Shire of Dardanup

Sustainable Development Directorate

APPENDICES

Item 12.2.1 – 12.2.6

ORDINARY COUNCIL MEETING

To Be Held

Wednesday, 27th August 2025
Commencing at 5.00pm

At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

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(Appendix ORD: 12.2.1A)

Local Structure Plan Review

PREPARED FOR
Shire of Dardanup

July 2025

landinsights
PLANNING DESIGN ENVIRONMENT

Shire of Dardanup

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Table of Contents

SECTION ONE – INTRODUCTION 1
1.1 Background 1
1.2 Assessment Scope 1
1.3 Local Structure Plan Overview 1
SECTION TWO – STRUCTURE PLANS REVIEW 6
1 BUNBURY INTERNATIONAL COMPLEX DEVELOPMENT GUIDE PLAN 7
1.1 Plan Information 7
1.2 Summary 7
1.3 Current Status 7
1.4 Changes to planning framework 7
1.5 Recommendation 8
1.6 Reason for recommendation, other options and risk 8
2 PRESTON INDUSTRIAL PARK (NORTHERN PRECINCT) STRUCTURE PLAN 9
2.1 Plan Information 9
2.2 Summary 9
2.3 Current Status 10
2.4 Changes to planning framework 10
2.5 Recommendation 10
2.6 Reason for recommendation, other options and risk 11
3 BUREKUP TOWNSITE EXPANSION STRUCTURE PLAN 12
3.1 Plan Information 12
3.2 Summary 12
3.3 Current Status 12
3.4 Changes to planning framework 13
3.5 Recommendation 13
3.6 Reason for recommendation, other options and risk 13
4 DARDANUP WEST STRUCTURE PLAN 14
4.1 Plan Information 14
4.2 Summary 14
4.3 Current Status 15

4.4 CHANGES TO PLANNING FRAMEWORK 15
4.5 RECOMMENDATION 15
4.6 REASON FOR RECOMMENDATION, OTHER OPTIONS AND RISK 15
5 LOT 6 GARVEY ROAD DARDANUP WEST STRUCTURE PLAN AND AMENDMENT 1 17
5.1 PLAN INFORMATION 17
5.2 SUMMARY 17
5.3 CURRENT STATUS 18
5.4 CHANGES TO PLANNING FRAMEWORK 18
5.5 RECOMMENDATION 18
5.6 REASON FOR RECOMMENDATION, OTHER OPTIONS AND RISK 18
6 GARDEN OF EATON LOCAL STRUCTURE PLAN 20
6.1 PLAN INFORMATION 20
6.2 SUMMARY 20
6.3 CURRENT STATUS 21
6.4 CHANGES TO PLANNING FRAMEWORK 21
6.5 RECOMMENDATION 21
6.6 REASON FOR RECOMMENDATION, OTHER OPTIONS AND RISK 21
7 GARVEY ROAD SUBDIVISION GUIDE PLAN 22
7.1 PLAN INFORMATION 22
7.2 SUMMARY 22
7.3 CURRENT STATUS 23
7.4 CHANGES TO PLANNING FRAMEWORK 23
7.5 RECOMMENDATION 23
7.6 REASON FOR RECOMMENDATION, OTHER OPTIONS AND RISK 23
8 WELLINGTON MILL INDICATIVE STRUCTURE PLAN 25
8.1 PLAN INFORMATION 25
8.2 SUMMARY 25
8.3 CURRENT STATUS 25
8.4 CHANGES TO PLANNING FRAMEWORK 26
8.5 RECOMMENDATION 26
8.6 REASON FOR RECOMMENDATION, OTHER OPTIONS AND RISK 26
9 WELLINGTON MILL STRUCTURE PLAN (AREA 13) 27

9.1 Plan Information 27
9.2 Summary 27
9.3 Current Status 27
9.4 Changes to Planning Framework 27
9.5 Recommendation 28
9.6 Reason for recommendation, other options and risk 28
10 LOTS 3 AND 4 PADBURY ROAD, DARDANUP WEST 29
10.1 Plan Information 29
10.2 Summary 29
10.3 Current Status 29
10.4 Changes to Planning Framework 30
10.5 Recommendation 30
10.6 Reason for recommendation, other options and risk 30
11 LOT 27 VENN ROAD, DARDANUP WEST 32
11.1 Plan Information 32
11.2 Summary 32
11.3 Current Status 33
11.4 Changes to the Planning Framework 33
11.5 Recommendation 33
11.6 Reason for recommendation, other options and risk 33
12 DARDANUP SMALL HOLDINGS STRUCTURE PLAN 34
12.1 Plan Information 34
12.2 Summary 34
12.3 Current Status 34
12.4 Changes to the Planning Framework 35
12.5 Recommendation 35
12.6 Reason for recommendation, other options and risk 35
13 DARDANUP TOWNSITE EXPANSION STRATEGY MAP 36
13.1 Plan Information 36
13.2 Summary 36
13.3 Current Status 37
13.4 Changes to planning framework 37
13.5 Recommendation 37

13.6 Reason for recommendation, other options and risk 37
14 GARVEY ROAD SUBDIVISION GUIDE PLAN AND AMENDMENT 1 39
14.1 Plan Information 39
14.2 Summary 39
14.3 Current Status 40
14.4 Changes to Planning Framework 40
14.5 Recommendation 40
14.6 Reason for recommendation, other options and risk 40
15 PRECINCT 3 PRESTON INDUSTRIAL PARK LOCAL STRUCTURE PLAN 42
15.1 Plan Information 42
15.2 Summary 42
15.3 Current Status 43
15.4 Changes to planning framework 43
15.5 Recommendation 43
15.6 Reason for recommendation, other options and risk 43
16 ROSELAND AT DARDANUP STRUCTURE PLAN AND AMENDMENTS 1 AND 2 44
16.1 Plan Information 44
16.2 Summary 44
16.3 Current Status 45
16.4 Changes to Planning Framework 45
16.5 Recommendation 45
16.6 Reason for recommendation, other options and risk 45

Section One – Introduction

1.1 Background

The Shire has initiated a review process for a number of approved structure plans that are approaching their expiry dates. Specifically, thirteen (13) structure plans are due to expire on 18 October 2025, in accordance with *clause 28(4) of the Local Planning Scheme (LPS) Regulations 2015*. An additional three (3) structure plans are scheduled to expire in 2026.

1.2 Assessment Scope

The scope of the requested work involves the preparation of a single consolidated report that addresses each of the sixteen structure plans individually. For each plan, the report includes a general review, detailing the date of endorsement and the relevant expiry provisions under the Regulations. It also outlines the objectives of the structure plan, the proposed land uses and the extent to which the plan has been implemented to date. Furthermore, the report assesses the remaining undeveloped areas within each structure plan.

Recommendations have been provided which may include allowing the plan to lapse, extending its duration by a specified number of years, normalising the plan into the local planning scheme, or a combination of extension, review, and normalisation. Each recommendation is supported by a rationale that outlines the benefits of the proposed action and the risks associated with alternative options.

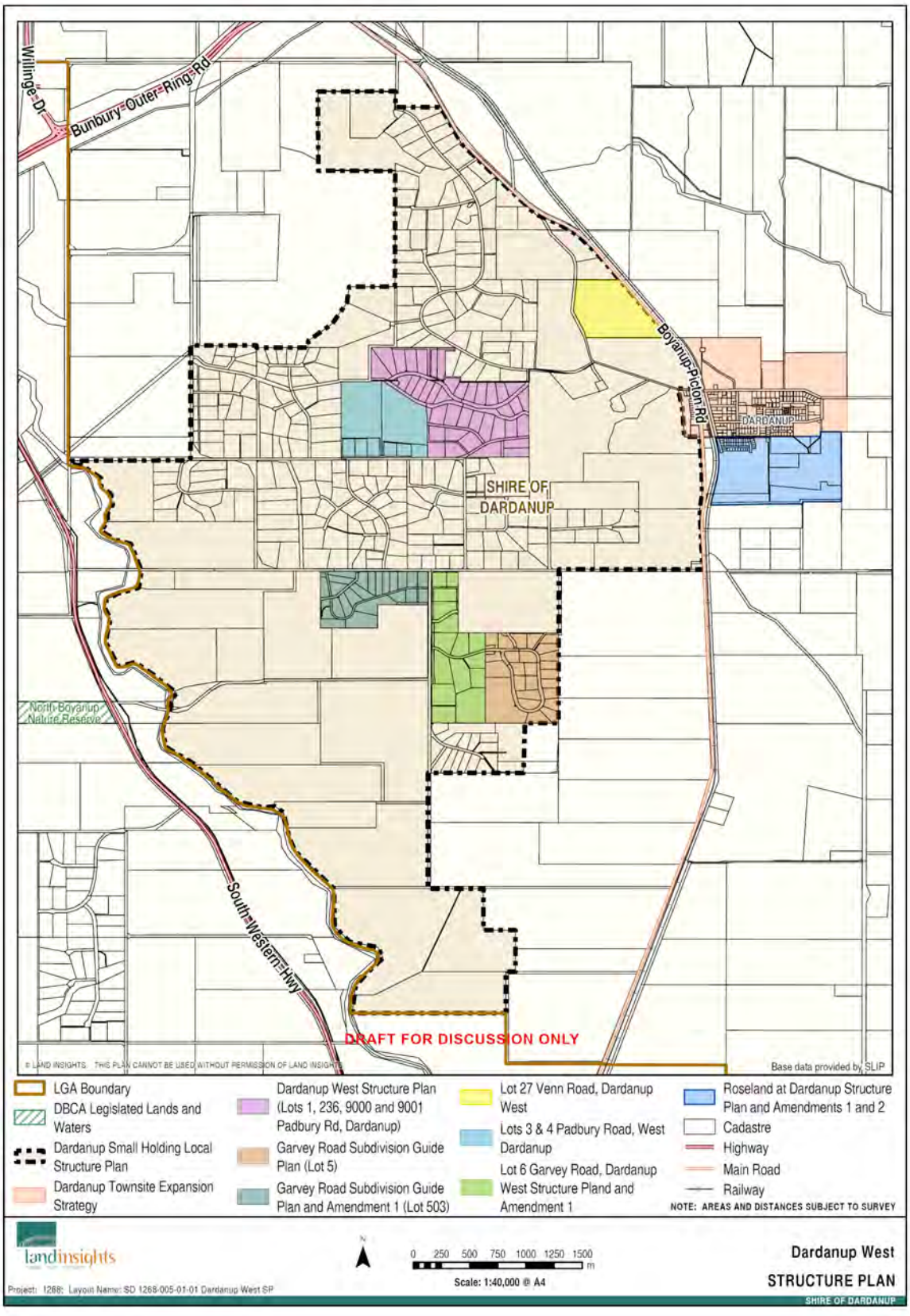
Additionally, the report also considers any changes to the planning framework that may influence the recommended actions. There is an evaluation of whether the implementation section of each structure plan remains consistent with contemporary planning standards in terms of manner and form.

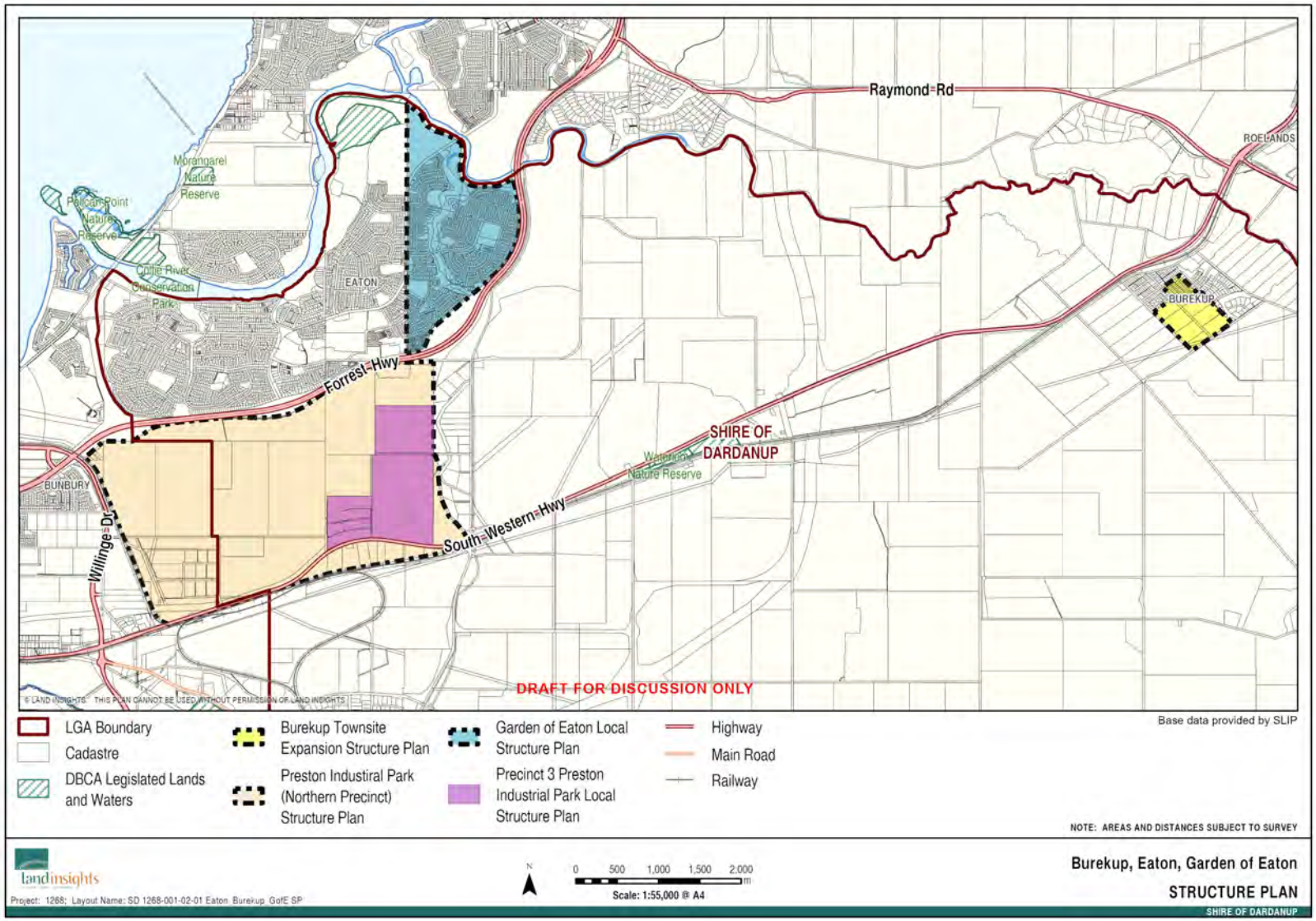
1.3 Local Structure Plan Overview

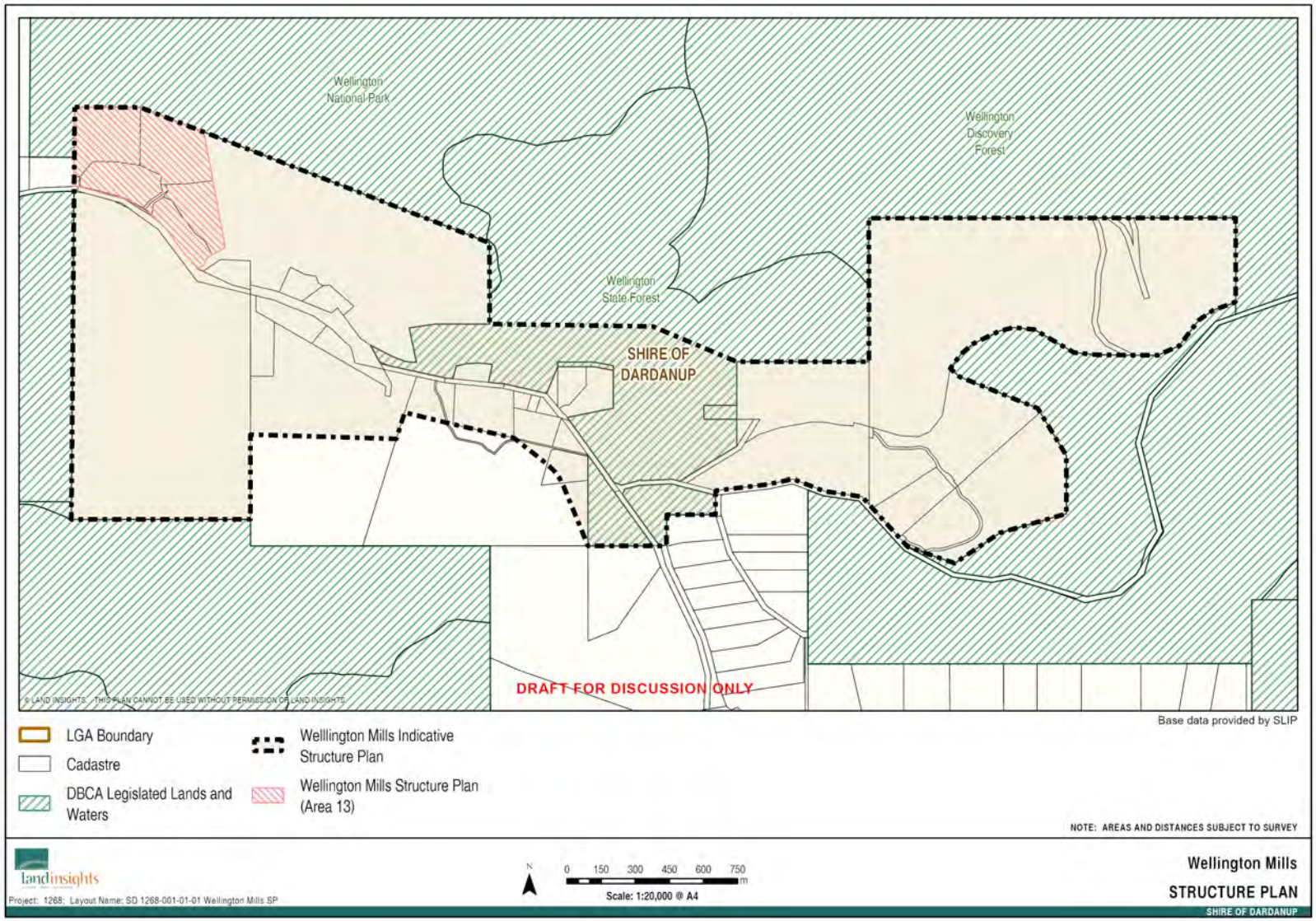
Sixteen (16) structure plans have been considered as part of this review. The following table provides an overview of the recommendation for each:

Review Reference	Title	Expiry	Recommendation
1	Bunbury International Complex Development Guide Plan	19 Oct 2025	Allow to lapse
2	Preston Industrial Park (Northern Precinct) Structure Plan	19 Oct 2025	Extend 5 years
3	Burekup Townsite Expansion Structure Plan	19 Oct 2025	Extend 10 years
4	Dardanup West Structure Plan (Lots 1, 236, 9000 and 9001 Padbury Rd, Dardanup)	19 Oct 2025	Allow to lapse
5	Lot 6 Garvey Road, Dardanup West Structure Plan and Amendment 1	19 Oct 2025	Allow to lapse

Review Reference	Title	Expiry	Recommendation
6	Garden of Eaton Local Structure Plan	19 Oct 2025	Extend 10 years
7	Garvey Road Subdivision Guide Plan (Lot 5)	19 Oct 2025	Allow to lapse
8	Wellington Mill Indicative Structure Plan	19 Oct 2025	Allow to lapse
9	Wellington Mill Structure Plan (Area 13)	19 Oct 2025	Allow to lapse
10	Lots 3 & 4 Padbury Road, Dardanup West	19 Oct 2025	Extend 5 years
11	Lot 27 Venn Road, Dardanup West	19 Oct 2025	Extend 5 years
12	Dardanup Small Holdings Structure Plan	19 Oct 2025	Extend 5 years
13	Dardanup Townsite Expansion Strategy Map	19 Oct 2025	Extend 5 years
14	Garvey Road Subdivision Guide Plan and Amendment 1 (Lot 503)	28 Feb 2026	Allow to lapse
15	Precinct 3 Preston Industrial Park Local Structure Plan	26 May 2026	Extend 10 years
16	Roseland at Dardanup Structure Plan and Amendments 1 and 2	15 Jul 2026	Extend 10 years


Willinge Dr
Bunbury Outer Ring Rd
Boyanup Picton Rd
DARDANUP
SHIRE OF DARDANUP
North Boyanup Nature Reserve
South Western Hwy
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© LAND INSIGHTS. THIS PLAN CANNOT BE USED WITHOUT PERMISSION OF LAND INSIGHTS
Base data provided by SLIP
LGA Boundary
DBCA Legislated Lands and Waters
Dardanup Small Holding Local Structure Plan
Dardanup Townsite Expansion Strategy
Dardanup West Structure Plan (Lots 1, 236, 9000 and 9001 Padbury Rd, Dardanup)
Garvey Road Subdivision Guide Plan (Lot 5)
Garvey Road Subdivision Guide Plan and Amendment 1 (Lot 503)
Lot 27 Venn Road, Dardanup West
Lots 3 & 4 Padbury Road, West Dardanup
Lot 6 Garvey Road, Dardanup West Structure Pland and Amendment 1
Roseland at Dardanup Structure Plan and Amendments 1 and 2
Cadastre
Highway
Main Road
Railway
NOTE: AREAS AND DISTANCES SUBJECT TO SURVEY
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Dardanup West
STRUCTURE PLAN
SHIRE OF DARDANUP


Raymond Rd
ROELANDS
Morangarel Nature Reserve
Point Picquet Nature Reserve
Collie River Conservation Park
EATON
BUREKUP
Forrest Hwy
SHIRE OF DARDANUP
Waterloo Nature Reserve
BUNBURY
Willinge Dr
South Western Hwy
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LGA Boundary
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DBCA Legislated Lands and Waters
Burekup Townsite Expansion Structure Plan
Preston Industiral Park (Northern Precinct) Structure Plan
Garden of Eaton Local Structure Plan
Precinct 3 Preston Industrial Park Local Structure Plan
Highway
Main Road
Railway
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Burekup, Eaton, Garden of Eaton
STRUCTURE PLAN
SHIRE OF DARDANUP


Wellington National Park
Wellington Discovery Forest
Wellington State Forest
SHIRE OF DARDANUP
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Welllington Mills Indicative Structure Plan
Wellington Mills Structure Plan (Area 13)
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landinsights
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Wellington Mills
STRUCTURE PLAN
SHIRE OF DARDANUP

Section two – Structure Plans Review

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1 Bunbury International Complex Development Guide Plan

1.1 Plan Information

Location:	Lot bound by Willinge Drive to the East and Preston River to the West.
GBRS:	Regional open space (Reserve), Waterways (Reserve), Primary regional roads (Reserve), Industrial deferred (Zone), Regional open space (Reserve), Rural (Zone)
Shire of Dardanup LPS 9:	Rural
Proposed land uses	Private Recreation (Motorsport Facility)
Land area:	104ha
Author:	Koltasz Smith
Date adopted (Shire):	
Date endorsed (WAPC):	26 Apr 04
Expiry date:	19 October 2025
Implementation status:	No Development Undertaken

1.2 Summary

The Bunbury International Complex Development Guide Plan was developed to provide a detailed framework for a motorsport complex within both the City of Bunbury and Shire of Dardanup.

The structure plan encompasses approximately 104ha of land Rural by Shire of Dardanup Local Planning Scheme No. 9 (LPS9) as well as the City of Bunbury Local Planning Scheme. It proposes the creation of a racecourse and associated infrastructure such as a pit lane, stands, and car parking.

- Key objectives of the structure plan include:
- Providing a clear layout for both racing and associate infrastructure.

Ensuring compatibility with existing infrastructure, including the Southwestern Highway and the Bunbury Outer Ring Road Reserve; and

1.3 Current Status

No development has been undertaken, further the surrounding area has been developed including new roads such as the Bunbury Outer Ring Road (Wilman-Wadandi Highway).

1.4 Changes to planning framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme

Area. Due to this it is considered that the structure plan is no longer consistent with this contemporary framework, and major changes would be required.

1.5 Recommendation

It is recommended that the structure plan be allowed to lapse.

