominant features within this landscape are the blue sky and the open flat pastures/fields in the foreground of the image. Other features include the mature trees both in roadside vegetation but also along the ridgeline. There are several buildings within the viewscape that contrast with the surrounding landscape due to their colour. The rural style fence delineates the boundary between the public and private realm.

Visibility of Proposed Works

The development site is visible from this location on Crooked Brook Road. There are no formal pedestrian footpaths within this road carriageway and as such, it can be inferred that the majority of views are likely to be from vehicles. This view would be seen glimpsed obliquely to the line of travel. The site is observable through breaks in the vegetation along the ridgeline and on the western boundary of the development site. From this location the ultimate landform will be seen as an undulation in the skyline, creating a low broad hill. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama.

— Direction of development site



Location Plan

Marker to the Site

Location 19 32 Crooked Brook Road (Shire of Dardanup Ref: View Point B)

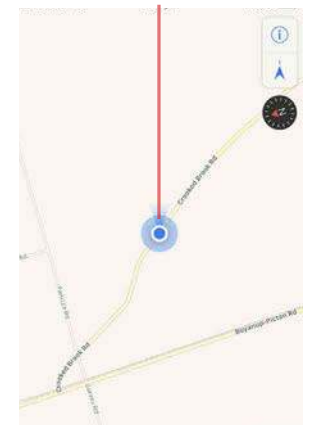


This image has been taken at a distance of approximately 2km from the development site. The character of the landscape is of a rural, manmade landscape. Dominant features within this viewscape are the open pastures/fields, dense vegetation along the horizon and to the right of the viewer. Other features, that add to the character landscape being that of a manmade landscape include the several buildings that are observable within this viewscape, and the rural style fence in the foreground.

Visibility of Proposed Works

The development site is visible from this location on Crooked Brook Road. There are no formal pedestrian footpaths within this road carriageway and as such, it can be inferred that the majority of views are likely to be from vehicles. This view would be seen glimpsed obliquely to the line of travel. The site is observable through breaks in the vegetation along the ridgeline and on the western boundary of the development site. From this location the ultimate landform will be seen as an undulation in the skyline, creating a low broad hill. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama.

— Direction of development site



Location Plan

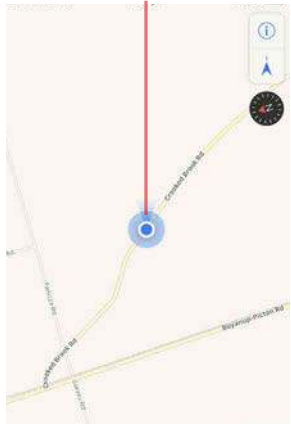
Marker to the Site

Location 19 32 Crooked Brook Road (Shire of Dardanup Ref: View Point B) - Illustration of Completed Works



Illustration of Landform and Planting (2045)

— Direction of development site



Location Plan

Marker to the Site

Location 20 Intersection of Waterloo Road and Ferguson Road (Shire of Dardanup Ref: View Point A)

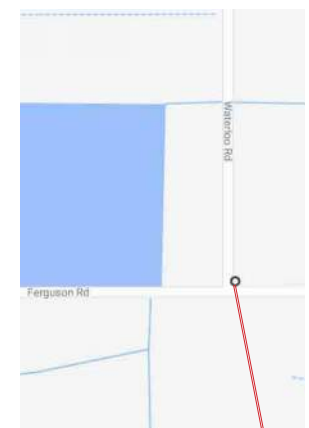


This image has been taken at a distance of approximately 3.5km from the development site. The character of the landscape is of a rural, manmade landscape. Dominant features within this viewscape are the open pastures/fields and dense vegetation along the horizon. The existing landfill site is just visible above the tree canopy in the distance.

Visibility of Proposed Works

The development site is visible from this location. There are no formal pedestrian footpaths within this road carriageway and as such, it can be inferred that the majority of views are likely to be from vehicles. This view would be seen glimpsed obliquely to the line of travel across open land. From this location the ultimate landform will be seen as a pronounced undulation in the skyline, creating a low broad hill. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama.

— Direction of development site



Location Plan

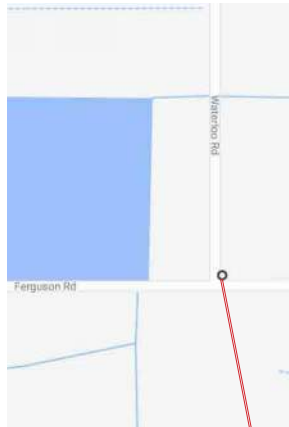
Marker to the Site

Location 20 Intersection of Waterloo Road and Ferguson Road (Shire of Dardanup Ref: View Point A) - Illustration of Completed Works



Approved top of fill 128m plus 2m capping. Please refer to Figure 4b for topography plan

