



Sustainable Development  
Directorate

# APPENDICES

Items 12.2.1 – 12.2.3

# ORDINARY COUNCIL MEETING

To Be Held

Wednesday, 27<sup>th</sup> of April 2022

Commencing at 5.00pm

At

Shire of Dardanup  
ADMINISTRATION CENTRE EATON  
1 Council Drive – EATON

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# Amendment 205 to Shire of Dardanup Town Planning Scheme No. 3

**Lot 2 Harold Douglas Drive and Lot 185 Venn Road**

**Dardanup West**

**PREPARED FOR DARDANUP PARK PTY LTD**





### DOCUMENT CONTROL

ISSUE	DATE	ISSUE DETAILS	APPROVED
Draft	20 January 2022	Draft for Client review	LG
Rev 0	27 January 2022	Lodged for approval	LG
Rev 1	23 March 2022	Revisions requested by LGA	LG

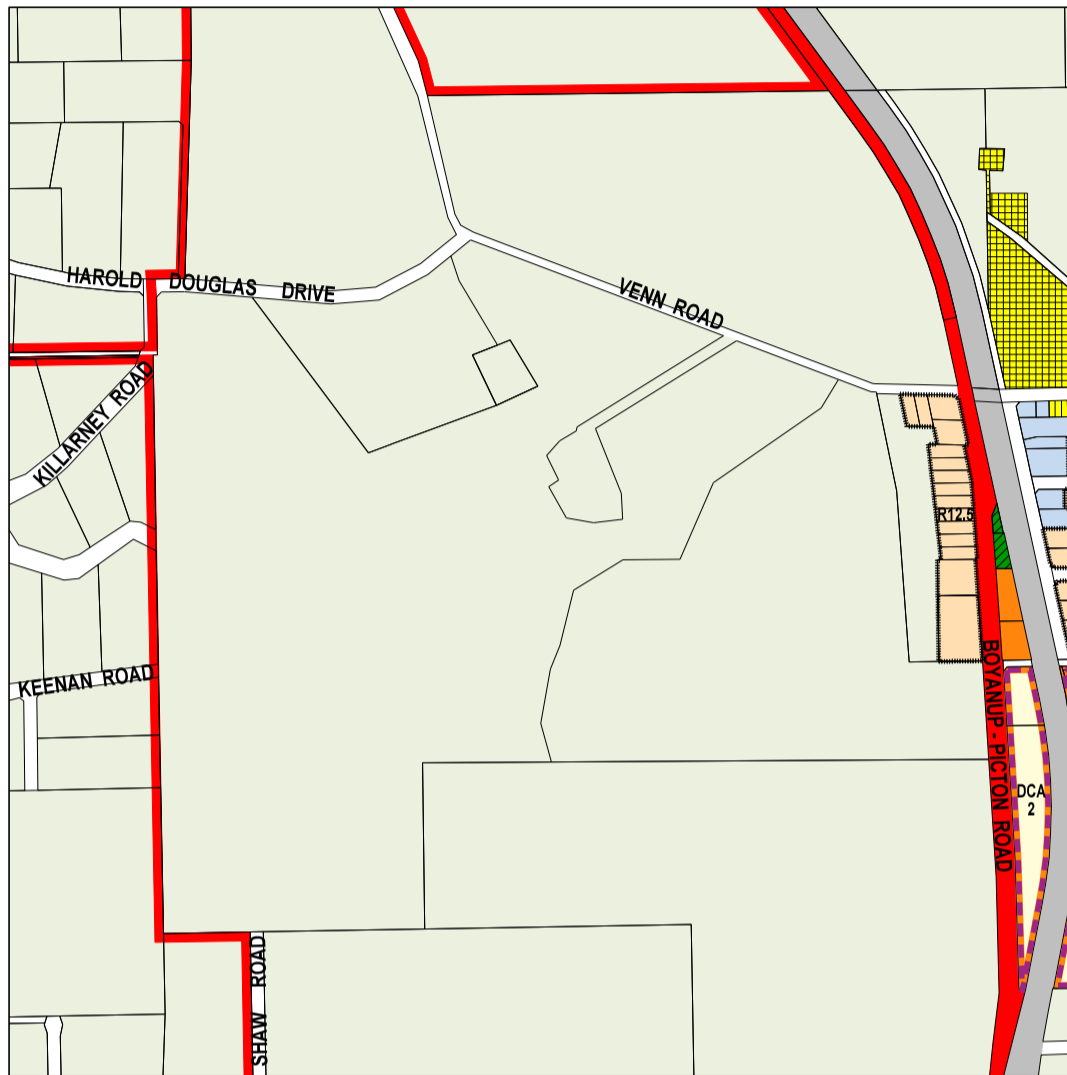
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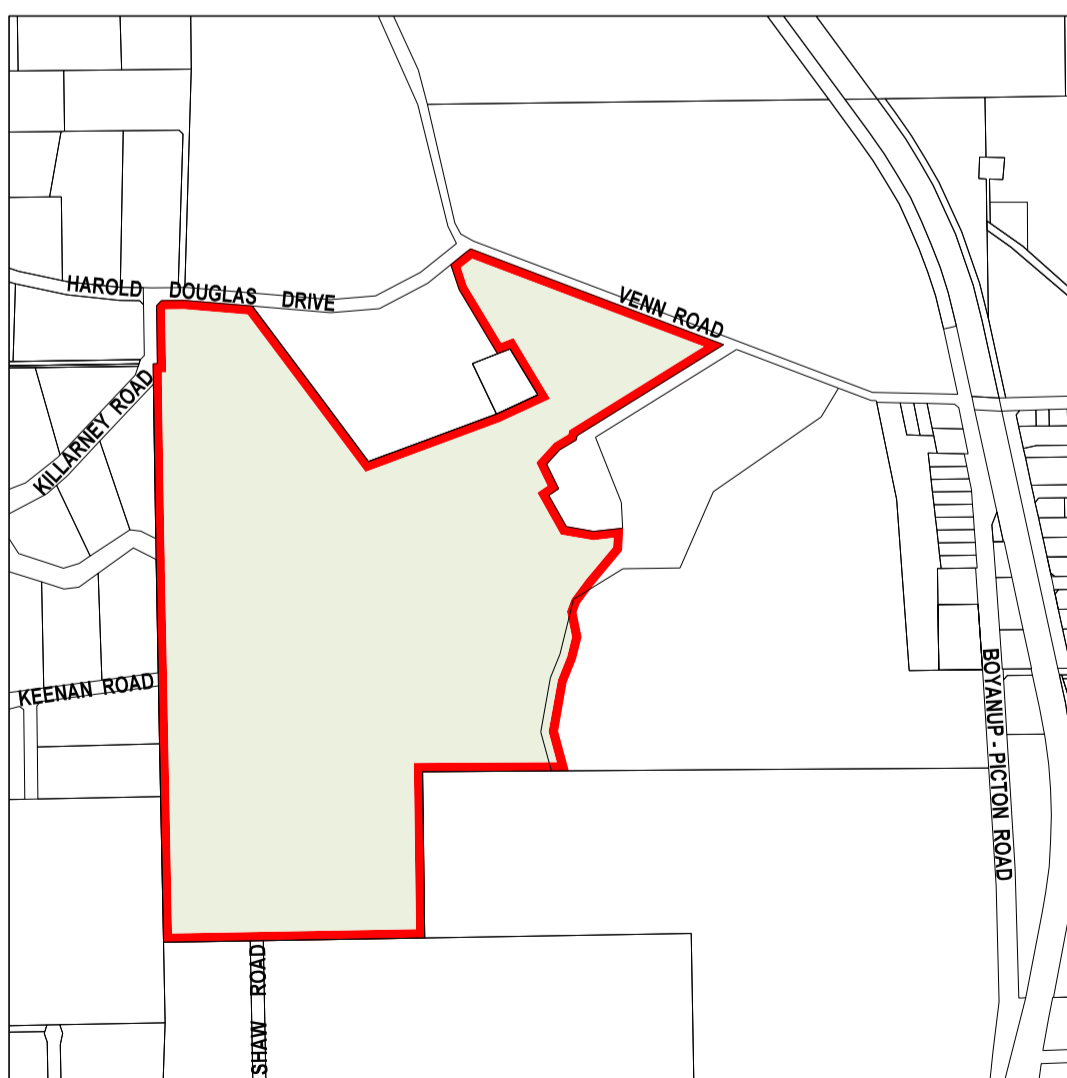


# SCHEME AMENDMENT MAP

## SHIRE OF DARDANUP LOCAL PLANNING SCHEME No.3 AMENDMENT No. 205



**EXISTING ZONING**



**PROPOSED ZONING**

**LEGEND**

**REGION SCHEME ZONES (GBRS)**

- PRIMARY REGIONAL ROADS
- RAILWAY

**LOCAL SCHEME RESERVES**

- RECREATION

**LOCAL SCHEME ZONES**

- BUSINESS - COMMERCIAL
- DEVELOPMENT
- GENERAL FARMING
- RESIDENTIAL
- OTHER COMMUNITY
- PUBLIC UTILITIES
- SCHOOL
- SMALL HOLDING

**OTHER CATEGORIES**

- R12.5 RCODES
- DCA2 DEVELOPMENT CONTRIBUTION AREA



# [Appendix ORD: 12.2.1A]

*Planning and Development Act 2005*

## RESOLUTION TO AMEND TOWN PLANNING SCHEME

### SHIRE OF DARDANUP TOWN PLANNING SCHEME No. 3

#### AMENDMENT No. 205

RESOLVED that the local government pursuant to Section 72 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning portion Lot 2 Harold Douglas Drive and portion Lot 185 Venn Road Dardanup West from 'General Farming' to 'Small Holding';
2. Amending Appendix VIII – Additional requirements – Small Holding Zones by inserting the following:

AREA	ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE PROVISIONS OF THE SCHEME TEXT
<p><b>AREA 19 DARDANUP PARK</b></p> <p>Portion Lot 2 Harold Douglas Drive and portion Lot 185 Venn Road Dardanup West shown on the Scheme maps.</p>	<ol style="list-style-type: none"><li>1. Subdivision and Development Criteria<ol style="list-style-type: none"><li>a) The local government will require the preparation of a local development plan and subdivision shall be generally be in accordance with the local development plan.</li><li>b) No dwelling, outbuilding, on-site effluent disposal system or other incidental building shall be constructed in the Building Exclusion Zone as shown on the local development plan.</li><li>c) Despite clause 3.14.1 r), no tree or shrub within 30 metres of the edge of the proposed drain reserve (Gavin's Gully) shall be removed.</li><li>d) Sewage is to be discharged via an on-site effluent disposal system which meets the requirements of the <i>Government Sewerage Policy</i>.</li><li>e) Despite clause 3.14.1 c), each dwelling shall be provided with a minimum 135,000 litre potable water storage tank in addition to any requirements of an approved bushfire management plan.</li><li>f) At the subdivision stage, suitable arrangements are to be made with the local government for the provision of two (2) fully operational 50,000 litre water tanks for fire-fighting purposes to be located on Reserve 43955, Harold Douglas Drive. As an alternative the local government may accept an equivalent contribution towards strategic bushfire management measures in the Small Holding area of Dardanup West.</li><li>g) At the subdivision stage, the local government may request that the WAPC impose a condition requiring that satisfactory arrangements be made for the upgrading and/or construction of the local road network (including intersections) to the Shire's standard.</li></ol></li></ol>

# [Appendix ORD: 12.2.1A]

	<p>2. Land Use Controls</p> <p>a) Stocking rates shall not exceed Department of Primary Industries and Regional Development stocking rate guidelines.</p> <p>b) Despite clause 3.14.1 i), the keeping of horses in accordance with subclause a), is limited to personal use with a maximum of 3 horses.</p>
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3. Updating the Scheme Maps accordingly.

The Amendment is a Standard Amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for the following reasons:

1. The amendment is consistent with a local planning strategy that has been endorsed by the Western Australian Planning Commission.
2. The amendment is consistent with the Greater Bunbury Region Scheme that applies to the area.
3. The amendment is consistent with the Dardanup Small Holdings Structure Plan applicable to the site that has been endorsed by the Western Australian Planning Commission.
4. The amendment will have minimal impact on land in the Scheme area that is not the subject of the amendment.
5. The amendment will have no significant environmental, social, economic or governance impacts on land in the Scheme area not subject to the amendment proposal.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2022

.....  
CHIEF EXECUTIVE OFFICER



## Table of Contents

1. Introduction and purpose .....	6
2. Project team.....	6
3. Pre-lodgement consultation .....	7
4. Description of site .....	7
4.1. Location .....	7
4.2. Area and land use .....	8
5. Statutory planning framework.....	9
5.1. Greater Bunbury Region Scheme .....	9
5.2. Shire of Dardanup Town Planning Scheme No. 3 .....	10
6. Strategic planning framework .....	14
6.1. Bunbury-Geographe Sub-regional Strategy.....	14
6.2. GBRS – Strategic Minerals and Basic Raw Materials Policy .....	14
6.3. GBRS – Priority Agricultural Land Policy .....	15
6.4. Shire of Dardanup Local Planning Strategy .....	16
6.5. District Structure Plan .....	17
6.6. Government Sewerage Policy .....	17
6.7. SPP 5.4 Road and Rail Noise .....	18
7. Environmental attributes, impacts and management.....	18
7.1. Geology .....	18
7.2. Topography, landform and soils.....	18
7.3. Geotechnical.....	20
7.4. Acid sulfate soils .....	21
7.5. Potential contamination .....	21
7.6. Surface water and drainage .....	22
7.7. Stormwater management.....	23
7.8. Wetlands .....	24
7.9. Groundwater.....	25
7.10. Site and soil evaluation .....	28
7.11. Flora and vegetation.....	31



7.12.	Fauna.....	32
7.13.	Environmental management .....	35
7.14.	Indigenous heritage.....	36
7.15.	European heritage .....	36
8.	Bushfire management .....	36
9.	Transport impact assessment.....	41
9.1.	Movement networks.....	41
10.	Servicing and infrastructure.....	44
10.1.	Effluent disposal .....	44
10.2.	Potable water.....	44
10.3.	Power.....	45
10.4.	Telecommunications.....	45
11.	Scheme amendment proposal.....	46
12.	Conclusion.....	47

## Tables

Table 1: Highest groundwater recorded .....	29
Table 2: Summary of environmental management measures .....	(after page) 35

## Figures

Figure 1: Scheme Amendment Map .....	(after page) 2
Figure 2: Location plan .....	7
Figure 3: Aerial photograph .....	8
Figure 4: Greater Bunbury Region Scheme map (extract) .....	9
Figure 5: Town Planning Scheme No. 3 scheme map (extract) .....	10
Figure 6 GBRS Strategic Minerals, Basic Raw Materials and Agricultural Resource Areas .....	15
Figure 7: Shire of Dardanup Local Planning Strategy (extract) .....	16
Figure 8: Dardanup Small Holdings Structure Plan .....	(after page) 17
Figure 9: Landform .....	19
Figure 10: Post-development surface catchments .....	24
Figure 11: Geomorphic wetlands .....	25
Figure 12: Groundwater bore locations .....	26
Figure 13: Geotechnical test locations and zones .....	28



Figure 14: Concept plan .....	(after page) 30
Figure 15: Fauna assessment and key habitat .....	34
Figure 16: Clearing and re-vegetation .....	39
Figure 17: BAL contour map .....	40
Figure 18: Potential medium-to-long-term access arrangement .....	42
Figure 19: Scheme Amendment Map .....	(after page) 47

## Attachments

Attachment 1: Certificate of Title Lot 2 on Deposited Plan 410287 .....	(after page) 48
Attachment 2: Certificate of Title Lot 185 on Deposited Plan 37202 .....	(after page) 48

## Appendices

Appendix 1: Preliminary Geotechnical Investigation (WML, December 2021)
Appendix 2: Environmental Assessment Report (Accendo Australia, November 2021)
Appendix 3: Drainage Report (Oversby Consulting, January 2022)
Appendix 4: District / Local Water Management Strategy (Oversby Consulting, January 2022)
Appendix 5: Site and Soil Evaluation (WML, December 2021)
Appendix 6: Bushfire Management Plan (Lush Fire & Planning, January 2022)
Appendix 7: Transport Impact Assessment (Cardno, December 2021)
Appendix 8: Engineering Servicing Report (WML, November 2021)



## 1. Introduction and purpose

Across Planning acts for Dardanup Park Pty Ltd, owners of Lot 2 Harold Douglas Drive and Lot 185 Venn Road Dardanup West, known as Dardanup Park. Current Certificates of Title can be found at *Attachment 1* and *Attachment 2*.

This report has been prepared in support of a formal request to the Council of the Shire of Dardanup, pursuant to Section 75 of the *Planning and Development Act 2005*, to initiate an amendment to Town Planning Scheme No. 3 ('TPS3') to:

- rezone portion Lot 2 Harold Douglas Drive and portion Lot 185 Venn Road Dardanup West (totaling 53ha) from 'General Farming' to 'Small Holding';
- amend Schedule VIII to include Area 19 – Dardanup Park and insert additional requirements and modifications to the provisions of the Scheme Text;
- update the Scheme Maps accordingly (refer *Scheme Amendment Map*).

The purpose of the Scheme Amendment is to facilitate progressive subdivision and development of the western portion of the subject land for Small Holdings purposes, while retaining the balance eastern portion for irrigated agriculture consistent with its General Farming zoning.

This report provides background information and addresses matters relevant to the proposed Scheme Amendment.

## 2. Project team

The following multi-disciplinary project team has been engaged by the proponent:

DISCIPLINE	CONSULTANT
Town planning and design	Across Planning
Environmental assessment	Accendo Australia
Geotechnical investigation	WML
Site and soil evaluation	WML
Local water management strategy and drainage	Oversby Consulting
Bushfire management planning	Lush Fire & Planning
Transport impact assessment	Cardno
Engineering servicing	WML



### 3. Pre-lodgement consultation

Pre-lodgement consultation regarding the proposed Scheme Amendment and associated Concept Plan has been undertaken with representatives of:

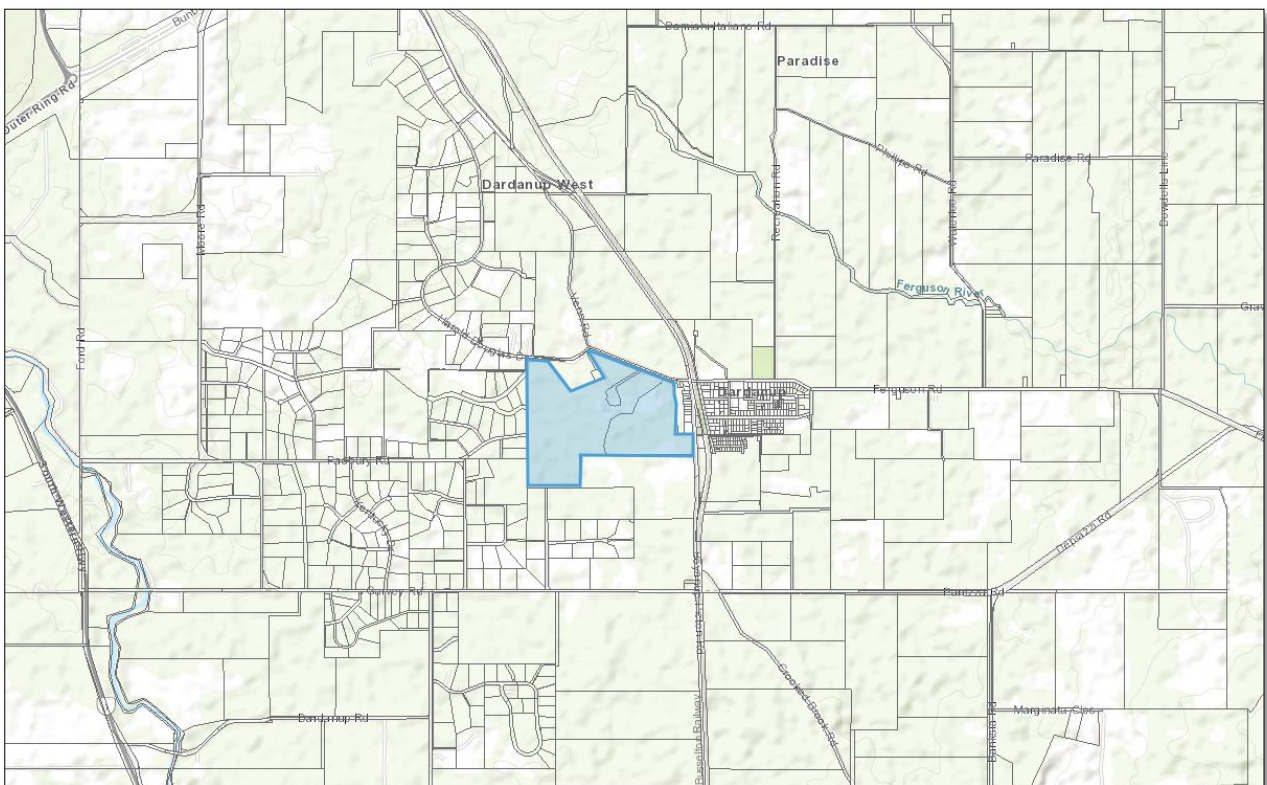
- Shire of Dardanup
- Department of Planning Lands and Heritage ('DPLH')
- Main Roads Western Australia ('MRWA')
- Department of Primary Industries and Regional Development ('DPIRD')

### 4. Description of site

#### 4.1. Location

Dardanup Park is located some 15 kilometres south east of Bunbury in the Shire of Dardanup immediately west of Dardanup townsite (refer *Figure 2: Location plan*).