1.6 Reason for recommendation, other options and risk

The structure plan is not aligned with the current planning framework, as it was prepared prior to the introduction of the 2015 Planning Regulations. Furthermore, its original purpose is no longer considered necessary, given the evolution of more contemporary and effective planning processes that now guide development within the Shire.

Other options identified are:

- Extend the structure plan. This is not considered appropriate given the development and zoning status of the structure plan area.
- Review the structure plan. This is not considered necessary given that it has served its purpose. As no additional subdivision is intended, there is no need to prepare a revised structure plan.
- Normalise the area. This was not required as LPS9 already has the intended zonings and reservations in place.

2 Preston Industrial Park (Northern Precinct) Structure Plan

2.1 Plan Information

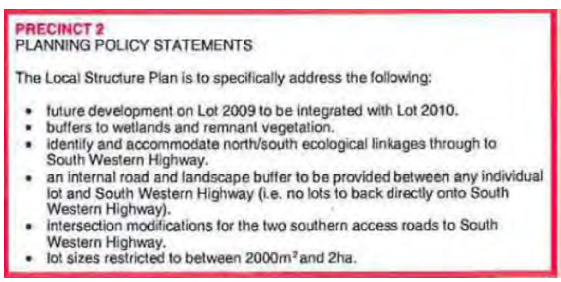
Location:	Multiple lots bounded by South-Western Highway, Glen Iris Service Corridor, Australind Bypass and Bunbury Outer Ring Road Reserve, **Picton East** (Located in both City of Bunbury and Shire of Dardanup)
GBRS:	Industrial and Rural
Shire of Dardanup LPS 9:	Industrial Development
Proposed land uses	Industrial and rural
Land area:	734 ha
Author:	WAPC
Date adopted (Shire):	
Date endorsed (WAPC):	5 May 2009
Expiry date:	19 October 2025
Implementation status:	Partial development in Precinct 3. No development in Precincts 1 (City of Bunbury) and 2 (Shire of Dardanup)

2.2 Summary

The Preston Industrial Part (Northern Precinct) Structure Plan was developed to provide strategic planning guidance that frames fine-grained structure planning and subdivision. It shares its border with the City of Bunbury and was initiated by the WAPC as a District Structure Plan.

There are three precincts within the structure plan area. Precinct 1 is located within the City of Bunbury and remains undeveloped. Precincts 2 and 3 are located within the Shire of Dardanup. Precinct 3 is also subject to the Precinct 3 (Northern Precinct) Preston Industrial Park Local Structure Plan, which is considered separately in this review.

There are no objectives available for the structure plan. However, the precinct policy statements for Precincts 2 and 3 are below.



PRECINCT 2
PLANNING POLICY STATEMENTS

The Local Structure Plan is to specifically address the following:

- future development on Lot 2009 to be integrated with Lot 2010.
- buffers to wetlands and remnant vegetation.
- identify and accommodate north/south ecological linkages through to South Western Highway.
- an internal road and landscape buffer to be provided between any individual lot and South Western Highway (i.e. no lots to back directly onto South Western Highway).
- intersection modifications for the two southern access roads to South Western Highway.
- lot sizes restricted to between 2000m² and 2ha.



PRECINCT 3
PLANNING POLICY STATEMENTS

The Local Structure Plan is to specifically address the following:

- future development on Lot 1 to be integrated with Lot 38.
- intersection connections for the proposed new southern access road to South Western Highway.
- identify and accommodate north/south ecological linkages through to the South Western Highway if required.
- an internal road and landscape buffer to be provided between an individual lot and South Western Highway (i.e. no lots to back directly onto South Western Highway).
- buffers to wetlands and remnant vegetation.
- in relation to Lot 38 no direct access will be permitted onto the proposed Bunbury Outer Ring Road.
- lot sizes restricted to between 2000m² and 2 ha, however, larger lots will be considered where it can be demonstrated that the proposed landuse will comply with the cumulative impact assessment for the noise, odour and risk modelling for the Preston Industrial Park.

2.3 Current Status

Precincts 1 and 2 remain undeveloped.

Precinct 3 has been partially developed although subdivision and road reserve creation has not occurred. It is assumed that individual industrial parcels are currently leased and the internal roads maintained privately.

2.4 Changes to planning framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now partially zoned Industrial Development, consistent with the need for a structure plan. The remainder of the site is zoned Rural, again consistent with the intent of the structure plan.

The structure plan acts as the guide to implementation of the Urban Development zone. It is noted that a more detailed structure plan has been prepared and is being implemented for Precinct 3, consistent with the zoning.

Whilst not a planning framework change at this time, the future of the unused portion of "red road" reserve on the eastern boundary of the structure plan area may impact on the structure plan at some future point, depending on whether the road reservation is maintained in the GBRS.

The current structure plan does not accord with the Deemed Provisions as it has not been prepared as per the approved WAPC manner and form and therefore an update will be required to ensure that the format and contents achieve the approved Manner and Form.

2.5 Recommendation

Subject to confirmation with City of Bunbury, it is recommended that the structure plan be extended by five (5) years, in which time the plan is to be reviewed to contemporise it and address issues previously not considered or apparent.

This recommendation is made taking the following into consideration:

- The request for extension will need to be by both City of Bunbury and Shire of Dardanup;
- The planning framework has changed with the gazettal of LPS9. However, the effect on the structure plan area is limited with the Industrial Development and Rural Zones remaining in place. The boundary between the two zones is generally consistent between the structure plan and LPS9;
- An extension of five years will allow sufficient time to identify the resources and responsible body for a future review of the structure plan;
- Given the industrial nature and of the structure plan, there is no immediate need to modify it to reflect contemporary development trends when compared to some residential structure plans; and
- The conditions of the structure plan remain effective, notwithstanding some agencies have changed title.

2.6 Reason for recommendation, other options and risk

The structure plan provides high-level guidance to the development of the Preston Industrial Estate. It is intended to be further refined through additional structure planning, which will reflect contemporary planning requirements and approaches. This more-detailed planning has previously occurred for Precinct 3 and is currently being implemented.

Given the above, the risk associated with allowing the structure plan to be extended is low. The structure plan acts as a set of guiding principles for further detailed planning.

Other options identified are:

- Allow the structure plan to lapse. This is considered medium risk as it will leave a gap in the planning framework for Precincts 1 and 2 until such time as more detailed planning takes place.
- Review the structure plan. This is not considered necessary in the short term given that it is a high-level document that is predicated on future planning taking place. However, medium term (5 years) review is recommended.
- Normalise the area. Zoning the Industrial Development areas to General Industry is premature and will increase the risk of uncoordinated development. This option is considered high risk due to the removal of an overarching plan to guide development. Consideration of normalisation of Precinct 3 is discussed elsewhere in this report.

3 Burekup Townsite Expansion Structure Plan

3.1 Plan Information

Location:	Multiple lots bound by Crampton Road, Hutchison Road, Castieau Street, Atkison Road, Burekup and various developed lots.
GBRS:	Urban, Urban Deferred
Shire of Dardanup LPS 9:	Urban Development and Residential
Proposed land uses	Residential
Land area:	35 ha
Author:	Shire of Dardanup
Date adopted (Shire):	2 December 2009
Date endorsed (WAPC):	19 February 2010
Expiry date:	19 October 2025
Implementation status:	3ha parcel in north corner has been subdivided and developed for housing (31 lots). 32ha remains undeveloped (8 rural residential-type lots).

3.2 Summary

The Burekup Townsite Expansion Structure Plan was developed to guide the future urban expansion of the Burekup townsite, covering approximately 35 hectares of land bounded by Crampton Road, Hutchison Road, Castieau Street, and Atkison Road. Endorsed in February 2010, the plan was prepared by the Shire of Dardanup and aims to facilitate residential development in a coordinated and staged manner.

The land is zoned Urban Development and Residential under Shire of Dardanup Local Planning Scheme No. 9 (LPS9) and designated Urban and Urban Deferred under the Greater Bunbury Region Scheme (GBRS).

Key objectives of the structure plan include:

- Serving as a guide for future detailed structure planning and rezoning amendments;
- Ensuring urban development does not extend west of the South-Western Highway; and
- Identifying staging of urban development, including road links, public open space, and drainage basins.

3.3 Current Status

A 3ha parcel in the northern corner of the structure plan area has been subdivided into 31 lots, with 29 developed or under construction as of December 2024. This area includes the newly constructed Ketteridge Street. The remaining 32ha remain undeveloped and consists of low-density rural residential lots. No additional structure plans or local development plans the expansion area are known to exist.

3.4 Changes to planning framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning framework for the Scheme Area. The land is now zoned Urban Development (unimplemented areas) or Residential (implemented areas), reflective of the development status.

The Urban Development zone will require appropriate structure planning to inform development. This current structure plan remains consistent with the planning framework, given it is a "high-level" document that guides more detailed planning in future stages.

Given the high-level nature of the structure plan, changes over time to the Residential Design Codes have not affected the effectiveness of the plan. It is noted that whilst there has been significant change to R-Codes provisions surrounding medium and high-density development, low density settings remain relatively unchanged.

3.5 Recommendation

There has been limited development within the structure plan area. However, it remains effective in identifying and coordinating matters such as road links, public open space and drainage.

The contemporary planning framework provided by LPS9 is consistent with the structure plan continuing (i.e. Urban Development zone).

As it is a high-level document that informs further detailed planning, it is recommended that the structure plan be extended by ten (10) years, given the relatively slow uptake of urban expansion in Burekup.

3.6 Reason for recommendation, other options and risk

The structure plan provides high-level guidance to the expansion of the Burekup Townsite. It is intended to be further refined through additional structure planning, which will reflect contemporary planning requirements and approaches.

Given the above, the risk associated with allowing the structure plan to be extended is low. The site characteristics lend themselves to the general development direction provided by the structure plan. It is likely that urban development of the structure plan area will be relatively slow, requiring the plan to stay in place over an extended period.

Other options identified are:

- Allow the structure plan to lapse. This is considered medium risk as it will leave a gap in the planning framework until such time as more detailed planning takes place.
- Review the structure plan. This is not considered necessary given that it is a high-level document that is predicated on future planning taking place prior to development.
- Normalise the area. Zoning the Urban Development areas to Residential is premature and will increase the risk of uncoordinated development.

4 Dardanup West Structure Plan

4.1 Plan Information

Location:	Multiple Lots bound by drainage channels to the North, and separate land holdings to the East and West, and Padbury Road to the South.
GBRS:	Rural
Shire of Dardanup LPS 9:	Rural Residential, Drainage/Waterway, Local Road, and Public Purposes
Proposed land uses	Residential
Land area:	72ha
Author:	Shire of Dardanup
Date adopted (Shire):	2 April 2014
Date endorsed (WAPC):	15 August 2014
Expiry date:	19 October 2025
Implementation status:	All lots have been created and roads and drainage constructed. Most lots have been developed for housing.

4.2 Summary

The Dardanup West Structure Plan was prepared to guide the subdivision and development of a 72ha area located along Padbury Road, bounded by drainage channels to the north and adjacent landholdings to the east and west. Endorsed in August 2014, the plan was associated with Amendment 160 to the former Local Planning Scheme No. 3 and proposed the creation of 25 rural residential lots and encompassed 14 existing lots south of Gavins Gully.

Key objectives of the structure plan include:

- Facilitating the orderly subdivision of rural residential land.
- Managing environmental risks, including inundation and mosquito infestation.
- Ensuring appropriate building setbacks and effluent disposal.
- Providing for landscape integration and urban water management.
- Establishing funding arrangements for a future bridge over Gavins Gully.

The plan includes provisions to be imposed on subdivision approvals that related to:

- Section 70A notifications on title for minimum floor levels, mosquito infestation, land subject to inundation and noise;
- Preparation and implementation of a landscaping plan and acid sulphate soils management plan;
- Minimum setbacks for buildings, structures and effluent disposal systems;
- Minimum width of Gavins Gully reserve;
- Funding arrangements for a bridge over Gavins Gully; and

- Implementation of the urban water management plan.

4.3 Current Status

All lots proposed by the plan have been created and the associated roads and drainage infrastructure have been constructed, including the Gavins Gully reserve. However, the bridge at the western end of Killarney Drive has not been constructed, as no development has occurred south of Gavins Gully to trigger its necessity. Many of the plan's provisions are now reflected in title notifications and embedded within LPS9, reducing the need for the structure plan to remain active.

4.4 Changes to planning framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned Rural Residential, consistent with the intention of the plan. Provisions relating to development of rural residential land are included in the Scheme. However, consideration of a supporting local planning policy is recommended.

As the purpose of the structure plan is the creation of rural residential lots, changes to the Residential Design Codes over time do not affect this site.

The current LPS9 provisions, augmented by a possible local planning policy, will be effective over the structure plan area.

4.5 Recommendation

It is recommended that the Dardanup West Structure Plan (Lots 1, 236, 9000 and 9001 Padbury Road, Dardanup West) be allowed to lapse.

It is additionally recommended that the Shire of Dardanup considers preparing a local planning policy to incorporate requirements for development of rural residential land to replace requirements of this and other structure plans and to augment the Scheme provisions. Areas that could be addressed by the policy include:

- Minimum floor levels where required for flooding and drainage purposes;
- Setbacks of buildings and effluent disposal systems to waterways and water bodies; and
- Landscaping.

4.6 Reason for recommendation, other options and risk

Development of the structure plan area is largely complete. All subdivision required to implement the plan has been undertaken and titles created. The structure plan area is appropriately zoned and reserved by LPS9. The only outstanding item relates to the funding and construction of the Killarney Drive bridge over Gavins Gully. This bridge is not required at this stage as no development has occurred to the south of Gavins Gully that would trigger extension of Killarney Drive. However, upon the development of the *Lots 3 &4 Padbury Road LSP,* the bridge will be developed at the time of their subdivision. Due to this It is not considered necessary to maintain a structure plan to deal only with the construction of the

bridge. There are a number of instruments available to the Shire to ensure a future bridge is funded and constructed. These include a Deed of Agreement arrangement or bonding.

Given the above, the risk associated with allowing the structure plan to lapse is low. This includes the risk of the proposed bridge not being built, as it will now be dealt with by the *Lot 3 &4 Padbury Road Structure Plan.* One area to consider is augmenting the Scheme controls with a local planning policy. This will reduce risk of inappropriate development further.

Other options identified are:

- Extend the structure plan. This is not considered appropriate given the development and zoning status of the structure plan area.
- Review the structure plan. This is not considered necessary given that it has served its purpose. As no additional subdivision is intended, there is no need to prepare a revised structure plan.
- Normalise the area. This was not required as LPS9 already has the intended zonings and reservations in place.

5 Lot 6 Garvey Road Dardanup West Structure Plan and Amendment 1

5.1 Plan Information

Location:	Multiple lots bound by Garvey Road to the North, Dardanup Road West and Sand Pit Road to the West, and separate land holdings to the East and South.
GBRS:	Rural
Shire of Dardanup LPS 9:	Rural Residential, Local Road
Proposed land uses	Residential
Land area:	42 ha
Author:	Landowner
Date adopted (Shire):	Amendment 01 – June 2017
Date endorsed (WAPC):	30 March 2010 (Amendment 01 – 24 July 2017)
Expiry date:	19 October 2025
Implementation status:	All lots created, roads and drainage have been constructed.

5.2 Summary

The Lot 6 Garvey Road, Dardanup West Structure Plan and its associated Amendment 1 was prepared to guide the subdivision and development of a 42ha area located between Garvey Road, Dardanup Road West, and Sand Pit Road. The original structure plan was endorsed in March 2010, with Amendment 1 adopted in July 2017 to refine development controls and address site-specific constraints.

The structure plan proposed the creation of 15 rural residential lots, supported by internal roads and drainage infrastructure.

Key objectives of the structure plan include:

- Facilitating low-density rural residential development;
- Managing environmental risks, including inundation and acid sulphate soils;
- Ensuring appropriate building setbacks and effluent disposal; and
- Supporting landscape integration and urban water management.

The plan includes provisions to be imposed on subdivision approvals that related to:

- Section 70A notifications on title for minimum floor levels, mosquito infestation, and that the land is subject to inundation;
- Preparation and implementation of a landscaping plan and acid sulphate soils management plan;
- Minimum setbacks for buildings, structures and effluent disposal systems; and
- Implementation of the urban water management plan.

5.3 Current Status

All 15 lots proposed by the plan have been created and the associated roads and drainage infrastructure have been constructed. Building exclusion zones were introduced due to the site's topography and susceptibility to inundation. Many of the plan's provisions are now reflected in title notifications and embedded within LPS9, reducing the need for the structure plan to remain active.

5.4 Changes to Planning Framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned Rural Residential, consistent with the intention of the plan. Provisions relating to development of rural residential land are included in the Scheme. However, consideration of a supporting local planning policy is recommended.

As the purpose of the structure plan is the creation of rural residential lots, changes to the Residential Design Codes over time do not affect this site.

The current LPS9 provisions, augmented by a possible local planning policy, will be effective over the structure plan area.

5.5 Recommendation

It is recommended that the Lot 6 Garvey Road Structure Plan be allowed to lapse.

It is additionally recommended that the Shire of Dardanup considers preparing a local planning policy to incorporate requirements for development of rural residential land to replace requirements of this and other structure plans and to complement the Scheme provisions. Areas that could be addressed by the policy include:

- Minimum floor levels where required for flooding and drainage purposes;
- Setbacks of buildings and effluent disposal systems to waterways and water bodies; and
- Landscaping.

5.6 Reason for recommendation, other options and risk

Development of the structure plan area is largely complete. All subdivision required to implement the plan has been undertaken and titles created. The structure plan area is appropriately zoned and reserved by LPS9.

Given the above, the risk associated with allowing the structure plan to lapse is low. One area to consider is augmenting the Scheme controls with a local planning policy. This will reduce risk of inappropriate development further.

Other options identified are:

- Extend the structure plan. This is not considered appropriate given the development and zoning status of the structure plan area.

- Review the structure plan. This is not considered necessary given that it has served its purpose. As no additional subdivision is intended, there is no need to prepare a revised structure plan.
- Normalise the area. This was not required as LPS9 already has the intended zonings and reservations in place.

6 Garden of Eaton Local Structure Plan

6.1 Plan Information

Location:	Bound by the Australind Bypass to the South and East, Eaton Drive to the West, and the Collie River to the North.
GBRS:	Urban, Regional Open Space, Waterways
Shire of Dardanup LPS 9:	Residential, Mixed Use, Local Road, Public Purposes (Education), Public Open Space
Proposed land uses	Residential, Mixed Use, Education and Recreation
Land area:	201ha
Author:	MGA Town Planners
Date adopted (Shire):	02 July 2014 (Amendment 1)
Date endorsed (WAPC):	29 July 2014 (Amendment 1)
Expiry date:	19 October 2025
Implementation status:	Amendment 2 is currently being considered by the Shire and WAPC. This relates to the "Southbank@Eaton" section northwest of Eaton Drive and is the remaining undeveloped portion of the structure plan area.

6.2 Summary

This is a large-scale urban development structure plan that was first endorsed in 2008. The current version of the plan was endorsed in 2014. As of 2025, Amendment 2 to the structure plan is being processed by the Shire. Consideration by the Shire is understood to be taking place in mid-2025, with consideration by the WAPC envisaged for late 2025.

Amendment 2 relates to the remaining undeveloped portions of the structure plan area. These are located to the northwest of Eaton Drive. No subdivision has taken place in this area to date. Amendment 2 modifies the structure plan for the undeveloped area (known as Southbank @ Eaton) and updates the various supporting reports and studies for the Garden of Eaton Structure Plan.

The purpose of the structure plan is to coordinate the development of a large-scale urban development. The objectives of the structure plan include:

- Ensuring permeability and connectivity through the structure plan area;
- Providing regular and buildable lots, with a focus on providing street frontage;
- Providing a range of residential densities to promote differing housing and household types;
- Providing a range of recreation spaces and maintaining natural features; and
- Providing for non-residential uses, including mixed business and education.

6.3 Current Status

All subdivision has been completed to the east of Eaton Drive, with development of new lots largely complete. All land east of Eaton Drive has been normalised by LPS9. The 19ha of undeveloped land is zoned Urban Development and reserved for GBRS Parks and Recreation reserve by LPS9.

6.4 Changes to Planning Framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. All appropriate residential and supporting zones and reservations have been implemented for the structure plan area east of Eaton Drive.

The remaining undeveloped portion northwest of Eaton Drive is appropriately zoned Urban Development and reserved by the GBRS for Parks and Recreation.

Proposed Amendment 2 to the Structure Plan seeks to update the plan and its response to the prevailing planning framework. The Amendment also updates all supporting documents, ensuring the structure plan is contemporised.

6.5 Recommendation

Proposed Amendment 2 to the Structure Plan includes a request to extend the structure plan. Given Amendment 2 seeks to update the structure plan to reflect the contemporary planning framework, it is recommended that the structure plan be extended for a period of ten (10) years, after which all subdivision and development is likely to be completed.

6.6 Reason for recommendation, other options and risk

Development of the structure plan area is largely complete, with only one separate parcel yet to be developed. The structure plan is currently subject to Amendment 2, which will update the plan to reflect the contemporary planning framework. Continuation of the structure plan will be necessary to see completion of urban development.

Given the above, the risk associated with extending the structure plan is low. Proposed Amendment 2 is in effect a comprehensive review of the structure plan.

Other options identified are:

- Allow the structure plan to lapse. This is not considered appropriate a significant area of land remains undeveloped. Risk of uncoordinated development would increase without a structure plan in place.
- Review the structure plan. This is not considered necessary given proposed Amendment 2, currently being considered in effect is a review.
- Normalise the area. LPS9 has already normalised the majority of the structure area (i.e. land east of Eaton Drive).

7 Garvey Road Subdivision Guide Plan

7.1 Plan Information

Location:	Multiple Lots bound separate land holdings, with an emergency access way to Garvey Road in the Northeastern Corner.
GBRS:	Rural
Shire of Dardanup LPS 9:	Rural Residential, Public Purpose
Proposed land uses	Residential
Land area:	44ha
Author:	Edge Planning & Property
Date adopted (Shire):	
Date endorsed (WAPC):	4 June 2014
Expiry date:	19 October 2025
Implementation status:	All lots proposed by the plan have been created. All roads and drainage have also been constructed

7.2 Summary

The Garvey Road Subdivision Guide Plan was developed to guide the subdivision and development of a 44ha area located near Garvey Road, Crooked Brook and including an emergency access way connecting to the northeastern corner. Endorsed in June 2014, the plan proposed the creation of 25 rural residential lots, supported by internal roads, drainage infrastructure, and environmental management measures.

The structure plan was designed to ensure that development occurs in a coordinated and environmentally sensitive manner, with specific attention to site constraints such as inundation risk, native vegetation, and fire safety.

Key objectives of the structure plan include:

- Facilitating the orderly subdivision of rural residential land;
- Managing environmental risks, including flooding, mosquito infestation, and acid sulphate soils;
- Preserving native vegetation and supporting wildlife through fencing and buffer zones; and
- Ensuring safe access and emergency egress, including the provision of a fire management plan.

The plan includes provisions to be imposed on subdivision approvals that related to:

- Section 70A notifications on title for minimum floor levels, mosquito infestation, land subject to inundation and that lot(s) support native wildlife;

- Preparation and implementation of a landscaping plan and acid sulphate soils management plan;
- Minimum setbacks for buildings, structures and effluent disposal systems;
- Minimum buffer and wetland rehabilitation plan;
- Fencing over significant remanent vegetation;
- Implementation of the fire management plan; and
- Implementation of the urban water management plan.

7.3 Current Status

All 25 lots proposed by the plan have been created and the associated roads and drainage infrastructure have been constructed. The emergency access way has also been established. Many of the plan's provisions have since been incorporated into LPS9 or are reflected in title notifications, reducing the need for the structure plan to remain active.

7.4 Changes to Planning Framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned Rural Residential, consistent with the intention of the plan. Provisions relating to development of rural residential land are included in the Scheme. However, consideration of a supporting local planning policy is recommended.

As the purpose of the structure plan is the creation of rural residential lots, changes to the Residential Design Codes over time do not affect this site.