— Direction of development site



Location Plan

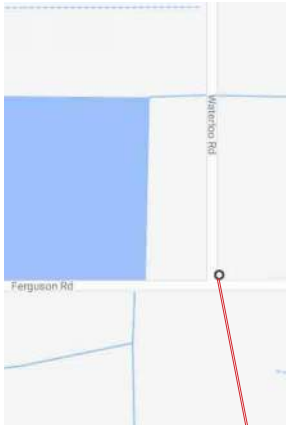
Marker to the Site

Location 20 Intersection of Waterloo Road and Ferguson Road (Shire of Dardanup Ref: View Point A) - Illustration of Completed Works



Illustration of Landform and Planting (2045)

— Direction of development site



Location Plan

Marker to the Site

Location 21 Intersection of Hynes Road and South West Highway

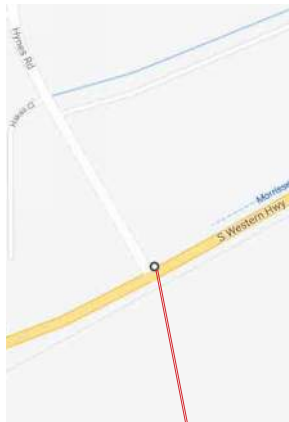


This image has been taken at a distance of approximately 11km from the development site. The character of the landscape is of a rural, manmade landscape. Dominant features within this viewscape are the open pastures/fields, dense vegetation along the horizon and a trian line in the immediate foreground.

Visibility of Proposed Works

The development site is visible from this location. There are no formal pedestrian footpaths within this road carriageway and as such, it can be inferred that the majority of views are likely to be from vehicles. This view would be seen glimpsed obliquely to the line of travel. The site is observable through breaks in the vegetation. From this location the ultimate landform will be seen as an undulation in the skyline, creating a low broad hill. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama.

— Direction of development site



Location Plan

Marker to the Site

Location 22 Marlston Hill Lookout (Shire of Dardanup Ref: View Point D)

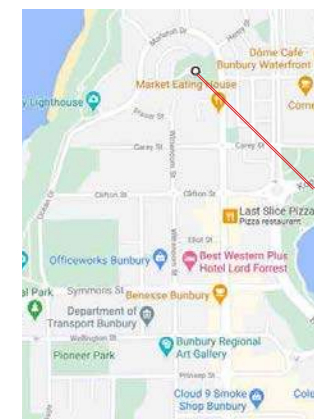


This elevated location is located approximately 19km from the development site. The character of this landscape is of an urban panorama. The dominant features within this landscape are distant views, open blue skies with multistorey residential and commercial buildings of high density within the foreground. The horizon presents a strong horizontal, elevated ridgeline stretching the length of the view which is occasionally punctuated by taller foreground buildings.

Visibility of Proposed Works

Static views of the development site in the distant landscape are achieved from this location. The proposed works will be visible but will appear as a small distant feature in the context of this view. The proposed ultimate height of the works will not penetrate the existing horizon with any visual changes sitting beneath the existing perceived ridgeline. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama. The visibility of the proposed works will be significantly affected by changing weather conditions. High humidity and reduced light levels will make the proposed works harder to discern at distance. Proposed vegetation within the works will be similar plant species to the surrounding landscape, matching any seasonal colour changes in the broader landscape. Therefore the proposed works will have a negligible visual impact on the character of this scene.

— Direction of development site



Location Plan

Location 23 Boulters Heights Lookout

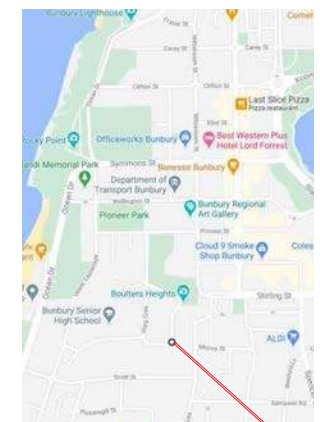


This elevated location is located approximately 19km from the development site. The character of this landscape is of an urban panorama. The dominant features within this landscape are distant views, open blue skies with multistorey residential and commercial buildings of high density within the foreground. The horizon presents a strong horizontal, elevated ridgeline stretching the length of the view which is occasionally punctuated by taller foreground buildings.

Visibility of Proposed Works

Static views of the development site in the distant landscape are achieved from this location. The proposed works will be visible but will appear as a small distant feature in the context of this view. The proposed ultimate height of the works will not penetrate the existing horizon with any visual changes sitting beneath the existing perceived ridgeline. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama. The visibility of the proposed works will be significantly affected by changing weather conditions. High humidity and reduced light levels will make the proposed works harder to discern at distance. Proposed vegetation within the works will be similar plant species to the surrounding landscape, matching any seasonal colour changes in the broader landscape. Therefore the proposed works will have a negligible visual impact on the character of this scene.