*Figure 2: Location plan*







## 4.2. Area and land use

Dardanup Park comprises Lot 2 Harold Douglas Drive (58.83ha) and Lot 185 Venn Road (24.23ha). The portion proposed to be rezoned (predominantly Lot 2) totals 53 ha.

The eastern portion of Lot 2 adjoining Venn Road is partially intersected by Lot 3 which is a battle-axe lot containing an historic homestead. The proposed rezoning involves the majority of Lot 2, excluding the portion located between Lot 3 and the Dardanup townsite, which is intended to be amalgamated with Lot 185 for continued farming. A narrow strip of Lot 185 along portion of Gavin’s Gully is included in the proposed rezoning. The land subject to the proposed rezoning is shown with the blue dashed border in *Figure 3: Aerial photograph*.

*Figure 3: Aerial photograph*



The north-eastern portion of the subject land is presently used for irrigated grazing. The majority of Lot 2 is also grazed, but predominantly non-irrigated. An agricultural drain (Gavin’s Gully) runs through the rezoning area (refer *Figure 4: Aerial photograph*). Most of Lot 2 and Lot 185 has been cleared of native vegetation, with some remnant vegetation along Gavin’s Gully, scattered paddock trees, limited clumps of remnant vegetation towards the western boundary of Lot 2, and some shelter belts of introduced trees along fence lines.



Lot 2 contains an existing farmhouse dwelling and two sheds, with former stockyards and older sheds having been demolished.

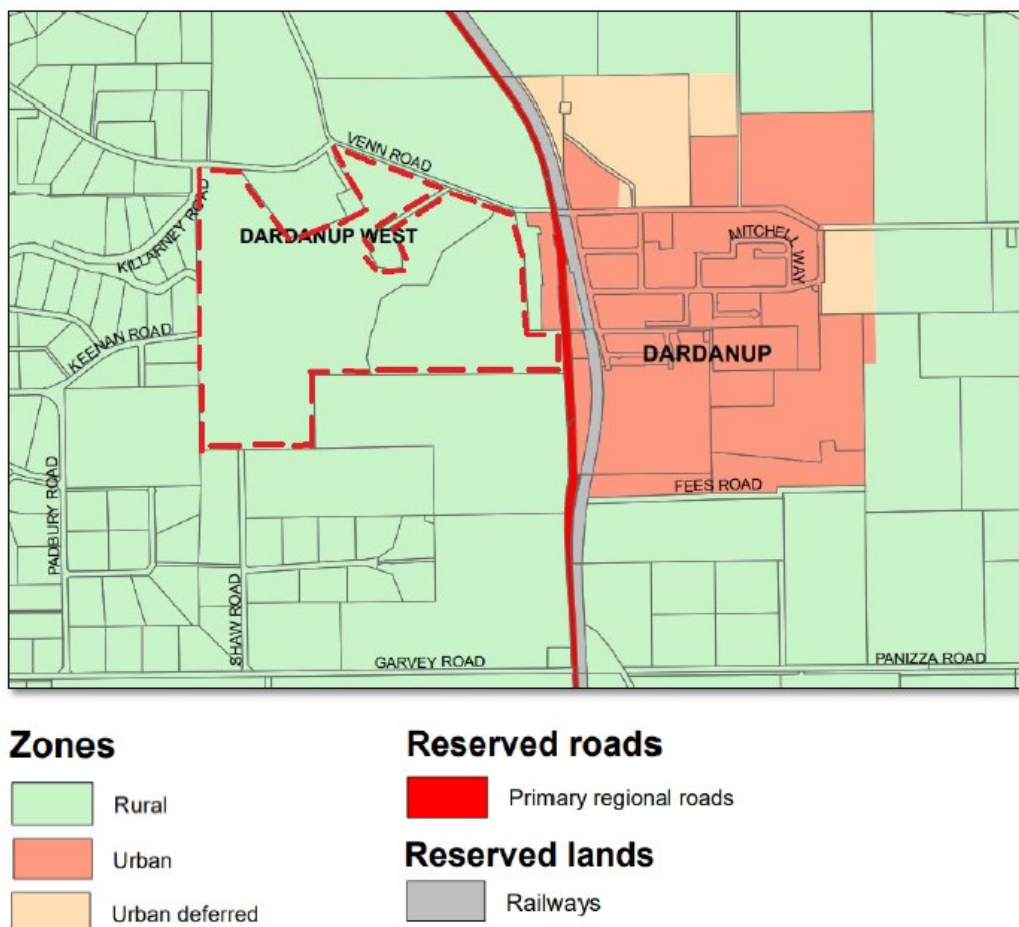
Adjoining land uses include general farming to the north, east (including Lot 185) and south; and existing small holding estates to the west.

## 5. Statutory planning framework

### 5.1. Greater Bunbury Region Scheme

Lot 2 Harold Douglas Drive and Lot 185 Venn Road (shown with red dashed line) are zoned 'Rural' under the Greater Bunbury Region Scheme (GBRS) (refer: *Figure 4: Greater Bunbury Region Scheme map(extract)*). In common with existing Small Holding areas, the proposed Small Holding rezoning for portion of the subject land is compatible with the 'Rural' zoning under the GBRS.

Figure 4: Greater Bunbury Region Scheme map (extract)





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

Under the Shire of Dardanup Town Planning Scheme No. 3 (TPS3), which is the existing District Planning Scheme, the subject land is zoned 'General Farming' (refer *Figure 5: Town Planning Scheme No. 3 scheme map (extract)*). Adjoining land to the west is zoned 'Small Holding', as are some areas to the north and south.

Figure 5: Town Planning Scheme No. 3 scheme map (extract)



**REGION SCHEME RESERVES (GBRS)**

- Primary Regional Roads
- Railways

**LOCAL SCHEME RESERVES**

- Civic and Community
- Recreation

**OTHER CATEGORIES**

(see scheme text for additional information)

- R20 R Codes
- Residential Development Area
- DCA2 Special Control Area Development Contribution Area

**LOCAL SCHEME ZONES**

- Business - Commercial
- General Farming
- Residential
- School
- Small Holding





In proposing to rezone portion of the subject land to 'Small Holding Zone', it is noted that existing Clause 3.14 (Small Holding Zones) of TPS3 states:

3.14.1 *The following provisions shall apply within Small Holding Zones:*

- a) *So far as is practicable, the rural character of the area shall be maintained and native trees shall be retained.*
- b) *Residential development shall in the case of a separate lot of less than 2ha, be limited to a single house only. For a separate lot of 2ha or larger, Council may approve not more than two grouped dwellings.*
- c) *No dwelling shall be constructed unless it is connected to the water mains but the Council may relax this requirement if it is satisfied that there is a supply of potable water available on the site either in the form of a rain water storage tank of not less than 92,000 litres or a bore from which an adequate quantity of potable water can be obtained.*
- d) *No dwelling shall be constructed within 20 metres of the front lot boundary provided that where it can be established to the satisfaction of the Council that due to the topography the shape of the lot or the existing vegetation, this requirement is unreasonable or undesirable the Council may at its discretion vary the requirement, provided such variation does not permit a setback of less than 10 metres.*
- e) *No building shall be constructed within this zone of materials the colour or texture of which, in the opinion of Council, is undesirable for the locality.*
- f) *Commercial pig farming, commercial poultry farming and feed lot farming shall not be permitted. The keeping of more than one pig for domestic or hobby purposes on a lot within a Small Holding Zone shall not be permitted without the special approval of Council.*
- g) *After the initial subdivision of the land within the Small Holding Zone, the Council will not recommend further subdivision of the lots created.*
- h) *No person shall display or permit to be displayed a sign hoarding or billboard other than one not exceeding 0.2m<sup>2</sup> in area advertising the activity conducted on the site.*
- i) *Where lots below 8,000 square metres in area are to be used for the keeping of a horse or horses, then that use shall be limited to the keeping of horses for the personal use and enjoyment of the lot owner.*
- j) *If there exists a building envelope for a lot, no person shall construct a dwelling outside the building envelope. Council may approve the location of outbuildings outside the building envelope provided that no loss of trees will result and Council is satisfied that the specific proposal is consistent with the general objectives of the special rural area and a reduction in amenity will not result.*
- k) *The erection of second hand buildings or the use of used building materials for external walls and roofs shall not be permitted without the special approval of the Council.*
- l) *No person shall allow derelict outbuildings, car bodies, machinery, boats, caravans or*



- other accumulations of rubbish to remain on a lot.*
- m) The use of asbestos, metal sheeting, barbed wire or wooden pickets as boundary fencing materials will not be permitted.*
  - n) The position of the crossover between the road and the lot and the driveway to the house shall require the approval of the Council.*
  - o) The entry gate on the road frontage of the lot shall be of a standard approved by the Council.*
  - p) No person shall keep any mature male goat on any lot unless specific approval has been granted by the Council, with or without conditions.*
  - q) Where, in the opinion of Council, excessive livestock number of a lot are causing environmental damage or nuisance, it may take appropriate action to eliminate or reduce the effects and recover the costs of such action from the registered proprietor of the lot.*
  - r) A person shall not without the prior approval of Council damage, fell or remove a tree; except –*
    - (i) a tree that is dead or is diseased and likely to die;*
    - (ii) for the purpose of clearing of a fire break;*
    - (iii) a tree contained within a building envelope or other approved location for a building which in the opinion of the Council would unreasonably obstruct or interfere with the erection of a dwelling, house or on outbuilding.*
  - s) Council may permit an amendment to the position or size of a building envelope if it is shown to the satisfaction of Council at the time of application for planning approval that a proposed relocation is desirable or necessary and having regard to the criteria set out in clause 7.6.2 and shall not exceed 10% of any lot area.*

3.14.2 *The additional requirements and modifications to the provisions contained in the preceding clause and to the Zoning and Development Tables are specified in Appendix VIII and apply to the areas set against those requirements and modification in that Appendix.*

### Additional Requirements

Further to the above-listed provisions, it is proposed that additional requirements will apply to the portion of the subject land intended to be rezoned to 'Small Holding Zone' and be specified in Appendix VIII, as follows:



AREA	ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE PROVISIONS OF THE SCHEME TEXT
<p><b>AREA 19 DARDANUP PARK</b></p> <p>Portion Lot 2 Harold Douglas Drive and portion Lot 185 Venn Road Dardanup West shown on the Scheme maps.</p>	<p><b>1. Subdivision and Development Criteria</b></p> <ul style="list-style-type: none"> <li>a) The local government will require the preparation of a local development plan and subdivision shall be generally be in accordance with the local development plan.</li> <li>b) No dwelling, outbuilding, on-site effluent disposal system or other incidental building shall be constructed in the Building Exclusion Zone as shown on the local development plan.</li> <li>c) Despite clause 3.14.1 r), no tree or shrub within 30 metres of the edge of the proposed drain reserve (Gavin’s Gully) shall be removed.</li> <li>d) Sewage is to be discharged via an on-site effluent disposal system which meets the requirements of the <i>Government Sewerage Policy</i>.</li> <li>e) Despite clause 3.14.1 c), each dwelling shall be provided with a minimum 135,000 litre potable water storage tank in addition to any requirements of an approved bushfire management plan.</li> <li>f) At the subdivision stage, suitable arrangements are to be made with the local government for the provision of two (2) fully operational 50,000 litre water tanks for fire-fighting purposes to be located on Reserve 43955, Harold Douglas Drive. As an alternative the local government may accept an equivalent contribution towards strategic bushfire management measures in the Small Holding area of Dardanup West.</li> <li>g) At the subdivision stage, the local government may request that the WAPC impose a condition requiring that satisfactory arrangements be made for the upgrading and/or construction of the local road network (including intersections) to the Shire’s standard.</li> </ul> <p><b>2. Land Use Controls</b></p> <ul style="list-style-type: none"> <li>a) Stocking rates shall not exceed Department of Primary Industries and Regional Development stocking rate guidelines.</li> <li>b) Despite clause 3.14.1 i), the keeping of horses in accordance with subclause a), is limited to personal use with a maximum of 3 horses.</li> </ul>



## 6. Strategic planning framework

### 6.1. Bunbury-Geographe Sub-regional Strategy

The *Bunbury-Geographe Sub-regional Strategy* prepared by the DPLH in conjunction with other State Government departments and agencies and the local governments was endorsed by the WAPC and published in January 2022.

Under the settlement hierarchy in the draft strategy, Dardanup is classified as a 'Town'. Relevant strategic directions include:

- Support the growth of Major Towns and Towns to reinforce their ongoing roles in the settlement network.
- Provide for the designation of new rural living areas in locations contiguous with a number of settlements, including Dardanup. Proposals for new rural living areas are to address the planning requirements for rural living precincts contained in *State Planning Policy 2.5: Rural Planning*. New rural living areas are to be designated in a local planning strategy and/or a local planning scheme.

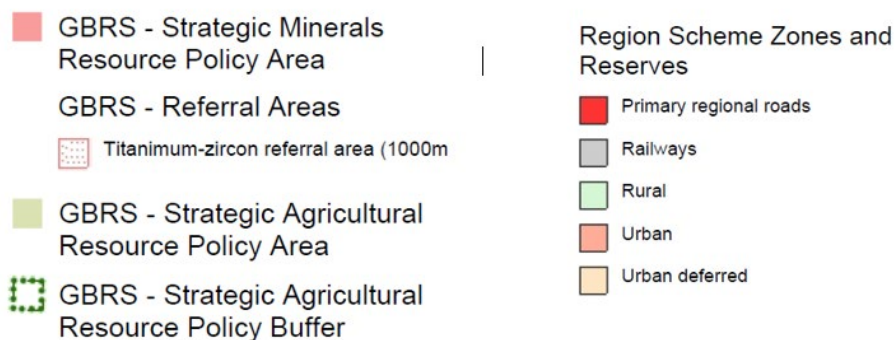
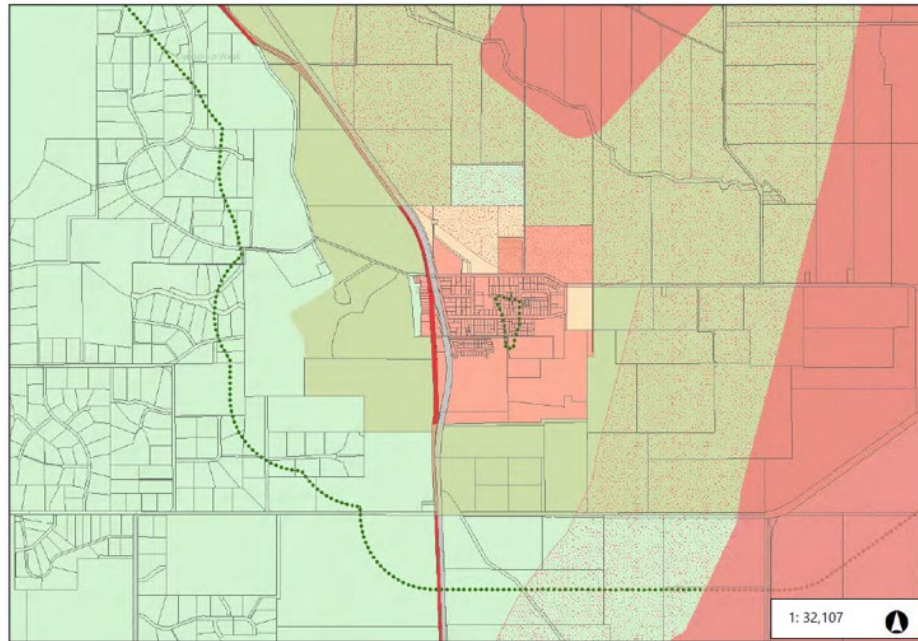
### 6.2. GBRS – Strategic Minerals and Basic Raw Materials Policy

The GBRS has a strategic minerals and basic raw materials (BRM) policy to protect access to these resources by encroachment of incompatible uses and development. Along with strategic agricultural resources, these resources are identified in *Figure 6: GBRS – Strategic Minerals, Basic Raw Materials and Agricultural Resource Areas*.

There are no strategic minerals or strategic BRM on or in the vicinity of the subject land. *Figure 6* shows a Titanium-Zircon (mineral sands) deposit north-east of Dardanup townsite, however the subject land is outside the 1000m referral area.



Figure 6: GBRS – Strategic Minerals, Basic Raw Materials and Agricultural Resource Areas



### 6.3. GBRS – Priority Agricultural Land Policy

Priority agricultural land and an associated buffer policy are identified in *Figure 6: GBRS – Strategic Minerals, Basic Raw Materials and Agricultural Resource Areas*. The eastern portion of the subject land, reflecting its inclusion in an irrigation district, is identified as Strategic Agricultural Resource Policy Area. The associated buffer includes the western portion of the subject land.

The impact of this policy on the proposed scheme amendment was discussed with DPIRD officers in July 2021 during pre-consultation. DPIRD officers acknowledged the subject land is located within an existing endorsed Small Holding structure plan area and that subdivision and use of the land for small holdings is “inevitable”.



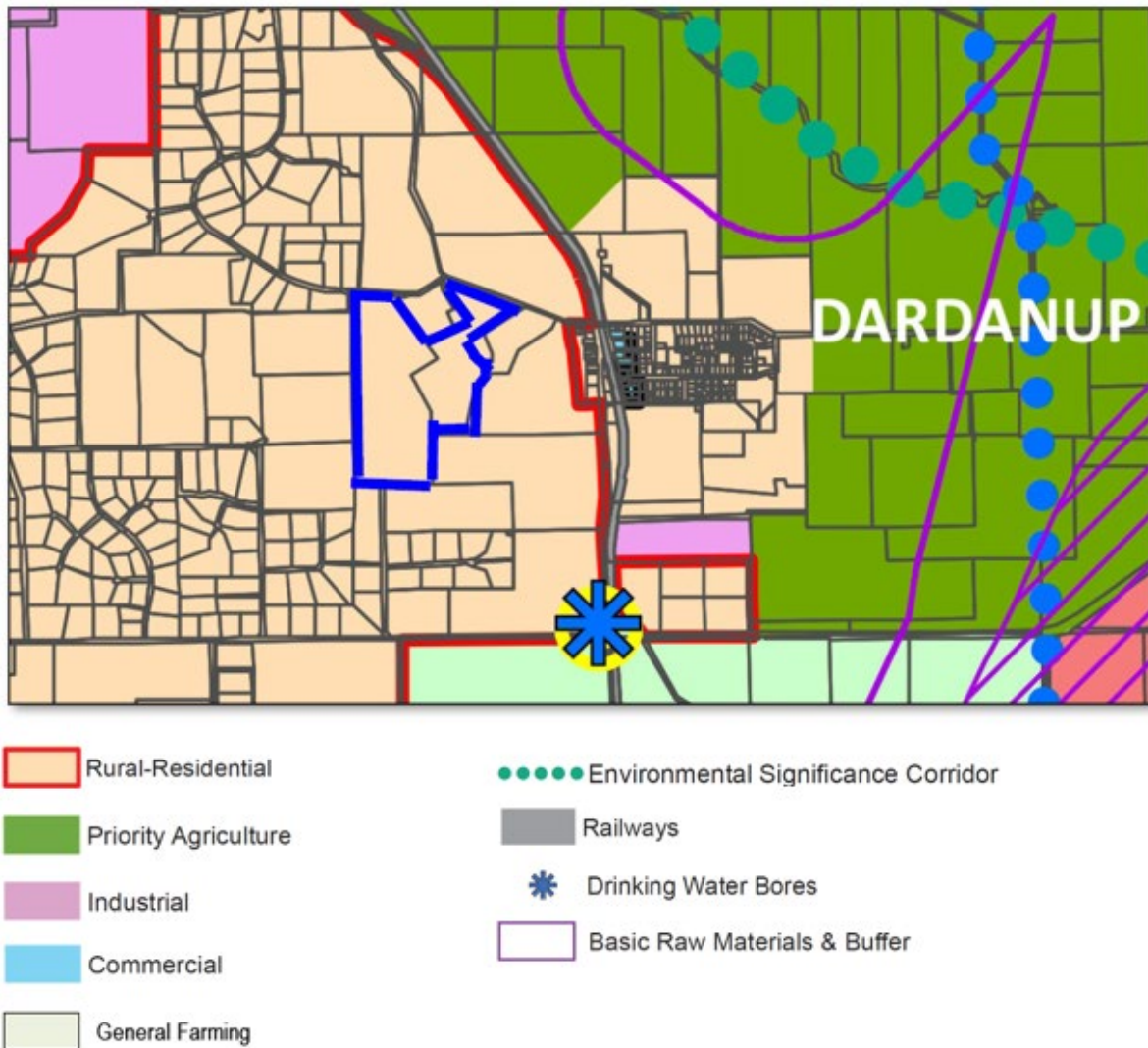


The subject land has an existing irrigation water entitlement. With the majority of the irrigated portion of the subject land to remain zoned 'General Farming' and used for irrigated grazing, there will be limited impact on the agricultural productivity. DPIRD noted that the proposal will not cause an issue for other property owners because the subject land is at the end of the irrigation line. DPIRD also noted that most of Lot 2 is not regarded as Priority Agriculture.

### 6.4. Shire of Dardanup Local Planning Strategy

The adopted Local Planning Strategy identifies the Dardanup West area (including the whole of Dardanup Park) as 'Rural Residential' (refer *Figure 7: Local Planning Strategy (extract)*). The "Small Holding" zone is compatible with this.