The current LPS9 provisions, augmented by a possible local planning policy, will be effective over the structure plan area.

7.5 Recommendation

It is recommended that the Lot 6 Garvey Road Structure Plan be allowed to lapse.

It is additionally recommended that the Shire of Dardanup considers preparing a local planning policy to incorporate requirements for development of rural residential land to replace requirements of this and other structure plans and to complement the Scheme provisions. Areas that could be addressed by the policy include, but are not limited to:

- Minimum floor levels where required for flooding and drainage purposes;
- Setbacks of buildings and effluent disposal systems to waterways and water bodies;
- Landscaping and fencing;
- Bushfire management measures; and
- Acid sulphate soils management.

7.6 Reason for recommendation, other options and risk

Development of the structure plan area is largely complete. All subdivision required to implement the plan has been undertaken and titles created. The structure plan area is appropriately zoned and reserved by LPS9.

Given the above, the risk associated with allowing the structure plan to lapse is low. One area to consider is augmenting the Scheme controls with a local planning policy. This will reduce risk of inappropriate development further.

Other options identified are:

- Extend the structure plan. This is not considered appropriate given the development and zoning status of the structure plan area.
- Review the structure plan. This is not considered necessary given that it has served its purpose. As no additional subdivision is intended, there is no need to prepare a revised structure plan.
- Normalise the area. This was not required as LPS9 already has the intended zonings and reservations in place.

8 Wellington Mill Indicative Structure Plan

8.1 Plan Information

Location:	Multiple lots connected by Wellington Mill Road and bound by State Forest to the North and South.
GBRS:	Rural. State Forest
Shire of Dardanup LPS 9:	Rural, Local Distributor, Civic and community, Emergency Services, Rural Smallholdings
Proposed land uses	Residential, Agriculture, Commercial (Shop, Restaurant), Civic Use, Holiday Accommodation.
Land area:	424ha
Author:	Shire of Dardanup
Date adopted (Shire):	24 May 2007
Date endorsed (WAPC):	9 August 2007
Expiry date:	19 October 2025
Implementation status:	One subdivision has occurred (Lot 101) which as subject to further structure planning, created 4 lots.

8.2 Summary

The Wellington Mill Indicative Structure Plan was prepared to guide the future subdivision and development of a 424ha area located along Wellington Mill Road, bounded by State Forest to the north and south. Endorsed in August 2007, the plan was intended to facilitate intensive agricultural and rural smallholding development, while accommodating a mix of compatible land uses such as residential, commercial, civic, and holiday accommodation.

The structure plan was designed as a high-level indicative framework, requiring further detailed planning and scheme amendments prior to implementation.

Key objectives of the structure plan include:

- Supporting intensive agriculture and rural lifestyle development;
- Allowing for a diverse range of land uses, including tourism and commercial activities;
- Managing bushfire risk and land use compatibility through appropriate planning controls; and
- Providing a strategic vision for future subdivision and infrastructure coordination.

8.3 Current Status

Only one subdivision has occurred within the structure plan area—Lot 101, which was further subdivided into four lots following additional structure planning. No other development or subdivision has taken place across the broader plan area.

8.4 Changes to planning framework

The planning framework has evolved significantly during the life of the structure plan. Local Planning Scheme No. 9 (LPS9) was gazetted on 23 June 2025 and now provides contemporary planning controls for the area. The land is zoned Rural and Rural Small Holdings, with portions reserved as State Forest. Relevant provisions for development within these zones are now embedded in the Scheme.

Further, there has been changes to the State Planning framework including updates to both State Planning Policy 3.7 (Bushfire) and State Planning Policy 2.5 (Rural planning). Structure planning in the area will need to appropriately address both updated state planning policies.

8.5 Recommendation

It is recommended that the Wellington Mill Indicative Structure Plan be allowed to lapse due to changes at the state planning policy and local planning scheme level.

8.6 Reason for recommendation, other options and risk

The structure plan is now largely redundant due to the presence of a contemporary planning framework that adequately addresses the matters originally identified in the plan. Any future scheme amendment, subdivision, or development application will be assessed against current local and state planning provisions, including bushfire risk and land use compatibility. Given this, the risk of letting the plan lapse is low.

Other options considered include:

- Extension of the structure plan – Not considered necessary as the plan no longer serves a contemporary planning purpose.
- Review of the structure plan – Not considered necessary as the plan no longer serves a contemporary planning purpose.
- Normalisation of the area – Not required, as LPS9 already reflects the intended zoning and reservation

9 Wellington Mill Structure Plan (Area 13)

9.1 Plan Information

Location:	Multiple lots bound by State Forest and Wellington Mill Road.
GBRS:	Rura
Shire of Dardanup LPS 9:	Rural Smallholdings
Proposed land uses	Residential, Agriculture, Commercial (Shop, Restaurant), Civic Use, Holiday Accommodation.
Land area:	24ha
Author:	Planning South West
Date adopted (Shire):	06 April 2004
Date endorsed (WAPC):	16 June 2009
Expiry date:	19 October 2025
Implementation status:	All lots created in accordance with approved plans.

9.2 Summary

The Wellington Mill Structure Plan (Area 13) was prepared to guide the subdivision and development of a 24ha area located along Wellington Mill Road, bounded by State Forest on multiple sides. Endorsed in June 2009, the plan was created as a subdivision guide plan and focused on the creation of four rural smallholding lots within Lot 101 Wellington Mill Road.

The structure plan includes provisions for lot layout, setbacks, and dwelling locations, ensuring compatibility with the surrounding rural and forested landscape.

Key objectives of the structure plan include:

- Facilitating low-density rural living in a forest-adjacent setting;
- Providing clear guidance on lot configuration and building placement;
- Ensuring environmental sensitivity through appropriate setbacks and land use controls; and
- Supporting small-scale agriculture and lifestyle development consistent with the Rural Small Holdings zone.

9.3 Current Status

The structure plan has been fully implemented, with all four lots created in accordance with the approved plan. The subdivision layout and development controls have been adhered to and no further subdivision is anticipated.

9.4 Changes to Planning Framework

The planning framework has had limited changes during the life of the structure plan. Local Planning Scheme No. 9 (LPS9) was gazetted on 23 June 2025 and provides planning controls for the area that were within Local Planning Scheme No. 3 (LPS3). The land is zoned Rural Small

Holdings. Relevant provisions for development within this zone are embedded within the Scheme. The gazettal of LPS3 created a Special Control Area (SCA2) that applies to the land providing additional development controls.

Further, there has been changes to the State Planning framework including updates to both State Planning Policy 3.7 (Bushfire) and State Planning Policy 2.5 (Rural planning). Future development in the plan area will be subject to the relevant provisions.

9.5 Recommendation

It is recommended that the Wellington Mill Indicative Structure Plan be allowed to lapse as the structure plan has served its purpose.

9.6 Reason for recommendation, other options and risk

The structure plan is now largely redundant due to the presence of a contemporary planning framework and development has been completed. Any future proposal will be assessed against current local and state planning provisions, including bushfire risk and land use compatibility

Given this, the risk of letting the plan lapse is low.

Other options considered include:

- Extension of the structure plan – Not considered necessary as the plan has served its purpose.
- Review of the structure plan – Not considered necessary as the plan has served its purpose.
- Normalisation of the area – Not required, as LPS9 already reflects the intended zoning and reservation.

10 Lots 3 and 4 Padbury Road, Dardanup West

10.1 Plan Information

Location:	Multiple lots bound by Padbury Road, Gavins Gully Drain Reserve and adjoining land holdings.
GBRS:	Rural
Shire of Dardanup LPS 9:	Rural Residential
Proposed land uses	Residential
Land area:	39ha
Author:	TME Town Planning
Date adopted (Shire):	
Date endorsed (WAPC):	18 June 2015
Expiry date:	19 October 2025
Implementation status:	6 of the 25 lots have been subdivided, titles issued and lots developed

10.2 Summary

The Lots 3 and 4 Padbury Road, Dardanup West Structure Plan was prepared to guide the subdivision and development of a 39ha area located adjacent to Padbury Road and the Gavins Gully Drain Reserve. Endorsed in June 2015, the plan was associated with Amendment 161 to the former Local Planning Scheme No. 3 and proposed the creation of 25 rural residential lots, supported by internal roads, drainage infrastructure, and environmental management measures.

The structure plan includes provisions for minimum setbacks, urban water management, and fire safety, ensuring that future development is compatible with the surrounding landscape and infrastructure.

Key objectives of the structure plan include:

- Facilitating the orderly subdivision of rural residential land in line with strategic planning objectives;
- Managing environmental risks, including inundation, mosquito infestation, and acid sulphate soils;
- Ensuring safe access and infrastructure delivery, including provisions for a future bridge over Gavins Gully; and
- Supporting landscape integration through setbacks, vegetation buffers, and fire management planning.

10.3 Current Status

As of 2025, six of the proposed 25 lots have been subdivided, with titles issued and development completed. Three lots were not created strictly in accordance with the structure

plan. However, as structure plans are considered as “due regard” documents, it is considered that future subdivision and development will be in accordance with the intent of structure plan.

Additionally, the majority of the structure plan area remains undeveloped. But as discussed above, the remaining lots and proposed infrastructure can be developed in accordance with intent of the structure plan. This is due to subdivision and development being assessed on its own merits.

10.4 Changes to Planning Framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned Rural Residential, consistent with the intention of the plan. Provisions relating to development of rural residential land are included in the Scheme. However, consideration of a supporting local planning policy is recommended.

As the purpose of the structure plan is the creation of rural residential lots, changes to the Residential Design Codes over time do not affect this site.

The current LPS9 provisions, augmented by a possible local planning policy, will be effective over the structure plan area.

10.5 Recommendation

It is recommended that the lot 3 and 4 Padbury Road, Dardanup West Structure Plan be extended for a period of five (5) years to allow for a review to contemporise the plan and address issues previously not considered or apparent.

It is additionally recommended that the Shire of Dardanup considers preparing a local planning policy to incorporate requirements for development of rural residential land to replace requirements of this and other structure plans and to complement the Scheme provisions. Areas that could be addressed by the policy include:

- Minimum floor levels where required for flooding and drainage purposes;
- Setbacks of buildings and effluent disposal systems to waterways and water bodies; and
- Landscaping.

10.6 Reason for recommendation, other options and risk

It is considered that through the provisions of the Structure Plan subdivision and development will occur in an orderly and proper fashion. The controls placed within the structure plan achieve the intent of Schedule 7, being the provision of building exclusion zones. The Structure Plan will need to be updated so that it aligns with the approved WAPC Manner and Form, to ensure that the document is a contemporary component of the local planning framework.

Other options identified are:

- Normalise the area. This was not required as LPS9 already has the intended zonings and reservations in place.

- Allow the structure plan to lapse. This is not considered appropriate as significant areas of land remains undeveloped. Risk of uncoordinated development would increase without a structure plan in place.

11 Lot 27 Venn Road, Dardanup West

11.1 Plan Information

Location:	A Single Lot bound by Venn Road, Picton Boyanup Road and adjoining land holdings.
GBRS:	Rural
Shire of Dardanup LPS 9:	Rural Residential
Proposed land uses	Residential
Land area:	25ha
Author:	
Date adopted (Shire):	28 November 2014
Date endorsed (WAPC):	29 April 2015
Expiry date:	19 October 2025
Implementation status:	Not implemented

11.2 Summary

The Lot 27 Venn Road, Dardanup West Structure Plan was prepared to guide the subdivision and development of a 25ha parcel of land located at the intersection of Venn Road and Picton-Boyanup Road. Endorsed in April 2015, the plan was associated with Amendment 169 to the former Local Planning Scheme No. 3 and was intended to facilitate the creation of 17 rural residential lots, while addressing site-specific constraints such as drainage, access, and environmental management.

The structure plan includes provisions for road widening, vegetation buffers and urban water management, ensuring that future development is compatible with the surrounding rural landscape and infrastructure.

Key objectives of the structure plan include:

- Facilitating the subdivision of rural residential land in a manner that respects environmental and infrastructure constraints;
- Ensuring safe and controlled access, particularly by restricting vehicle access to Picton-Boyanup Road and Venn Road;
- Managing drainage and inundation risks through appropriate setbacks and water management strategies; and
- Preserving visual and environmental amenity through landscaping and vegetation buffers.

11.3 Current Status

As of 2025, no subdivision or development has occurred within the structure plan area. The land remains in its original state and none of the proposed lots or infrastructure improvements have been implemented. Despite the lack of physical development, the structure plan remains relevant as a guiding document for future subdivision.

11.4 Changes to the Planning Framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned Rural Residential, consistent with the intention of the plan. Provisions relating to development of rural residential land are included in the Scheme. However, consideration of a supporting local planning policy is recommended.

As the purpose of the structure plan is the creation of rural residential lots, changes to the Residential Design Codes over time do not affect this site.

The current LPS9 provisions, augmented by a possible local planning policy, will be effective over the structure plan area.

11.5 Recommendation

It is recommended that the lot 27 Venn Road, Dardanup West Structure Plan be extended for a period of five (5) years to allow for a review to contemporise the plan and address issues previously not considered or apparent.

It is additionally recommended that the Shire of Dardanup considers preparing a local planning policy to incorporate requirements for development of rural residential land to replace requirements of this and other structure plans and to complement the Scheme provisions. Areas that could be addressed by the policy include:

- Minimum floor levels where required for flooding and drainage purposes;
- Setbacks of buildings and effluent disposal systems to waterways and water bodies; and
- Landscaping.

11.6 Reason for recommendation, other options and risk

It is considered that through the provisions of the Structure Plan subdivision and development will occur in an orderly and proper fashion. The controls placed within the structure plan achieve the intent of Schedule 7, being the provision of building exclusion zones. The Structure Plan will need to be updated so that it aligns with the approved WAPC Manner and Form, to ensure that the document is a contemporary component of the local planning framework.

Other options identified are:

- Normalise the area. This was not required as LPS9 already has the intended zonings and reservations in place.
- Allow the structure plan to lapse. This is not considered appropriate as significant areas of land remains undeveloped. Risk of uncoordinated development would increase without a structure plan in place.

12 Dardanup Small Holdings Structure Plan

12.1 Plan Information

Location:	Multiple lots bound by Boyanup Picton Road, Preston River
GBRS:	Rural
Shire of Dardanup LPS 9:	Rural residential, Rural
Proposed land uses	Small lot residential, conservation, recreational.
Land area:	1872ha
Author:	Shire of Dardanup
Date adopted (Shire):	9 February 2006
Date endorsed (WAPC):	7 August 2007
Expiry date:	19 October 2025
Implementation status:	Several lots have been developed alongside Padbury and Garvey Road. Approximately 100 lots have been created throughout the structure plan area.

12.2 Summary

The Dardanup Small Holdings Structure Plan was developed to provide a strategic framework for rural residential subdivision and development across a large area within the Shire of Dardanup. Endorsed in August 2007, the plan covers approximately 1,872ha of land, primarily zoned Rural Residential and Rural by Shire of Dardanup Local Planning Scheme No. 9 (LPS9).

It was informed by the Shire's Local Planning Strategy (at the time) and aligned with State Planning Policy 2.5 – Agricultural and Rural Land Use Planning. It served as a high-level guide for more detailed local structure planning.

The structure plan was designed to support the creation of rural residential development, while preserving the rural character and environmental values of the area. It identifies key elements such as road networks, lot sizes, drainage corridors, and public open space. It does not provide detailed staging or infrastructure delivery mechanisms.

Key objectives of the structure plan include:

- Facilitating low-density rural residential development in a coordinated and sustainable manner;
- Providing a framework for subdivision layout, road connections, and lot sizes;
- Supporting the delivery of public open space, drainage infrastructure, and environmental buffers; and
- Aligning with broader strategic planning goals for rural land use and small holdings.

12.3 Current Status

Development within the structure plan area has occurred broadly in accordance with the proposed road layout and minimum lot sizes indicated by the plan. Subdivision activity has

primarily taken place along Garvey Road, Padbury Road, and Harold Douglas Drive, demonstrating integration with existing rural-residential lots. While the plan anticipated a yield of 270 to 300 lots through to 2016, actual lot creation has been below projections. Despite this, the structure plan has effectively facilitated through further structure planning the delivery of key infrastructure elements such as road links, public open space and drainage.

The plan remains effective in identifying and coordinating matters such as road links, public open space and drainage.

12.4 Changes to the Planning Framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned predominantly as Rural Residential with areas zoned Rural alongside numerous Local Reserves. Provisions relating to development of rural residential land are included in the Scheme or more fine-grained planning instruments and not within the plan.

The current structure plan does not accord with the Deemed Provisions and therefore an update will be required to ensure that the format and contents achieve the approved Manner and Form.

12.5 Recommendation

It is recommended that the structure plan be extended for a period of five (5) years to allow for a review to contemporise the plan and address issues previously not considered or apparent. Additionally, the Shire as part of the review should investigate whether a Development Contribution Plan is required to ensure that infrastructure is delivered in a timely and equitable manner.

12.6 Reason for recommendation, other options and risk

There has been limited development within the structure plan area. However, it remains effective in identifying and coordinating matters such as road links, public open space and drainage. The structure plan area is appropriately zoned and reserved by LPS9.

Given the above, it is considered appropriate that the structure undergoes a review to ensure that the structure plan is both consistent with the Deemed Provisions and the strategic vision as set by the endorsed Local Planning Strategy.

Other options identified are:

- Allow the structure plan to lapse. This is not considered appropriate as significant areas of land remains undeveloped. Risk of uncoordinated development would increase without a structure plan in place. This risk could however be mitigated via the creation of a Special Control Area /Development Contribution Area that guides the delivery of infrastructure such as roads and drainage.
- Normalise the area. This is not required as LPS9 already has the intended zonings and reservations in place.

13 Dardanup Townsite Expansion Strategy Map

13.1 Plan Information

Location:	Multiple lots abutting the exiting Dardanup township.
GBRS:	Urban, Urban Deferred
Shire of Dardanup LPS 9:	Urban Development, Residential, Mixed Use, Private Community Purpose, Civic and Community, Public Purpose (Education), Public Open Space
Proposed land uses	Predominantly residential
Land area:	150ha
Author:	Shire of Dardanup
Date adopted (Shire):	n/a
Date endorsed (WAPC):	23/07/2009
Expiry date:	19 October 2025
Implementation status:	3ha parcel to south of town site has been subdivided and developed for housing (39 lots). Total developed area is 41ha 109ha remains undeveloped.

13.2 Summary

The Dardanup Townsite Expansion Strategy Map was developed to guide the long-term urban growth of the Dardanup townsite through a coordinated and staged planning framework. Endorsed in July 2009, the strategy map provides a high-level spatial vision for the expansion of the townsite, identifying key areas for future residential development, infrastructure corridors, public open space, and community facilities. It serves as a precursor to more detailed structure planning and rezoning proposals, ensuring that growth occurs in an orderly and sustainable manner.

The strategy area encompasses approximately 150ha of land. The map does not prescribe specific land uses but provides a framework for future structure plans to define lot layouts, road networks, and infrastructure staging.

Key objectives of the strategy map include:

- Supporting the orderly expansion of the Dardanup townsite in alignment with regional growth forecasts;
- Providing a spatial framework for future structure plans and rezoning amendments;
- Ensuring integration with existing infrastructure, including roads, drainage systems, and community services;
- Facilitating the delivery of public open space, education facilities, and mixed-use development opportunities; and

- Promoting staged implementation and infrastructure coordination.

13.3 Current Status

To date, approximately 41ha of the strategy area has been developed, which includes the existing townsite. More recently, a 3ha parcel south of Clearys Road has been subdivided into 39 residential lots. The remaining 109ha remain undeveloped, although one additional structure plan, Roseland at Dardanup, has been prepared and endorsed for part of the expansion area.

13.4 Changes to planning framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now predominantly zoned Urban Development (unimplemented areas) or Residential (implemented areas), reflective of the development status.

The strategy map remains consistent with the contemporary planning framework established by LPS9, which zones undeveloped areas as Urban Development and developed areas as Residential.

A Development Contribution Plan (DCP) applies to the area, ensuring that infrastructure is funded equitably as development progresses. While the strategy map is high-level and does not conform to the Deemed Provisions in terms of format, it continues to provide valuable guidance for future planning.

13.5 Recommendation

There has been limited development within the structure plan area. However, it remains effective in identifying and coordinating matters such as road links, public open space and drainage. The contemporary planning framework provided by LPS9 is consistent with the structure plan continuing (i.e. Urban Development zone).

As it is a high-level document that informs further detailed planning, it is recommended that the structure plan be extended by ten (10) years, given the relatively slow uptake of urban expansion in Dardanup.

13.6 Reason for recommendation, other options and risk

The structure plan provides high-level guidance to the expansion of the Dardanup Townsite. It is intended to be further refined through additional structure planning, which will reflect contemporary planning requirements and approaches.

Given the above, the risk associated with allowing the structure plan to be extended is low. The site characteristics lend themselves to the general development direction provided by the structure plan. It is likely that urban development of the structure plan area will be relatively slow, requiring the plan to stay in place over an extended period.

Other options identified are:

- Allow the structure plan to lapse. This is not considered appropriate as significant areas of land remains undeveloped. Risk of uncoordinated development would increase without a structure plan in place.
- Normalise the area. Zoning the Urban Development areas to Residential is premature and will increase the risk of uncoordinated development.

14 Garvey Road Subdivision Guide Plan and Amendment 1

14.1 Plan Information

Location:	Multiple lots bound by Garvey Road and Dardanup Road West
GBRS:	Rural
Shire of Dardanup LPS 9:	Rural Residential
Proposed land uses	Residential
Land area:	32 ha
Author:	Across Planning
Date adopted (Shire):	
Date endorsed (WAPC):	29 February 2016 Amendment 01 - 20 March 2020
Expiry date:	28 February 2026
Implementation status:	All lots have been created and roads and drainage constructed. Most lots have been developed for housing.

14.2 Summary

The Garvey Road Subdivision Guide Plan and Amendment 1 was developed to guide the subdivision and development of a 32ha area located between Garvey Road and Dardanup Road West. The plan was endorsed by the Western Australian Planning Commission (WAPC) in February 2016, with Amendment 1 endorsed in March 2020. The structure plan provides a detailed framework for the creation of 22 rural residential lots, supported by internal roads, drainage infrastructure, and environmental management measures.

The structure plan was designed to ensure that development occurs in a coordinated and environmentally sensitive manner, with specific attention to site constraints such as inundation risk, vegetation protection and the absence of reticulated sewerage.

Key objectives of the structure plan include:

- Facilitating the orderly subdivision of rural residential land in line with the Shire's strategic planning objectives;
- Providing a clear layout for lot boundaries, road access, and emergency egress;
- Managing environmental risks through provisions for drainage, buffers, and vegetation protection; and
- Ensuring development compatibility with the surrounding rural landscape and infrastructure capacity.

The plan includes a range of subdivision conditions, such as:

- Section 70A notifications on titles for minimum floor levels, mosquito infestation, inundation risk, and lack of sewerage;
- Requirements for landscaping plans, acid sulphate soils management, and urban water management;
- Setback controls for buildings and effluent systems; and
- Wetland rehabilitation, vegetation fencing, and fire management provisions.

14.3 Current Status

All 22 lots have been created and the associated roads, emergency access and drainage infrastructure have been constructed. Most lots have been developed for housing. Many of the plan's provisions have since been incorporated into LPS9 or are reflected in title notifications, reducing the need for the structure plan to remain active.

14.4 Changes to Planning Framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned Rural Residential, consistent with the intention of the plan. Provisions relating to development of rural residential land are included in the Scheme. However, consideration of a supporting local planning policy is recommended.

As the purpose of the structure plan is the creation of rural residential lots, changes to the Residential Design Codes over time do not affect this site.

The current LPS9 provisions, augmented by a possible local planning policy, will be effective over the structure plan area.

14.5 Recommendation

It is recommended that the Lot 503 Garvey Road Structure Plan be allowed to lapse.

It is additionally recommended that the Shire of Dardanup considers preparing a local planning policy to incorporate requirements for development of rural residential land to replace requirements of this and other structure plans and to complement the Scheme provisions. Areas that could be addressed by the policy include:

- Minimum floor levels where required for flooding and drainage purposes;
- Setbacks of buildings and effluent disposal systems to waterways and water bodies; and
- Landscaping.