— Direction of development site



Location Plan

Marker to the Site

Location 24 Bunbury Lighthouse

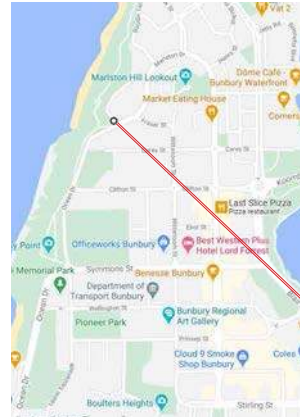


This elevated location is located approximately 19km from the development site. The character of this landscape is of an urban panorama. The dominant features within this landscape are distant views, open blue skies with multistorey residential and commercial buildings of high density within the foreground. The horizon presents a strong horizontal, elevated ridgeline stretching the length of the view which is occasionally punctuated by taller foreground buildings.

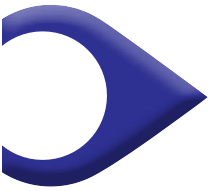
Visibility of Proposed Works

Static views of the development site in the distant landscape are achieved from this location. The proposed works will be visible but will appear as a small distant feature in the context of this view. The proposed ultimate height of the works will not penetrate the existing horizon with any visual changes sitting beneath the existing perceived ridgeline. The proposed planting of side batters and grassland rehabilitation will be elements within this strongly horizontal panorama. The visibility of the proposed works will be significantly affected by changing weather conditions. High humidity and reduced light levels will make the proposed works harder to discern at distance. Proposed vegetation within the works will be similar plant species to the surrounding landscape, matching any seasonal colour changes in the broader landscape. Therefore the proposed works will have a negligible visual impact on the character of this scene.

— Direction of development site



Location Plan



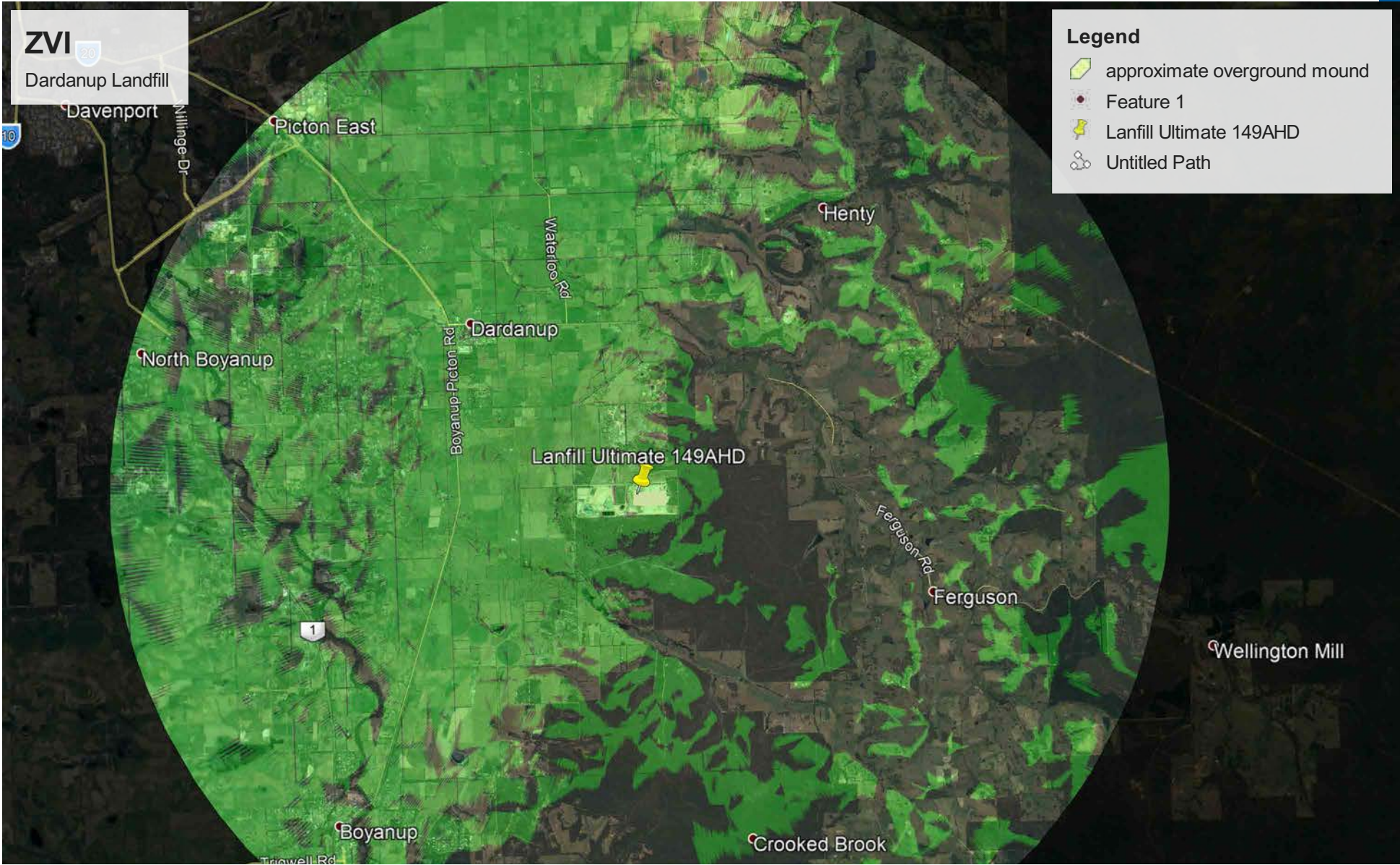
4. Defining the Zone of Visual Influence (ZVI)