*Figure 7: Local Planning Strategy (extract)*





### 6.5. District Structure Plan

The Dardanup Small Holdings Structure Plan was endorsed by the WAPC on 7 August 2007 (refer *Figure 8: Dardanup Small Holdings Structure Plan*). This district-level structure plan provides the over-arching guide to progressive subdivision and development of this portion of the Dardanup West area for Small Holding purposes.

The majority of the Small Holding potential in the area is located north of Garvey Road, in which approximately 50% of the potential Small Holding lots have already been created.

The proposed rezoning represents an important step in consolidating the Dardanup West Small Holdings area and, in particular, improving connection of the overall structure plan area to the Dardanup Townsite, while maintaining an area of irrigated agriculture immediately adjacent the townsite pending future investigation for Small Holding or urban development.

It is noted that the structure plan provides (indicatively) for a north-south bridle trail through the proposed Small Holding area and an east-west extension of Keenan Road linking to Venn Road and the Dardanup townsite.

### 6.6. Government Sewerage Policy

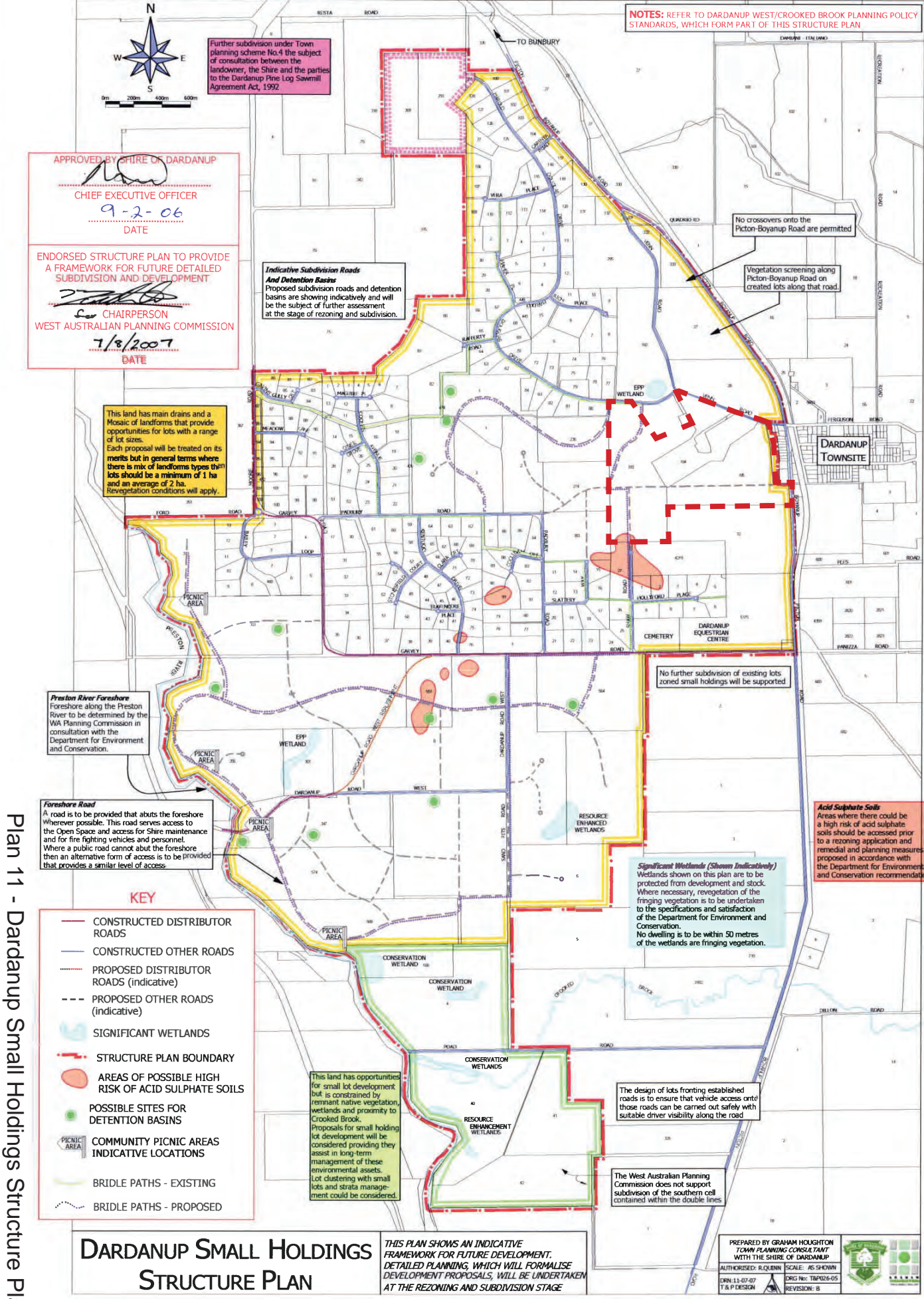
The *Government Sewerage Policy* (2019) is a whole-of-government policy endorsed by the Health Department of WA and the WAPC. In instances where reticulated sewerage cannot be provided, it adopts a best practice approach to the provision of on-site sewage treatment and disposal, in accordance with *Australian/New Zealand Standard 1547 On-site domestic wastewater management*.

Under the GSP, on-site sewage disposal may be considered where the responsible authority is satisfied that:

- each lot is capable of accommodating on-site sewage disposal without endangering public health or the environment; and
- the minimum site requirements for on-site sewage disposal outlined in Section 5.2 and Schedule 2 can be met.

As outlined in the following sections, and detailed in the relevant technical appendices (geotechnical assessment, site and soil evaluation, district/local water management strategy and drainage report) the proposed subdivision and development enabled by Amendment 205 conforms to the GSP.





Plan 11 - Dardanup Small Holdings Structure Plan

Subject Land

Figure 8



### 6.7. SPP 5.4 Road and Rail Noise

State Planning Policy 5.4 Road and Rail Noise (SPP 5.4) is a higher order planning policy applying throughout Western Australia where a noise-sensitive land use is proposed within the policy's 'trigger distance' of specified transport routes or when new or major upgrades of road and rail are proposed.

*Schedule 2. Primary freight roads and rail routes (South-West region)* of SPP 5.4 identifies the Boyanup-Picton Road as a 'State freight road'. Under Table 1 of the policy, the trigger distance is 300m measured from the road carriageway edge. The southern portion of Lot 185 Venn Road adjoins the Boyanup-Picton Road and therefore technically triggers the policy provisions. However, Lot 185 and the eastern-most portion Lot 2 Harold Douglas Drive are to be retained as a balance of title (29.78ha) for continued farming operation. Importantly, this balance of title is not proposed to be rezoned to 'Small Holding', but instead will remain 'General Farming'.

Lot 185 does not presently contain a dwelling or other sensitive land use and there is no proposal for any noise-sensitive land use. The nearest proposed dwelling will be Lot 1003 that is approximately 400m from the Boyanup-Picton Road, meaning the trigger under SPP5.4 does not apply.

Schedule 2 also identifies the Dean Mill-Picton Railway Line. For the same reason as above, the trigger under SPP5.4 does not apply.

## 7. Environmental attributes, impacts and management

### 7.1. Geology

The 1:50,000 scale Geological Map 'Bunbury-Burekup' indicates that the site is underlain by three geological units: Bassendean Sand (Qpb), Guildford Formation (Qpa) and Bassendean Sand over Guildford Formation (Qpb/Qpa).

Bassendean Sand is present as low rounded dunes on the east of the proposed small holding area and in an isolated area on the west (near proposed Lots 1017 and 1018). Guildford Formation is present as mainly alluvial sandy clay in the north and centre of the subject land. Thin Bassendean Sand over Guildford Formation occupies much of the southern area of the subject land.

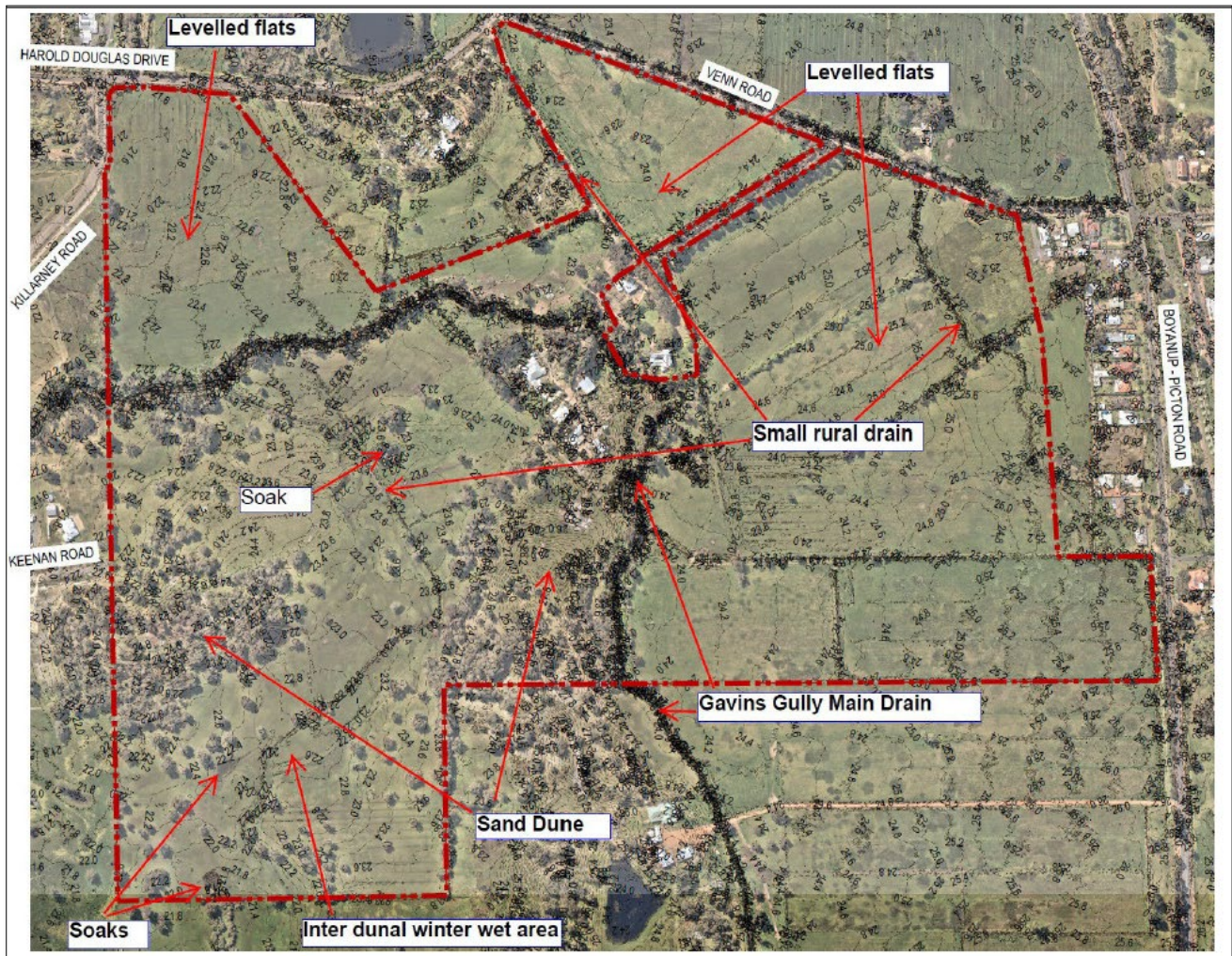
### 7.2. Topography, landform and soils

The topography of the subject land is gently sloping to undulating, ranging from 26m AHD in the east to 22m on portion of the western boundary, with a sand dune in the centre and a second small dune near the western boundary. Gavin's Gully runs through the subject land (refer *Figure 9: Landform*).





Figure 9: Landform



The site can be broken down into three zones based on the geology of the existing soils:

### Zone 1: Bassendean Sand

This zone comprises low dunes of SAND (SP), generally fine to medium-grained, pale grey, grey and pale yellow mottled grey, but also yellow and yellow-orange, generally loose to medium dense, moist to wet and typically encountered to the test pit termination depths of between 1.6 m and 2.1 m below ground surface.

### Zone 2: Guildford Formation

This zone comprises mainly Alluvium represented by the variable type of soils, including Sandy CLAY (CL, CI, CH), Clayey SAND (SC), SAND (SP) and CLAY (CI, CH).



### Zone 3: Shallow Bassendean Sand over Guilford Formation

There were 25 test pits examined during the *Preliminary Geotechnical Investigation* (WML, November 2021) *Appendix 1*. During the test pit investigations, Zone 3 was observed only in one test pit at the southern end of the subject land.

Soils encountered in the test pits were typically loose to medium dense or soft to very stiff. Organic clay was identified in one of the test pits within the northern portion of the site, to a depth of 0.9 m below the ground surface.

The site investigation indicated that the Bassendean Sand area to the west of the site is larger than indicated on geological maps, present across much of proposed lots 1019, 1020, 1030, 1031 & 1032.

More detail on the geology arising from the results of test pit analysis can be found in *Appendix 1*.

### 7.3. Geotechnical

Based on the results of the WML geotechnical investigation, a preliminary site classification of “Class P” is considered appropriate for the site due to the high groundwater table and loose/soft/organic deposits within the shallow depths, which lower the bearing capacity of the subgrade.

However, the site classification can be improved to “Class A” or “Class S” following selective earthworks. Those earthworks would include removal of unsuitable organic/soft clay soils (where required), proof compacting the exposed subgrade and placement of clean sand fill material to the required design lot levels. It is considered that rising the site levels by at least 1.2 m would provide sufficient separation from the groundwater and improve the site classification to “Class A” or “Class S”. At least 1.5 m of clean granular fill material is required within this area (Dardanup) to achieve “Class A”.

Assuming that the recommended remedial earthworks included in the Geotechnical Report are completed, pad and strip footings may be designed for an allowable bearing pressure of 100 kPa. This recommendation is for pad footing widths between 0.5 m and 1.5 m and strip footings between 0.5 m and 1 m wide. Elastic settlements of up to about 20 mm are expected.

Any pavements supported on the existing subgrade should be designed using a CBR value of 4%. Should granular fill material be placed on site as part of the site classification improvement works, the design CBR can be reviewed. Drainage measures should be adopted to ensure that the subgrade and pavements do not become saturated in service. Adequate subsoil drainage will be utilized.

Further information can be found in the *Preliminary Geotechnical Investigation* (WML, November 2021) *Appendix 1*.



### 7.4. Acid sulfate soils

As identified in the *Environmental Assessment Report* (Accendo Australia, November 2021 *Appendix 2*), Acid Sulfate Soils (ASS) is the name commonly given to naturally occurring soils and sediment containing iron sulphide (iron pyrite) materials. In their natural state, ASS are generally present in waterlogged and/or anoxic conditions and do not present any risk to the environment. ASS can pose issues when oxidised, producing sulphuric acid, which can present a range of risks for the surrounding environment, infrastructure and human health.

The Department of Water and Environmental Regulation (DWER) provides broad-scale mapping indicating areas of potential ASS risk (DWER 2019). A review of the DWER mapping by Accendo indicates that the majority of the subject site is classified as having a ‘moderate to low risk’ of ASS occurring within 3 m of the natural soil. A small portion to the southwest of the subject site is classified as ‘high to moderate risk’ of ASS.

Laboratory test results for the WML geotechnical investigation indicated that Potential ASS (PASS) or ASS might be present at the site.

WML advise that according to the “Identification and Investigation of Acid Sulfate Soils and Acidic Landscapes” guideline prepared by DWER in June 2015, Bassendean Sands, whilst perhaps not fitting the traditional description of ASS, nonetheless have some acid generating potential and can release a significant amount of acidity and/or iron when disturbed. These soils have many of the same properties as ASS and should be investigated and managed as ASS would be. WML recommend that detailed ASS investigation, including chromium reducible sulphur testing, is performed within the areas where soil disturbance is likely.

Further information can be found in the *Preliminary Geotechnical Investigation* (WML, November 2021) *Appendix 1*.

### 7.5. Potential contamination

There are no known contaminated sites on the subject land. The adjoining Reserve 19178 (Lot 53 on Plan 149816) situated at the southern end of Sheep Dip Road may have some contamination arising from its previous use for sheep dipping. The reserve (with an area of 5222m<sup>2</sup>) is vested in the Shire. In the event contamination is identified on the reserve, it is unlikely to impact the subject land given the direction of groundwater movement is away from the proposed lots. At the subdivision stage, it is proposed that Sheep Dip Road be closed and amalgamated with the subject land for inclusion in proposed Lot 1001. Access to the reserve is proposed to be replaced via the extension of Keenan Road adjoining the southern boundary of the reserve. This also has the advantage of creating additional separation between proposed Lot 1005 and the reserve.





### 7.6. Surface water and drainage

A Drainage Report has been prepared by Oversby Consulting (refer: *Drainage Report, Oversby Consulting, January 2022 Appendix 3*).

Oversby reports that the generally gentle slopes of the subject site are intersected by a small perennial creekline (Gavin's Gully) which is a degraded natural waterway and tributary of the Preston River. The Preston River is located approximately 3 km to the southwest of the subject site and the Ferguson River is located approximately 1.6 km to the northeast of the subject site.

There is little surface run-off from the sandy portions of the site, except for the low sandy areas where groundwater rises close to the surface. The heavier soils on the flats will tend to run after moderate rainfall, noting that the pasture assists with capturing and slowing flow.

According to Oversby, there is no known flood modelling of the waterway, which is registered as a Water Corporation Main Drain. Portion of the waterway has been cleaned out and deepened to accommodate the Water Corporation's management rate of 8.5m<sup>3</sup>/s/1000ha. It is noted that at the point where the water turns westward, the size of the channel width increases greatly, although it does maintain some characteristics of a natural waterway including a slightly meandering nature and isolated trees. Just downstream of the subject land, the waterway has been channelised into a typical drain.

Anecdotal evidence is that the waterway rarely floods outside of the main channel. The broad, flat nature of the surrounding plain means that any flood waters are likely to spread sideways in a shallow flow. The sand dune along the eastern boundary also effectively protects the eastern portion of the proposed development from flooding out of the waterway.

The pre-development subject land has been divided into 8 sub-catchments. These catchments reflect where water generally flows towards. Generally, there are:

- 2 catchments (1 and 2) that flow north to Harold Douglas Drive/Venn Road, where they enter existing roadside drains.
- 5 catchments contribute flows to Gavin's Gully (3-7), with Catchment 6 flowing into catchment 5 before discharging into the gully.
- 1 catchment (8) that currently flows completely southward, to discharge into neighbouring farmland and the un-made Shaw Road reserve.





It is also noted that Catchment 6 likely historically flowed southward too. A small rural drain, currently partially blocked, diverts this flow into Catchment 5. It is likely however that from time to time, as the drain becomes even more blocked, that the flow turns south again. For this reason, an analysis was undertaken of the likely total flow south under these conditions.

The proposed bridge crossing (extension of Keenan Road) is to be designed to not impede flows down Gavin's Gully. Suitable bank protection is also to be undertaken to protect the bridge and surrounding banks. Details are to be determined at the subdivision stage in consultation with the Shire and Water Corporation.

### 7.7. Stormwater management

Oversby has undertaken the pre-development and post-development modelling using storms modelled for 15m to 48hr events and for 20% AEP and 1% AEP.

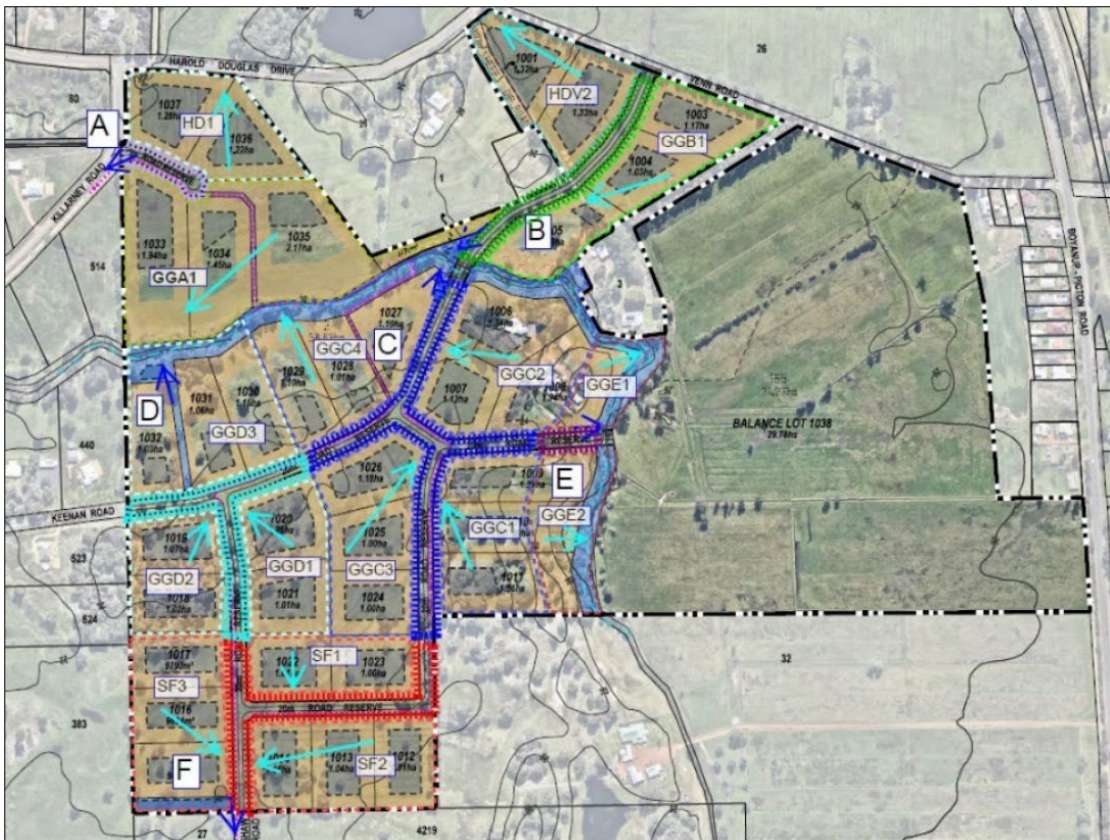
The post-development scenario is designed to achieve a water sensitive design outcome for the 1EY, 20% AEP and 1% AEP, while also controlling groundwater rise along the road system via roadside swale drains.