14.6 Reason for recommendation, other options and risk

Development of the structure plan area is complete. All subdivision required to implement the plan has been undertaken and titles created. The structure plan area is appropriately zoned and reserved by LPS9.

Given the above, the risk associated with allowing the structure plan to lapse is low. One area to consider is augmenting the Scheme controls with a local planning policy. This will reduce risk of inappropriate development further.

Other options identified are:

- Extend the structure plan. This is not considered appropriate given the development and zoning status of the structure plan area.
- Review the structure plan. This is not considered necessary given that it has served its purpose. As no additional subdivision is intended, there is no need to prepare a revised structure plan.
- Normalise the area. This was not required as LPS9 already has the intended zonings and reservations in place.

15 Precinct 3 Preston Industrial Park Local Structure Plan

15.1 Plan Information

Location:	Multiple lots bound by South Western Highway and the Bunbury Outer Ring Road Reserve.
GBRS:	Industry
Shire of Dardanup LPS 9:	Industrial Development
Proposed land uses	Industry
Land area:	92ha
Author:	Calibre Consulting
Date adopted (Shire):	12 October 2015
Date endorsed (WAPC):	15 July 2016
Expiry date:	28 February 2026
Implementation status:	Partially developed although subdivision and road reserve creation has not occurred.

15.2 Summary

The Precinct 3 Preston Industrial Park LSP was developed to provide a detailed framework for industrial subdivision and development within the northern precinct of the Preston Industrial Park area. It responds to the overarching Preston Industrial Park (Northern Precinct) Structure Plan by offering finer-grained planning guidance specific to Precinct 3.

The structure plan encompasses approximately 92ha of land zoned Industrial Development by Shire of Dardanup Local Planning Scheme No. 9 (LPS9). It proposes the creation of approximately 100 industrial lots, supported by a network of internal roads and an interim drainage system designed to manage stormwater and environmental impacts.

Key objectives of the structure plan include:

- Facilitating the orderly subdivision of industrial land to meet regional employment and economic development goals;
- Providing a clear layout for road reserves, lot configurations, and service corridors;
- Ensuring compatibility with existing infrastructure, including the South Western Highway and the Bunbury Outer Ring Road Reserve; and
- Supporting staged development that aligns with market demand and infrastructure availability.

The plan also incorporates provisions for environmental management, including interim drainage solutions and buffers where necessary. It is intended to be flexible enough to accommodate future infrastructure upgrades and changes in industrial land use requirements.

15.3 Current Status

While subdivision and formal road reserve creation have not yet occurred, partial development has taken place. It is understood that several industrial parcels are currently leased, and internal access roads are privately maintained. This indicates active use of the land despite the absence of formal subdivision, underscoring the importance of extending the structure plan to guide future development and infrastructure delivery.

15.4 Changes to planning framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned Industrial Development, consistent with the need for a structure plan.

Whilst not a planning framework change at this time, the future of the unused portion of "red road" reserve on the eastern boundary of the structure plan area may impact on the structure plan, depending on whether the road reservation is maintained in the GBRS.

15.5 Recommendation

It is recommended that the structure plan be extended by ten (10) years, to allow for the structure plan area to be developed out in full.

15.6 Reason for recommendation, other options and risk

The structure plan is consistent with the contemporary planning framework as the plan was developed after the 2015 regulation changes. The structure plan is consistent with the deemed provisions and therefore is capable of being extended without major changes.

Given the above, the risk associated with allowing the structure plan to be extended is low. The structure plan acts as the guide for subdivision and development.

Other options identified are:

- Allow the structure plan to lapse. This is considered medium risk as it will leave a gap in the planning framework for future development within the area.
- Review the structure plan. This is not considered necessary given that the structure plan is contemporary and in accordance with the Deemed Provisions.
- Normalise the area. Zoning the Industrial Development areas to General Industry is premature and will increase the risk of uncoordinated development.

16 Roseland at Dardanup Structure Plan and Amendments 1 and 2

16.1 Plan Information

Location:	Multiple lots to the south of the Dardanup township, bound by the Boyanup Picton Road and Fees Road.
GBRS:	Urban
Shire of Dardanup LPS 9:	Residential and Urban Development
Proposed land uses	Residential, Public Open Space, Mixed Use, Drainage, Public Purpose (Education)
Land area:	60ha
Author:	McRobert Planning Pty Ltd (Amendment 2)
Date adopted (Shire):	
Date endorsed (WAPC):	Structure Plan: 15 July 2016 Amendment 2: 10 August 2020
Expiry date:	15 July 2026
Implementation status:	39 lots created and developed over 3ha. Remaining 57ha undeveloped.

16.2 Summary

The Roseland at Dardanup Structure Plan, including Amendments 1 and 2, was developed to provide a comprehensive planning framework for the southern portion of the Dardanup Townsite Expansion area. The plan was initially endorsed in July 2016 and subsequently updated through Amendment 2 in August 2020. The plan refines the strategic intent of the broader Dardanup Townsite Expansion Strategy by providing detailed guidance on land use, density, infrastructure, and environmental considerations specific to the Roseland precinct.

The structure plan covers approximately 60ha of land zoned Urban Development and Residential by LPS9. It proposes a mix of residential densities, including R20, R30, and R40, supported by a well-integrated road network, public open space, drainage corridors, and land reserved for public purposes, including education.

Key objectives of the structure plan include:

- Facilitating the orderly and staged development of residential land to support the long-term growth of the Dardanup townsite;
- Providing a clear and legible urban structure, including road hierarchies, lot layouts, and open space distribution;
- Ensuring integration with existing and planned infrastructure, including connections to the Boyanup-Picton Road and surrounding urban areas;
- Supporting diverse housing options through a range of residential densities; and

- Incorporating environmental management measures, including drainage corridors and buffers to manage stormwater and protect environmental assets.

Amendment 2 introduced refinements to the western portion of the structure plan area, updating the layout and density provisions to better reflect contemporary planning standards and market expectations.

16.3 Current Status

A 3ha portion of the site has been developed to date, comprising 39 residential lots, the remaining 57 hectares remain undeveloped. This highlights the need for the structure plan to remain in force to guide future subdivision and infrastructure delivery.

The structure plan was last amended in 2019 in which there were changes made to the road network, lot and public open space layout. This amendment report is currently published as the structure plan, on the Shire's website.

16.4 Changes to Planning Framework

The planning framework has changed during the life of the structure plan. LPS9 was gazetted on 23 June 2025 and provides a contemporary planning control document for the Scheme Area. The land is now zoned Urban Development (unimplemented areas) or Residential (implemented areas), reflective of the development status.

Given the detailed nature of the structure plan, changes over time to the Residential Design Codes have not affected the effectiveness of the plan. It is noted that whilst there has been significant change to R-Codes provisions surrounding medium and high-density development, low density settings remain relatively unchanged.

The current structure plan does not accord with the Deemed Provisions. Therefore, an update will be required to ensure that the format and contents achieve the required Manner and Form.

16.5 Recommendation

There has been limited development within the structure plan area. However, it remains effective in identifying and coordinating matters such as road links, public open space and drainage.

The contemporary planning framework provided by LPS9 is consistent with the structure plan continuing (i.e. Urban Development zone).

As it is a high-level document that informs further detailed planning, it is recommended that the structure plan be extended by ten (10) years, in which the plan is to be reviewed to contemporise the plan and address issues previously not considered or apparent, given the relatively slow uptake of urban expansion in Dardanup.

16.6 Reason for recommendation, other options and risk

The structure plan provides guidance to the subdivision and development of the Roseland @ Dardanup area. The document at present does the provide a consolidated structure plan that

will achieve the Commissions approved Manner and Form, prior to the request for an extension the document should be updated to satisfy the Manner and Form.

Given the above, the risk associated with allowing the structure plan to be extended is low. The site characteristics lend themselves to the general development direction provided by the structure plan. It is likely that urban development of the structure plan area will be relatively slow, requiring the plan to stay in place over an extended period.

Other options identified are:

- Allow the structure plan to lapse. This is considered medium risk as it will leave a gap in the planning framework until such time as more detailed planning takes place.
- Normalise the area. Zoning the Urban Development areas to Residential is premature and will increase the risk of uncoordinated development.

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RISK ASSESSMENT TOOL

OVERALL RISK EVENT: *Adopt Local Planning Policies under LPS9*

RISK THEME PROFILE: .

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

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATEMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Not required.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Failure to regularly review and update policies could result in the Shire not meeting its obligations at law	Moderate (3)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	The Shire's reputation could be viewed negatively for not undertaking regular reviews of policies of Council	Moderate (3)	Possible (3)	Moderate (5 - 11)	Note required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

COVER PAGE

Shire of Dardanup
Local Planning Scheme No. 9

Amendment No. 1

Summary of Amendment Details

Update scheme text to introduce new and revised land use classes and general definitions to facilitate State Government reforms for short-term rental accommodation.

FORM 2A

Planning and Development Act 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

SHIRE OF DARDANUP LOCAL PLANNING SCHEME NO. 9
Amendment 1

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1. In Division 1, clause 37, 'Terms Used':
    a. Delete the definition for *short-term accommodation.*
    b. Amend the general definition for *cabin* to:

    means a building that -

    (a) is an individual unit other than a chalet; and

    (b) forms part of -

    (i) tourist and visitor accommodation; or

    (ii) a caravan park;

    and

    (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

    c. Amend the general definition for *chalet* to:

    means a building that —

    (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

    (b) forms part of –

    (i) tourist and visitor accommodation; or

    (ii) a caravan park;

    (c) and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

2. In Division 2, clause 38, 'Land Use Terms Used':
    A. Delete the definitions for:
        - *bed and breakfast*;
        - *holiday accommodation;*
        - *holiday house;*

- *motel;*
- *serviced apartment;*
- *tourist development.*

B. Amend the existing land use term for *road house* by deleting paragraph (d) and inserting:

(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

C. Insert the definition for *tourist and visitor accommodation* as per Schedule 1 – Model Provisions

3. In Part 3, clause 17, Table 3 *'*Zoning Table' insert in alphabetical order the following land uses and permissibility:

A. *hosted-short term rental accommodation;* designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.

B. *unhosted short term rental accommodation; designate as 'D' or 'A' uses in zones where* a dwelling is permissible, 'P' use in tourism, and 'X' use in all other zones.

C. *tourist and visitor accommodation* and designate as 'P' in Tourism, 'A' in Rural Smallholdings, Rural, District Centre, Mixed Use, and Commercial zones and 'X' in all other zones.

4. In Part 3, clause 17, Table 3 *'*Zoning Table', delete all references to:

a. *bed and breakfast*;
b. *holiday accommodation;*
c. *holiday house;*
d. *motel;*
e. *serviced apartment;*
f. *tourist development.*

5. *Additional consequential scheme modifications*

<u>Schedule 2 – Additional Uses</u>

A2: "Serviced Apartment" deleted and replaced with "Tourist and Visitor Accommodation" to reflect updated terminology.

<u>Schedule 7 – additional site and development requirements</u>

cl. 21 – development in the Tourism zone – part (a) and (a)(i) : "short term tourism/holiday accommodation" deleted and replaced with "short-term accommodation for tourism".

<u>Schedule 9 – Parking:</u>

a. delete rows Bed and Breakfast, Holiday Accommodation, Holiday House, Motel, Serviced apartment, Tourist Development.

b. Add row “Tourist and Visitor accommodation” – requirements as for now deleted ‘Tourist Development’

c. Add row “Hosted STRA” – requirements as for now deleted ‘Bed and Breakfast’.

d. Add row “Unhosted STRA” – requirements as for now deleted ‘Holiday House’.

The amendment is **standard** under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it is not a complex or basic amendment.

Dated this _____ day of _____ 20___

_____
(Chief Executive Officer)

Scheme Amendment Report

1. Introduction

The purpose of this amendment is to amend the Shire's Local Planning Scheme No. 9 to implement the State Government's planning reforms for short-term rental accommodation.

This amendment is required to ensure alignment with new 'deemed' and 'model' land use classes and general definitions introduced into the state planning framework. Most significantly, it includes amendments to reflect the 'deemed' land use classes for 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation', along with removal of superseded land uses. The following report provides further detail and background information on these changes, including specific implications for the Shire.

2. Background

Short-Term Rental Accommodation (STRA) refers to the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis. This type of accommodation is usually booked through online platforms and is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays. The State Government has committed to various initiatives to deliver better regulation of the short-term rental accommodation sector.

In November 2023, the Western Australian Planning Commission released its *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement) and associated Guidelines. The release of the Position Statement complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry *Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia.* This included development of a state-wide registration scheme for STRA, as well as an incentive scheme to encourage transition of properties from the short to long term rental market.

Alongside the registration scheme, which sits separately to the planning system and is mandatory for all STRA, amendments to planning regulations were flagged as a key part of the State Government's goal to ensure a fairer and more consistent treatment of STRA from both a legal and practical standpoint. The planning changes, which have triggered the need for the Shire to amend its scheme, aim to provide greater consistency across the state in relation to what approvals are needed for STRA proposals as well as how these uses are defined in local planning schemes.

3. State Planning Framework

The State Government's planning reforms for short-term rental accommodation are being implemented predominantly through the *Planning & Development (Local Planning Schemes) Regulations 2015* (LPS Regulations), which in turn have been informed by policy direction provided through the Position Statement.

<u>Position Statement</u>

The Position Statement foreshadowed a series of amendments to the LPS Regulations with the overall aim of providing more certainty and consistency across jurisdictions in respect to the treatment of STRA. Key changes flagged in this document included dedicated land use classes for STRA to ensure a clear delineation between this use and traditional accommodation types, as well as a state-wide exemption for hosted STRA and a 90-night exemption for unhosted STRA within the

Perth Metropolitan Area. The Position Statement also includes guidance on strategic and statutory planning matters for both tourism and STRA, as well as local planning policy development.

LPS Regulations

The LPS Regulations are a key component of Western Australia's planning system comprising of three major parts:

- Regulations proper, which set out the process for preparing or amending a local planning scheme;
- 'Model' provisions, set out in Schedule 1, which are to be used by local governments in preparing or amending a local planning scheme; and
- 'Deemed' provisions, set out in Schedule 2, read automatically into all local planning schemes, and override any existing scheme provision to the extent of any inconsistencies. Where there is a conflict between these provisions and the scheme, the deemed provisions prevail.

Amendments to both Schedules 1 and 2 of these regulations have been made to facilitate the necessary planning changes of the State Government's short-term rental accommodation (STRA) reform initiatives, as envisaged by the Position Statement. These changes, most notably, include:

i. new 'deemed' land use classes of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes;

ii. new 'deemed' general terms to define 'short-term rental accommodation' and link to the overarching *Short-Term Rental Accommodation Act 2024*, which provides the legal framework for the STRA Register;

iii. a new 'model' land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA, and consolidate a number of existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions;

iv. a state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings); and

v. a 90-night (cumulative) exemption within a 12-month period for 'unhosted' short-term rental accommodation in the Perth metropolitan area.

The implications for these changes to the Shire are detailed further in the following sections of this report.

4. Local Planning Context

Local Planning Strategy (LPS)

The LPS discusses accommodation for tourism at part 4. A key directional statement is:

"Tourism in the Shire of Dardanup is essentially rural based. There is a mix of attractions and activities including vineyards and wineries, restaurants, arts and crafts, a range of **low-key accommodation,** bushwalking, canoeing, mountain biking, equestrian activities, places of historical interest and feature attractions such as "Gnomesville" at Wellington Mill that has a worldwide interest, and events like the "Bull and Barrel" Festival at Dardanup townsite."

The Dardanup Tourism Strategy 1998 identified the following with regards tourism accommodation.

"The most appropriate scale of tourist accommodation is small-scale. The Shire should encourage farm-stay, guesthouses, bed and breakfast, chalets and self-contained or serviced bush retreats."

Both the LPS and 1998 Tourism Strategy identified the Ferguson Valley and Upper Henty Brook Valley as a special tourist attraction worthy of special treatment, and this has been achieved in LPS9 via Special Control Area SCA2 – Ferguson Valley Tourism Area.

"All of the wineries and much of the tourist accommodation, restaurants and tourist attractions are located in the Ferguson Valley and to a lesser degree in the upper Henty Brook Valley area. The Ferguson Valley including Wellington Mill is emerging as the focus for the tourist industry in the Shire."

Local Planning Scheme 9 (LPS9)

Development control provisions in LPS9 are the subject of this amendment and will be amended and refined to better control short term rental accommodation with new definitions, deletions of old definitions, an update of the zoning table. These changes will bring LPS9 into alignment with LPS in broader WA and provide a statewide even handed treatment of this use class.

Local Planning Policies (LPP)

The controls in LPS9 are supplemented by Local Planning Policies (LPPs). One example relevant to short term rental accommodation is LPP CP091, which intends to exempt Short Stay Accommodation from requiring development approval in certain circumstances subject to conditions.

Due to the popularity of and demand for short term rental accommodation the Shire will develop more LPPs and information sheets on this land use class in the future to better cater for the level of enquiry.

Information sheets

At the local level the Shire has the following information available to people wanting to establish short term accommodation that are available on the Shire website.

STRA_Definition_Flow_Chart_.pdf
Planning_Information_Sheet_-_Short_Term_Rental_Accomadation.pdf

As at 31/08/2025 The Shire has 22 listed STRA registrations shown in the Department of Energy, Mines, Industry Regulation and Safety Short- Term Rental Accommodation Register.

One of the highest numbers of planning enquiries fielded by the planning department is for short term accommodation, ancillary accommodation, granny flats and caravan accommodation.

5. Proposed Amendment

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, this scheme amendment relates to the introduction, modification and deletion of various land use and general definitions to the Shire's planning scheme. The new exemptions are also 'deemed' and as such are already operative, however this amendment does include changes to the zoning table to reflect the hosted STRA exemption as a permitted use.

Deemed Short-Term Rental Accommodation Land Use Classes

Whilst the new 'deemed' land use classes are automatically read into the Shire's scheme through the LPS Regulations, along with the previously mentioned exemptions, these uses are being incorporated into scheme zoning tables to ensure absolute clarity from an interpretation perspective, particularly given these uses replace long-standing 'model' land use classes within the Shire's planning framework.

To implement the required changes, this amendment requires deletion of all references to the land use classes of *bed and breakfast* and *holiday house*, replaced with the new 'deemed' definitions of *hosted short-term rental accommodation* and *unhosted short-term rental accommodation.* This includes amending the Zoning Table and Definitions schedules of the scheme text accordingly.

In addition to the LPS Regulations, the Position Statement and Planning Bulletin 115 provide further direction for how STRA should be dealt with in local planning schemes from a permissibility standpoint. To reflect these requirements, this amendment proposes the following designations for these new land use classes:

- 'Hosted short-term rental accommodation' is proposed as a Permitted use in all zones where any type of 'dwelling' is capable of approval, to reflect the state-wide exemption in the 'deemed provisions';
- 'Unhosted short-term rental accommodation' is proposed to be designated as per the permissibility for the now deleted land use Holiday House

Aside from the above, where the uses of holiday house and bed and breakfast are referenced in other sections of the scheme text, these are to be cross-referenced accordingly.

<u>Model 'Tourist and Visitor Accommodation' Land Use</u>

A new model land use class of 'Tourist and Visitor Accommodation' has been introduced to supersede various traditional accommodation land use types (excluding 'hotel') and provide a clearer delineation between these uses and 'short-term rental accommodation'. In the context of the Shire's scheme, uses to be deleted through this change include:

- *Motel – specifically referenced in the new land use class definition;*
- *Serviced apartment – specifically referenced in the new land use class definition;*
- *Tourist development – directly replaced by the new use class; and*
- *[insert any other equivalent/similar non-model traditional accommodation scheme land uses]*.

<u>New and Revised Land Use & General Definitions</u>

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced so as to not cause confusion or conflict with the new short-term rental accommodation land use terms. These include deletion of the definition for 'short-term accommodation', which has been removed to avoid confusion with new terms relating to 'short-term rental accommodation'. This has consequentially resulted in modifications to the general model terms of 'cabin' and 'chalet', as well as the land use term for 'road house'. The new model terms are proposed to be introduced into the scheme text through this amendment.

Through deletion of the general term 'short term accommodation' it is proposed to insert into the scheme text the deleted model definition in-full wherever referenced, to replicate the changes made in the model provisions; this being:

accommodation for guests, on a commercial basis, either continuously or from time to time, with no guest accommodated for periods totalling more than 3 months in any 12-month period.

Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Dardanup Local Planning Scheme No. 9
Amendment No. 1

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

6. In Division 1, clause 37, 'Terms Used':

   a. Delete the definition for *short-term accommodation.*

   b. Amend the general definition for *cabin* to:

      means a building that -

      (d) is an individual unit other than a chalet; and

      (e) forms part of -

      (iii) tourist and visitor accommodation; or

      (iv) a caravan park;

      and

      (f) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

   c. Amend the general definition for *chalet* to:

      means a building that —

      (c) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

      (d) forms part of –

      (iii) tourist and visitor accommodation; or

      (iv) a caravan park;

      (d) and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

7. In Division 2, clause 38, 'Land Use Terms Used':

   B. Delete the definitions for:

   - *bed and breakfast*;
   - *holiday accommodation;*
   - *holiday house;*
   - *motel;*
   - *serviced apartment;*
   - *tourist development.*

D. Amend the existing land use term for *road house* by deleting paragraph (d) and inserting:

(e) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

E. Insert the definition for *tourist and visitor accommodation* as per Schedule 1 – Model Provisions

8. In Part 3, clause 17, Table 3 'Zoning Table' insert in alphabetical order the following land uses and permissibility:

D. *hosted-short term rental accommodation;* designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.

E. *unhosted short term rental accommodation; designate as 'D' or 'A' uses in zones where* a dwelling is permissible, 'P' use in tourism, and 'X' use in all other zones.

F. *tourist and visitor accommodation* and designate as 'P' in Tourism, 'A' in Rural Smallholdings, Rural, District Centre, Mixed Use, and Commercial zones and 'X' in all other zones.

9. In Part 3, clause 17, Table 3 'Zoning Table', delete all references to:

a. *bed and breakfast*;
b. *holiday accommodation;*
c. *holiday house;*
d. *motel;*
e. *serviced apartment;*
f. *tourist development.*

10. *Additional consequential scheme modifications*

<u>Schedule 2 – Additional Uses</u>

A2: "Serviced Apartment" deleted and replaced with "Tourist and Visitor Accommodation" to reflect updated terminology.

<u>Schedule 7 – additional site and development requirements</u>

cl. 21 – development in the Tourism zone – part (a) and (a)(i) : "short term tourism/holiday accommodation" deleted and replaced with "short-term accommodation for tourism".

<u>Schedule 9 – Parking:</u>

a. delete rows Bed and Breakfast, Holiday Accommodation, Holiday House, Motel, Serviced apartment, Tourist Development.

b. Add row "Tourist and Visitor accommodation" – requirements as for now deleted 'Tourist Development'

c. Add row "Hosted STRA" – requirements as for now deleted 'Bed and Breakfast'.

d. Add row "Unhosted STRA" – requirements as for now deleted 'Holiday House'.

FORM 6A

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire Dardanup at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year].

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Dardanup at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year], proceed to advertise this Amendment.

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Dardanup at the [NAME] Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the [LOCAL GOVERNMENT] 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)

.....

DELEGATED UNDER S.16 OF THE P&D ACT 2005

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....

.

RISK ASSESSMENT TOOL

OVERALL RISK EVENT: *Local Planning Scheme Amendment No 1 - STRA - for initiation*

RISK THEME PROFILE: .

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

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATEMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Not required.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Failure to regularly review and update policies could result in the Shire not meeting its obligations at law	Moderate (3)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	The Shire's reputation could be viewed negatively for not undertaking regular reviews of policies of Council	Moderate (3)	Possible (3)	Moderate (5 - 11)	Note required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

Shire of Dardanup Local Planning Scheme No.9

Scheme Amendment No. XX

Rezoning Lot 564 from the "Rural" zone to "Rural Residential" zone.