The following data imagery illustrates view-sheds constructed from the topography surrounding the proposed works. These images do not take into account other features such as vegetation or built forms including housing, fence-lines etc. that may obstruct view lines.





The use of computer generated zones of visual influence enabled consideration of key areas to be selected for site assessment.

The ZVI provides a guide to assessment and does not define where there are impacts.

On the basis that the ZVI extended to the coast, distant views will be possible. For example views from Bunbury Marston Hill and lookout will be achieved. These however are at a distance of over 19 kilometers and the proposals form a very discrete element within a broad panorama. At such a distance the works may be discernable dependent on weather and light conditions. The proposed landscape treatments however will integrate the ultimate finished landfill within the extensive scene.

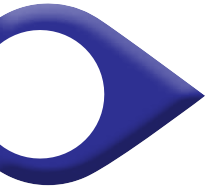


Legend

-  approximate overground mound
-  Feature 1
-  Lanfill Ultimate 149AHD
-  Untitled Path

Key:
 Existing land surface is potentially seen

Figure 7: Areas from which the Proposed Works may be Viewable



5. Conclusions

Generally views to the site from the greater surrounding landscape are only achievable from a distance within 4km to the north, northwest, west and south-west. Although views are available at a greater distance, for example from high ground in Bunbury 19 kilometers away, visual impacts will not be significant.

Topographically, from locations to the north, northwest and west (as evidenced through the ZVI modelling utilised within this report) views of the site are theoretically possible. However, when factoring in the vegetation present at each of these locations these views become largely obscured, at times entirely.

Typically views from the public realm to the site from the north provide glimpsed views, through existing, mature vegetation located predominantly within roadside verges, and along boundary or fence lines within private lots. From these locations, the development site will be seen. The colours and current landforms allow it to sit within the context of the broader landscape.

There are comprehensive rehabilitation and planting schemes which will be managed and implemented in unison with the staged works. The new landscaping will continue to grow and establish as the works reach ultimate completion. The primary visual impact prior to established planting is likely to be ongoing works including vehicular movements.

Typically any views of the site from the south are from Crooked Brook Road. This vehicle corridor has no pedestrian infrastructure. It is traversed in vehicles. Pull over opportunities are irregular and informal in nature. Located to the south of the site is the Dardanup Conservation Park. This large parkland is full of remnant, mature vegetation, providing



significant screening of the development site from the south. As such, views along this road (southern portion), and others including Ironstone Road, south of the site are extremely limited.

Views from the public realm within the Dardanup township are limited, due to the distance, but also due to the areas of vegetation between the township and the subject site. Most notably is the screening vegetation located on the west and north-west of the subject site. This vegetation provides a buffer between Dardanup and the subject site. Views are obtainable from the new development Roseland, located to the south of Dardanup. These views are obtained through breaks in vegetation and across flat pasture lands. From these locations, the distance means that an observer would have to have knowledge of the location or it would appear as another open field or pasture at a higher elevation. The site's colour and siting within the landscape, mean it sits within the context of the landscape when view from the north-west.

Views from the west towards the site are typically viewed from Boyup-Picton Road. A bitumenised, road with no formal pedestrian footpaths either side, the development site is perpendicular to the line of travel. This means views are predominantly from within vehicles, moving at a speed of up to 110km/h, and are glimpsed through the extensive road side vegetation located along this road corridor. Vegetation along this corridor ranges in height but is typically between 8 and 12m tall. As with other locations in the district landscape, due to the siting of the development site, if a viewer was unaware of what they were viewing, it would appear as if it was an open field or pasture. In addition, the site's colour at this distance allows it to sit within the context of the landscape.

Views from Ferguson Valley, and from the east, as shown in the Zone of Visual Influence are limited. This is due to the topography and the mature



vegetation that makes up the Dardanup Conservation Park.

In summary:

1. Existing works at the subject site are discrete. The surrounding vegetation and landforms combine to restrict views.

These works do not currently adversely impact the broader landscape character.

2. The incremental implementation of the proposal includes the staged delivery of rehabilitation landscape works. As filling progresses, the planting will mature. As the scale and height of the new landform increases the landscape planting will ameliorate effects.