Post-development modelling (8 catchments and 33 sub-catchments) was split into road and lot sub-catchments, where possible grouped to replicate the existing pre-development catchments to allow comparisons (refer *Figure 10: Post-development surface water catchments*).

Oversby notes that there is a lower peak outflow post-development for all major catchments. This is predominantly due to the large volume of storage within the road reserve swale network, so as to accommodate the Water Corporation's run-off rate for Gavin's Gully. This storage significantly slows the rate of outflow compared to the pre-development scenario where there is no significant storage. The new road network also creates barriers to the current overland sheet flow, which also contributes to a reduced overall flow rate during larger events.



Figure 10: Post-development surface water catchments



According to Oversby, the final discharge pipes could be increased to allow more flow off the site, however the swales are likely to remain similar in size, due to the need to control groundwater. The decreased overall flow rate also assists with helping manage flows into Gavin’s Gully and provides some conservative management until such time as there is more detailed modelling of the entire system. The reduced flow to the south also assists with not causing undue issues for the currently undeveloped areas. Flows could potentially be increased back to pre-development flows once Shaw Road is constructed and there is a designated swale to take any generated flows.

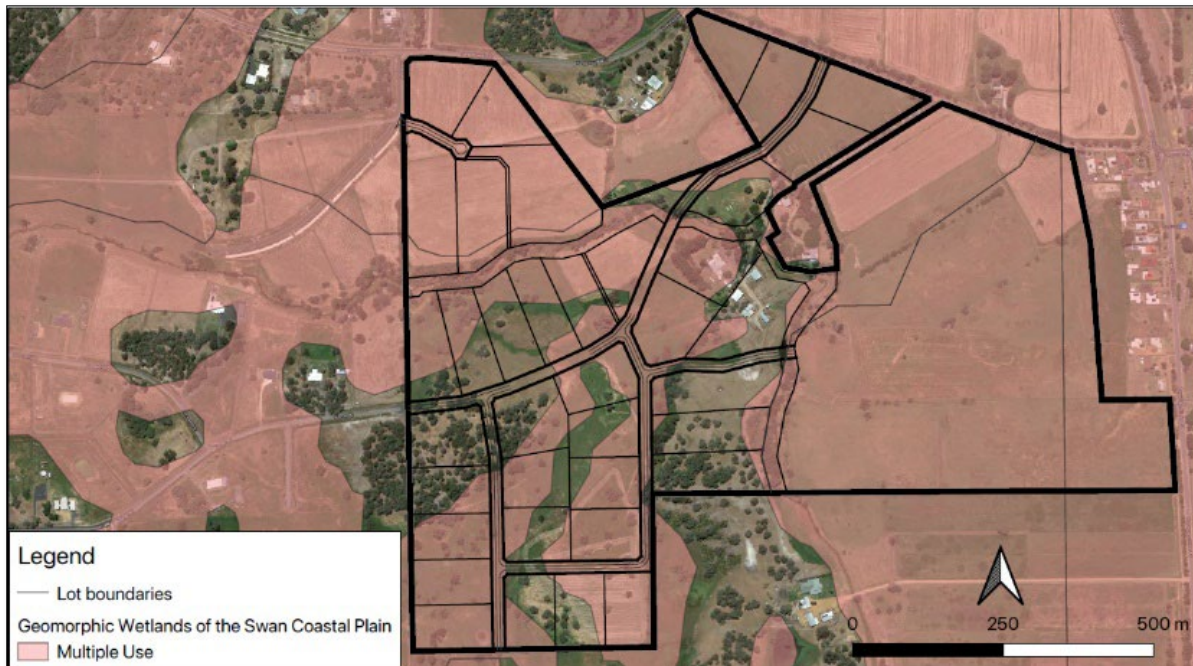
## 7.8. Wetlands

As identified by Accendo, three Multiple Use (MU) wetlands (UFI 14,329, 15,221 and 1,757) are located throughout the subject site. MU wetlands are assessed as possessing few remaining ecological attributes and functions. While such wetlands can still contribute to regional or landscape ecosystem management, including hydrological function, they are considered to have low intrinsic ecological value. Typically, they have minimal or no native vegetation remaining (less than 10%). Accordingly, there is no legislative requirement to protect or retain them and as such MU wetlands do not usually preclude development.



Figure 11: Geomorphic wetlands shows that the three wetlands on the subject land are part of widespread MU geomorphic wetlands on the Swan Coastal Plain.

Figure 11: Geomorphic wetlands



There are three main focuses for the management of water dependent ecosystems (WDE) as part of the subject land’s development for small holdings. These are:

- to treat water prior to discharge into the onsite waterway and downstream ecosystems
- creation of new WDE habitat within the stormwater basins
- rehabilitation of Gavin’s Gully.

A search of the Ramsar Convention on Wetlands (1971) database by Accendo revealed that the subject site does not contain, and is not in proximity to, any wetlands of international significance.

## 7.9. Groundwater

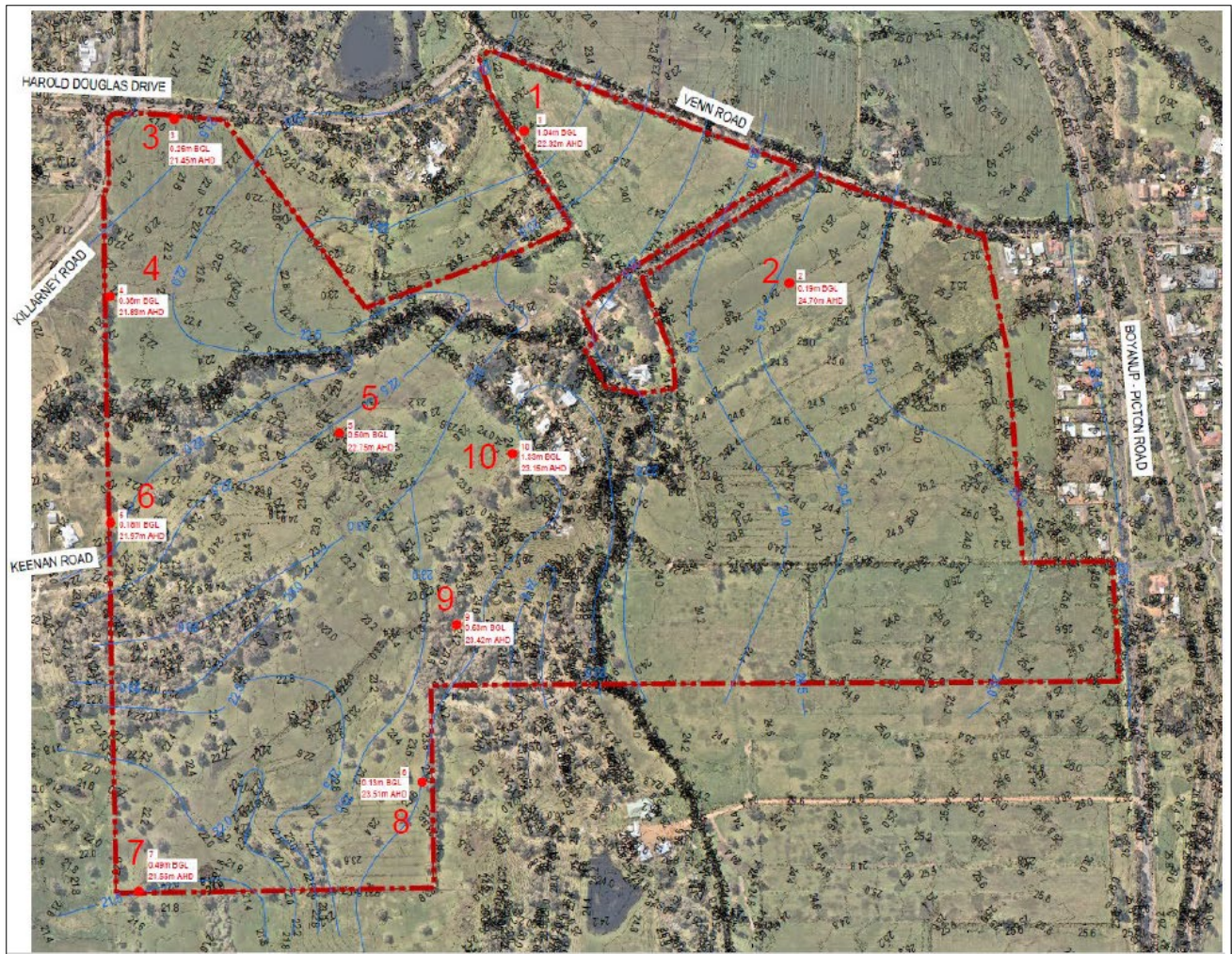
A District / Local Water Management Strategy has been prepared by Oversby (refer: *District Local Water Management Strategy Oversby Consulting, January 2022 Appendix 4*).

Groundwater levels were monitored by Oversby using 10 bores monitored between June 2021 and October 2021. All bores are within the superficial aquifer, with bores being drilled to approximately 3.5 meters (refer: *Figure 12: Groundwater bore locations*).





Figure 12: Groundwater bore locations



There is a general trend of a decreasing groundwater contours from east to west, however the presence of the sand dunes and Gavin's Gully provide localised influences. The two main sand dune areas in the middle of the site and on the western boundary cause some minor mounding of groundwater, with the water then seeping out around the base. Gavin's Gully provides a localised draw down, as it is incised 1.5m+ into the surrounding ground, it also allows the other local rural drains to discharge any surface flow and rising groundwater into the drain.

In the southwest corner, due to the land sloping away to the south west, the groundwater contours are also drawn in a south west direction.

Highest groundwater levels recorded during monitoring June – October 2021 are shown in *Table 1: Highest groundwater recorded.*



Table 1: Highest groundwater recorded

Monitoring Well	Shallowest depth to groundwater from surface (mbgl)	Surface level at bore (mAHD)	Groundwater level (mAHD)
1	1.04	22.32	21.28
2	0.19	24.07	23.88
3	0.25	21.45	21.2
4	0.38	21.83	21.45
5	0.5	22.75	22.25
6	0.18	21.97	21.79
7	0.49	21.55	21.06
8	0.13	23.51	23.38
9	0.63	23.42	22.79
10	1.33	23.15	21.82

Further data was also collected by WML in September 2021 as part of the geotechnical analysis that helps provide information between the monitoring bores.

Generally, the groundwater is around 1m or less from the surface on the flat heavier soils, with this extending to greater than 3m under the sand dunes. There are some localised areas where groundwater is at the surface.

According to Oversby, Bore 1 was located in dense clay. As such the surface water was only able to infiltrate at a very slow rate. While the surface of the land was waterlogged, this surface water continually flowed off the surface and into nearby rural drains, rather than infiltrating into the superficial groundwater layer. For the other more permeable clayey soils however, the rainfall was able to infiltrate and this led to shallow groundwater readings.

The focus of groundwater management for the subject land is to maintain groundwater as close as possible to existing levels, while maintaining separation from infrastructure. Maintaining suitable separation between buildings and the road pavement from the maximum groundwater level will be achieved through two main methods.

The first method involves using porous, clean fill/insitu soils for roads and lots over the areas of the site that exhibit groundwater close to or at the surface of the site.

The roadside swales will also control the groundwater, with any groundwater intercepted being allowed to run along the base of the swale before exiting through systems discharge points.

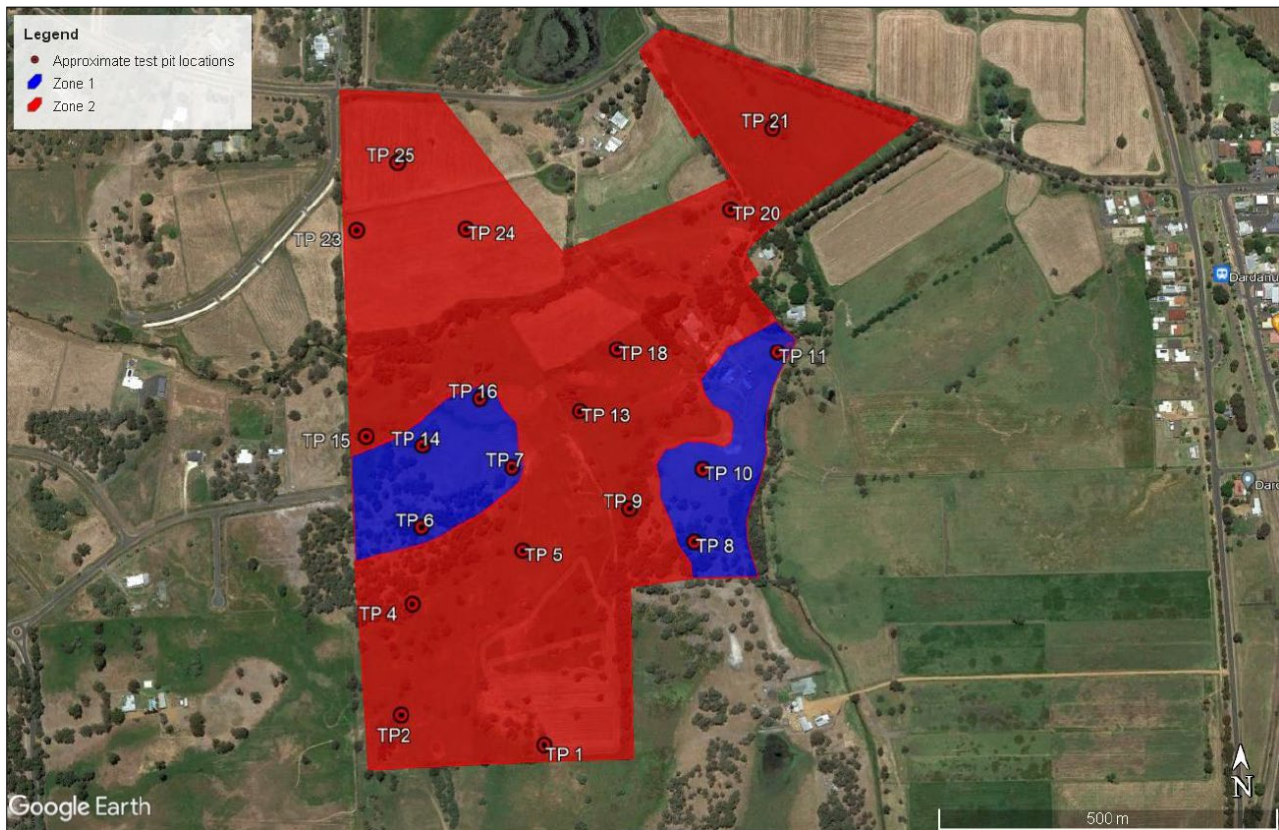




## 7.10. Site and soil evaluation

A site and soil evaluation was carried out by WML (refer: *Site and Soil Evaluation, WML, December 2021 Appendix 5*), including 25 test pits as shown in *Figure 13: Geotechnical test locations and zones*.

*Figure 13: Geotechnical test locations and zones*



WML found that the site can be broken into two areas based on local topography, vegetation, soil characteristics and groundwater, denoted Zones 1 and 2. Zone 1 (blue) is free-draining shallow sand dunes and has groundwater not located within 1.5 m of the existing ground surface. Zone 2 (red) is poorly draining and often waterlogged clay to sand with clay.

WML identified a number of key features in relation to the effluent management of the subject land, including the following:

- The whole of the site is within a Government Sewerage Policy 2019 (GSP 2019) sewage sensitive area (estuary catchments on the Swan and Scott Coastal Plains).
- A large portion of the site is seasonally waterlogged throughout the winter months and into spring.



- A small tributary of the Preston River (Gavin's Gully Drain) runs through the northern half of the site and along the border of Lot 2 and Lot 185.
- The site is not within or near a floodplain area.
- No public drinking water sources are located within 100 m of the site.

Based on the soils encountered during the investigation, WML regards the overall capability of the soil in Zone 2 to suitably manage effluent is satisfactory. However, WML considers that the soils of Zone 1 require the implementation of certain mitigation measures to become suitable for effluent management.

The following summary mitigation measures are recommended to ensure that the risk of environmental contamination is reduced as far as practicable in accordance with the GSP19:

1. The phosphorus retention ability of the clean sands (Bassendean Sands) in Zone 1 is low. Blending with an imported loam/clay should be allowed in the design to avoid nutrient overloading of the soils. The resulting clay content of the mixed soil should be approximately 10-20% and achieve a PRI greater than 30. The addition of the clay should not adversely affect the effective drainage of the soils.
2. Due to the elevated and often surface-level groundwater encountered within Zone 2, imported fill will be required to provide a minimum 1.5 m vertical separation from groundwater and ponding surface water across this zone. The imported fill should have a clay content of approximately 10-20% and achieve a PRI greater than 30.

WML found that specific mitigation measures are needed to allow for the suitable on-site disposal of effluent and to ensure that the risk of environmental contamination is reduced as far as practicable in accordance with GSP19 and AS 1547. These are summarized as follows:

1. All lots are located within the sewage sensitive area associated with the Swan Coastal Plain catchment.
2. A minimum vertical separation distance of 1.5 m is required for all land application areas.
3. In Zone 1, the Category 1 free draining sands have a limited nutrient retention ability and therefore require amelioration using imported fill to create an effective Category 2 soil. The in-situ sands should be mixed with a loam/clay to achieve a blend with a 10-20% clay content and achieve a minimum PRI of greater than 30 for a depth to at least 0.5 m below the effluent distribution point. The blending or mixing of the soils should not adversely affect the effective drainage of the soils.



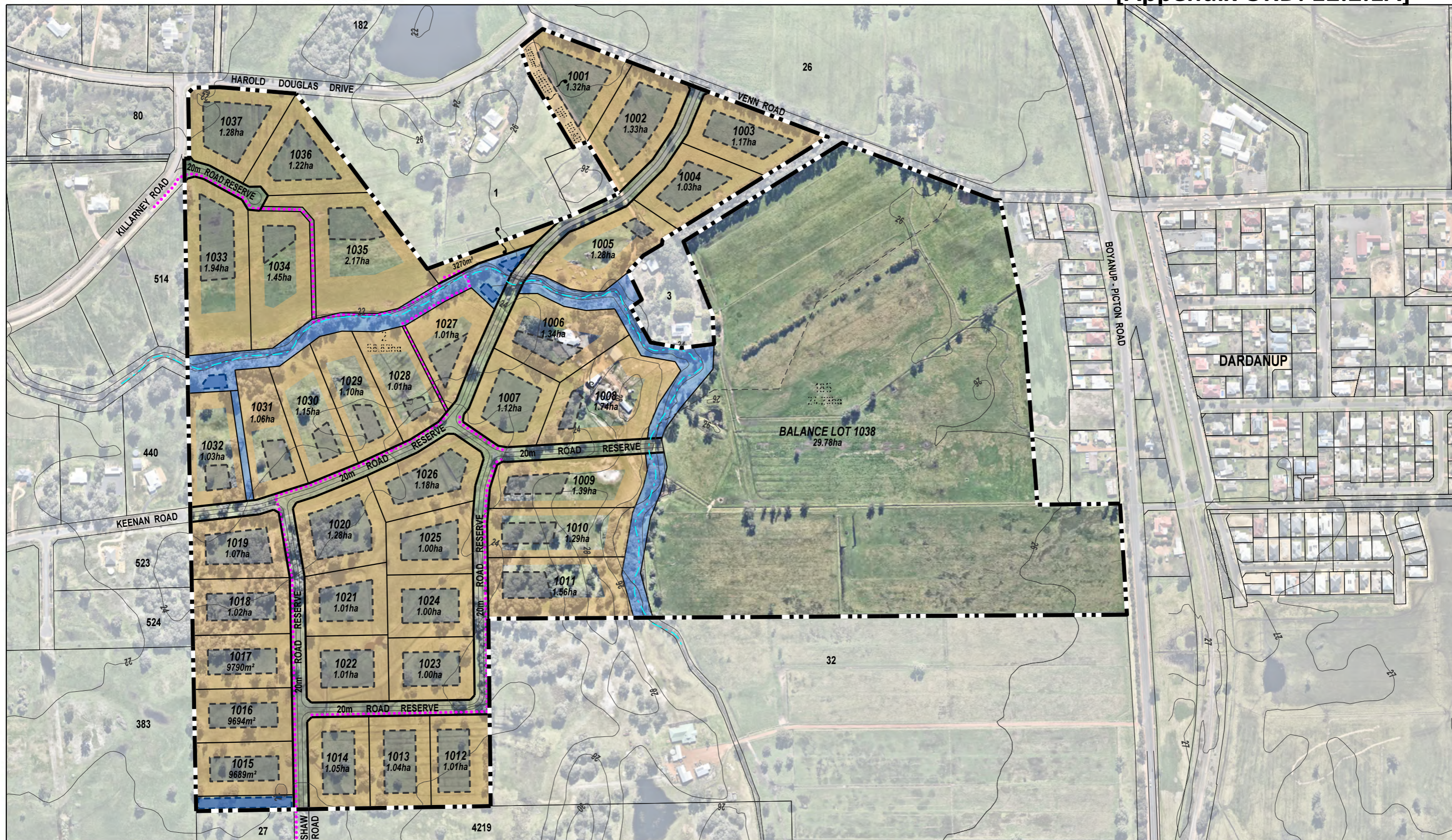
4. Due to shallow groundwater and poorly draining subsoils resulting in shallow ponding water, the residential lots within Zone 2 require elevation of the land application areas to achieve this minimum separation.
5. At the September 2021 site investigation, portions of Zone 2 were noted to have shallow groundwater/perched water encountered between 0.25 m and 1.0 m below existing ground levels. Therefore, to achieve the required minimum vertical separation 1.5 m, the application areas of the lots within this zone need to be elevated with a sandy loam which has an approximate clay content between 10-20% and achieves a minimum PRI of greater than 30. This soil should be able to be classified a Category 2 soil in accordance with AS 1547.
6. To reduce the risk of environmental contamination, treatment of the generated wastewater to a secondary level using a Department of Health approved Secondary Treatment System (STS) is recommended for all lots of the subject land.
7. Application of the effluent should be undertaken using sub-surface application systems.
8. For a typical 6-person residential household, a land application area of 180m<sup>2</sup> is required based on the in-situ Category 2 soil (based on Section 2 of Schedule 2 of the GSP19).
9. Separation of effluent land applications areas using setback distances in accordance with GSP19 and AS/NZ 1547:2012, including:
  - 100m from a waterway/watercourse (measure from the edge of the wetland vegetation)
  - 20m from property boundaries.