Harley Dykstra

PLANNING & SURVEY SOLUTIONS

DOCUMENT CONTROL

Control Version	Date	Status	Distribution	Comment
A	07/11/2024	Draft	HD	For QA
B	16/11/2024	Draft	Client	For Comment
C	04/06/2025	Final	WAPC/LG	For Lodgement

Prepared for: Ross Wright
Prepared by: AR
Reviewed by: KS

Date: 4 June 2025
Job No: 23858
Ref: C

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TABLE OF CONTENTS

1 INTRODUCTION 1

2 BACKGROUND 2

2.1 Location 2
2.2 Ownership 2
2.3 Current & Surrounding Land Uses 2
2.4 Physical Characteristics 3
2.5 Infrastructure 3

3 PLANNING FRAMEWORK 3

3.1 State & Regional Planning Context 3
3.1.1 Greater Bunbury Region Scheme 3
3.1.2 State Planning Policy 2.5 Rural Planning 4
3.1.3 Government Sewerage Policy 4
3.2 Local Planning Framework 5
3.2.1 Shire of Dardanup Local Planning Strategy 5
3.2.2 Shire of Dardanup Local Planning Scheme No.9 6
3.2.3 Dardanup Small Holdings Structure Plan 7

4 SITE ANALYSIS 7

4.1 Topography, landform and soil 7
4.2 Vegetation 7
4.3 Hydrology and Hydrogeology 8
4.4 Acid Sulphate Soils 8
4.5 Aboriginal Heritage 8
4.6 Infrastructure 9
4.7 Traffic and Access 9

5 DETAILS OF PROPOSAL 9

5.1 Overview of Proposal and Supporting Rationale 9
5.2 Type of Amendment 9
5.3 Consultation 10
5.4 Concept Plan 10
5.5 Site Investigations 11
5.5.1 Traffic and Access 11
5.5.2 Bushfire Risk 11
5.5.3 Site and Soil Evaluation Assessment 12
5.5.4 Vegetation 13
5.5.5 Water Management 13
5.5.6 Servicing 15

6 CONCLUSION 15

TABLES

Table 1	Land Ownership	2
Table 2	Rural Residential Development Requirement	6

FIGURES

Figure 1	Location Plan	2
Figure 2	Greater Bunbury Region Scheme	4
Figure 3	Local Planning Strategy	5
Figure 4	LPS 9 Zoning Map	6
Figure 5	Dardanup Small Rural Holdings Structure Plan	7
Figure 6	Acid Sulphate Soils Mapping	8
Figure 7	Bushfire Prone Mapping	12
Figure 8	Indicative Land Application Area	13
Figure 9	Catchments	14
Figure 10	Post Development Plan	15

APPENDICES

Appendix A	Local Water Management Strategy
Appendix B	Site and Soil Evaluation
Appendix C	Feature Survey
Appendix D	Geotechnical Report
Appendix E	Transport Impact Statement
Appendix F	Concept Plan
Appendix G	Bushfire Managment Plan
Appendix H	Servicing Report

FORM 2A

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Dardanup
Local Planning Scheme No. 9

Amendment No. XX

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending a portion of Lot 564 Garvey Road, Dardanup West from 'Rural' to 'Rural Residential'.

2. Amending the scheme map accordingly.

The Amendment is **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

1. an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission.

Dated this ___ day of _____, 20__.

_____
(Chief Executive Officer)

1 INTRODUCTION

This Scheme Amendment (Amendment) request has been prepared by Harley Dykstra on behalf of the landowners of Lot 564 Garvey Road, Dardanup West (the 'subject site').

This Amendment requests that the Minister for Planning and Lands; Housing and Works; Health Infrastructure approve an amendment to the Shire of Dardanup's Local Planning Scheme No.9 (LPS 9) to rezone Lot 564 from the "Rural" zone to a "Rural Residential" zone.

Preliminary discussions with officers at the Shire of Dardanup have indicated their support for the proposed amendment to LPS 9 as it is consistent with the Local Planning Strategy and approved Dardanup Small Holdings Structure Plan, is in keeping with the surrounding development and will complete the southeastern rural residential expansion of the Dardanup Small Holdings Structure Plan Area.

The amendment request is further supported by the following consultant reports and a concept plan, demonstrating the capability of the site for development. It also provides for integration with the surrounding road network and infrastructure services.

The following studies have been undertaken as part of this Amendment request:

- Site and Soil Evaluation Assessment
- Geotechnical Investigations
- Local Water Management Strategy
- Feature Survey
- Transport Impact Statement
- Bushfire Management Plan
- Servicing Report

A modification to the zoning table and land use schedule is considered consistent with the objectives of the Local Planning Strategy and existing state and local planning framework. The amendment is considered to fall under the **Standard** Amendment requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is therefore requested to be considered and assessed under clause 34 as a **Standard** Amendment.

The amendment will provide the opportunity to develop the site for rural residential development consistent with the approved Dardanup Small Holdings Structure Plan, which encompasses land to the north, south and east providing additional land options to assist with the ongoing housing shortage experienced within the Shire of Dardanup and the broader greater Bunbury area.

It is respectfully requested that the Shire of Dardanup favourably consider and support this amendment request to rezone the subject site from the "Rural" zone to the "Rural Residential" zone to enable future subdivision of the site.

2 BACKGROUND

2.1 Location

The subject site is described as Lot 564 Garvey Road, Dardanup West and has an approximate site area of 40.5ha. The site is located within 2 km of the Dardanup townsite and approximately 13km southeast of the Bunbury City Centre.

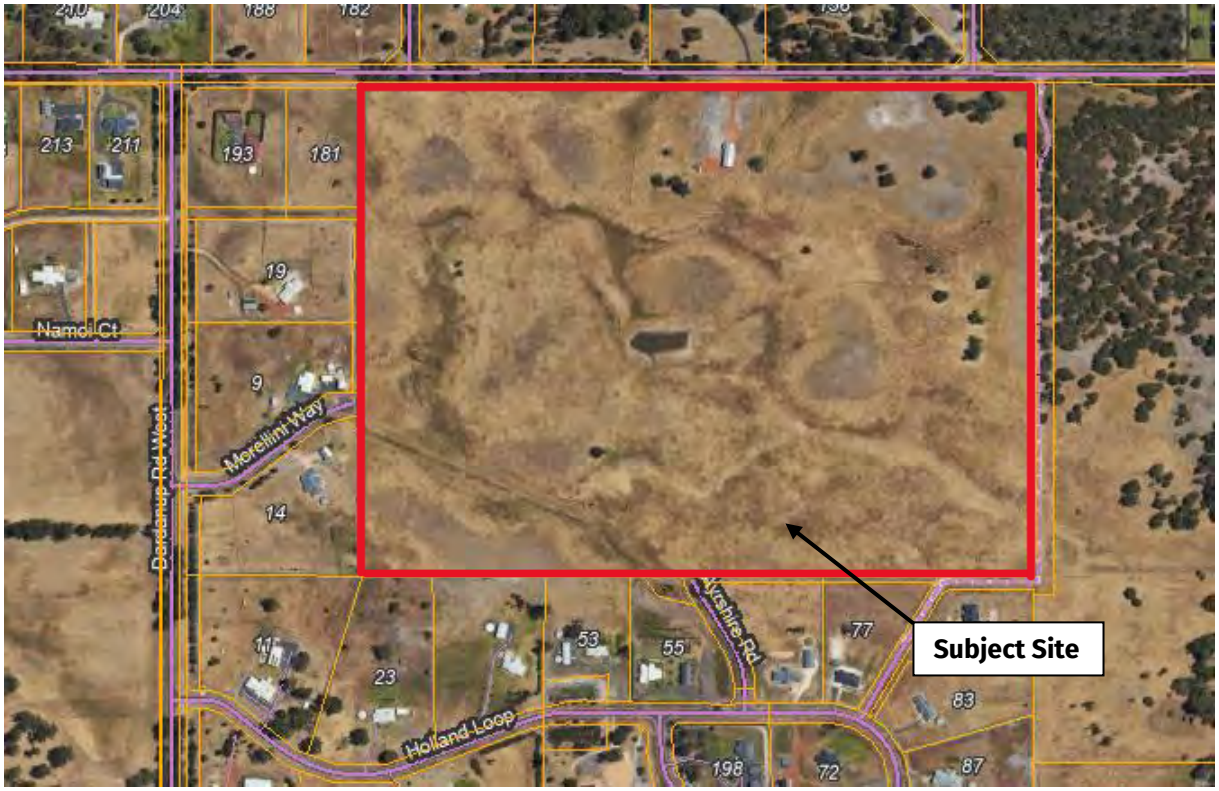


Figure 1 Location Plan

2.2 Ownership

The property details for Lot 564 Garvey Road, Dardanup West are as follows:

LOT NUMBER	PLAN	VOLUME/FOLIO	LOTAREA (ha)	REGISTERED PROPRIETORS
564	P250872	462/125A	40.4991	Kathleen Margaret Wright Ross Alexander Wright

Table 1 Land Ownership

2.3 Current & Surrounding Land Uses

The property is currently used for passive grazing. The surrounding properties consist of rural residential zoned land to the north, west and south and zoned rural to the east in accordance with LPS 9.

The subject land makes up the southeastern portion of the Dardanup Urban Expansion footprint of the Local Planning Strategy. As a result, the surrounding areas have been well established through the planning process, including the extension of existing servicing infrastructure and road networks. Rezoning and subsequent development of the subject land will provide the opportunity for the site to

integrate itself into the existing character of the area while maintaining a consolidated rural-living estate that is able to appropriately manage its own drainage and servicing requirements.

2.4 Physical Characteristics

The property is predominantly pasture cleared with the exception of several trees located within the northeastern corner of the property.

A dam is located in the centre of the property, which is used for farming purposes and an open rural drain cuts between Morellini Way and Ayshire Road in the southwestern portion of the Shire.

The property is also improved by an existing shed, which is used store and support the low scale farming operations of the property.

2.5 Infrastructure

Infrastructure including power and telecommunications are available for connection by way of the existing development to the north, south and east.

Reticulated water and sewer are not available for connection within this area, therefore future lots will be required to install individual water tanks and onsite effluent disposal systems for personal use, consistent with the existing rural residential developed areas of Dardanup West.

Installation requirements will be implemented in accordance with the Shire of Dardanup specifications, consistent with the requirements of sections 17 and 18 of LPS 9 and other relevant government agencies.

3 PLANNING FRAMEWORK

3.1 State & Regional Planning Context

3.1.1 Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme (GBRS) is the statutory land use planning scheme for the Greater Bunbury Area. The primary purpose of the GBRS is to reserve and zone land and control development on reserved and zoned land at a regional level. The GBRS reflects the agreed strategic direction for land in the greater Bunbury region and facilitates changes to planning controls at the local level and subsequent local area planning.

The subject site is zoned 'Rural' under the GBRS as shown in **Figure 2**. Land surrounding the subject site is also zoned 'Rural' under the GBRS.

'Rural Residential' development is a permitted use within the 'Rural' zone of the GBRS.



Figure 2 Greater Bunbury Region Scheme

3.1.2 State Planning Policy 2.5 Rural Planning

State Planning Policy 2.5 – Rural Planning (SPP2.5) and the associated guidelines outline a number of options that can be utilized by local governments to address the development standards as part of the planning and establishment of 'Rural Living' areas. Section 4.2 of the Guidelines indicate the following development standards are to be considered for rural living estates:

- Lot size specific to an estate could be specified through coded zoning, scheme provisions in Part 4, or a schedule.
- Whether the rural living estate requires a structure plan to be prepared to ensure coordination of future subdivision and development.
- Identification of investigations or studies that may be required prior to a scheme amendment being initiated, or at the first stage of subdivision; and amenity impacts of outbuildings, water tanks and ancillary uses.

Part 3 of LPS 9 details the objectives of the 'Rural Residential' zone which address the development standards referenced in the Guidelines. These objectives are further detailed in Section 3.2.2 or this report.

Section 4.3 of the Rural Planning Guidelines suggests that a local structure plan may be beneficial for rural living areas to prevent inadequate road planning, a lack of emergency access and egress and shortages of local public open space or community facilities, resulting in rural living estates with limited amenity and access to services.

As previously indicated and detailed further in Section 3.3.3 of this report, the subject land is identified within the approved Dardanup Small Holdings Structure Plan, which shows an indicative framework for future development within this area to support future development proposals, rezoning and subdivision applications.

As the proposed rural residential development is contained within one landholding, has an established road network providing connection to the site; has proposed adequate emergency access and egress from the site and does not require the provision of POS, we do not believe an update or revision of the Structure Plan is required.

3.1.3 Government Sewerage Policy

The Government Sewerage Policy (GSP) is a whole of Government policy, intent on establishing the governmental position on the provision of sewer services within Western Australia through the progressive planning and development of land.

The subject site is located within a sewer sensitive area in accordance with DPLH Plan WA mapping. Connection to reticulated sewer is not available for the proposed development, with surrounding development serviced by on-site effluent disposal systems.

Rural Residential lots carry a minimum lot size of 1 hectare within LPS 9, therefore a Site and Soil Evaluation (SSE) is required to be undertaken in support of this report, in accordance with the provisions of the GSP.

The details of the SSE report are discussed in Section 5.5.3 of this report and the full report is included in **Appendix C**.

3.2 Local Planning Framework

3.2.1 Shire of Dardanup Local Planning Strategy

The Shire of Dardanup Local Planning Strategy (the Strategy) was endorsed by the Western Australian Planning Commission (WAPC) in May 2015 and aims to set out the long-term planning direction for the Shire over a 15-year timeframe. The Strategy provides the rationale for land use zones and other provisions of the LPS and provides an opportunity for an integrated approach to planning across all areas including consideration of social, environmental, and economic aspects.

The subject site is identified as 'Rural - Residential' of the Dardanup West/Crooked Brook Rural Living settlement within the Strategy (refer **Figure 3** below). The intent of this area is to allow for further subdivision in accordance with SPP 2.5 and identify the land within future Local Planning Scheme reviews as a 'Special Control Area' for Structure Planning with appropriate provisions for area-specific requirements.

The recent gazettal of LPS 9 identifies the surrounding developed land holdings within this area as 'Rural Residential', with associated development provisions included within Section 3 and Schedule 7 of the report, which is consistent with the intent of the Strategy.

The proposed amendment request is consistent with the identification of the subject land within the Strategy and the intent of the rural residential objectives and strategies and completes the southeast portion of identified land within the Dardanup West/Crooked Brook Rural Living settlement of the Strategy.

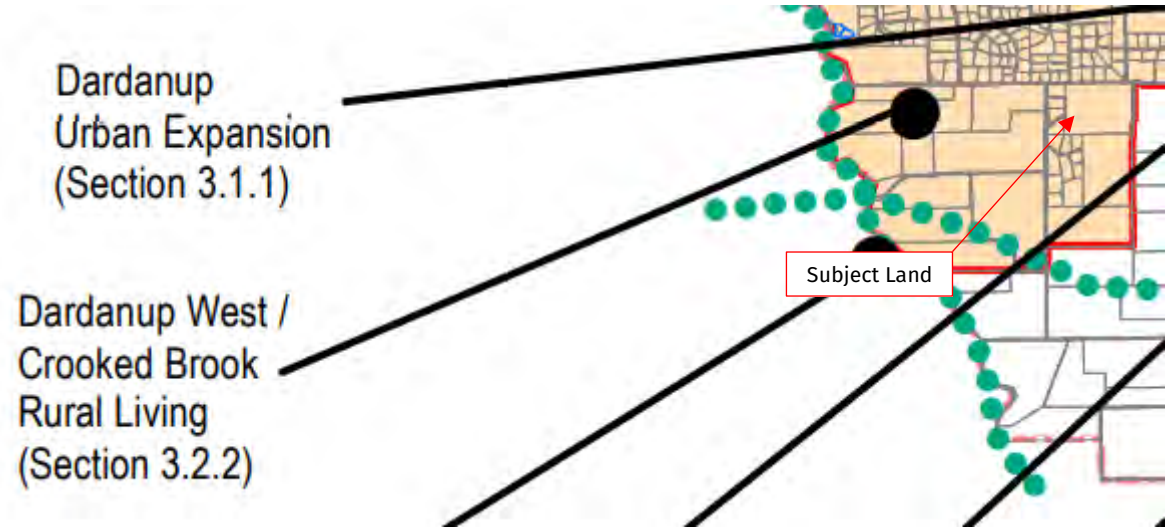


Figure 3 Local Planning Strategy

3.2.2 Shire of Dardanup Local Planning Scheme No.9

The subject site is zoned "Rural" under the LPS 9, which was gazetted in June 2025 by the WAPC - refer **Figure 4**.

Land to the east is zoned "Rural" with land to the north, south and west zoned "Rural Residential". The surrounding rural residential areas have been developed with lot sizes ranging upwards of 1 hectare, consistent with the concept plan proposed for the subject land.



Figure 4 LPS 9 Zoning Map

The amendment request proposes to rezone the subject site from the "Rural" zone to the "Rural Residential" zone in accordance with LPS 9 and the Strategy. The objectives for Rural Residential are identified in **Table 2** below with the compliance commentary provided in relation to the proposed future development of the site. These development requirements have been taken into consideration and are able to be satisfied as part of future development of the site.

Rural Residential Zone Objectives	**Compliance**
1. To provide for lots sizes in the range of 1 to 4 ha. 2. To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. 3. To set aside areas for the retention of vegetation and landform or other features which distinguish the land.	1. Proposed Lots are consistent with this objective as all lots are between 1 to 4 hectares 2. Future use of the lots will be consistent with the requirements of LPS 9. 3. The site is mostly void of vegetation. However, it is anticipated that the few trees within the property will be retained within the proposed Lots.

Table 2 Rural Residential Development Requirement

It is anticipated that the proposed rural residential development subject of this amendment request will be capable of complying with the development objectives and requirements as detailed in **Table 2** above within Schedule 7 of LPS 9 through the subdivision and/or building permit process.

3.2.3 Dardanup Small Holdings Structure Plan

The Dardanup Small Holdings Structure Plan (the Structure Plan) was endorsed by the WAPC in August 2007 and has been progressively developed into rural residential style development since. The subject land is located within the southeastern portion of the Structure Plan area (refer **Figure 5** below) and adjoins some recently developed portions, with road linkages proposed as identified on the concept plan.

The proposed development is considered consistent with the intentions of the Structure Plan, whilst taking into account the site constraints and relevant planning policy and framework.



Figure 5 Dardanup Small Rural Holdings Structure Plan

4 SITE ANALYSIS

4.1 Topography, landform and soil

The subject site is reasonably flat with a gentle rise from 24m AHD to 27m AHD in an easterly direction. The northeast corner of the site reaches a high point of 30m AHD; however, this is localised to this corner of the site only. The property carries a natural depression through the southwestern corner of the site, in conjunction with a drainage channel registered to the Water Corporation, which runs east to west. A feature survey was undertaken as part of the preliminary investigative works on the property, which is included within **Appendix D**.

The site comprises generally silty sand to sandy clay topsoil underlain by sandy clays across the site.

In general, the site presents poor drainage conditions with low permeable to practically impermeable soils encountered within shallow depths.

As detailed further within the SSE and LWMS, the use of roadside swales and drainage basins and the requirement for Secondary Treatment Systems (STS) for individual lots, the proposed development can adequately address the sites drainage constraints.

A copy of the LWMS (**Appendix A**), SSE (**Appendix C**) and Geotechnical Report (**Appendix E**) are included within this report.

4.2 Vegetation

The site is predominately covered by pasture grass, with a few trees located in the northeast corner of the site.

4.3 Hydrology and Hydrogeology

Groundwater was monitored through June – October 2023 with outcomes included within the report based on observations made on site August - October 2023, readings and measurements throughout winter indicated either shallow water table generally within 0.6m or local inundation across the site. Further details are included within the Geotechnical Report included in **Appendix E** and Local Water Management Strategy included in **Appendix A** of this report.

4.4 Acid Sulphate Soils

The Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil Risk Map identifies that the site has 'Moderate' to 'Low' risk of Acid Sulphate Soils (ASS) occurring within 3m of natural soil surface (refer **Figure 6**). This is further detailed in **Appendix D** – Geotechnical Report which indicates that the site-specific testing of the property resulted in a 'Low to None' reaction of ASS throughout the property.

Development of the subject land is expected to have little extraction or dewatering; therefore, should any ASS be detected it can be appropriately managed.

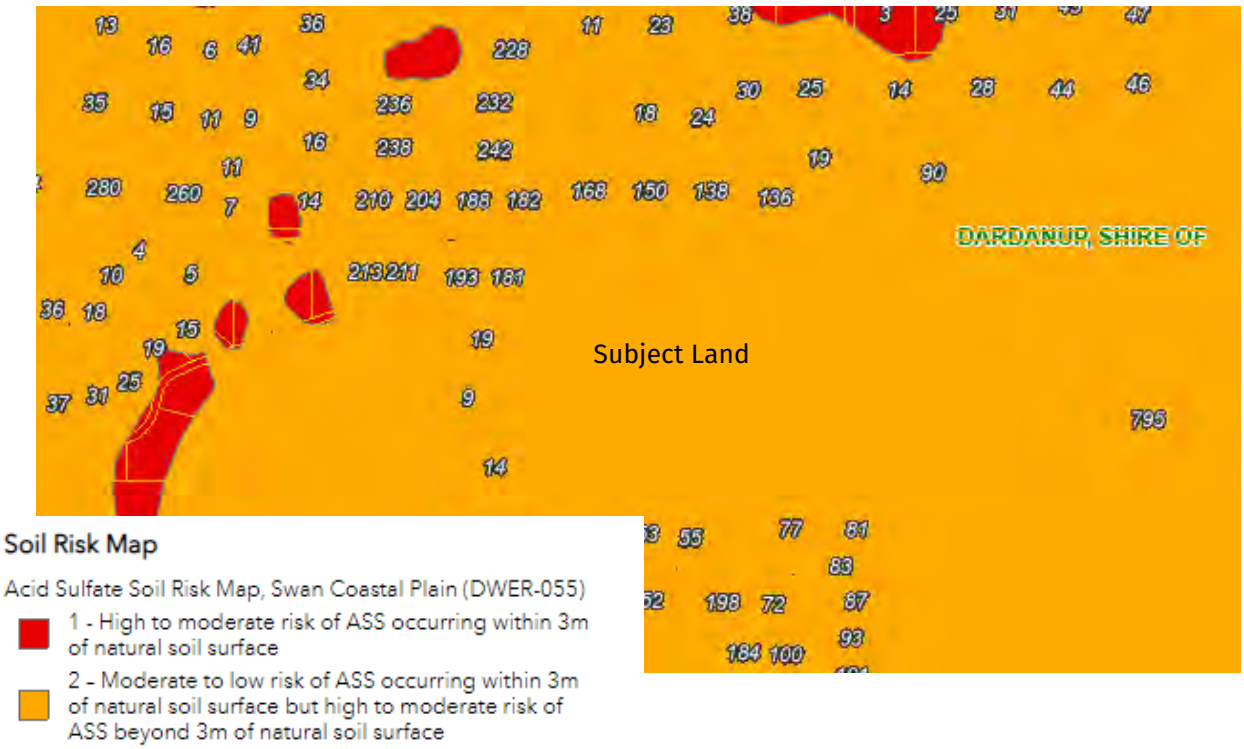


Figure 6 Acid Sulphate Soils Mapping

4.5 Aboriginal Heritage

A search of the Aboriginal Cultural Heritage register database through the DPLH's Plan WA mapping system does not identify the site as having any sites of significance.

4.6 Infrastructure

The property is well placed regarding service availability, with power and communication services readily available. No existing sewage or water infrastructure is available for the site; therefore, on-site effluent disposal systems and individual water tanks will need to be provided for the development. The implementation of this infrastructure is consistent with the existing rural residential development within Dardanup West.

4.7 Traffic and Access

The subject site currently enjoys access from Garvey Road along its northern boundary, with Ayrshire Road and Morellini Way abutting the south and western boundaries respectively.

Development of the subject site proposes a single connector road extending the existing Ayrshire Road through to Garvey Road in a north-south direction. Proposed Lots will gain access from either Garvey Road, Morellini Way or the extension of Ayrshire Road through the subject site as identified on the Concept Plan (refer **Appendix F**). A Transport Impact Statement has been prepared to support the proposed development, a copy of which is provided in **Appendix E** and is further discussed in Section 5.5.1 of this report.