In the long term, the proposed top of cell height, 149 AHD (excluding capping) will form a slightly higher skyline from some views to the approved 128 AHD (excluding capping). This will be observed as an integral part of the rural landscape.

In the long term, the works will be revegetated with woodland plants, and will not be discernible from the wider landscape. The grassland rehabilitation will form an open paddock similar in character to many areas of the contextural rural landscape.

3. The majority of viewing opportunities are from public roads. The roads have speed limits of 50km/h to 110km/h. The proposal is located generally obliquely to the direction of travel.

There are no formal footpaths within the local road network, nor formal pull over areas or parking along the immediate road network.

Dardanup town itself has both formal parking and formal footpaths, which provide for limited views towards the subject site.



4. The Town of Dardanup is the nearest community. It has distant views from the public realm and it can be inferred that there may be distant views from some private residences.

At a distance, it is hard to discern the existing works from the broader landscape. As such, it is likely, that the proposed works will also be difficult to discern from the broader landscape when complete as the resultant landform and vegetation will be in character with the area.

5. Current works, visually, have a minimal visual impact on the interface with the adjacent conservation park.

Proposed works will not change this minimal visual impact, and long term plans to rehabilitate the subject site, will further decrease any visual impacts.

The incremental staged creation of elevated topography, will be combined with the staged planting of vegetation and establishment of grass areas. The long time frame to completion in 2045 suggests that changes in the views will not be rapid but a progression. As such it is not considered that the proposals will represent an obtrusive element in views during the works. They will be observed when sought out within a wider panorama when seen.