As shown in the subdivision concept plan (refer *Figure 14: Concept plan*) the vast majority of the proposed land application areas achieve a 100m setback from Gavin's Gully. However, for proposed Lots 1006 and 1027, the separation distance is at least 50m. Of these, Lot 1006 has an existing dwelling, which will be retained. WML recommend that for these two lots high levels of nutrient management and reduced irrigation rates be applied.

Overall, WML concludes that sustainable on-site sewage management and disposal systems can be installed to meet the needs of the proposed small holding subdivision.

Further information can be found in the *Site and Soil Evaluation (WML, December 2021 Appendix 5)*.





This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

### CONCEPT PLAN

Lot 2 Harold Douglas Drive and Lot 185 Venn Road,  
DARDANUP WEST

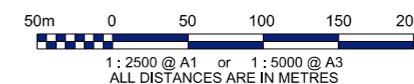
Figure 14

#### LEGEND

- SUBJECT SITE
- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- PROPOSED DRAIN RESERVE
- LAND APPLICATION AREA (Secondary treated effluent)
- BUILDING EXCLUSION ZONE
- PROPOSED SUMP
- BRIDLE TRAIL
- 1.0m CONTOURS
- EXISTING DRAIN

Plan No. 21008-1-02b

DATE	20.1.2022
CO-ORDINATES	MGA 50
AERIAL	5.8.2021
REVISION	A



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### 7.11. Flora and vegetation

An environmental assessment report (EAR) has been prepared to ensure that environmental values and impacts associated with the scheme amendment and proposed small holdings development can be managed in accordance with legislative and policy requirements (refer: *Environmental Assessment Report*, Accendo Australia, November 2021 *Appendix 2*).

Regional vegetation has been mapped by Matiske and Havel (1998) at a scale of 1:250,000 based on major geomorphic units on the Swan Coastal Plain. The subject site includes one vegetation complex as defined by Matiske and Havel (1998), being:

Dardanup Complex: Mosaic of vegetation types from adjacent complexes, which includes the Southern River Complex and Guildford Complex. The Dardanup Complex is made up of a woodland with majority of *Eucalyptus marginata* (Jarrah), *Corymbia calophylla* (Marri) and *Eucalyptus wandoo* (Wandoo) species.

Based on site observations and analysis of aerial photography, the subject site is largely comprised of open grassland and a mosaic of scattered trees (refer to Plates 2-3). Native vegetation consists of the following species:

- Marri (*Corymbia calophylla*)
- Jarrah (*Eucalyptus marginata*)
- Peppermint (*Agonis flexuosa*)
- Flooded gum (*Eucalyptus rudis*)
- Paperbark (*Melaleuca spp.*).

Given the limited species diversity, absence of mid and understorey species and high degree of weed invasion, Accendo determined that the subject site is in a 'Completely Degraded' condition. Accordingly, the vegetation is not representative of the mapped associations (extent of pre-European vegetation remaining in the Swan Coastal Plain IBRA region), therefore the proposed scheme amendment and subdivision will not impact these vegetation associations.

A search undertaken of the DBCA's Threatened Ecological Communities (TEC) database and the EPBC Act Matters of National Environmental Significance database indicated there are two TEC's within 2 km of the subject site. These are the Banksia Woodlands of the Swan Coastal Plain ecological community which is mapped as 'likely to occur within the area' and the Tuart (*Eucalyptus gomphocephala*) Woodlands and Forests of the Swan Coastal Plain ecological community which is mapped as 'may occur within the area'.



Having considered the relevant criteria (including occurrence, dominant tree canopy species, and patch condition), Accendo assessed that the vegetation within the subject site is considered to be in a 'Completely Degraded' condition and that Tuarts are absent. Similarly, Banksia are absent. Accordingly, there are no TEC present within the subject site.

There are no Environmentally Sensitive Areas identified within 2km of the subject site.

Accendo undertook a search of known rare and Priority flora within or in proximity to the subject site using the following databases:

- DBCA's *Threatened (Declared Rare) Flora database*
- DBCA's *Declared Rare and Priority Flora List*
- EPBC Act *Matters of National Environmental Significance database*.

In accordance with the DBCA's *Declared Rare and Priority Flora List*, two Threatened species, one Priority 2 species, two Priority 3 species and three Priority 4 species have been recorded within 5 km of the subject site. The EPBC Act *Matters of National Environmental Significance* database search identified an additional three 'Critically Endangered' and seven 'Endangered' flora species.

A summary of the species and their likelihood of occurring within the subject site based on preferred soil types is provided within Table 4 of the *Environmental Assessment Report* (Accendo Australia, November 2021 *Appendix 2*).

Accendo concluded that, in consideration of the habitat requirements for the identified conservation significant species and the historical and ongoing anthropogenic disturbances, it is considered very unlikely for any flora species of conservation significance to occur within the subject site.

## 7.12. Fauna

A search of the DBCA's Threatened Fauna database (NatureMap) was undertaken by Accendo to establish whether species declared as 'Rare or likely to become extinct' (Schedule 1), 'Birds protected under an international agreement' (Schedule 3) and 'Other specially protected fauna' (Schedule 4) as listed under the *Biodiversity Conservation Act 2016* have been recorded in proximity to the subject site.

The NatureMap Report identified five threatened species, one Priority 3 species and one fauna species protected under international agreement within a 5 km radius of the subject site. These are listed in Table 5 of Table 4 of the *Environmental Assessment Report* (Accendo Australia, November 2021 *Appendix 2*). A search of the EPBC Act *Matters of National Environmental Significance* database identified an additional six species of conservation significance.



While migratory bird species may infrequently visit the subject site, they will not rely on it for their persistence in consideration of its degraded condition.

Of the abovementioned conservation significant species, based on preferred habitat types, five species have the potential to occur within the subject site. To determine the possible presence of these species, a level 1 fauna assessment was undertaken over the subject site (refer to Appendix A of the Accendo report).

The fauna assessment (Harewood 2021) identified fauna habitats ranging from completely degraded (cleared pasture) to degraded, largely a consequence of historical clearing and ongoing livestock grazing. Given the degree of disturbance, the original fauna assemblage within the subject site is likely to be depauperate in many aspects, in particular with respect to ground dwelling species which rely on dense native understory (mid-storey and ground cover) vegetation, which is entirely absent (Harewood 2021).

Forty common fauna species (mainly common bird species) were observed or secondary evidence of their presence recorded during the field survey. Following is a summary of the Harewood findings relating to species of conservation significance that have potential to occur in the subject site:

1. **Western Ringtail Possum (WRP)** – the only evidence of WRP was a small number of old scats found under a tree along Gavin’s Gully (refer *Figure 15: Fauna assessment and key habitat*). At a superficial level, some of the contiguous remnant vegetation present within the subject site represents potential WRP habitat given the presence of preferential foraging species such as peppermint. The fact that the species appears to be absent (or at best present in very low numbers) does however suggest that the vegetation may have a low nutrient value (Harewood 2021).

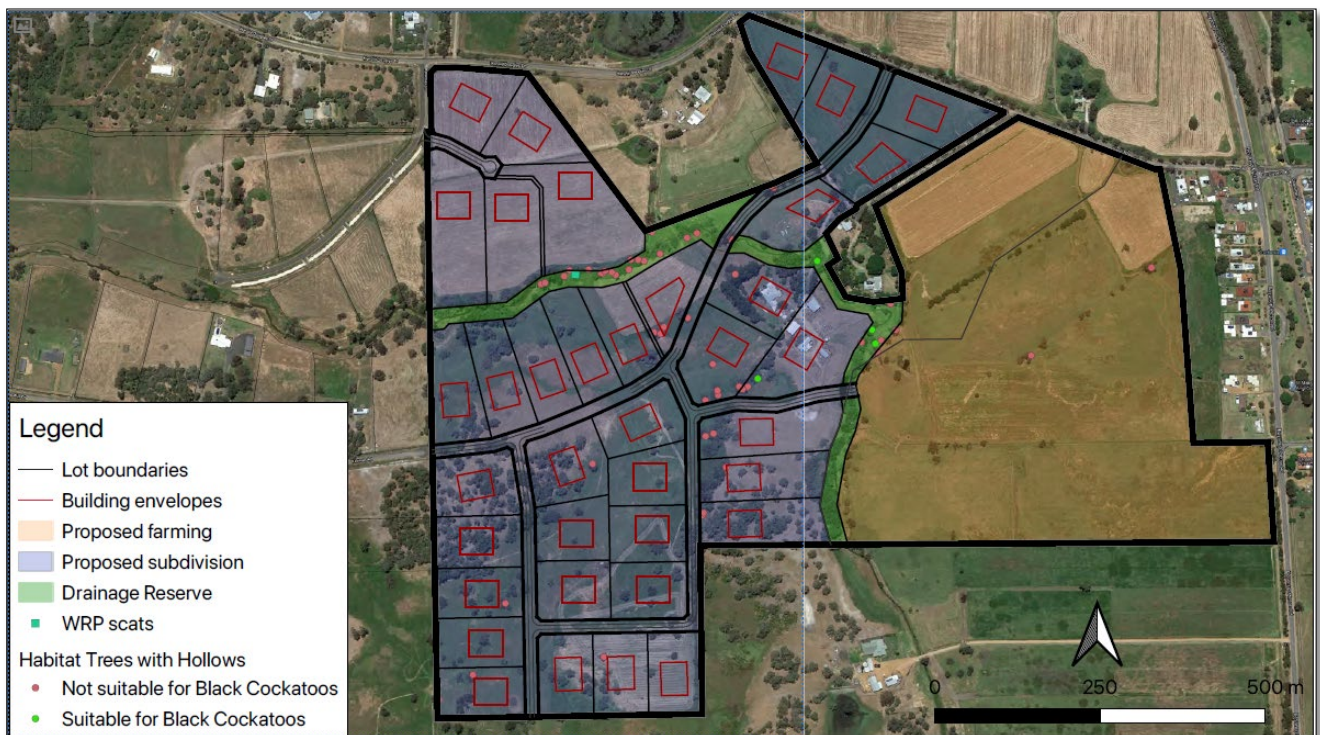
Foliage nutrient levels are a major factor in explaining variation in abundance in WRPs and is also a key factor influencing fecundity. Nitrogen and to a lesser extent phosphorus levels are the most important determinant of browse quality and habitat suitability for WRPs. Accordingly, it appears that WRPs are avoiding the subject site due to inadequate nutrient content of the vegetation to maintain a viable breeding population. Any individuals that are recorded are likely to be transient individuals moving into the area from better quality habitat in adjoining areas (Harewood 2021).

Based on the findings of the targeted WRP survey (Harewood 2021), the subject site does not contain a persistent population of WRPs or provide habitat critical for the survival of the species.



- Black Cockatoos** – During the targeted black cockatoo habitat survey, a total of 204 trees within the subject site with a Diameter at Breast Height (DBH) of >50cm were identified (Harewood 2021). Most of these trees (149) appeared to not contain hollows of any size. Fifty one (51) trees contained apparent or obvious hollows, all of which were assessed as being unlikely to be suitable for black cockatoos to currently use for nesting purposes, due to the hollows apparent small size, unsuitable orientation and/or low height above ground level. Four trees (4) appear to contain at least one hollow considered potentially suitable for black cockatoos to use for nesting purposes, but this was not confirmed in any instance and no actual signs of use were noted (Harewood 2021) (refer *Figure 15: Fauna assessment and key habitat*).

*Figure 15: Fauna assessment and key habitat*



No evidence of black cockatoos foraging within the subject site was observed during the field survey (Harewood 2021). Furthermore, no evidence of black cockatoos roosting within trees located within the subject site was observed during the survey period (Harewood 2021).

The proposal will result in the clearing of approximately 1.64 ha. Some of this vegetation constitutes potential black cockatoo habitat (although no evidence of actual use of this habitat was recorded). Based on available mapping, there is approximately 13,000 ha of remnant native vegetation within 12 km of the subject site (DPIRD 2021). Much of this is likely to contain "potential" breeding and foraging habitat as defined by DAWE.



Accordingly, the subject site only contains 0.01% of potential black cockatoo habitat within the local area, which based on survey results, is not preferential foraging or breeding habitat for the species. Accordingly, the subject site is unlikely to contain habitat critical to the survival of black cockatoos.

### 7.13. Environmental management

A number of environmental management actions proposed by Accendo are also addressed in the geotechnical, drainage and water management, and site and soil evaluation strategies discussed above (and are not repeated here).

The subject site's historical use for agriculture and grazing has resulted in vegetation in a 'Completely Degraded' condition, with no native understorey. Vegetation clearing will be restricted to the road reserves and building envelopes, with a total area of 1.64 ha. As discussed above, no flora or vegetation of conservation significance is likely to occur within the subject site. Consequently, it is anticipated that the proposed development will have minimal impact on native vegetation at a regional or local scale.

Vegetation located along the Gavin's Gully watercourse will be retained within a drainage reserve. The remnant vegetation proposed to be retained will be protected and enhanced as part of future development, to improve the biodiversity values of the area (which is largely trees over paddock grasses) and improve ecological linkages across the landscape.

The management objective for fauna within the subject site is principally focused around maximising retention of existing vegetation values within the proposed lots and drainage reserve, and ensuring development works are undertaken in a manner that minimises harm to native fauna.

Particularly, the four trees identified to contain at least one hollow considered potentially suitable for black cockatoos to use for nesting purposes will be retained within the drainage reserve and within a proposed lot – namely outside of the building envelope (refer to *Figure 15*). In addition, vegetation identified in the location of the WRP scats will be retained within the drainage reserve.

Further to revegetation within portions of the drainage reserve, strategic re-planting using endemic species (e.g. *Agonis flexuosa*) will be undertaken throughout the proposed subdivision. Some areas of remnant vegetation will be modified or removed as part of the proposed development and fauna may be disturbed during this process.

The summary of environmental management measures recommended by Accendo is shown in *Table 2: Summary of environmental management measures*. These will be implemented in the detailed design, subdivision and construction stages.



Table 2: Summary of environmental management measures

Aspect	Objective	Management Measure	Timing
Acid Sulfate Soils	Prevent disturbance of ASS material.	<ul style="list-style-type: none"> <li>If determined necessary, undertake preliminary ASS investigation to determine the presence, extent and management requirements for any ASS present within the site, followed by the preparation of an ASSDMP, if required. The requirement for ASS investigation/management will be confirmed in accordance with any subdivision conditions and/or as part of future development once detailed design has progressed.</li> </ul>	Prior to subdivision
Site contamination	To prevent adverse health related and/or environmental impacts to construction personnel from contamination.	<ul style="list-style-type: none"> <li>If any suspected contaminated material is encountered during project implementation, works should cease in the area and the site Project Manager be contacted for advice.</li> </ul>	During construction
Wetlands	To maintain the integrity and ecological functions of the mapped MU wetlands.	<ul style="list-style-type: none"> <li>The proposed subdivision will be strategically designed to maintain existing hydrological functions, thereby complying with the management objectives associated with MU wetlands. The proposed integrated water management strategies will be documented in the LWMS.</li> </ul>	Prior to subdivision
Hydrology	To maintain the quantity and quality of water so that existing and potential environmental values, including ecosystem function, are protected.	<p>The LWMS will detail the integrated water management strategies to facilitate future urban water management planning. The LWMS will achieve integrated water management through the following design objectives:</p> <ul style="list-style-type: none"> <li>Effectively manage the risk to property damage and environmental degradation from water contamination, flooding and waterlogging.</li> <li>Maintain and if possible improve water quality (surface and groundwater) within the development in relation to predevelopment water quality.</li> <li>Implement best management practices in regards to stormwater management.</li> <li>Maintain existing local drainage patterns and minimise disruption and pollution from potential contaminants such as sediment and hydrocarbons from reaching natural drainage systems.</li> </ul>	Prior to subdivision

## [Appendix ORD: 12.2.1A]

Aspect	Objective	Management Measure	Timing
		<ul style="list-style-type: none"> <li>• Ensure adequate culverts are installed to maintain existing surface water flows.</li> <li>• Construction in the vicinity of water bodies/courses should, if possible, be scheduled within the drier months of the year to avoid/minimise turbidity from erosion.</li> </ul>	
Vegetation and Flora	To maintain the abundance, species diversity, geographic distribution and productivity of flora and fauna at species and ecosystem levels through the avoidance or management of adverse impacts and improvement in knowledge.	<ul style="list-style-type: none"> <li>• Vegetation located along the watercourse will be retained within a drainage reserve and enhanced as part of the future development to improve the biodiversity values of the area (which is largely trees over paddock grasses).</li> <li>• Vegetation clearing management measures include:               <ul style="list-style-type: none"> <li>○ Clearing operations should be conducted in accordance with the dieback/weed hygiene requirements.</li> <li>○ Clearing should be kept to the minimum within the clearing envelope whilst having regard to bushfire management requirements.</li> <li>○ The limits of clearing should be clearly marked on site and relevant plans to inform site personnel to contain all activities in the clearing envelope.</li> <li>○ Trees to be removed should be felled in a manner that ensures they fall within the approved clearing envelope.</li> <li>○ The remainder of cleared vegetation should be salvaged, chipped on site for in situ site rehabilitation and/or soil stabilisation (note: consider the dieback and weed status of the material and its location of dispersal).</li> <li>○ Existing cleared areas should be utilised for locating site access, site offices and any temporary laydown areas (but not adjacent to waterways or drainage lines).</li> </ul> </li> </ul>	Subdivision design  Construction
Fauna	To maintain the abundance, diversity, geographic distribution and productivity of native fauna at the species and ecosystem levels through the avoidance or management of adverse impacts and improvement in knowledge.	<ul style="list-style-type: none"> <li>• Retain the four trees identified to contain at least one hollow considered potentially suitable for black cockatoos to use for nesting purposes.</li> <li>• Undertaken revegetation within the drainage reserve and strategic re-planting using endemic species (e.g. <i>Agonis flexuosa</i>) throughout the proposed subdivision.</li> <li>• Retain vegetation identified in the location of the WRP scats within the drainage reserve.</li> <li>• Management measures to minimise the impact to fauna and habitat during construction will include:</li> </ul>	Subdivision design  Construction

## [Appendix ORD: 12.2.1A]

Aspect	Objective	Management Measure	Timing
		<ul style="list-style-type: none"><li>○ Provide map and GPS co-ordinates of trees to be retained to the contractor to ensure no unapproved clearing is undertaken;</li><li>○ Clearly mark trees identified for retention with flagging tape and numbered tags;</li><li>○ Undertaking preclearing inspections of trees/vegetation proposed for removal/modification by suitably qualified and licensed fauna spotter;</li><li>○ Use a suitably qualified and licensed fauna spotter during demolition and clearing works to avoid impacts to fauna wherever possible and to rescue trans-locatable fauna that are disturbed during clearing works to assist them to disperse safely or capture them for later translocation as appropriate;</li><li>○ Contact the DBCA Wildcare Helpline 24 hour emergency hotline if sick or injured animals are encountered.</li></ul>	



### 7.14. Indigenous heritage

An online search for relevant Aboriginal heritage information was undertaken using the DPLH Aboriginal Heritage Inquiry System (AHIS) that incorporates both the heritage site register and the heritage survey database (DPLH 2021). The Aboriginal Heritage Site Register is maintained pursuant to Section 38 of the Aboriginal Heritage Act 1972 and contains information on over 22,000 listed Aboriginal sites throughout Western Australia.

Results of the AHIS database search did not reveal the presence of any Aboriginal sites within the subject land.

### 7.15. European heritage

There are no registered European heritage sites within the subject land.

Adjoining Lot 3 (formerly Lot 188) Venn Road is Heritage Place No. 3014 that has a State Heritage Listing on the Register of the National Estate, is listed on the Shire of Dardanup Municipal Inventory and is classified by the National Trust. This property contains a two-storey brick dwelling constructed in 1852-1854 plus outbuildings, large garden and mature trees including a large Oak tree. The heritage listing states: “*High level of protection appropriate: provide maximum encouragement to the owner under the Town planning Scheme to conserve the significance of the place*”.