5 DETAILS OF PROPOSAL

5.1 Overview of Proposal and Supporting Rationale

The Scheme Amendment proposes to rezone the subject land from the "Rural" zone to the "Rural Residential" zone consistent with the Local Planning Strategy and Dardanup Small Holdings Structure Plan. In support of this request, the following additional studies have been undertaken and are included as Appendices to this report:

- Local Water Management Strategy
- Site and Soil Evaluation Report
- Feature Survey
- Geotechnical Report
- Transport Impact Statement
- Bushfire Management Plan
- Servicing Report

Furthermore, a Concept Plan (refer **Appendix F**) has been prepared to provide an indicative development layout.

5.2 Type of Amendment

Pursuant to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended), the proposed Scheme Amendment represents a 'standard amendment'. The relevant clauses defining a standard amendment are as follows:

Standard Amendment *means any of the following amendments to a local planning scheme –*

a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;
d) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;

e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment
f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
g) any other amendment that is not a complex or basic amendment.

The relevant definition of a 'Standard Amendment', considered relevant to the proposal, is:

"b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;

c) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;

f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;"

The requested change of zoning from "Rural" to "Rural Residential" is consistent with the Shire of Dardanup Local Planning Strategy and the *Greater Bunbury Region Scheme* and consequently should be considered as a "Standard" amendment.

5.3 Consultation

Preliminary discussions with Officers at the Shire of Dardanup have occurred frequently during the 12 months prior to lodgment this Amendment request. Following an initial meeting with Officers in August 2023, a concept plan was prepared and issued for discussion purposes, including distribution to sub consultants.

Officers indicated their preliminary support for both the Scheme Amendment request and associated concept plan, noting timing for gazettal of Local Planning Scheme No.9 would need to occur prior to lodgment, in addition to onsite drainage and effluent disposal being their main points for consideration.

5.4 Concept Plan

A concept plan has been prepared for the subject site which identifies an indicative lot yield of 20 lots between 1 – 4 hectares, consistent with the 'Rural Residential' requirements of LPS 9.

The concept plan proposes connection and access with existing road reserves of Garvey and Ayrshire Roads and Morellini Way, and the extension of Ayrshire Road through the centre of the subject site connecting to Garvey Road. Which includes a strip of road widening along the northern boundary to accommodate servicing and drainage requirements.

Lots have been designed to incorporate the required setbacks of Schedule 7 of LPS 9 for "Rural Residential" zoned land, with all lots generally considered to be uniform in shape. The size of the lots will ensure that the majority of the vegetation on site will be able to be retained and enjoyed by future purchasers.

Due to the low-lying nature of the central portion of the land, as a result of the drainage investigations it was suggested that larger lots would be more suitable for management of the site and to reduce the amount of infill earthworks required, as it reflected on the concept plan.

Direct frontage will be provided to all proposed lots by way of an existing or proposed constructed road, as identified on the Concept Plan, with no roads proposed to be accessed by a battle-axe or other form of access.

Lots along the eastern portion of the site located within the bushfire prone area also have the benefit of an existing Emergency Access Way (EAW) which links between Garvey Road and Holland Loop. This EAW was established as part of a previous development and was ceded as Crown Land for the purposes of an EAW.

The proposed concept plan is included within **Appendix F** of this report.

5.5 Site Investigations

5.5.1 Traffic and Access

A Transport Impact Statement (TIS) has been prepared to support the Amendment request. The TIS has been prepared in accordance with the *WAPC Transport Impact Assessment Guidelines Volume 3 – Subdivision (2016)*.

The TIS provides a high-level impact assessment based on the concept plans potential land uses. The proposed concept plan comprises three vehicle access locations being:

- Garvey Road – it is proposed that approximately 10 lots will gain direct access to Garvey Road with the majority of the frontages proposed between 60m – 62m in length.
- Morellini Way – it is proposed that 2 lots will be accessed from the existing Morellini Way cul-de-sac head.
- Ayrshire Road – it is proposed that 8 lots will be accessed by way of the proposed extension of Ayshire Road through to Garvey Road.

Garvey Road is classified as a Local Distributor Road with Morellini Way and Ayshire Road classified as Access Roads, all roads are under the control of the Shire of Dardanup.

The proposed subdivision road (extension of Ayshire Road) will have a 25m road reserve width, consistent with the existing road reserves and provide sufficient space for appropriate batters, roadside swales, relevant infrastructure and setback to pavement.

The TIS concludes that the proposed subdivision is not anticipated to have a significant impact on the transport operations and safety in the surrounding road network and except for the construction of the proposed subdivisional road (extension of Ayreshire Road) no road or intersection upgrades are required.

A full copy of the Transport Impact Statement is included at **Appendix E** of this report.

5.5.2 Bushfire Risk

A Bushfire Management Plan (BMP) has been prepared in support of this Amendment request as the north and west perimeters of the property are designated as being bushfire prone land (refer **Figure 7** below).

Once the subdivisional works are completed, with the grassland within the subject site being maintained as low threat vegetation, all building envelopes/development sites will have a rating of BAL-29 or less.

A copy of the Bushfire Management Plan is included in **Appendix G** of this report.

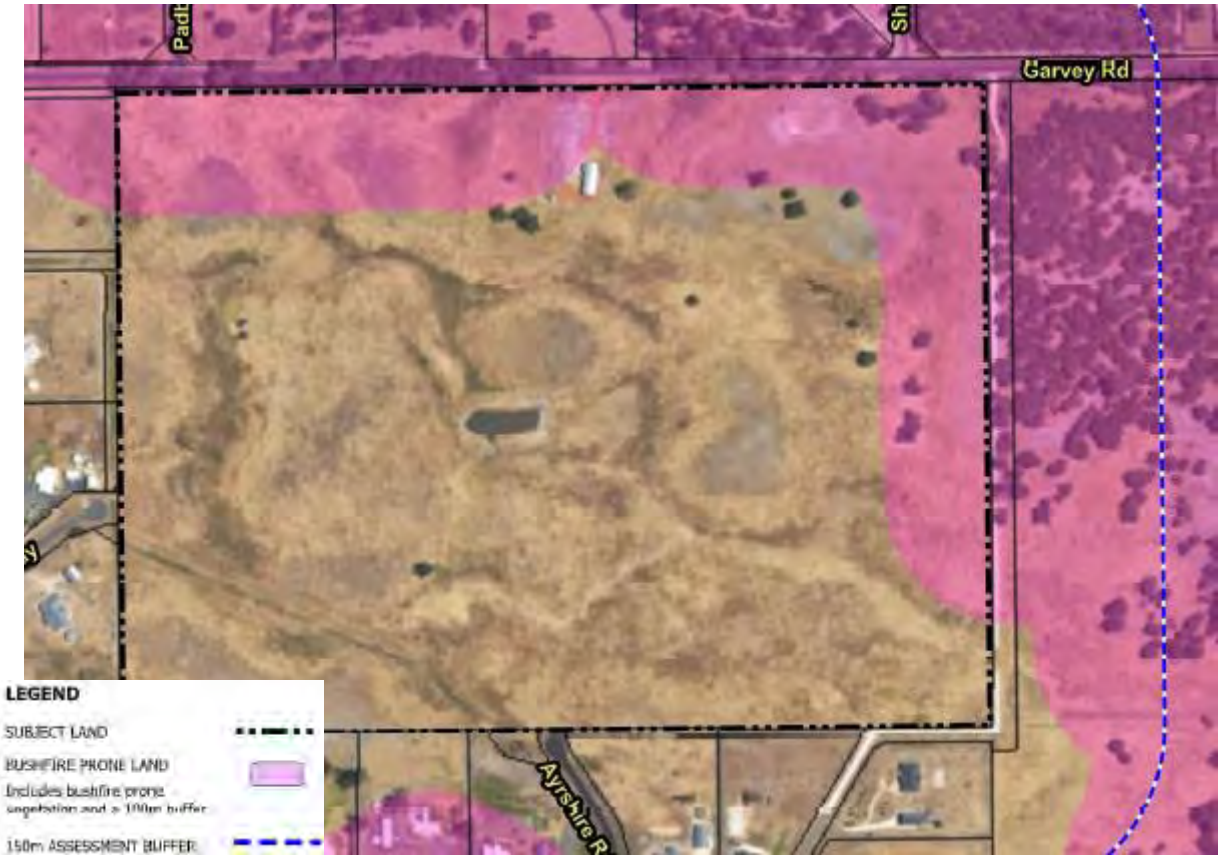


Figure 7 Bushfire Prone Mapping

5.5.3 Site and Soil Evaluation Assessment

A Site and Soil Evaluation (SSE) of the subject site was undertaken in support of the proposed rural residential zoning and future development and to confirm the suitability of the site and in-situ soils for on-site effluent disposal. The site investigation was completed in November 2023, which provides for consideration of the 'seasonal wet period' in accordance with the GSP requirements.

The report indicates that generally the site in its current condition is unsuitable for on-site effluent disposal and will require significant site improvements to ensure that the risk of environmental contamination is reduced as far as practicable.

Based on the assessment within the SSE report, it is recommended that the following is implemented to support on-site treatment and disposal of effluent in accordance with GSP 2019 and AS.NZS 1547:2014:

1. Ensure proposed Lots have a minimum size of 1 ha.
2. Elevate the Land Application Area (LAA) using imported sandy loam, or site-worn sand, to provide minimum 1.5m vertical separation between the peak groundwater level and the invert level of the application system.
3. Treat wastewater to a secondar level using a Secondary Treatment System (STS) with nutrient removal utilizing a subsurface application system.
4. Position on-site effluent disposal as far as practicable from inundation areas and drainage channels, along with the above measures, to minimise the environmental impact.

The SSE identifies preferred LAA's for each of the proposed Lots based on the subsurface profile (refer **Figure 8** below), restrictions due to setbacks and the presence of waterlogged areas. The site and position of LAA's have been recommended assuming site and soil recommendations within the SSE document are adhered to, it is also noted that alternative LAA's are appropriate, however site-specific assessments may be required for the nominated areas.

The concept plan included as Appendix F, is slightly different than the plan that was provided to consultants for their investigations as is evident below **Figure 8**, however, is still based on the same number of lots of a similar size. The purpose of the SSE is to identify whether there are suitable land areas across the subject site for LAA's, which is still relevant. A revised SSE can be prepared as part of the subdivision application process, when the design layout is finalized.



Figure 8 Indicative Land Application Area

A full copy of the Site and Soil Evaluation report is located in **Appendix B**.

5.5.4 Vegetation

With the exception of a small scattering of trees in the northeastern corner of the site and associated with the Garvey Road reserve the property is void of remnant vegetation. Due to the proposed lot sizes and central location of the internal road the vegetation on site is unlikely to be impacted by the proposed development.

Furthermore, as identified within the Bushfire Management Plan (refer **Appendix G**) no vegetation is required to be removed for bushfire mitigation.

5.5.5 Water Management

A Local Water Management Strategy (LWMS) has been prepared to support the amendment request and concept plan for the subject land. The LWMS has been prepared taking into account the key principles and objectives of *Stormwater management Manual for Western Australia (DWER 2022)* and *Better Urban Water Management (WAPC (now DPLH)) 2008).*

The LWMS is developed to ensure that the hydrology of the pre and post-development environment are consistent and post-development 1%AEP peak flow rate and discharge are maintained with the pre-development event.

The site is divided into four prominent catchments as identified in **Figure 9** below, the function and management of each are further detailed within the LWMS included as **Appendix A** of this report.

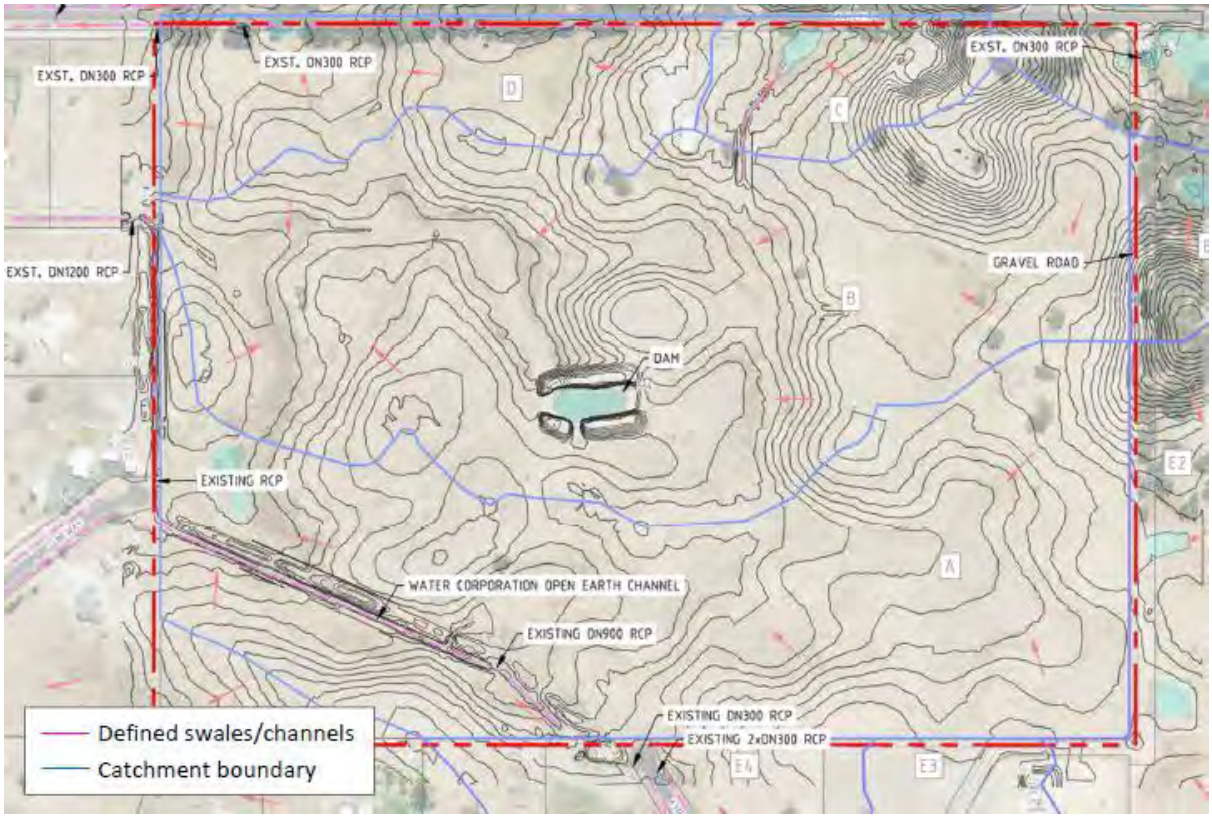


Figure 9 Catchments

Post Development runoff from the road will be managed using vegetated roadside swales, will also provide attenuation. The proposed swales have a combined storage volume of 1570m^2 and are designed in accordance with the Shire's requirement of 2m^3 storage per 65m^2 of impermeable area. The proposed swales will be discharged at two low points and connect with the downstream swale system as shown in **Figure 10** and within the LWMS report included as **Appendix A** of this report.

On-lot storage will be managed via conventional soak wells in accordance with the Shire of Dardanup's requirements of 2m^3 per 65m^2 of impervious areas exceeding 250m^2. Additionally, an extra 1m^3 per 65m^2 of impermeable area will be required in areas with high groundwater levels, applicable to this site.

At the completion of construction, the attenuation/treatment basins will be monitored for up to two years in accordance with the implementation plan, included in *Section 7.3* of the LWMS.

A copy of the LWMS is available in **Appendix A** of this report.

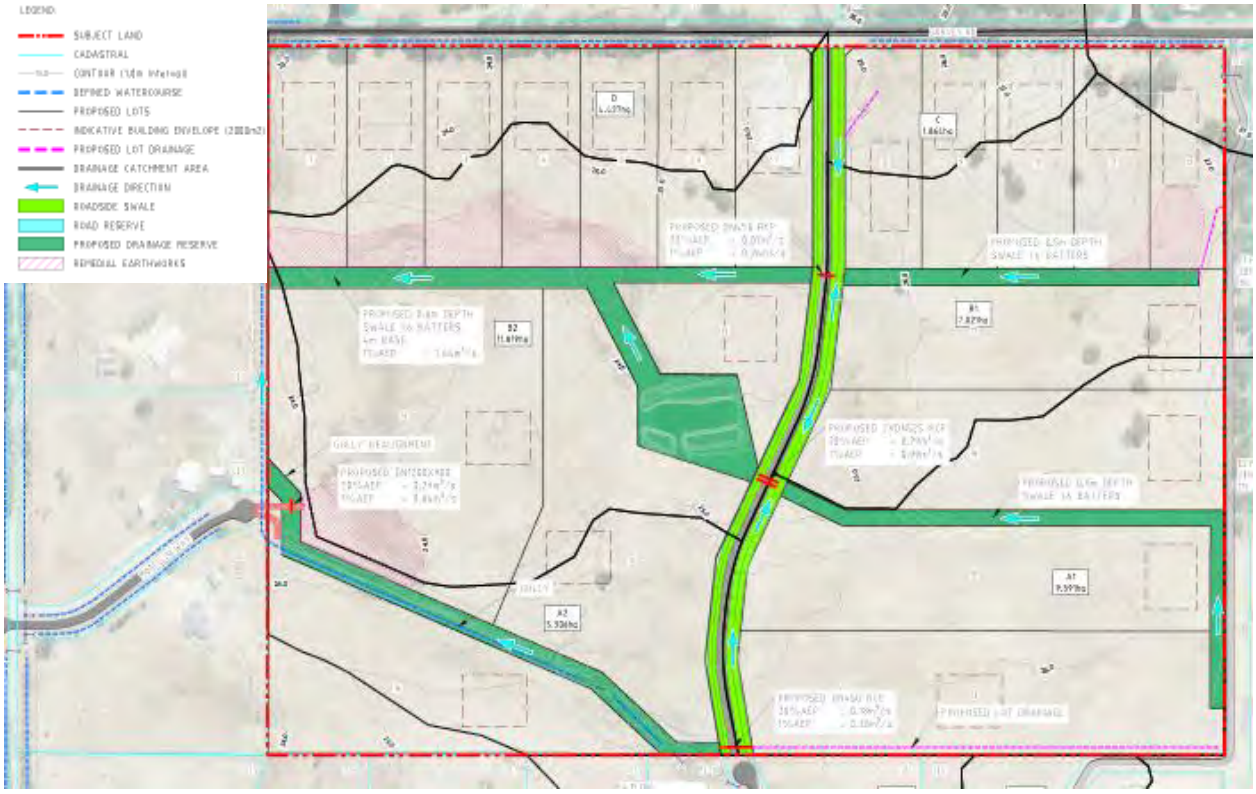


Figure 10 Post Development Plan

5.5.6 Servicing

The site is well placed in regard to service availability with power and telecommunication services readily available in road reserves that abut the development.

No existing reticulated water or sewer infrastructure is available for this site; therefore, effluent disposal systems with associated land application areas will be required in lieu of sewerage reticulation. The installation of rainwater tanks for the provision of water will be necessary, consistent with the existing rural residential development of Dardanup West.

A copy of the Servicing Report is available in **Appendix H** of this report.

6 CONCLUSION

In conclusion, this Amendment request seeks support to progress the rezoning of Lot 564 Garvey Road, Dardanup West to the "Rural Residential" zone. The request is consistent with the objectives of the Shire of Dardanup Local Planning Strategy, the intent for the "Rural Residential" zone under the Shire of Dardanup Local Planning Scheme No.9 and other relevant state and local planning framework.

The proposal seeks to locate rural residential development in accordance with the recently gazetted LPS 9, the Local Planning Strategy and the approved Dardanup West Small Rural Holdings Structure Plan which advocates for the appropriate location of this style of development to act as a buffer between urban development and rural land.

It is therefore respectfully requested on the basis of the above justified rationale, that Minister for Planning and Lands; Housing and Works; Health Infrastructure approve the amendment to the Shire of Dardanup's Local Planning Scheme No.9 to rezone Lot 564 Garvey Road, Dardanup West from the "Rural" zone to the "Rural Residential" zone as identified within the Scheme Map.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Dardanup
Local Planning Scheme No. 9

Amendment No. XX

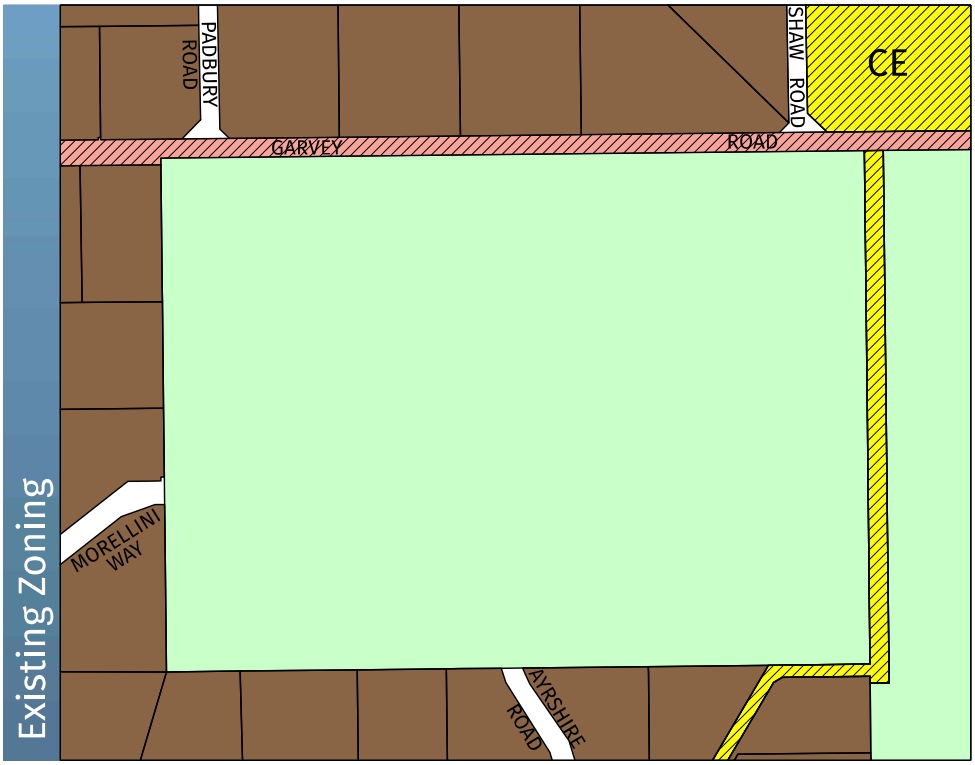
RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

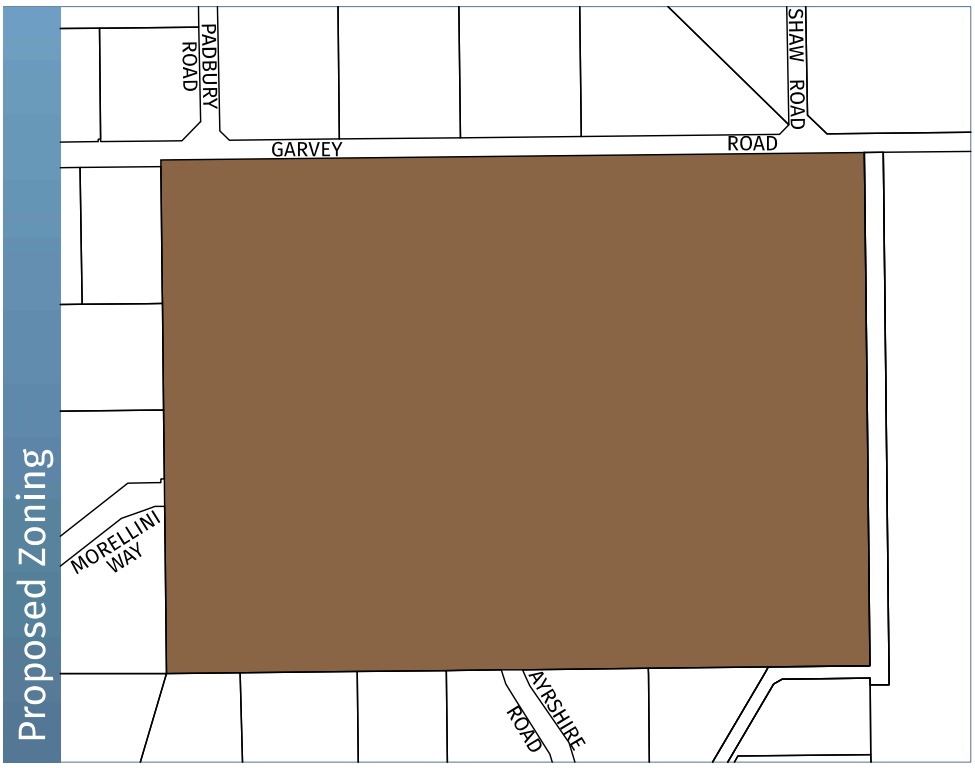
1. Amending a portion of Lot 564 Garvey Road, Dardanup West from 'Rural' to 'Rural Residential'.