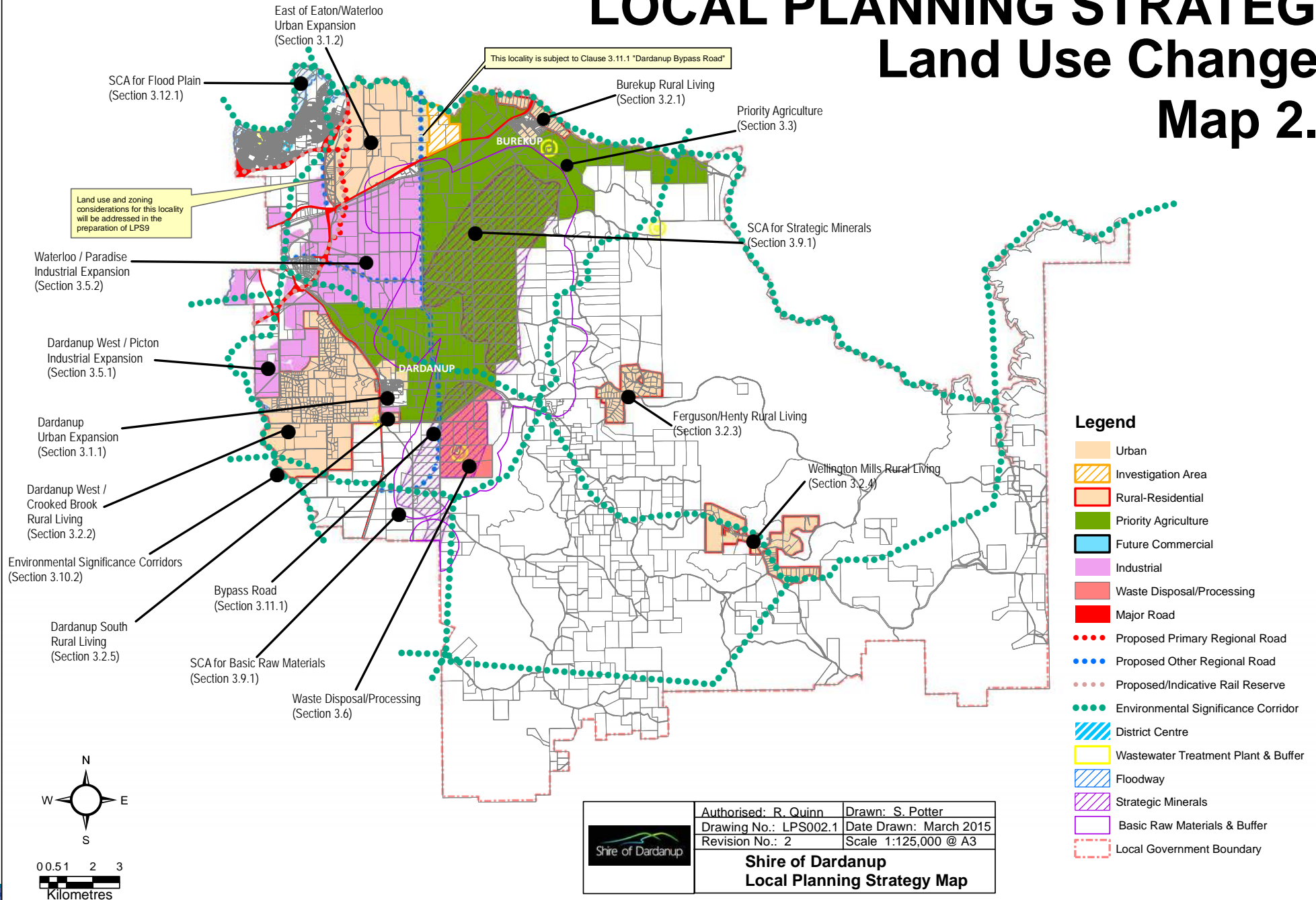


APPENDIX I
LOCAL PLANNING STRATEGY

LOCAL PLANNING STRATEGY

Land Use Changes

Map 2.1





APPENDIX II

**EXTRACT FROM BANKSIA ROAD LANDFILL
REHABILITATION AND CLOSURE PLAN - LANDSCAPING
PLAN**



LEGEND

	ZONE 1	INFRASTRUCTURE
	ZONE 2	GRASSLAND
	ZONE 3	NATIVE WOODLAND
ZONE 4 BUFFER ZONE COMPRISED OF:		
	ZONE 4a	ESTABLISHED WOODLAND
	ZONE 4b	PROPOSED GROUNDCOVER
	ZONE 4c	ESTABLISHING WOODLAND
	ZONE 4d	PROPOSED WOODLAND
	ZONE 4e	RETAINED NATIVE VEGETATION
	ZONE 5	WETLANDS
	EXISTING SURROUND AREA	

Scale : 1 : 2500		Coordinates & Datum		Sheet Size																					
SURVEYED: AJAV		Coords to MGA94 ZONE 50		A1																					
SURVEY DATE: 08.06.2020		All Levels to A.H.D.																							
<table border="1"> <thead> <tr> <th>REV</th> <th>AMENDMENT / REASON FOR ISSUE</th> <th>DATE</th> <th>DES.</th> <th>OWN.</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>AMENDED AS PER CLIENT COMMENT</td> <td>05.02.21</td> <td>JJ</td> <td>JJ</td> </tr> <tr> <td>B</td> <td>CONCEPT FOR COMMENT</td> <td>19.01.21</td> <td>JJ</td> <td>JJ</td> </tr> <tr> <td>A</td> <td>CONCEPT FOR COMMENT</td> <td>29.09.20</td> <td>JJ</td> <td>JJ</td> </tr> </tbody> </table>						REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	OWN.	C	AMENDED AS PER CLIENT COMMENT	05.02.21	JJ	JJ	B	CONCEPT FOR COMMENT	19.01.21	JJ	JJ	A	CONCEPT FOR COMMENT	29.09.20	JJ	JJ
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	OWN.																					
C	AMENDED AS PER CLIENT COMMENT	05.02.21	JJ	JJ																					
B	CONCEPT FOR COMMENT	19.01.21	JJ	JJ																					
A	CONCEPT FOR COMMENT	29.09.20	JJ	JJ																					



PRELIMINARY			
CLEANAWAY SOLID WASTE			
AERIAL BUDGET MODEL CONCEPT			
DARDANUP LANDFILL, WA			
CONCEPT ZONE LAYOUT			
JOB NUMBER	SHEET NUMBER	REVISION	
201515	P101	C	