The proposed scheme amendment excludes Lot 3. Nonetheless, the concept plan acknowledges and respects the heritage place by formalizing the drain reserve that adjoins the site and providing substantial building exclusion areas on adjoining lots (proposed lots 1005, 1006 and 1008). There is also no impact on the avenue of trees that line the heritage site’s driveway access off Venn Road.

## 8. Bushfire management

A Bushfire Management Plan has been prepared for the proposed rezoning and small holding subdivision of the subject land (refer: *Bushfire Management Plan*, Lush Fire & Planning, January 2022 *Appendix 6*). The plan demonstrates that the proposed subdivision will comply with State Planning Policy SPP3.7 Planning in Bushfire Prone Areas; and the associated Guidelines for Planning in Bushfire Prone Areas (Version 1.4 December 2021).

In doing so, it documents how the hazard level will be reduced and maintained for the life of the development and defines the responsibilities of relevant stakeholders.





The majority of the subject land is designated Bush Fire Prone, which triggers:

- The application of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas under the Building Code of Australia;
- The provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- The application of State Planning Policy SPP3.7 Planning in Bushfire Prone Areas.

The Shire's 2021 - 2022 Fire Prevention Order states that land within the Rural Small Holdings zone is required to have:

- *A firebreak installed immediately inside and along all property boundaries, 2 metres in width and 4 metres in height. The firebreak may only deviate from a boundary up to 6 metres, to avoid established trees and /or other natural features that would make it impractical to be installed on the boundary.*
- *A 20 metre Asset Protection Zone (as defined) must be slashed to a height that does not exceed 100 millimetres surrounding dwellings, sheds and all haystacks.*
- *All flammable material/vegetation (dead trees and branches) must be removed from the 20 metre Asset Protection Zone.*
- *Where slashing is not possible, material/vegetation must be burnt back or sprayed with a suitable herbicide to prevent growth throughout the entire restricted and prohibited burning periods.*
- *Burn piles can be kept and are approved under the following conditions:*
  - *A burn pile is to be no closer than 20 metres from any structure.*
  - *All fire wood piles must be stored away from a dwelling during the restricted and prohibited burning periods.*

*Non-Irrigated land in the General Farming zone is required to have:*

- *A vehicle access track, 4 metre in width and 4 metre in height that must include a 2 metre wide firebreak (as defined), must be installed immediately inside and along the lot boundary where it adjoins a road and/or rail reserve. The firebreak may only deviate from the boundary, up to 6 metres, to avoid established trees/or other natural features, that would make it impractical to install a firebreak at that location.*



The Order also requires that where the property has an approved Bushfire Management Plan, compliance must be achieved in accordance with the conditions stipulated in the Bushfire Management Plan, in addition to the requirement of the Fire Prevention Order.

The bushfire assessment in the Bushfire Management Plan focusses on the proposed rural residential subdivision within the subject land. It notes that the proposed subdivision concept plan will create thirty - seven (37) lots ranging in size from 9,689sqm to 2.1 hectares. Keenan Road will be extended through the middle of the property connecting to Venn Road. Gavin's Gully will be created as a drainage reserve with a minimum width of 20m. The subdivision concept plan also shows proposed building exclusion areas which reflect:

- Town Planning Scheme No 3 boundary setbacks of 20m from the front and 10m from the side;
- A 30m setback from the Gavin's Gully reserve; and
- Sufficient area for a maximum BAL-29 rating setbacks permitted under SPP3.7 Planning in Bushfire Prone Areas.

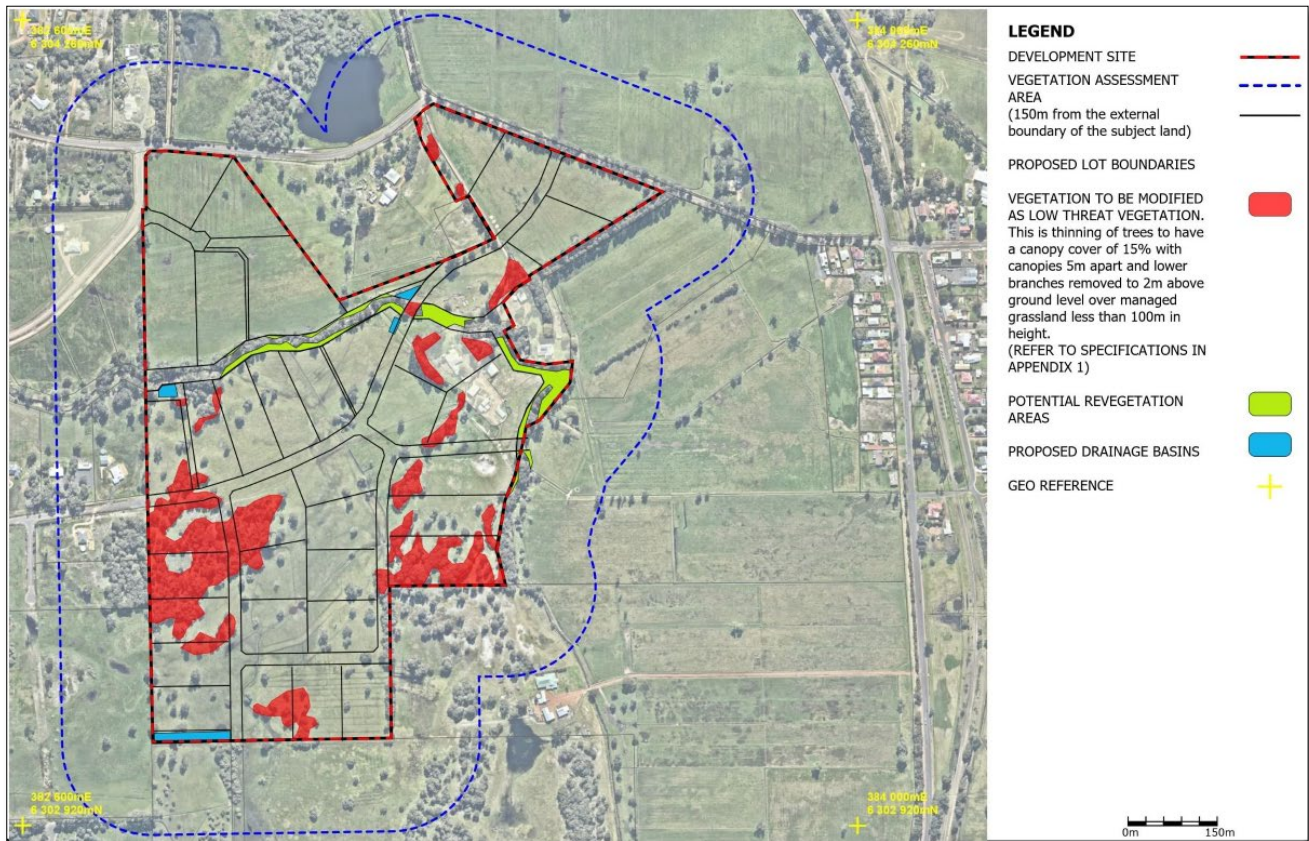
The key bushfire management issues for the proposed development are:

- Provision of appropriate separation distances from permanent bushfire hazards surrounding the site to ensure a BAL rating of BAL-29 or less can be achieved;
- Ensuring that vegetation within hazard separation distance is maintained as low threat vegetation;
- Provision of appropriate vehicular access to ensure that the development of the site, including any staging, has egress in two different directions;
- Provision of appropriate water supply and associated infrastructure; and
- Construction of dwellings in accordance with AS3959 construction standards.

Construction of the proposed small holding subdivision and subsequent dwellings will require a substantial portion of the woodland type vegetation in the southern portion of the development site to be modified as 'Low Threat vegetation'. This is not intended to be wholesale clearing. In order to retain the "rural character of the area and native trees" as prescribed by LPS3, the 'red' areas shown in *Figure 16: Clearing and revegetation* will be cleared in accordance with the specifications for asset protection zones as contained in Schedule 1 of the Bushfire Management Plan. This includes reducing the overall tree canopy for each lot to a density of 15% with a 5m separation between tree canopies and a maintained grassland understorey of less than 100mm in height.



Figure 16: Clearing and revegetation



A Bushfire Attack Level (BAL) Contour Map is a plan of the subject lot/s illustrating the potential radiant heat impacts and associated indicative BAL ratings in reference to any classified vegetation remaining within 100 metres of the assessment area after the development is completed.

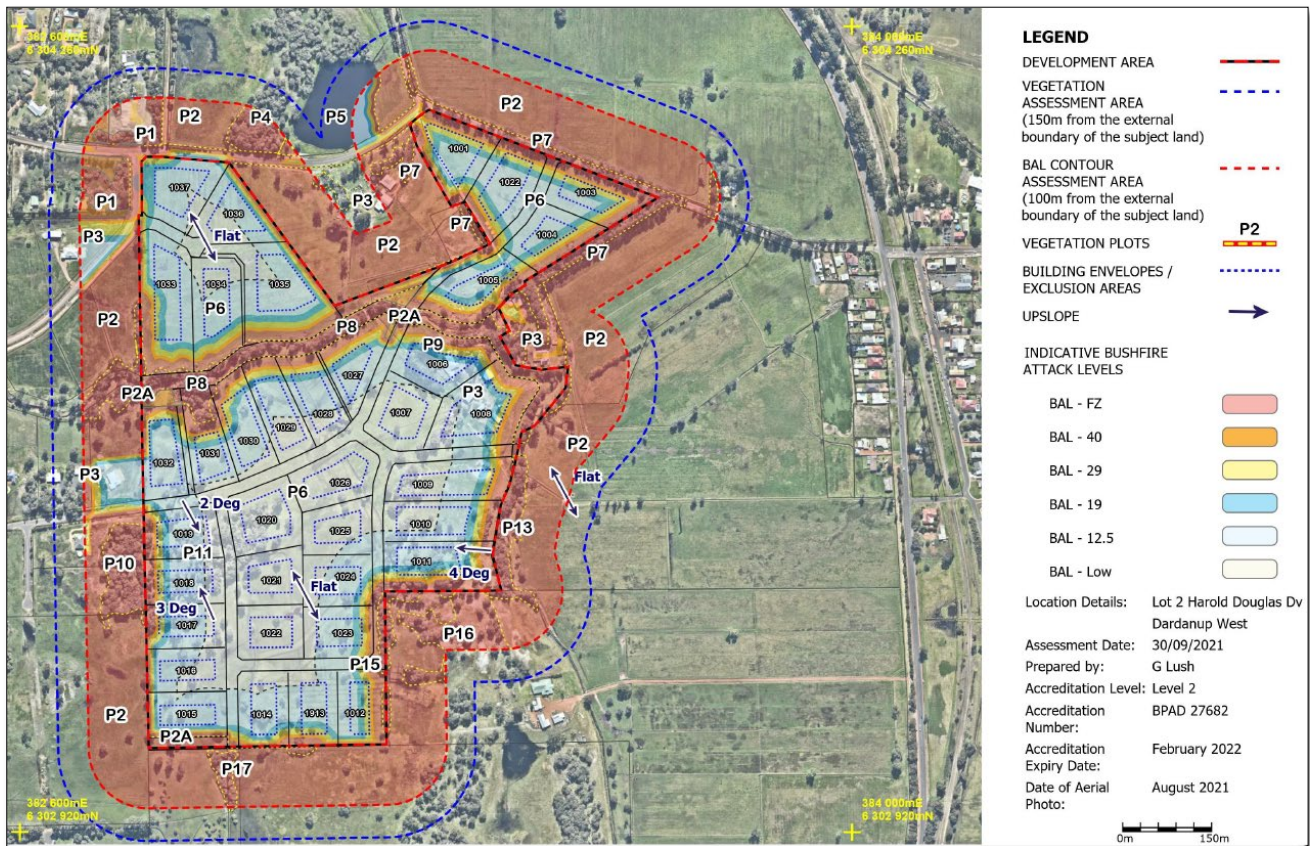
A BAL Contour Map has been prepared for the proposed subdivision, which shows that all building envelopes will have a BAL-29 or lower rating (refer *Figure 17: BAL contour map*).

Vegetation located along the watercourse will be retained within a drainage reserve. The remnant vegetation proposed to be retained will be protected and enhanced as part of future development, to improve the biodiversity values of the area (which is largely trees over paddock grasses) and to improve ecological linkages across the landscape.





Figure 17: BAL contour map



The Bushfire Management Plan considers that the proposed subdivision complies with the objectives of State Planning Policy 3.7 as:

1. It avoids any increase in the threat of bushfire to people, property and infrastructure. The land is considered suitable for land use intensification as the bushfire hazard levels are moderate and low. The proposed subdivision design does not increase the bushfire threat as it provides for the management of vegetation hazards, suitable road access and appropriate separation distances with the proposed development sites having a BAL-29 rating or lower.
2. It reduces vulnerability to bushfire through the identification and consideration of bushfire risks in the design of the development and the decision-making process. The bushfire hazard and risks have been identified and assessed in this report. It documents how the hazard level will be reduced and maintained for the life of the development and defines the responsibilities of relevant stakeholders.
3. The design of the subdivision and the development takes into account bushfire protection requirements and includes specific bushfire protection measures. The proposed management/mitigation measures to be implemented in accordance with the Bushfire





Management Plan demonstrate that the acceptable solutions within each element of the Bushfire Protection Criteria as contained in the Guidelines for Planning in bushfire Prone Areas (Version 1.4 December 2021) have been met.

4. It achieves an appropriate balance between bushfire risk management measures and biodiversity, conservation values, and environmental protection. The modification of remnant vegetation for the development is in accordance with the approved structure plan and the Shire's Fire Prevention Notice.

## 9. Transport impact assessment

### 9.1. Movement networks

A Transport Impact Assessment (TIA) has been undertaken by Cardno in accordance with the WAPC Transport Impact Assessment Guidelines for Developments: Volume 3 – Subdivisions 2016 (refer: *Transport Impact Assessment*, Cardno, January 2022 *Appendix 7*).

Under the Main Roads Functional Hierarchy, the existing roads are classified as:

- Boyanup-Picton Road            Primary Distributor
- Venn Road                        Access Road
- Harold Douglas Drive        Access Road

Intersection traffic surveys were commissioned by Cardno in November 2021 for the AM and PM peak hours for the following intersections:

- Boyanup-Picton Road / Venn Road (north)
- Harold Douglas Drive / Venn Road
- Boyanup-Picton Road / Ferguson Road (and Venn Road west).

Traffic volumes were comparatively low, especially those exiting and entering Venn Road and Harold Douglas Drive.

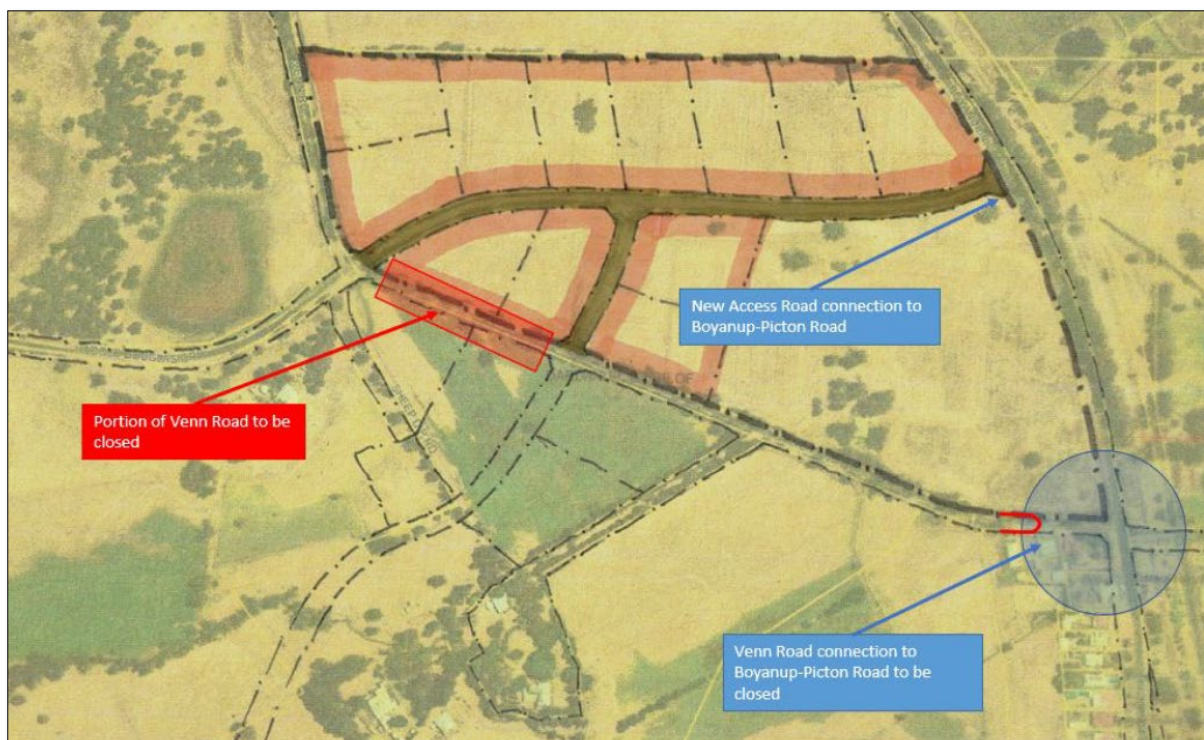
A crash assessment for the surrounding road network (5-year period 1 January 2016 to 31 December 2020) was completed using the Main Roads WA Reporting Centre. During that time, there were a total of six crashes, none of which took place at the above intersections or on Venn Road or Harold Douglas Drive. Due to the low traffic generation by the proposed development and the low crash rates in the area, Cardno considered it unlikely that the proposed development will have any material impact on the traffic safety of the surrounding road network.



The TIA noted that in the short-term, the primary access to the subject land is proposed via the existing Boyanup-Picton Road / Venn Road intersection.

In the medium-to-long-term, the TIA noted the potential for Harold Douglas Drive to be extended eastward through Lot 26 (north-east of the subject land) to a new intersection with the Boyanup-Picton Road (refer *Figure 18: Potential medium-to-long-term access arrangement*). This extension will allow the existing Venn Road (east) connection to Boyanup-Picton Road to be closed for vehicular through-traffic (although local vehicular access, pedestrian and cycling connectivity could still be maintained, subject to further design investigations), thus removing the 4-way intersection of Boyanup-Picton Road / Venn Road/ Ferguson Road.

*Figure 18: Potential medium-to-long-term access arrangement*



It is understood that, while both the Shire of Dardanup and Main Roads WA have expressed in-principle support of this extension, it is likely to be landowner/developer-driven (i.e. at the discretion of the owner of Lot 26).

Upon development of the wider Small Holdings Structure Plan area, it is also proposed that Keenan Road be extended to Boyanup-Picton Road. While a section of the Keenan Road extension is included as part this development application, this does not include the full extension and proposed new connection to Boyanup-Picton Road.



The TIA calculated the estimated trip generation resulting from the proposed scheme amendment and subdivision. This is expected to generate a total of 28 trips during the AM peak and 37 trips during the PM peak hour. In accordance with the WAPC Transport Impact Assessment Guidelines, developments that are expected to generate less than 100 trips during either of the peak hours are considered to have a negligible impact on the surrounding road network.

In investigating the potential impacts of the proposed scheme amendment and subsequent subdivision, Cardno examined five scenarios:

- Scenario 1: 2021 Existing conditions
- Scenario 2: 2031 – Build-out of subject land with Harold Douglas Drive extension; new intersection with Boyanup-Picton Road; Boyanup-Picton Road / Venn Road (north) retained
- Scenario 3: generally similar to Scenario 2, with the exception that Boyanup-Picton Road / Venn Road (north) is assumed to have been closed
- Scenario 4: 2031 – Build-out of subject land and assumes the only access to the Boyanup-Picton Road will be provided via the existing Boyanup-Road / Ferguson Road / Venn Road (east) intersection
- Scenario 5(a): 2046 – Build-out of Small Holding Structure Plan area, with the exception of Lot 26 Venn Road; excludes the Harold Douglas Drive extension but includes the Keenan Road extension to the Boyanup-Picton Road
- Scenario 5(b): 2046 – Build-out of Small Holding Structure Plan area including Lot 26 Venn Road and the Harold Douglas Drive extension; includes the Keenan Road extension to the Boyanup-Picton Road; includes closure of both Venn Road connections to Boyanup-Picton Road.

The scenarios took into account additional traffic generated by the ‘build out’ of the Dardanup Small Holdings Area. Based on an estimation of potential additional small holding lot yield (for the area north of Garvey Road) provided by *Across Planning* and the Shire of Dardanup, it was assumed that there will be an additional 261 lots (inclusive of the 37 lots in the concept plan).

The TIA adopted the same trip generation rates for the balance of the potential additional lots in the small holding area and undertook a SIDRA analysis of the above-mentioned intersections to assess the potential impact of site-generated traffic on the surrounding road network.

The SIDRA analysis indicates that the traffic generated by the proposed small holding sub-division can be accommodated by the existing intersections and road network (Scenario 3 and Scenario 4). While the Harold Douglas Drive (Scenario 2) and Keenan Road (Scenario 5a) extensions would improve access to the wider Small Holdings structure plan areas, these extensions are not considered critical to accommodate the traffic generated by the proposed small holding sub-division.



Under Scenario 5b, where both the Harold Douglas Drive and Keenan Road extensions to Boyanup-Picton Road are assumed to have been constructed, the remaining sections of Venn Road could remain in their existing forms (i.e. no need to upgrade Venn Road) as the traffic volumes would not exceed the threshold of 150 PCUs per day.