2. Amending the scheme map accordingly.

(Appendix ORD: 12.2.3A)

SHIRE OF DARDANUP
Local Planning Scheme No. 9
Amendment No. XXX





LOCAL SCHEME RESERVES

- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery

LOCAL SCHEME ZONES

- Rural
- Rural Residential

Mapping prepared by Harley Dykstra
21 Spencer Street, BUNBURY WA 6230
T: 08 9792 6000
Plan No. | 23858-03A Drawn | NP 30/05/25

Harley Dykstra
PLANNING & SURVEY SOLUTIONS

FORM 6A

COUNCIL ADOPTION

This **Standard** Amendment was adopted by resolution of the Council of the Shire of Dardanup at the Ordinary/Special Meeting of the Council held on the __ day of _____, 20__.

_____
(Shire President)

_____
(Chief Executive Officer)

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Dardanup at the Ordinary/Special Meeting of the Council held on the __ day of _____, 20__, proceed to advertise this Amendment.

_____
(Shire President)

_____
(Chief Executive Officer)

FORM 6A – continued

COUNCIL RECOMMENDATION

This Amendment is recommended for **support/ not to be supported** by resolution of the Shire of Dardanup at the Ordinary/Special Meeting of the Council held on the __ day of _____, 20__ 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)

_____
DELEGATED UNDER S.16
OF THE P&D ACT 2005

_____
DATE

APPROVAL GRANTED

_____
MINISTER FOR PLANNING

_____
DATE

Appendix A Local Water Management Strategy

(Appendix ORD: 12.2.3A)

HARLEY DYKSTRA

LOT 564 GARVEY RD CROOKED BROOK

LOCAL WATER MANAGEMENT STRATEGY







April 2025
11815-C-R-001-A

WML
Consulting Engineers

Document History and Status				
Revision	**Prepared By**	**Reviewed By**	**Purpose of Issue**	**Date**
A	Vincent Rodgers	Luke Rusconi	Draft Issued to client	11/08/2024

Issued to:	
Signed:	
WML Project Number:	11815
Document Name:	11815-C-R-001-A_Lot 564 Garvey Rd Crooked Brook - LWMS

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CONTENTS

1 INTRODUCTION 1

1.1 Development Details 1

1.2 LWMS Key Design Principles and Objectives 2

2 PRE-DEVELOPMENT ENVIRONMENT 3

2.1 Site Features and Pre-Development Catchments 3

2.2 Database Search 4

2.3 Geotechnical and Groundwater 4

2.4 Pre-Development Runoff (Surface Hydrology) 8

2.5 Pre-development Model Assumptions 15

2.6 Pre-development Model Results 16

3 SURFACE WATER MANAGEMENT 16

3.1 Drainage Channel 16

3.2 Additional Drainage Reserves 16

3.3 Proposed Lot Drainage 16

3.4 Conceptual Earthworks 17

3.5 Runoff Treatment 17

3.6 Post-Development Model Assumptions 17

3.7 Post-development Model Results 18

4 1% AEP FLOOD LEVELS 18

5 GROUNDWATER MANAGEMENT STRATEGY 18

6 SUSTAINABLE WATER SERVICES STRATEGY 19

6.1 Water 19

6.2 Sewerage 19

7 MONITORING 19

7.1 Construction Phase 19

7.2 Post-Construction Phase 19

7.3 Implementation Plan 19

8 REFERENCES 21

1 INTRODUCTION

WML has been engaged by Harley Dykstra Pty Ltd to prepare a Local Water Management Strategy (LWMS) for the proposed development at Lot 564 Garvey Road, Crooked Brook, hereafter referred to as "the site." The site, encompassing 40.5 hectares, is situated 2.5 kilometres southwest of the Dardanup townsite and is currently zoned for general farming.

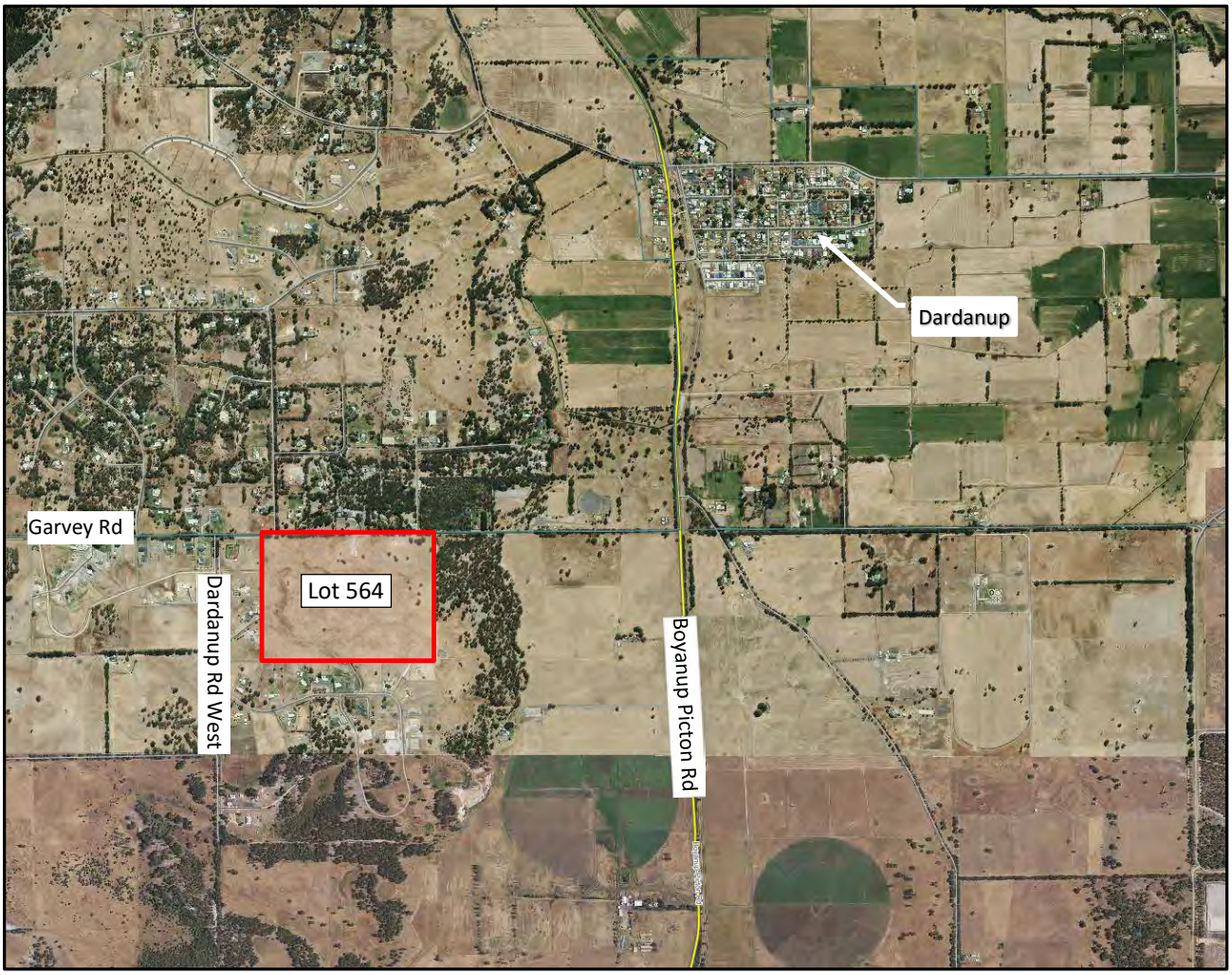


Figure 1: Locality Plan

1.1 Development Details

The proposed concept plan involves subdividing the site into 20 rural residential lots of varying sizes. Swales will be constructed along the new internal road to intercept upstream surface flows, which will be conveyed via culverts through designated drainage reserves. The existing channel will be realigned slightly to facilitate access to the lots. All building pads will be engineered to sit at least 500 mm above the estimated 1% AEP flood levels.

An illustration of the development concept plan is provided in Figure 2 and included in Appendix A.

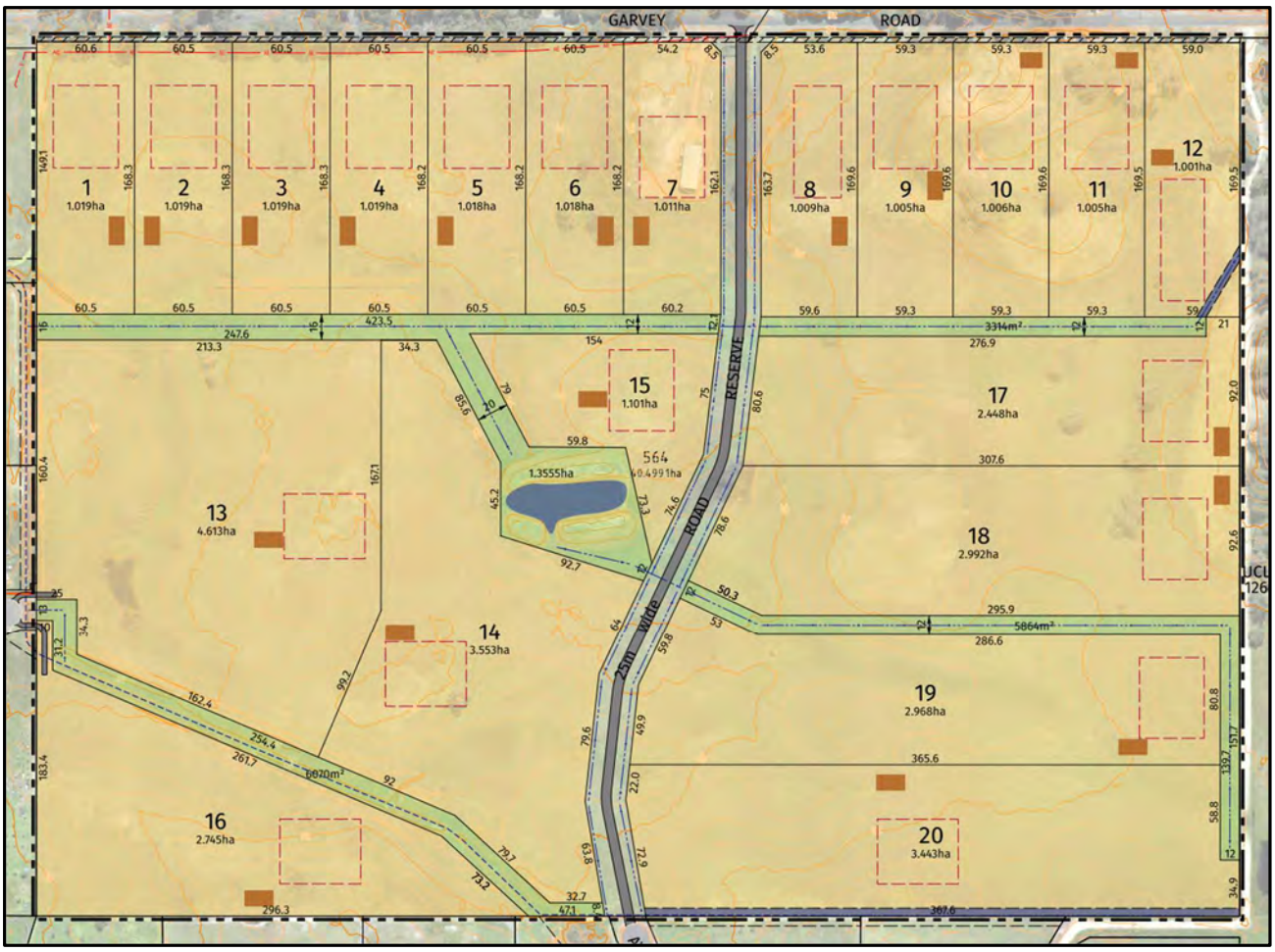


Figure 2: Site concept plan

1.2 LWMS Key Design Principles and Objectives

This LWMS employs the following key documents to define its content, key principles and objectives:

- Stormwater Management Manual for Western Australia (DWER 2022)
- Better Urban Water Management (WAPC (now DPLH) 2008)
- Stormwater Discharge from Buildings (Policy No. CP060, Shire of Dardanup)

Principle objectives for managing urban water in WA are stated in the DWER manual in the Chapter 1 Preface as follows:

- Water Quality: to maintain or improve the surface and groundwater quality within development areas relative to pre-development conditions.
- Water Quantity: to maintain the total water cycle balance within development areas relative to predevelopment areas.
- Water Conservation: to maximise reuse of water.
- Ecosystem Health: to retain natural drainage systems and protect ecosystem health.
- Economic Viability: to implement stormwater systems that are economically viable in the long-term.
- Public Health: to minimise public risk, including risk of injury or loss of life to the community.
- Protection of Property: to protect the built environment from flooding and water logging.
- Social Values: to ensure that social aesthetic and cultural values are recognised and maintained when managing stormwater.
- Development: to ensure the delivery of best practice stormwater management through planning and development of high-quality development areas in accordance with sustainability and precautionary principles.

2 PRE-DEVELOPMENT ENVIRONMENT

2.1 Site Features and Pre-Development Catchments

The subject site is rectangular, bordered by Garvey Road to the north and existing rural lots to the south and west. To the east, the property adjoins predominantly native bushland. The site contains poorly defined drainage lines and large areas prone to localised inundation. The proposed development areas are largely cleared, with several isolated mature trees located in the northeastern portion.

The topography is generally flat, with subtle undulations formed by sand ridges rising approximately 1 to 3 metres above the surrounding ground, exhibiting slopes of 3–5%. Site elevations range from 24 m AHD to 27 m AHD, with one prominent sand ridge reaching 30 m AHD. An open earth drainage channel, currently registered to the Water Corporation, traverses the site and is intended to be transferred to the Shire of Dardanup as part of the development.

Refer to Figure 3 and Appendix B for details on the pre-development catchment layout and existing culvert locations.

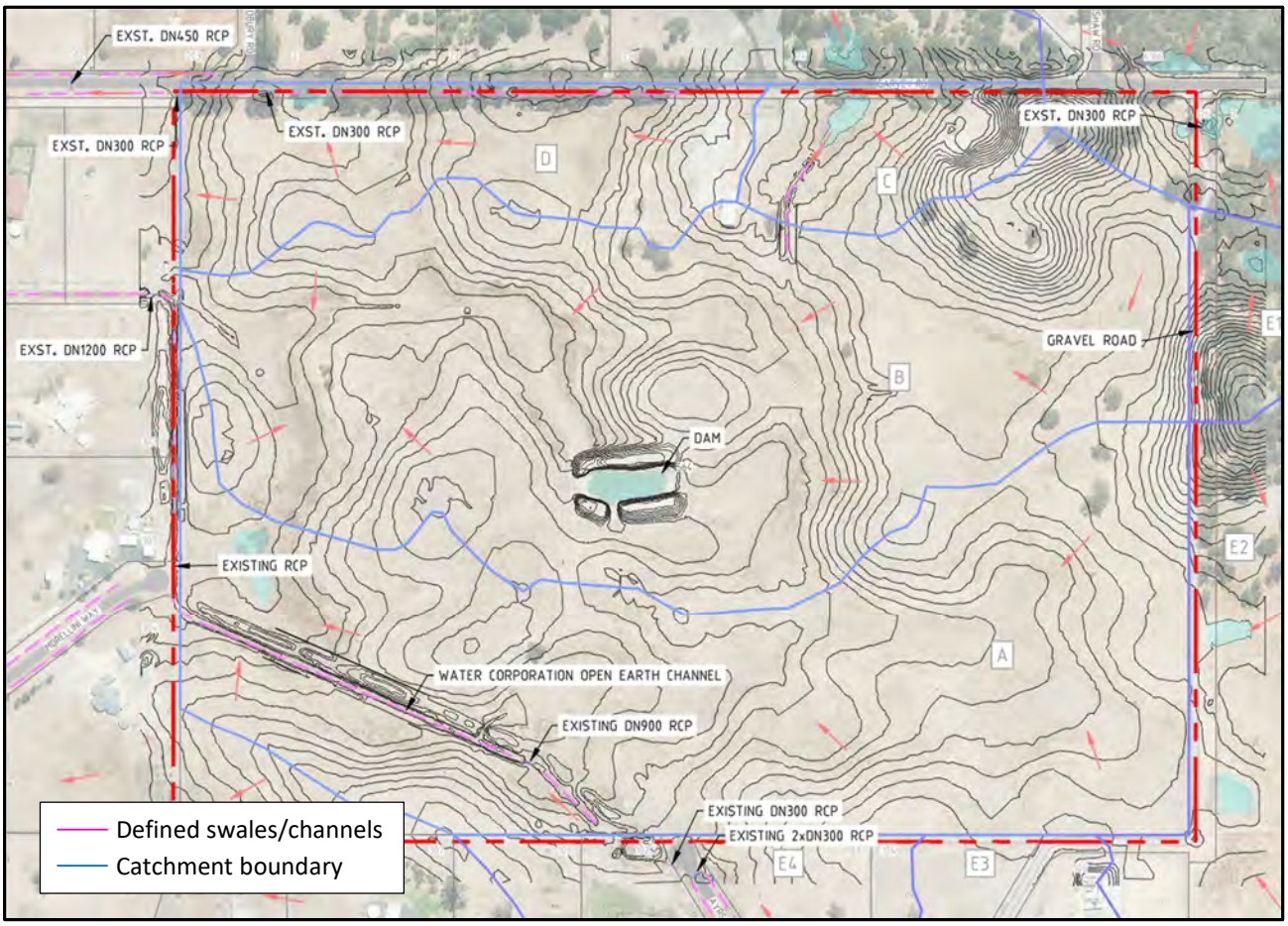


Figure 3: Catchments

Catchment details

- The site is divided into four prominent catchments, labelled A to D.
- Four external catchments were identified using available lidar data, labelled E1 to E4.
- Catchments E2, E3, and E4 convey runoff into the southern half of the site, known as Catchment A.
- Catchment E1 is unlikely to convey any runoff into Catchment B due to a large depression in elevation within Catchment E1.
- Similarly, Catchment E2 has large flat areas with minor elevation depressions. However, this catchment significantly impacts groundwater levels, causing waterlogging conditions that cross into Catchment A1.

- Catchments A and B convey runoff towards the western side of the site, both meeting at the same point and discharging into an open earth channel registered to the Water Corporation.
- Catchment C is subject to significant ponding due to a depression. Drainage rectifications, such as swales, have been made to alleviate these issues. Contour data suggests that without the swale, ponding would eventually cross over Garvey Road. This catchment conveys runoff to Catchment B.
- Catchment D conveys runoff towards the earth channels adjacent to Garvey Road.

2.2 Database Search

The Department of Biodiversity Conservation and Attractions Geomorphic Wetland Database indicates that portions of the site are classified as multiple use wetlands are present on the site, as well as a portion of "Not assessed Wetland". A screenshot from the Geomorphic Database is shown in Figure 4.



Figure 4: Geomorphic Wetland Database

The Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil Risk Map for the proposed development area shows Moderate to low risk of ASS occurring within 3 m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface.

Samples from the ASS investigation carried out indicates that potential acid sulphate soils (PASS) are present on the site. Furthermore, the study recommends carrying out confirmatory laboratory testing on those samples to confirm if Actual ASS (AASS) is present and if an ASS management plan is required.

2.3 Geotechnical and Groundwater

Geotechnical Investigations were carried out for the site by WML (reference to 11207-G-R-002).

The investigation fieldwork was carried out in May and November 2023:

- Five solid auger boreholes were drilled extending to depths of 2.65 m, designated BH11 to BH15.
- Five dynamic cone penetrometer tests adjacent to each borehole.
- Three in-situ permeability tests using the Talsma-Hallam permeability method.
- The collection of soil samples for laboratory testing.

Refer to Figure 5 indicating the test locations.



Figure 5: Geotechnical Investigation Test Locations

The subsurface profile is typically consistent across the site. Three subsurface profiles have been identified on site with similar material compositions but varying sand thickness. The site has been divided into three subsurface profiles, denoted by zones 1-3, refer to Figure 6 below, an excerpt from drawing 11207-G1-DG-002.

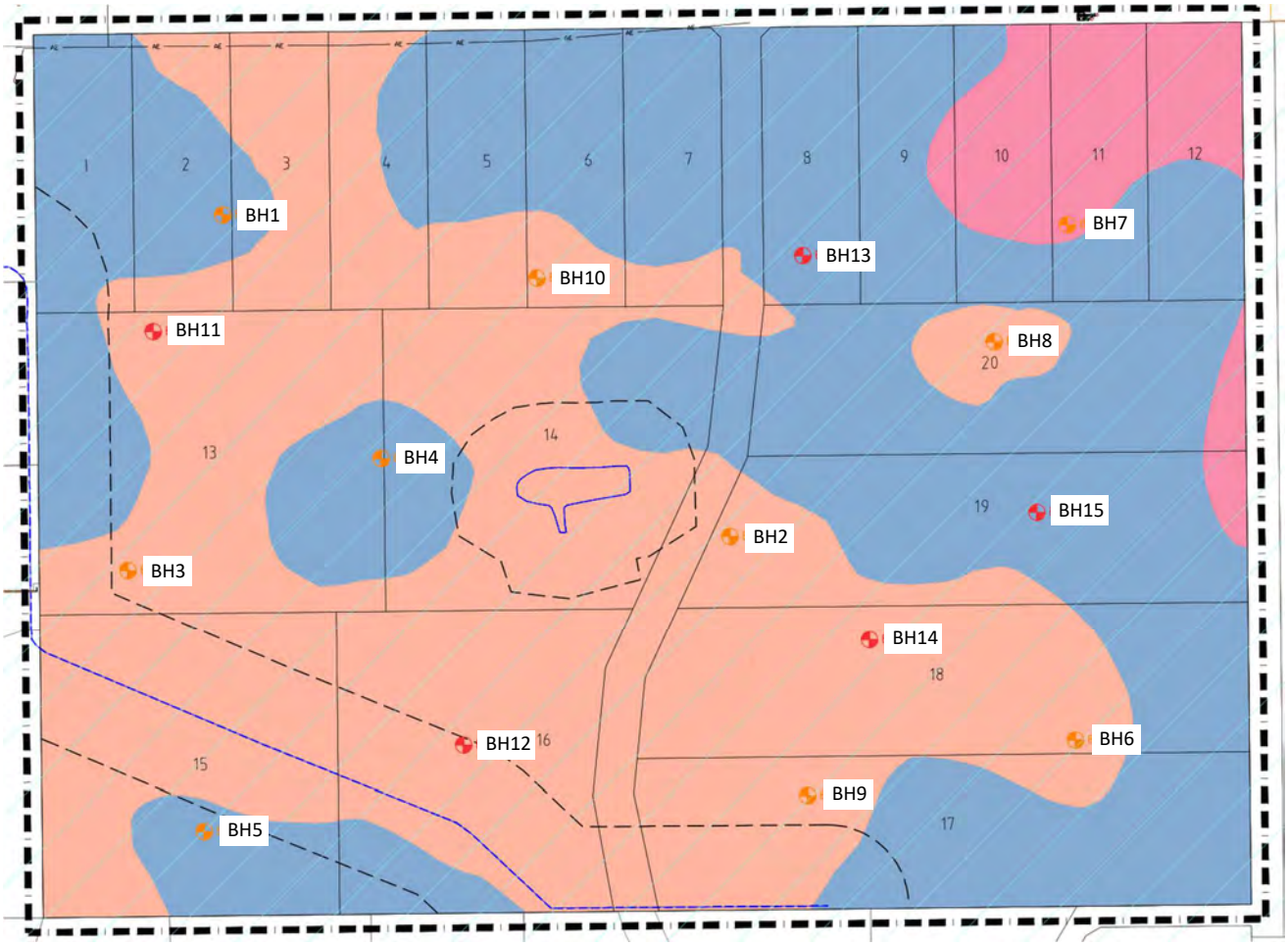


Figure 6: Soil profile zoning map

The encountered soil profiles for each zone are summarised below in **Table 1**, **Table 2** and **Table 3**.