© TONKIN CONSULTING

C:\Users\James_Jenke\Documents\Revit\201515_Landfill_Landscaping.rvt

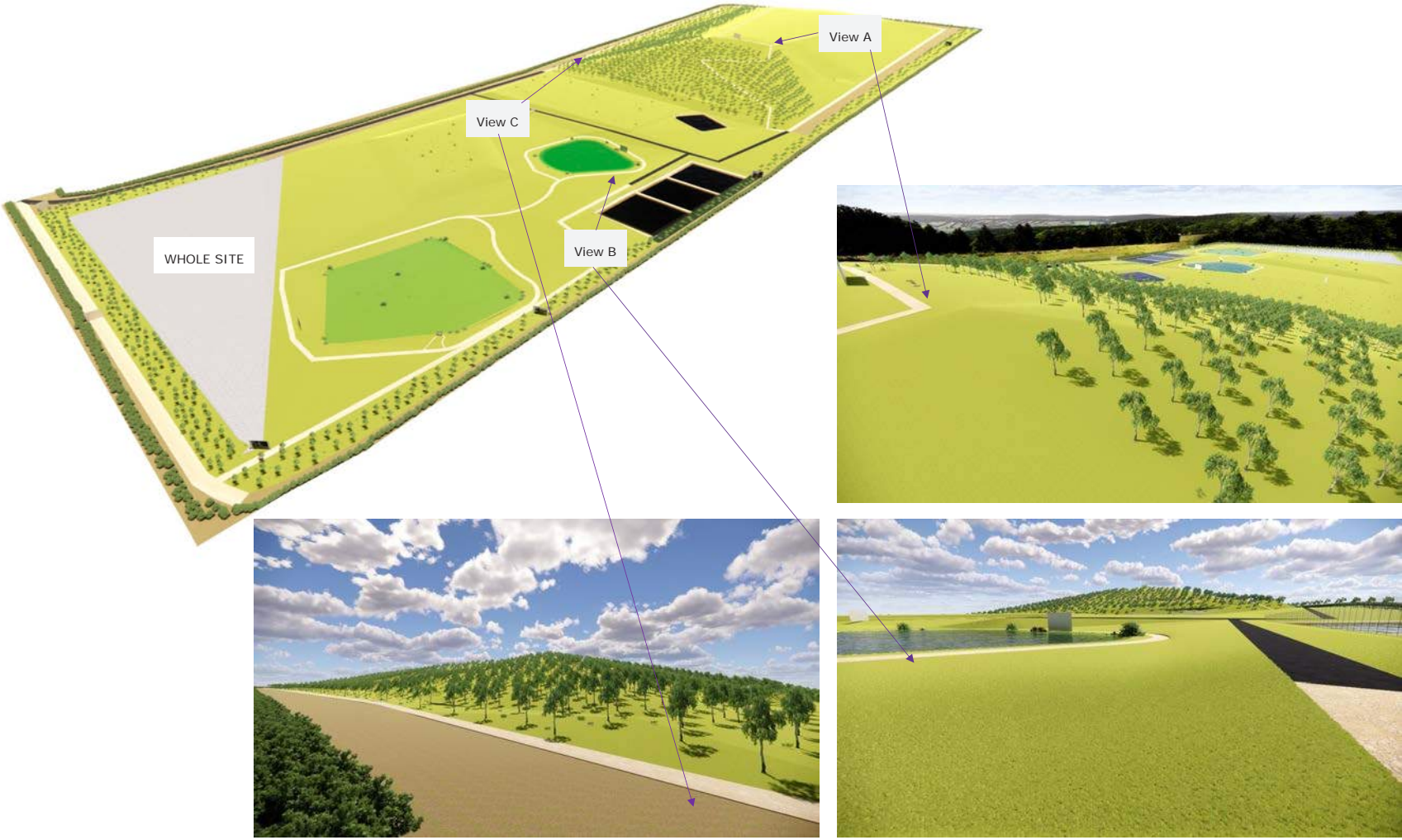


Figure 2 Isometric and Vantage Point Photos of Final Landscape

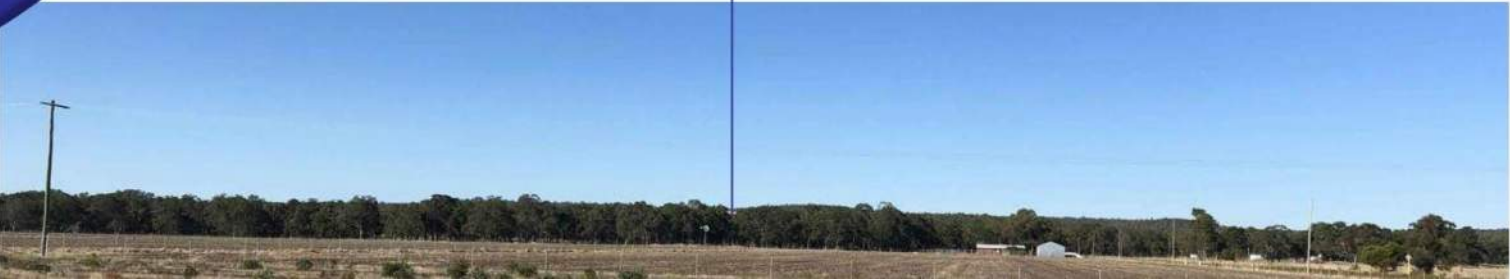


Native Trees and Shrubs		Native grasses and forbs	
Species	Common Name	Species	Common Name
<i>Eucalyptus calophylla</i>	Marri – Red Gum	<i>Austrodanthonia spp</i>	Wallaby Grass
<i>Eucalyptus decipiens</i>	Redheart moit	<i>Austrostipa compressa</i>	Compact needlegrass
<i>Eucalyptus drummondii</i>	Drummond’s gum	<i>Austrostipa semibarbata</i>	Bearded spear-grass
<i>Eucalyptus haematoxylon</i>	Mountain Marri	<i>Ficinia nodosa</i>	Club rush
<i>Eucalyptus marginata</i>	Jarrah	<i>Lomandra sericea</i>	Silky mat rush
<i>Eucalyptus megacarpa</i>	Bullich	<i>Mesomelaena tetragona</i>	Semaphore sedge
<i>Eucalyptus patens</i>	Blackbutt	<i>Microalaena stipoides</i> <i>var stipoides</i>	Weeping grass
<i>Acacia lasiocarpa var lasiocarpa</i>	Wattle	<i>Patersonia occidentalis</i>	Purple flag
<i>Acacia pulchella var glaberrima</i>	Prickly moses	<i>Themeda triandra</i>	Kangaroo grass