If both the Harold Douglas Drive and Keenan Road extensions to Boyanup-Picton Road are constructed, this would enable the closure of the existing Venn Road connections to Boyanup-Picton Road. While subject to further design investigations, the Venn Road (east) connection could potentially still be retained for local vehicular access, as well as for pedestrian and cycling connectivity purposes.

The TIA concluded that the proposed small holding subdivision can be adequately serviced by the existing Venn Road (east) and the Venn Road / Boyanup-Picton Road intersection. Overall traffic management in the Dardanup Small Holdings area would benefit from the Harold Douglas Drive and/or Keenan Road extensions to Boyanup-Picton Road. The proposed sub-division would also benefit from such extension(s), but is not dependent on them.

## 10. Servicing and infrastructure

A servicing report has been prepared by WML – refer *Engineering Servicing Report* (WML, November 2021) *Appendix 8*.

The servicing report concluded that the structure plan area is capable of being serviced by the essential infrastructure required for small holding development. Some minor headworks extensions will likely be required for power. No logistical reasons have been identified as to why the subject land cannot be serviced with the required services.

### 10.1. Effluent disposal

There is no sewerage service within the vicinity of the subject land. Given this, and the small holding lot sizes proposed (minimum 1ha), the site and soil evaluation and D/LWMS have confirmed suitability for on-site effluent disposal via individual Aerobic Treatment Units (ATU) for each proposed lot.

### 10.2. Potable water

The subject land is not located within a Water Corporation (or other licensed provider) potable water supply area. Consequently, all lots will be required to have water tanks (minimum 120,000 litre capacity) for potable water.





### 10.3. Power

Western Power's Network Capacity Mapping tool indicates that the area has sufficient power available to meet the needs of the proposed development. The nearest three-phase network is on the Boyanup-Picton Road approximately 600m east. Two existing properties excluded from the subdivision will need alternative power arrangements since the power lines cross parts of the subject land.

Should the pace of the development exceed the rate at which Western Power is required to carry out any network upgrades, Western Power may request the subdivider to fund the necessary upgrades. This can be determined at the subdivision stage.

### 10.4. Telecommunications

Based on the DBYD and NBN rollout map, the subject land is currently serviced by NBN fixed wireless. The nearest NBN physical connection is approximately 10km to the west. Given this, NBN will require an application to be submitted for a detailed assessment, including confirmation of backhaul charges.

Should NBN choose to service the subdivision with fibre, then a quote will be provided. This may require installation of a pit and pipe network unless an exemption is granted by the Department of Infrastructure, Transport, Regional Development and Communications, under the *Telecommunication Act*. This will be addressed at the subdivision stage.



## 11. Scheme amendment proposal

Amendment 205 to LPS3 proposes to:

1. Rezone portion Lot 2 Harold Douglas Drive and portion Lot 185 Venn Road Dardanup West from 'General Farming' to 'Small Holding';
2. Amend Appendix VIII to include Area 19 – Dardanup Park and insert additional requirements and modifications to the provisions of the Scheme Text, as follows:

AREA	ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE PROVISIONS OF THE SCHEME TEXT
<p><b>AREA 19 DARDANUP PARK</b></p> <p>Portion Lot 2 Harold Douglas Drive and portion Lot 185 Venn Road Dardanup West shown on the Scheme maps.</p>	<p><b>1. Subdivision and Development Criteria</b></p> <p>h) The local government will require the preparation of a local development plan and subdivision shall be generally be in accordance with the local development plan.</p> <p>i) No dwelling, outbuilding, on-site effluent disposal system or other incidental building shall be constructed in the Building Exclusion Zone as shown on the local development plan.</p> <p>j) Despite clause 3.14.1 r), no tree or shrub within 30 metres of the edge of the proposed drain reserve (Gavin's Gully) shall be removed.</p> <p>k) Sewage is to be discharged via an on-site effluent disposal system which meets the requirements of the <i>Government Sewerage Policy</i>.</p> <p>l) Despite clause 3.14.1 c), each dwelling shall be provided with a minimum 135,000 litre potable water storage tank in addition to any requirements of an approved bushfire management plan.</p> <p>m) At the subdivision stage, suitable arrangements are to be made with the local government for the provision of two (2) fully operational 50,000 litre water tanks for fire-fighting purposes to be located on Reserve 43955, Harold Douglas Drive. As an alternative the local government may accept an equivalent contribution towards strategic bushfire management measures in the Small Holding area of Dardanup West.</p> <p>n) At the subdivision stage, the local government may request that the WAPC impose a condition requiring that satisfactory arrangements be made for the upgrading and/or construction of the local road network (including intersections) to the Shire's standard.</p>



	<p>2. Land Use Controls</p> <p>c) Stocking rates shall not exceed Department of Primary Industries and Regional Development stocking rate guidelines.</p> <p>d) Despite clause 3.14.1 i), the keeping of horses in accordance with subclause a), is limited to personal use with a maximum of 3 horses.</p>
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3. Update the Scheme Maps as shown in the Scheme Amendment Map (refer *Figure 19: Scheme Amendment Map* – overleaf).

## 12. Conclusion

The proposed scheme amendment is consistent with the State and local policy framework, including the Shire’s Local Planning Strategy and the Dardanup Small Holdings Structure Plan. The proposed Small Holding use is capable of sustainable development and will improve connection of Dardanup West to the Dardanup townsite.

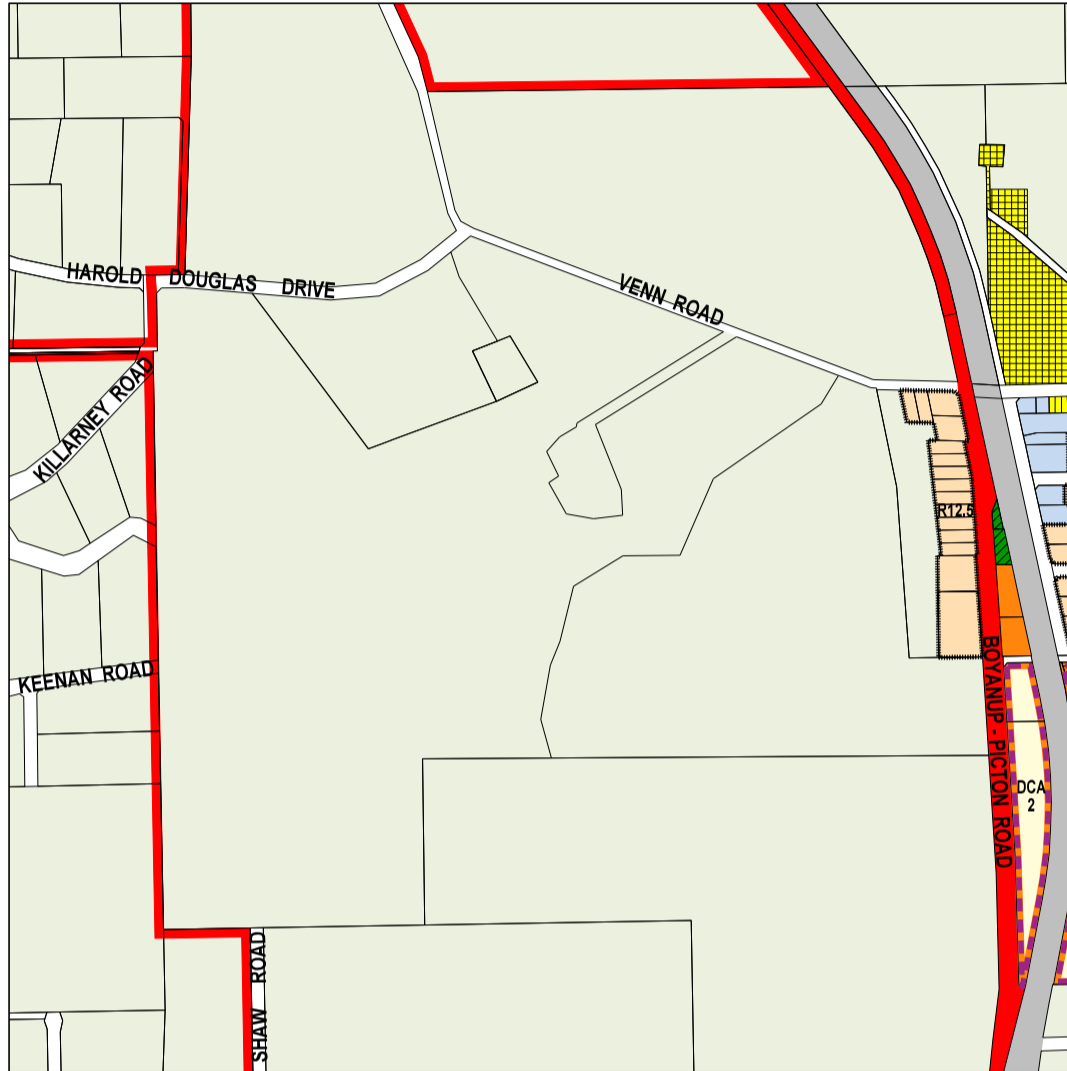
The proposed amendment recognizes the importance of the key environmental and landscape attributes of the subject site. None of the identified key environmental features present as being a significant constraint to the proposed development. The environmental outcomes of the proposed development include:

- Providing an improvement in groundwater and surface water quality through the proposed rural small holdings and implementation of water sensitive urban design and best stormwater drainage management practices;
- Retaining existing black cockatoo and WRP habitat within the proposed drainage reserve, road verges and lots; and
- Improving ecological linkages across the landscape through the revegetation of Gavin’s Gully reserve and strategic re-planting of endemic species throughout the subdivision.

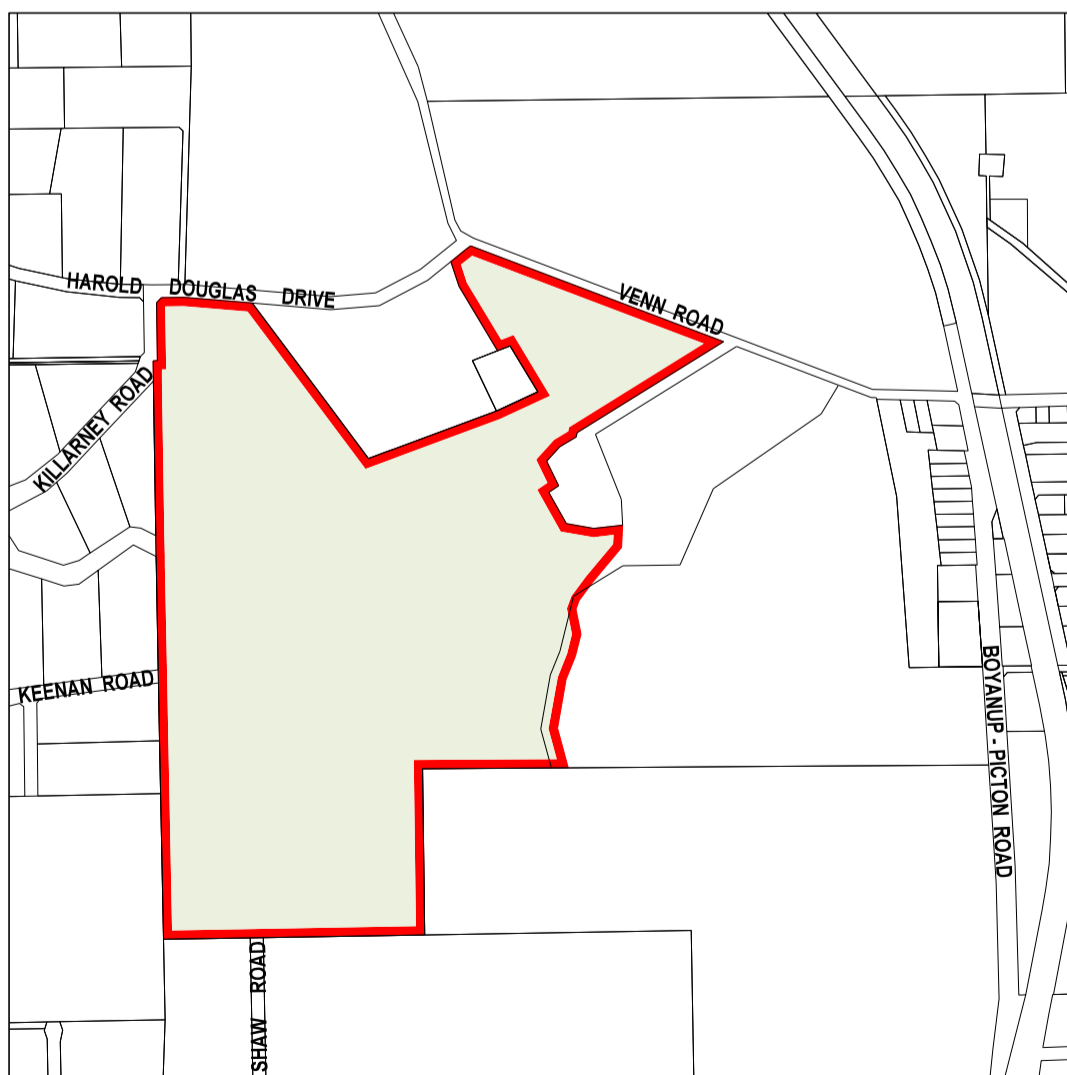
The proposed bushfire management plan conforms to the required policy and guidelines and the subject land is capable of being serviced with the essential infrastructure required for Small Holding development. Approval of Amendment 205 is respectfully sought.

# SCHEME AMENDMENT MAP

## SHIRE OF DARDANUP LOCAL PLANNING SCHEME No.3 AMENDMENT No. 205



**EXISTING ZONING**



**PROPOSED ZONING**

**LEGEND**

**REGION SCHEME ZONES (GBRS)**

- PRIMARY REGIONAL ROADS
- RAILWAY

**LOCAL SCHEME RESERVES**

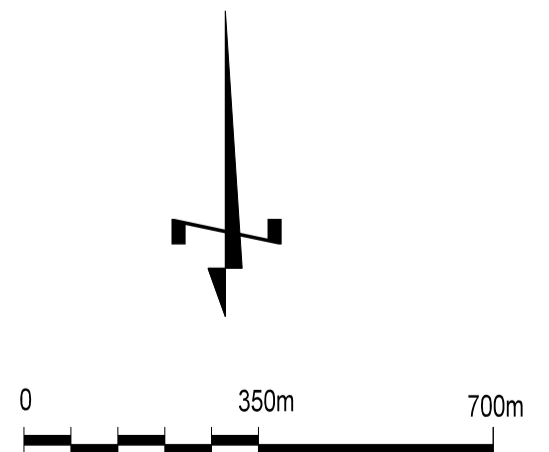
- RECREATION

**LOCAL SCHEME ZONES**

- BUSINESS - COMMERCIAL
- DEVELOPMENT
- GENERAL FARMING
- RESIDENTIAL
- OTHER COMMUNITY
- PUBLIC UTILITIES
- SCHOOL
- SMALL HOLDING

**OTHER CATEGORIES**

- R12.5 RCODES
- DCA2 DEVELOPMENT CONTRIBUTION AREA





# [Appendix ORD: 12.2.1A]

## COUNCIL INITIATION

This Standard Amendment was adopted by resolution of the Council of the Shire of Dardanup at the Ordinary Meeting of the Council held on the \_\_\_ day of \_\_\_\_\_, 2022.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

## COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the Shire of Dardanup at the Ordinary Meeting of the Council held on the \_\_\_ day of \_\_\_\_\_, 2022, proceed to advertise this Amendment.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

## COUNCIL RECOMMENDATION

This Amendment is recommended for \_\_\_\_\_ by resolution of the Council of the Shire of Dardanup at the Ordinary Meeting of the Council held on the \_\_\_ day of \_\_\_\_\_, 2022 and the Common Seal of the Shire of Dardanup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

## WAPC ENDORSEMENT (r 63)

..... Date: .....  
Delegated under S.16 of the *Planning and Development Act 2005*

## APPROVAL GRANTED

..... Date: .....  
MINISTER FOR PLANNING



## Attachments

1. Certificate of Title Lot 2 on Deposited Plan 410287
2. Certificate of Title Lot 185 on Deposited Plan 37202



## Appendices

1. Preliminary Geotechnical Investigation (WML, November 2021)
2. Environmental Assessment Report (Accendo Australia, November 2021)
3. Drainage Report (Oversby Consulting, January 2022)
4. District / Local Water Management Strategy (Oversby Consulting, January 2022)
5. Site and Soil Evaluation (WML, December 2021)
6. Bushfire Management Plan (Lush Fire & Planning, January 2022)
7. Transport Impact Assessment (Cardno, January 2022)
8. Engineering Servicing Report (WML, November 2021)

Note: The technical appendices may be lodged separately from the scheme amendment report due to file sizes.

**RISK ASSESSMENT TOOL**

**OVERALL RISK EVENT:** Proposed Local Planning Scheme Amendment No. 205

**RISK THEME PROFILE:**

3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)

**RISK ASSESSMENT CONTEXT:** Strategic

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
<b>HEALTH</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>FINANCIAL IMPACT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>SERVICE INTERRUPTION</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>LEGAL AND COMPLIANCE</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>REPUTATIONAL</b>	By not initiating the Amendment Council could be seen to be hindering development.	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
<b>ENVIRONMENT</b>	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: 12.2.2A]

## RISK ASSESSMENT TOOL

**OVERALL RISK EVENT:** South West Business Excellence Awards Sponsorship Request

**RISK THEME PROFILE:** 6 - Engagement Practices

**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
<b>HEALTH</b>	No risk event identified for this category.	Not Required No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>FINANCIAL IMPACT</b>	No risk event identified for this category.	Not Required No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>SERVICE INTERRUPTION</b>	No risk event identified for this category.	Not Required No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>LEGAL AND COMPLIANCE</b>	No risk event identified for this category.	Not Required No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>REPUTATIONAL</b>	Council's reputation could be impacted dependant on their decision on recipients' applications for grant funding.	Minor (2)	Unlikely (2)	Low (1-4)	Not required.	Not required.	Not required.	Not required.
<b>ENVIRONMENT</b>	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: 12.2.2B]



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ABN: 57 159 166 820

Melanie Ring  
Place & Community Officer  
Shire of Dardanup

Dear Melanie

Thank you for acknowledging our email and looking to support our South West Business Excellence Awards program for the next two financial years.

As a highly valued partner of the SW regional awards program, we are keen to again engage with the Shire of Dardanup as one of our Premium Partners for the 2022 and 2023 Awards.

As BSW Connect can now settle into a new schedule for coordinating the Awards Program following the major disruptions created by COVID-19 for 2020 and 2021 Gala events, this year's awards are scheduled to commence in May. The proposed timeline for this year's awards program is as follows:

16<sup>th</sup> May – 29<sup>th</sup> July - applications open  
30<sup>th</sup> July – 10 September – judging of applications  
22<sup>nd</sup> September – Finalist Networking event  
29<sup>th</sup> October – Gala presentation evening event

With the applications due to open in mid-May, we need to confirm an agreement with our Premium Awards Partners by no later than the end of April in order to allow adequate lead time to prepare and schedule advertisements for promoting the opening of applications.

The level of financial commitment sought from a Premium Partner is remaining at \$5,000 plus GST for 2022. and the same amount for 2023. In line with our prior agreement, the Premium Partner receives the following key benefits:

- "Community Engagement" Award Category Branding
- 2 Tickets to the Gala on October 29th
- Present award to the category award winner on stage at the Gala
- Logo featured on BSW Connect website
- Logo featured on all social media posts once partnership agreement has been signed
- 1 Social media post promoting partnership
- Logo featured in TV advertising campaign prior to Gala Night on GWN7 and affiliates
- Logo featured on audio/visual presentation at the Gala
- Publicly acknowledged at the Gala
- Full page advert in Awards Gala Booklet
- Optional inclusion of video/slide presentation with no audio, of up to 1 minute (provided by Partner) shown during intermission at the Gala

## [Appendix ORD: 12.2.2B]

We greatly appreciate the Shire of Dardanup's consideration of continuing as one of our Awards Premium Partners and look forward to hearing back from you following the Council's deliberations on this great business community initiative.

Best regards

Andrew Roberts

Sponsorship & Consulting Services

(on behalf of BSW Connect)

23 March 2022



Presented by  
BSW Connect



Supported by the  
City of Bunbury



# 2021 SOUTH WEST BUSINESS EXCELLENCE AWARDS

CELEBRATING AND ENCOURAGING

REGIONAL BUSINESS SUCCESS



## 2021 Business Awards Program Outcomes

---

2021 marked 27 years since the South West regional Business Awards program in Western Australia commenced. The Leschenault Enterprise Centre Inc., trading as BSW Connect – Business South West, presents these Awards each year.

In 2021 small and medium businesses across the region contested for 20 different business, industry and achievement award categories plus the much-coveted overall Star Business of the Year. In addition, individual business owners could vie for the Star Business Person of the Year award and nominate any of their amazing staff members for the Employee of the Year award.

BSW Connect aims to progressively improve the Awards program each year. In 2021 a new Digital Business award category was introduced and for a second successive year, our team collaborated with IPS Business Advisory to provide advisory support to applicants.

A key goal over the past 3 years has been to encourage greater participation by businesses from right across the region. The Awards coordination team has especially worked on engaging more closely with business associations and Shires in the region's smaller communities - Capel, Collie, Dardanup, Donnybrook, Manjimup, Bridgetown and Nannup. Our efforts have been reflected in the increasing proportion of submissions coming from the broader region. In 2021, 71% of award submissions came from businesses located outside the City of Bunbury with this being a further rise from previous years – 64% in 2020, 54% in 2019, 51% in 2018, 35% in 2017, 40% in 2016 and 37% in 2015. For the first time, the largest percentage of entries came from businesses in the Busselton-Dunsborough area.

## Applications

---

In 2021 our business community continued to experience some disruptions with occasional lockdowns due to the COVID-19 pandemic. Overall, however, we were very fortunate in Western Australia. With the 2020 Awards Gala event being deferred until March 2021, we embarked on a quick turnaround with the 2021 Awards applications opening in mid-June and closing on 20<sup>th</sup> August, a slightly shorter application period than most years. The Finalist Networking event to announce category finalists was held on Thursday 23<sup>rd</sup> September and the Gala Evening event to announce award winners was held on Saturday 30<sup>th</sup> October 2021.

Our media partners GWN7 and TripleM continued to provide amazing support with a heavy promotional program for our regional Awards. By the closing date on 20<sup>th</sup> August, 41 business owners had submitted an entry – 38 applied for the Business Award categories with 10 of these also applying for at least one Individual Award category. Three others entered an Individual Award category. Five business entrants were eligible for the Young Business Achiever award and 2 were eligible for the Indigenous Business Achiever award. Eight Star Business Person of the Year submissions were received and five businesses entered staff members for the Employee of the Year category.

Despite the ongoing challenges and uncertainty imposed by the global pandemic, 2021 proved to be another good year for businesses to be recognised as Awards finalists and to celebrate their achievements. These high-calibre businesses represent the cream of the crop of our South West business community, displaying unshakable passion, resilience and strategic thinking in the face of adversity.

The application process and bringing small business owners together are well recognised as valuable benefits of the Awards program, and are well reflected in the words of two of this year's applicants:

*"Applying for the awards was such a fabulous process. At first we didn't think we would have the time to do it but we pushed through it and are so glad we did. We knew we were doing well but didn't know how well. We have benefitted so much from going through that process and we really had fun doing the video."*

*"We have already planned to attend the finals night. We really look forward to meeting [everyone] at the Gala event ... whether we are privileged and lucky enough to be a finalist or cheering our fellow small business owners on. We can't wait."*

The application process presents a unique opportunity for business owners to step back, analyse their operations, reflect on their achievements, set future goals and celebrate their achievements. On entering, businesses need to answer questions covering key aspects of business activity including: business planning, marketing, financial performance, customer service and satisfaction, environmental practices, community contribution, diversity and inclusivity initiatives, employee management and how their competitive advantage is maintained.

An independent judging panel evaluates all the written submissions, each scoring all questions and providing feedback on areas of strength and opportunities for improvement. All applicants receive a scorecard and feedback report which provides a valuable opportunity to get suggestions and input from an external and experienced business perspective, enables entrants to benchmark their business against other businesses, and helps owners to refine their future Awards submission. In his acceptance speech on being crowned Star Business of the Year at the 2021 Gala event, Neil Young of Asset Reliability Inspections commented on the value he had gained from the feedback report he had received after entering the previous year's awards.

This year businesses from 8 of the 12 local government areas comprising the South West region submitted an application. Twenty-eight of the 41 businesses applying (68%) entered the South West regional awards for the first time. The overall high calibre of this year's entries meant that many categories were very tightly contested.

The following table provides an overview of the mix of businesses that applied for the 2021 awards.



# 2021 SOUTH WEST BUSINESS EXCELLENCE AWARDS

[Appendix ORD: 12.2.2C]



Supported by the  
City of Bunbury



Presented by  
BSW Connect

Local Government Area	Number of Entrants	Percentage
City of Busselton	16	39.0%
City of Bunbury	12	29.3%
Shire of Harvey	4	9.8%
Shire of Collie	3	7.3%
Shire of Dardanup	2	4.9%
Shire of Donnybrook-Balingup	2	4.9%
Shire of Capel	1	2.4%
Shire of Manjimup	1	2.4%
Total businesses entering	41	100.0%
Industry Sector	Number of Entrants	Percentage
Services	20	48.8%
Tourism & Hospitality	7	17.1%
Food & Beverage Manufacturing	6	14.6%
Retail	4	9.8%
Construction, Mining & Manufacturing	4	9.8%
Number of Employees (FTE)	Number of Entrants	Percentage
Non-employing	10	24.4%
1-4 Employees	12	29.3%
5-10 Employees	8	19.5%
11+ Employees	11	26.8%
Business Award Category	Number of Business Entries	Percentage
Micro Business (less than 5 FTE)	10	26.3%
Small Business (5-10 FTE)	8	21.1%
Medium Business (11+ FTE)	8	21.1%
Emerging Business (< 2 years)	4	10.5%
Home-Based Business	4	10.5%
Not-for-Profit	4	10.5%





## Gala Presentation Evening

On Saturday evening October 30<sup>th</sup>, the Bunbury Regional Entertainment Centre Stage One Foyer and Theatre came alive with 237 guests from 58 organisations to celebrate the 2021 South West Business Excellence Awards winners. This included guests from 34 of the 36 finalist businesses, all awaiting in great anticipation to learn who would be successful in securing one of 22 award category titles as well as the much-esteemed overall Star Business of the Year.



*Figure 1 - 2021 Gala Presentation Evening at the Bunbury Regional Entertainment Centre*

Following the overall success and positive feedback received on the red carpet cocktail style event trialled for the 2020 Gala event, we used this format again in 2021. All the award presentations were done on the BREC Stage One theatre stage and projected onto the big screen.

By the end of the evening, 15 of the 36 finalists were successful in being named a winner and/or runner-up in at least one award category, with the top accolade going to Neil Young and his team at Asset Reliability Inspections.





Figure 2 - 2021 South West Star Business of the Year – Asset Reliability Inspections presented by City of Bunbury Mayor Jaysen De San Miguel

Lisa Shreeve from Busselton Jetty Inc. was successful in being crowned the Star Business Person of the Year.



Figure 3 - 2021 Star Business Person of the Year – Lisa Shreeve CEO Busselton Jetty Inc. presented by Ashley Clements, Director of Infrastructure and Development SWDC

For additional photos of all award presentations please visit: <https://bit.ly/3cU0sLZ>

## 2021 Business Awards Results

Top Business Award	Results
<i>City of Bunbury</i> Star Business of the Year	<b>WINNER:</b> Asset Reliability Inspections <b>RUNNER-UP:</b> Vasse Vets
Business Awards	
<i>BSW Connect</i> <b>Excellence in Not-for-Profit Award</b>	<b>WINNER:</b> Busselton Jetty Inc. <b>RUNNER-UP:</b> CinefestOZ Film Festival <b>FINALISTS:</b> <ul style="list-style-type: none"> <li>Investing in Our Youth</li> <li>Radiance Network South West Inc.</li> </ul>
<i>Alcoa</i> <b>Emerging Business Award</b>	<b>WINNER:</b> Donnybrook Butchers <b>FINALISTS:</b> <ul style="list-style-type: none"> <li>Courage Unravalled</li> <li>South West Luxury Transport</li> <li>South West Property Management</li> </ul>
<i>BSW Connect</i> <b>Home-Based Business Award</b>	<b>WINNER:</b> Riverside Massage <b>FINALISTS:</b> <ul style="list-style-type: none"> <li>Creative Content Design</li> <li>TraaVerse</li> </ul>
<i>HHG Legal Group</i> <i>incorporating Kroon Legal</i> <b>Micro Business Award</b>	<b>WINNER:</b> Kidd & Co <b>RUNNER-UP:</b> Vasse Valley Hemp Farm <b>FINALISTS:</b> <ul style="list-style-type: none"> <li>BMA – Busselton Martial Arts</li> <li>Chateau June-Jerome</li> <li>Keip Filtration</li> <li>Maker &amp; Co</li> <li>MJ Goods</li> <li>Morris Lane Taffys</li> <li>On Call ECT</li> </ul>
<i>Southern Ports</i> <b>Small Business Award</b>	<b>WINNER:</b> Battery All Types <b>RUNNER-UP:</b> Cape Abilities <b>FINALISTS:</b> <ul style="list-style-type: none"> <li>Anytime Fitness Busselton</li> <li>Collie River Valley Tourist Park</li> <li>Gravity Etc</li> <li>Oscar &amp; Ivy Hair Co</li> <li>Sleep &amp; Snore Solutions</li> <li>The Bean and Cone</li> </ul>

<p><i>Optus</i> <b>Medium Business Award</b></p>	<p><b>WINNER:</b> Asset Reliability Inspections <b>RUNNER-UP:</b> Vasse Vets <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Arbor Guy</li> <li>• Beerfarm</li> <li>• Jones Welding Solutions Pty Ltd</li> <li>• MACFORCE Australia</li> </ul>
<b>Industry Awards</b>	
<p><i>Department of Primary Industries &amp; Regional Development</i> <b>Food &amp; Beverage Manufacturing Award</b></p>	<p><b>WINNER:</b> Beerfarm <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Chateau June-Jerome</li> <li>• Donnybrook Butchers</li> <li>• Morris Lane Taffys</li> <li>• The Bean &amp; Cone</li> <li>• Vasse Valley Hemp Farm</li> </ul>
<p><i>Albemarle</i> <b>Construction, Mining &amp; Manufacturing Award</b></p>	<p><b>WINNER:</b> Asset Reliability Inspections <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Jones Welding Solutions Pty Ltd</li> <li>• MACFORCE Australia</li> </ul>
<p><i>Retravisision</i> <b>Retail Experience Award</b></p>	<p><b>WINNER:</b> Kidd &amp; Co <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Battery All Types</li> <li>• Cape Abilities</li> <li>• MJ Goods</li> </ul>
<p><i>TripleM</i> <b>Tourism &amp; Hospitality Award</b></p>	<p><b>WINNER:</b> Busselton Jetty Inc. <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• CinefestOZ Film Festival</li> <li>• Collie River Valley Tourist Park</li> <li>• Gravity Etc</li> <li>• TraaVerse</li> </ul>
<p><i>EBM Insurance Brokers</i> <b>Professional Services – Product-based Award</b></p>	<p><b>WINNER:</b> Vasse Vets <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Arbor Guy</li> <li>• Creative Content Design</li> <li>• Keip Filtration</li> </ul>

<p><i>AF Accounting &amp; Business Services</i> <b>Professional Services – People-based Award</b></p>	<p><b>WINNER:</b> Oscar &amp; Ivy Hair Co <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• BMA – Busselton Martial Arts</li> <li>• Investing in Our Youth</li> <li>• Maker + Co</li> <li>• On Call ECT</li> <li>• Riverside Massage</li> <li>• Sleep &amp; Snore Solutions</li> </ul>
<b>Achievement Awards</b>	
<p><i>NBN</i> <b>Innovation Award</b></p>	<p><b>WINNER:</b> Asset Reliability Inspections <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Busselton Jetty Inc.</li> <li>• MACFORCE Australia</li> <li>• Vasse Valley Hemp Farm</li> <li>• Vasse Vets</li> </ul>
<p><i>Forrest Personnel</i> <b>Diversity &amp; Inclusivity Award</b></p>	<p><b>WINNER:</b> Jones Welding Solutions Pty Ltd <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Arbor Guy</li> <li>• Battery All Types</li> <li>• Gravity Etc</li> <li>• MACFORCE Australia</li> <li>• Sleep &amp; Snore Solutions</li> <li>• Vasse Vets</li> </ul>
<p><i>Harvey Water</i> <b>Environmental Responsibility Award</b></p>	<p><b>WINNER:</b> Beerfarm <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Arbor Guy</li> <li>• Battery All Types</li> <li>• Busselton Jetty Inc.</li> <li>• Jones Welding Solutions Pty Ltd</li> <li>• Oscar &amp; Ivy Hair Co</li> <li>• Vasse Valley Hemp Farm</li> <li>• Vasse Vets</li> </ul>
<p><i>Shire of Dardanup</i> <b>Community Engagement Award</b></p>	<p><b>WINNER:</b> Jones Welding Solutions Pty Ltd <b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>• Asset Reliability Inspections</li> <li>• Beerfarm</li> <li>• Cape Abilities</li> <li>• CinefestOZ Film Festival</li> <li>• Gravity Etc</li> </ul>



<p><i>Qube</i> <b>Customer Experience Award</b></p>	<p><b>JOINT WINNERS:</b> Cape Abilities Morris Lane Taffys</p> <p><b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>Anytime Fitness Busselton</li> <li>Beerfarm</li> <li>BMA – Busselton Martial Arts</li> <li>Busselton Jetty Inc.</li> <li>Gravity Etc</li> <li>Oscar &amp; Ivy Hair Co</li> <li>Vasse Vets</li> </ul>
<p><i>Southern Ports</i> <b>Digital Business Award</b></p>	<p><b>WINNER:</b> Vasse Vets</p> <p><b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>Battery All Types</li> <li>Courage Unravalled</li> <li>Creative Content Design</li> <li>MACFORCE Australia</li> </ul>
<p><b>Individual Awards</b></p>	
<p><i>South West Development Commission</i> <b>Star Business Person of the Year</b></p>	<p><b>WINNER:</b> Lisa Shreeve – Busselton Jetty Inc.</p> <p><b>RUNNER-UP:</b> Neil Young – Asset Reliability Inspections</p> <p><b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>Craig Crampton – BMA – Busselton Martial Arts</li> <li>Dr Bronwyn Blake – Vasse Valley Hemp Farm</li> <li>Jane Andel – Human Resources South West</li> <li>Luke Jones – Jones Welding Solutions Pty Ltd</li> </ul>
<p><i>Edith Cowan University</i> <b>Young Business Achiever</b></p>	<p><b>WINNER:</b> Bryn Cain &amp; Georgia Rutter – Donnybrook Butchers</p> <p><b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>Brendan Earl – Keip Filtration</li> <li>Chelsea Morris – Morris Lane Taffys</li> <li>Melissa Robertson – Chateau June-Jerome</li> <li>Natalie Paterson &amp; Merinda Levitzke – Oscar &amp; Ivy Hair Co</li> </ul>
<p><i>GWN7</i> <b>Indigenous Business Achiever</b></p>	<p><b>WINNER:</b> Brendan Earl – Keip Filtration</p> <p><b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>Clinton Robertson – Chateau June-Jerome</li> </ul>
<p><i>Sponsorship &amp; Consulting Services</i> <b>Employee of the Year</b></p>	<p><b>WINNER:</b> Breeana Kenny – Asset Reliability Inspections</p> <p><b>FINALISTS:</b></p> <ul style="list-style-type: none"> <li>Adam Bromley – MJ Goods</li> <li>Ayden Trent – Primal Archery</li> <li>Natasha Pears – Maker + Co</li> <li>Renee Lewer – Oscar &amp; Ivy Hair Co</li> </ul>

## 2021 Awards Partners and Supporters

Only through the generous support of our Awards partners and supporters is BSW Connect able to present such a highly successful annual regional Awards program and Gala event. In 2021, the South West Business Excellence Awards was once again strongly supported by numerous partners from both the private business and government sectors.

Category	2021 Awards Partners and Supporters	
Principal Partner	City of Bunbury	
Premium Partners	Albemarle Alcoa Forrest Personnel Lomax Media	Shire of Dardanup South West Development Commission
Media Partners	GWN 7	TripleM
Business Award Category Partners	HHG Legal Group incorporating Kroon Legal	Southern Ports Optus
Industry and Achievement Award Category Partners	AF Accounting and Business Services Department of Primary Industries and Regional Development EBM Insurance & Risk Edith Cowan University Harvey Water NBN Qube Bulk Retravision Southern Ports Sponsorship & Consulting Services	
Awards Supporters	Small Business Development Corporation Totally Sound IPS Business Advisory Hon. Don Punch MLA – Member for Bunbury James Hayward MLC- Member for the South West	

The ongoing support of our awards partners and supporters is testimony to their recognition of the significance and importance of the awards program and Gala event in paying tribute to the talents and amazing achievements of our South West business community. The BSW Connect Board and Awards coordination team extend a huge thanks to all our Awards partners and supporters, some of whom have been very long serving. We very much look forward to continuing to build our valued relationship with all of our Awards partners and supporters.

## Shire of Dardanup Premium Partner Deliverables

### Agreed Partnership Benefits:

- **Achievement Award category branding promoted as the - "Shire of Dardanup – Community Engagement Award"** COMPLETE
- **Social media engagement** COMPLETE

### Examples:







- Logo featured on the BSW Connect website as a Premium Partner COMPLETE
- Invitation to attend the Finalist Networking event on 23<sup>rd</sup> September 2021 and present the finalist certificates to the Community Engagement Award finalists COMPLETE



*Cr Tyrell Gardiner presenting the Shire of Dardanup - Community Engagement finalist certificates*



- **Shire of Dardanup logo featured in the audio-visual presentation at the Finalist Networking evening** COMPLETE



- **Logo on promotional material as a Premium Partner** COMPLETE
- **Logo featured on the post-event TV Gala advertising campaign on GWN7** COMPLETE

Example:



- **2 Tickets to attend the Gala event on 30<sup>th</sup> October 2021** COMPLETE
- **Publicly acknowledged at the Gala event** COMPLETE
- **Logo featured on audio-visual presentation at the Gala event**  
Shire of Dardanup logo on continuous AV promotional loop throughout the night COMPLETE
- **1 page ad in the Awards Gala event booklet** COMPLETE

View Booklet: <https://bit.ly/3nleFla>

- Announce and present the Shire of Dardanup Community Engagement Award on stage at the Gala evening event

COMPLETE



Shire of Dardanup President Michael Bennett presenting the Shire of Dardanup Community Engagement award to the winner Jones Welding Solution Pty Ltd

### Extra Benefit Provided:

- Dedicated article published in the Dardanup Times promoting the Shire of Dardanup's partnership of the Awards program.



**The Shire of Dardanup backs Business Excellence**  
BSW Connect is delighted to have the Shire of Dardanup on board for a third year as a Premium Partner of the South West Business Excellence Awards. With nearly 800 businesses located in the Shire, Andre Schönfeldt, CEO Shire of Dardanup said that *"The Shire of Dardanup supports local businesses to establish, grow and prosper. We recognise the importance and contribution of small business to the local economy and encourage businesses within our Shire to showcase their achievements and successes by entering the awards"*.

A number of Shire of Dardanup businesses have attained considerable success in the SW awards over the years including the 2019 Star Business of the Year, Jones Welding Solutions Pty Ltd.

Two of three businesses from the Shire selected as 2020 Awards finalists received awards at the Gala presentation evening event with The Health Hub at Eaton Fair taking out three categories - Emerging Business, Innovation and Young Business Achiever - while The Book Incubator was runner-up in the Home-Based Business award.

When we asked Craig Hookham, the 2020 Young Business Achiever, what entering the awards meant for him, he said that *"Every time you do it you review the business, review your plans for the next 12 months, look at the good things and the bad things, so that process is really useful to the business anyway and then you get the fun and everything else that goes along with the awards"*.

Past business owners have applauded the community spirit and positive energy the Awards drives, with one saying it *"is a great way to "deep dive" into your business to gain insight into who you are, and why you do it. If you'd like your team to feel a sense of pride and ownership for the effort they put in, and excite the community all at the same time, then this is for you. Other excellent benefits include learning about and meeting some amazing and inspiring people and businesses. If you want heart, generosity of spirit and inspiration, you'll find it here. I love that even if you don't win on the day, you still win!"* Another awards entrant felt that *"Being a finalist added a sense of legitimacy to my business and a confidence that I am heading in the right direction."*

So, what are you waiting for!  
**Applications remain open until 6pm Friday 13 August.**  
For more information visit [bswconnect.com.au/awards/](http://bswconnect.com.au/awards/)



Shire President Cr  
Mick Bennett  
announces the 2020  
Community  
Engagement award  
winners.

Craig and Cahleen  
Hookham - The Health  
Hub at Eaton Fair

















































## (Appendix ORD: 12.2.3C)

RISK ASSESSMENT TOOL	
<b>OVERALL RISK EVENT:</b>	The Shire of Dardanup Administration, Library & Community Building
<b>RISK THEME PROFILE:</b>	
3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory) 15 - Supplier and Contract Management	2 - Business and Community Disruption
<b>RISK ASSESSMENT CONTEXT:</b>	Strategic

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
<b>HEALTH</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>FINANCIAL IMPACT</b>	Potential risk the building that has been designed does not meet Councils budget.	Major (4)	Likely (4)	High (12 - 19)	The 80% Design Option may need to be reviewed and some items deleted or quality/specification reduced. Budget may need to be increased by Council.	Major (4)	Possible (3)	High (12 - 19)
<b>SERVICE INTERRUPTION</b>	New Building may be delayed significantly if Council is not able to negotiate GMP. The supply of timber is a risk as currently there are global shortages of timber.	Moderate (3)	Likely (4)	High (12 - 19)	Pre-order the timber through prefunding the Contractor to minimise construction delays.	Moderate (3)	Likely (4)	High (12 - 19)
<b>LEGAL AND COMPLIANCE</b>	Risk of non-compliance to LGA Regulations and Council's procurement Policy.	Major (4)	Possible (3)	High (12 - 19)	A procurement and project plan to be completed to comply with all LGA regulations and Council Policies.	Moderate (3)	Possible (3)	Moderate (5 - 11)
<b>REPUTATIONAL</b>	Potential reputational impact of constructing a concrete building after publically indicating that the building was to be predominantly of timber on a concrete slab.	Moderate (3)	Likely (4)	High (12 - 19)	Design Option has to be predominantly timber before Council proceeds to 100% design	Moderate (3)	Possible (3)	Moderate (5 - 11)
<b>ENVIRONMENT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.