<i>Acacia saligna</i>	Golden Wreath Wattle		
<i>Allocasuarina fraseriana</i>	Sheoak		
<i>Banksia grandis</i>	Bull Banksia		
<i>Banksia littoralis</i>	Swamp Banksia		
<i>Hakea cyclocarpa</i>	Ramshorn		
<i>Hakea ruscifolia</i>	Candle Hakea		
<i>Hakea undulata</i>	Way leaf Hakea		
<i>Hibbertia hypericoides</i>	Yellow buttercups		
<i>Hibbertia subvaginata</i>	-		
<i>Kunzea glabrescens</i>	Spearwood		
<i>Kunzea micrantha</i>	-		
<i>Leucopogon glabellus</i>	-		
<i>Melaleuca preissiana</i>	Stout Paperback		
<i>Melaleuca viminea</i>	Mohan		
<i>Persoonia longifolia</i>	Long-leaf Persoonia		
<i>Pityrodia bartlingii</i>	Woolly Dragon		
<i>Podocarpus drouynianus</i>	Wild Plum		
<i>Pultenaea reticulata</i>	Bush Pea		



Location 15 127 Dillon Road

Marker to the Site



Existing Landform



Location 15 127 Dillon Road - Illustration of Completed Works

Marker to the Site

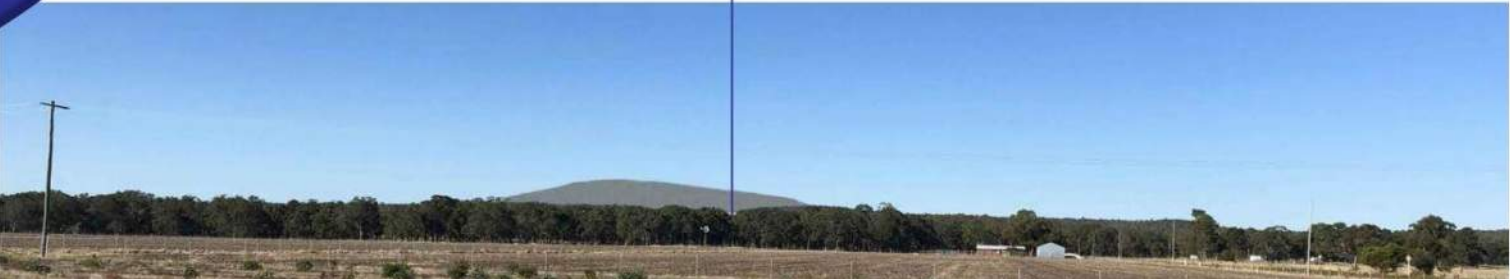


128m AHD



Location 15 127 Dillon Road - Illustration of Completed Works

Marker to the Site



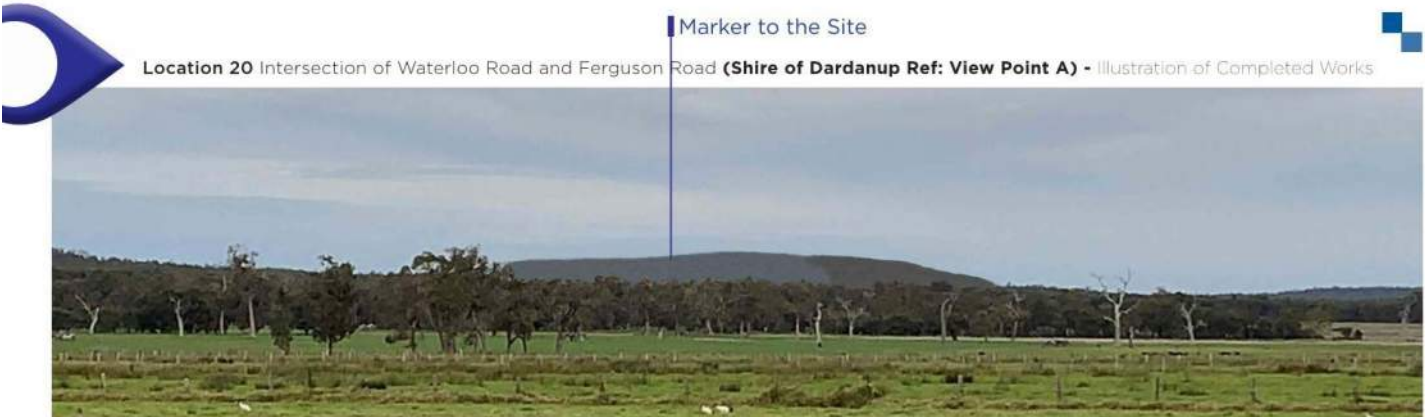
149m AHD



Existing Landform



128m AHD



149m AHD