Table 1: Generalised sub-surface soil profile for Zone 1

Depth (m)	Unit	Description
0.1 – 2.5	A	**SAND**/silty **SAND:** fine to medium-grained, moist, pale grey to dark orange, and loose to medium dense.

Table 2: Generalised sub-surface soil profile for Zone 2

Depth (m)	Unit	Description
0.1 – 1.0	A	**SAND**/silty **SAND:** fine to medium-grained, varying colour including pale to dark grey and brown-orange, moist, loose to medium dense. Some areas have slightly cemented lateritic sand.
1.0 – 2.6	B	Sandy **CLAY**/**CLAY**: medium to high plasticity, varying colour including yellow and brown/grey mottled red, trace medium-grained subrounded to subangular gravel, trace to some slightly cemented lateritic gravel, moist to wet, generally stiff to very stiff.

Table 3: Generalised sub-surface soil profile for Zone 3

Depth (m)	Unit	Description
0.1– 0.7	A	**SAND**/silty **SAND**: fine to medium-grained, pale grey to brown, with silt/clay, moist, loose to medium-dense. BH12 had shallow sands to the depths of 0.25 m. BH14 consisted of silty SAND with low to medium plastic clay to the depths of 1.25 m.
0.7 – 5.5	B	Sandy **CLAY**/**CLAY:** medium plasticity, varying colour including orange-brown and grey mottled orange; sand is fine to medium-grained, moist, generally stiff. Traces of lateritic orange sand clumps are occasionally present. BH3 and BH6 drilled from 2.6-5.5 m identified some gravel was identified within the stiff sandy clays.

During initial fieldwork in May 2023, ten monitoring wells were installed, BH1-10. Readings and measurements throughout winter indicated either shallow water table generally within 0.6 m or local inundation. The detailed summary of groundwater recorded during four different inspections during wet and dry seasons is presented below in **Table 4** and **Figure 7.**

Table 4: Summary of groundwater depths

Test ID	Depth of Groundwater (m)				[2]Expected peak groundwater level range (m ADH)
	Observed 1/06/2023	Observed 10/8/2023	Observed 15/9/2023	Observed 31/10/2023	
BH1	1.4	0.76	0.71	1.3	23.43
BH2	GNE	0.18	0.04	1.05	24.73
BH3	3.8	-0.10 (above ground)	-0.20 (above ground)	GNE	23.47
BH4	1.2	0.63	0.63	1.22	24.29
BH5	1.8	0.80	0.89	1.29	24.21
BH6	GNE	0.00[1]	0.00[1]	GNE	25.78
BH7	GNE	GNE	GNE	GNE	-
BH8	1.0	0.00	0.00	GNE	26.12
BH9	GNE	0.00	0.00	1.19	24.70
BH10	2.3	0.60	0.35	0.99	24.16

Notes: All depths are relative to the existing ground surface. Green cells highlight peak groundwater values for each location.
GNE = Groundwater not encountered,
[1]Groundwater not encountered in the borehole, but ponding was present in the area around the monitoring well.
[2] Based off RL of well location picked up by Thompson surveyor minus observed peak water table

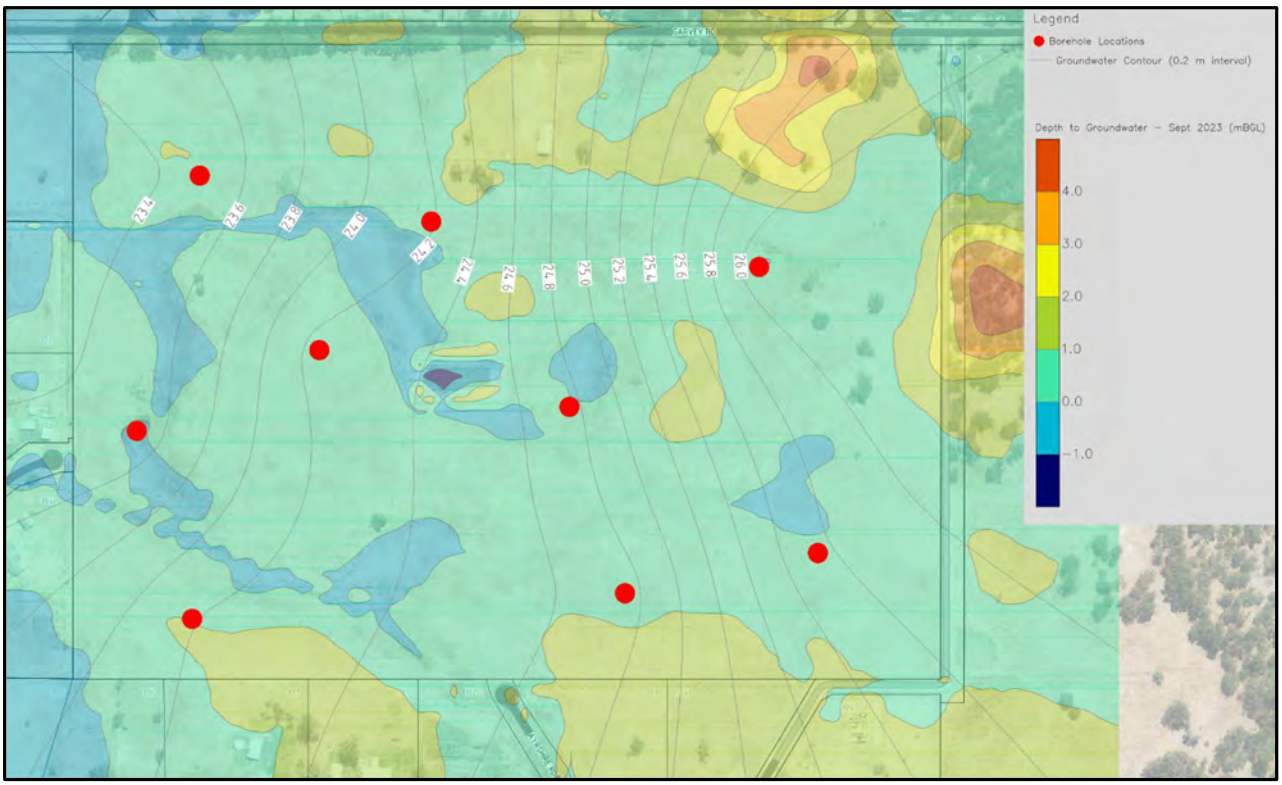


Figure 7: Groundwater depths

Three permeability tests were undertaken adjacent to BH11, BH14, and BH15 on the material layer at the expected depth for on-site effluent treatment systems. A response zone of 250 mm from the base of the boreholes was applied at each test location. Testing was conducted at each location until a consistent flow rate of water through the soils was measured. A summary of the test results is presented below in Table 5.

Table 5: In-situ permeability test results

Location ID	Test soil	In-situ Permeability Test	
		m/s	m/day
BH11	SAND with clay (SP)	2.54×10^{-5}	2.20
BH14	Silty SAND (SM)	1.92×10^{-6}	0.17
BH15	SAND trace silt (SP)	7.30×10^{-5}	4.50[1]

Note: 1- conservative conversion

2.4 Pre-Development Runoff (Surface Hydrology)

Appendix B details four internal catchments and four external catchments associated with the site, as outlined in Section 4.1.

A site investigation conducted in July 2024 assessed the drainage conditions during the wet season. It is evident that the wider region is susceptible to waterlogging, with drainage channels along most roads containing standing water.

The photos below illustrate prominent hydrological entry and exit features of the site:



Photo 1: DN300 culvert within Ayrshire Rd discharging runoff into basin within catchment E4.

Runoff from external catchment E4 entering a basin as shown in **Photo 2** before discharging into the southern side of the site.



Photo 2: Basin bordering the site adjacent to Ayrshire Rd



Photo 3: Channel along western boundary at Morellini Way facing downstream



Photo 4: Channel along western boundary at Morellini Way facing upstream.



Photo 5: Surface condition inside boundary at Morellini Way.



Photo 6: DN300 culvert and Channel along Garvey Rd at northwest corner of site boundary facing downstream.



Photo 7: Channel along Garvey Rd at northwest corner of site boundary facing upstream.



Photo 8: DN450 Culvert entry point crossing Garvey Rd at Northwest corner of Lot 501.



Photo 9: DN450 Culvert exit point crossing Garvey Rd at southeast corner of Lot 202.



Photo 10: DN300 at northwest corner of site near Padbury Rd.



Photo 11: DN300 at southeast corner of site crossing gravel road into basin.



Photo 12: Surface conditions of southeast corner of site.

2.5 Pre-development Model Assumptions

Pre-development modelling assumes that external inflows will remain in its pre-development state and that additional runoff resulting from the development would be managed prior to entering the drainage structures downstream.

Modelling was completed as follows:

- Hydraulic flood assessment for the site using HEC-RAS 2D rain on grid modelling software.
- Pre-development modelling was undertaken using DRAINS software by Watercom to determine the current volumes of runoff discharged from the site.

Table 6 below shows the pre-development parameters and assumptions used in the modelling.

Table 6: Pre-Development Losses

Surface Type	Initial Loss (mm)	Continual Losses (mm)
Impervious Areas	1.0	0
Pervious Areas	26.0	4.2

Pre-development losses are based on ARR recommended losses for this area.

Table 7: Roughness Coefficient for HEC-RAS

Surface Type	Roughness Coefficient n*
Channel	0.025
Adjacent to flood channels – Pasture, no brush – Short grass	0.03

Table 8: Roughness Coefficient for Drains

Surface Type	Roughness Coefficient n
Channel	0.025
Short Grass Prairie (Veldt or Scrub)	0.2*

Notes: n is similar to Manning's n value but applied to shallow flow over a plane, rather than flow in a channel.*

2.6 Pre-development Model Results

Table 9 details the peak flows exiting the site from the combined upstream catchment areas.

Table 9: Pre-Development Modelling Results

Storm Event	Catchment	Area (ha)	Critical Storm Duration	Peak Flow, Q (m^3/s)
20% AEP pre-development	A + B + C + External (Channel Outlet)	66.74	4.5 hr	0.74
	D (Garvey Rd Outlet)	4.43	3.0 hr	0.11
1% AEP pre-development	A + B + C + External (Channel Outlet)	66.74	3.0 hr	2.75
	D (Garvey Rd Outlet)	4.43	1.5 hr	0.25

3 SURFACE WATER MANAGEMENT

The post-development runoff plan is provided in Appendix C. Key elements of the proposed surface water management strategy are summarised below.

3.1 Drainage Channel

The existing open channel, currently a Water Corporation asset, will be retained with minor realignment to facilitate access crossovers. This channel will continue to convey runoff through the existing DN1200 culvert located at the western boundary. As part of the development, the channel will be transferred to the Shire of Dardanup, with drainage reserves allocated accordingly.

3.2 Additional Drainage Reserves

Additional drainage channels are proposed, as shown in the Post-Development Plan, to manage upstream surface runoff. These channels will be refined through detailed design to align with proposed remedial earthworks.

3.3 Proposed Lot Drainage

Stormwater from individual lots will be managed using conventional soakwells. In accordance with the Shire of Dardanup's requirements, all lots must provide soakwell storage at a rate of 1 m^3 per 65 m^2 of impervious area, where the total impervious area exceeds 250 m^2. For areas affected by high groundwater levels, including this site, an additional 1 m^3 per 65 m^2 is required.

To ensure effective infiltration, sufficient depth of free-draining sand must exist above the average annual groundwater level. The recommended design permeability values are as follows:

- Imported clean sand: k = 4 m/day
- Site-won sand (trace to some fines): k = 2 m/day
- Site-won silty sand: k = 0.17 m/day

Supplementary lot drainage measures, as shown in the Post-Development Plan (Appendix C), are proposed to reduce the risk of localised inundation.

3.4 Conceptual Earthworks

Preliminary earthworks plans are included, particularly in relation to integration with the proposed gully. No bulk earthworks are anticipated.

The accompanying geotechnical report (Ref. 11207-G-R-002) outlines recommendations for slab preparation, shallow footings, and low-height retaining walls. Key requirements include:

- Minimum 500 mm clearance below footings in Zones 2 and 3
- 1.5 m clearance between the base of any on-site effluent disposal system and natural ground (Ref. 11207-G-R-003)

Additionally, all building pads must be constructed at least 500 mm above the 1% AEP flood levels. Estimated flood levels are included in Appendix C.

3.5 Runoff Treatment

Road runoff will be managed using vegetated roadside swales, which will also provide attenuation. The proposed road construction introduces an estimated 3,340 m² of new impermeable surface. The designed swales offer a combined storage capacity of 1,570 m³.

These swales will discharge at two identified low points and connect with the downstream swale system, as detailed in the Post-Development Plan (Appendix C).

3.6 Post-Development Model Assumptions

Post-development modelling assumes that the existing channel will remain in its pre-development state and that additional runoff from the development will be managed before entering the channel. The modelling was completed as follows:

- Hydraulic flood assessment for the site using HEC-RAS 2D rain-on-grid modelling software.
- Post-development modelling was undertaken using DRAINS software by Watercom to determine the expected volumes of runoff discharged from the site post development.

Table 10 below shows some of the pre-development parameters and assumptions used in the modelling.

Table 10: Post-Development Losses

Surface Type	Initial Loss (mm)	Continual Losses (mm)
Impervious Areas	1.0	0.0
Pervious Areas	26.0	4.2

Losses for the lots are based on the following:

- Average lot impervious area is approx. 250m^2. Allowing for 2m^3/65m^2 storage on each lot results in a storage volume of 7.7m^3. The storage volume divided by the impervious area results in 1.0 mm initial loss.
- No continuous losses were assumed for impervious areas.

Table 11: Roughness Coefficient for HEC-RAS

Surface Type	Roughness Coefficient n*
Channel / Creek	0.025

Adjacent to flood channels – Pasture, no brush – Short grass	0.03
Adjacent to flood channels – Light Brush and Trees	0.06
Other	0.035

Table 12: Roughness Coefficient for DRAINS

Surface Type	Roughness Coefficient n
Roofs and paving	0.013
Gravel surfaces	0.02
Lawns	0.17*
Short Grass Prairie (Veldt or Scrub)	0.2*
Channel / Creek	0.025

Notes: n is similar to Manning's n value but applied to shallow flow over a plane, rather than flow in a channel.*

3.7 Post-development Model Results

Table 13 details the post development flows contributing runoff towards the channel and Garvey Rd.

Table 13: Post-Development Lot 6 Results (DRAINS)

Storm Event	Catchment	Area (ha)	Critical Storm Duration	Peak Flow, Q (m^3/s)
20% AEP pre-development	A + B + C + External (Channel Outlet)	66.74	4.5 hr	0.74
	D (Garvey Rd Outlet)	4.43	3.0 hr	0.11
1% AEP pre-development	A + B + C + External (Channel Outlet)	66.74	3.0 hr	2.47
	D (Garvey Rd Outlet)	4.43	1.5 hr	0.26

4 1% AEP FLOOD LEVELS

Preliminary flood modelling indicates that during a 1% AEP event, water levels will generally remain contained within the proposed drainage channels. However, some shallow overtopping is expected into lower-lying areas of proposed Lots 13 and 19.

The Post-Development Plan includes indicative building envelopes that are to maintain a minimum vertical separation of 0.5 metres above the adjacent swale or gully—measured from the upstream side. This clearance is intended to mitigate flood risk and ensure adequate freeboard above predicted flood levels.

5 GROUNDWATER MANAGEMENT STRATEGY

Swales will capture and divert runoff to protect the road sub-base and will flow put at low points.

Individual house pads and land application areas will be engineered to ensure adequate separation from groundwater.

6 SUSTAINABLE WATER SERVICES STRATEGY

6.1 Water

No public drinking water sources are located on-site or within 100 m of the site. The nearest public drinking water source is approximately 700 m east of the subdivision (Public Drinking Water Source Areas Boundaries: Dardanup Water Reserve).

Lot owners will be responsible for the harvesting and treatment of roof runoff for potable water. Supplementary top-up supply may be required from time to time from accredited potable water suppliers.

Water Requirements over and above potable supply could be harvested by way of bore abstraction. Lot owners would be required to make application to Department of Water and test the underground quality to ensure that it is fit for the intended purpose.

6.2 Sewerage

Lot owners are to apply for on-site effluent disposal through a registered plumber and meet the requirements set out in the Site and Soil Evaluation (Ref 11207-G-R-003).

7 MONITORING

7.1 Construction Phase

Drainage control structures will be constructed with each stage of development to ensure water quality. This will include temporary stilling/attenuation basins, outlet sediment curtains (i.e. staked hay bales), lot and verge stabilisation and regular monitoring, if required.

7.2 Post-Construction Phase

The stormwater drainage system is designed to collect stormwater at source and integrates a network of vegetated drainage swales and basins that facilitates effective sediment control and water quality treatment before stormwater exits the site, eliminating the need for post-development surface water monitoring.

7.3 Implementation Plan

Attenuation/Treatment Basin			
Item	**Action**	**Frequency**	**Responsibility**
Irrigate planting	By hand	As required during summer and autumn months	Developer for two years year
Weed control	Manual removal and targeted waterway approved herbicide treatment	Bi-monthly for the first year and quarterly or as required for second year.	Developer for two years
Infill planting	Check plant condition and replace as required to achieve minimum 80% original plant density prior to handover	April / May of each year	Developer for two years
Inspection and Cleaning of drainage infrastructure	Remove any build-up of sediment and drainage infrastructure. Undertake road sweeping if required.	Quarterly	Developer for one year

Sediment Removal	Remove any build-up of sediment and in basin/swale areas.	Annually at the end of winter each year or more frequent if required.	Developer for one year
Litter Removal	Removal of litter and windblown builders waste etc.	Monthly	Developer for two years
Checks to inlets, outlets, weirs and swales	Check for erosion and potential blockages on all basin infrastructure. Remediate as required	Every three months	Developer for one year

8 REFERENCES

Stormwater Management Manual for Western Australia (DWER 2022)

Better Urban Water Management (WAPC (now DPLH) 2008)

Government of Western Australia, State Planning Policy 2.9 – Water Resources

State Planning Policy 2.5 (Rural Planning)

Bureau of Meteorology Climate Data

The Government Sewerage Policy (DPLH 2019)

The Department of Biodiversity Conservation and Attractions Geomorphic Wetland Database

Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil Risk Map

National Water Quality Management Strategy (Australian and New Zealand Environment and Conservation Council 2000)

APPENDIX A

CONCEPT PLAN

(Appendix ORD: 12.2.3A)

FIELD SUMMARY			
Size	No. Lots	% Total Lots	Avg. Lot Size
1 ha - 2 ha	13	65%	1.0192ha
2 ha - 5 ha	7	35%	3.252ha
Number of Lots	**20**		
Reserve for Drainage			2.8803ha
Road Widening			2235m²
Road Reserves			1.3801ha
Minimum Lot Size 1.0006ha		Average Lot Size 1.8008ha	
Maximum Lot Size 4.6133ha		Total Area (20 Lots) 36.0152ha	



LEGEND

- Subject Area (40.4991ha)
- Proposed Residential Lot
- Proposed Reserve for Drainage
- Proposed Drainage Easement
- Indicative Building Envelope (2000m²)
- Indicative LAA (140m²-180m²)
- Road Widening
- Existing Lot Boundaries
- Existing Easement
- Existing Open Channel Drain
- Proposed Open Channel Drain
- E — Underground Electricity (BYDA)
- AE — Overhead Electricity (BYDA)
- T — Telecommunications (BYDA)

CONCEPT PLAN

Lot 546 on DP250872 Garvey Road,
CROOKED BROOK

Plan No.	23858-02
Date	24/02/25
Drawn	NP
Checked	KS
Revision	A
Scale	1:2000@A2

0 20m 40m 60m

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NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

Harley Dykstra
PLANNING & SURVEY SOLUTIONS

APPENDIX B

PRE-DEVELOPMENT PLAN

(Appendix ORD: 12.2.3A)

LEGEND

- EXISTING CULVERT AND HEADWALL/PIT
- 16 EXISTING SURFACE CONTOUR (0.2m INTERVAL)
- EASEMENT
- CADASTRAL
- DRAINAGE CATCHMENTS AREA
- SUBJECT LAND
- WATERCOURSE / CHANNEL
- DRAINAGE FLOW (SHOWN INDICATIVELY)
- PAVED ROAD
- GRAVEL ROAD
- E CATCHMENT NAME

PADBURY RD

SHAW RD

GARVEY RD

EXST. DN450 RCP

GARVEY RD FLOW
20% AEP = 0.11 m^3/s
1% AEP = 0.25 m^3/s

EXST. DN300 RCP

EXST. DN300 RCP

EXST. DN300 RCP

D
4.427ha

C
1.864ha

EXST. DN1200 RCP

CHANNEL OUTFLOW
20% AEP = 0.70 m^3/s
1% AEP = 2.75 m^3/s

GRAVEL ROAD

E1 FLOW
20% AEP = 0.02 m^3/s
1% AEP = 0.09 m^3/s

E1
1.925ha

B
19.019ha

DAM

564

E2
16.250ha

E2 FLOW
20% AEP = 0.10 m^3/s
1% AEP = 0.53 m^3/s

EXISTING 1200X900
CULVERT

MORELLINI WAY

WATER CORPORATION OPEN EARTH CHANNEL

EXISTING DN900 RCP

A
14.375ha

EXISTING DN300 RCP

EXISTING 2xDN300 RCP

E4 FLOW
20% AEP = 0.07 m^3/s
1% AEP = 0.27 m^3/s

E4
3.935ha

E3
11.254ha

E3 FLOW
20% AEP = 0.14 m^3/s
1% AEP = 0.54 m^3/s

AYRSHIRE RD

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HARLEY DYKSTRA

PROJECT
LOT 564 GARVEY ROAD
CROOKED BROOK

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APPENDIX C

POST-DEVELOPMENT PLAN

(Appendix ORD: 12.2.3A)

LEGEND:

- SUBJECT LAND
- CADASTRAL
- 13.0 CONTOUR (1.0m Interval)
- DEFINED WATERCOURSE
- PROPOSED LOTS
- INDICATIVE BUILDING ENVELOPE (2000m2)
- PROPOSED LOT DRAINAGE
- DRAINAGE CATCHMENT AREA
- DRAINAGE DIRECTION
- ROADSIDE SWALE
- ROAD RESERVE
- PROPOSED DRAINAGE RESERVE
- REMEDIAL EARTHWORKS

PADBURY RD

SHAW RD

GARVEY RD

GARVEY RD FLOW
20% AEP = 0.11 m^3/s
1% AEP = 0.26 m^3/s

CHANNEL OUTFLOW
20% AEP = 0.74 m^3/s
1% AEP = 2.47 m^3/s

D
4.427ha

C
1.864ha

B1
7.021ha

B2
11.819ha

A1
9.391ha

A2
5.306ha

E1
1.925ha

E2
16.250ha

E3
11.254ha

E4
3.935ha

PROPOSED DN450 RCP
20%AEP = 0.07m^3/s
1%AEP = 0.26m3/s

PROPOSED 0.5m DEPTH
SWALE 1:6 BATTERS

PROPOSED 0.8m DEPTH
SWALE 1:6 BATTERS,
4m BASE
1%AEP = 1.64m^3/s

GULLY REALIGNMENT

PROPOSED DN1200X900
20%AEP = 0.29m^3/s
1%AEP = 0.84m^3/s

PROPOSED 2XDN525 RCP
20%AEP = 0.29m^3/s
1%AEP = 0.99m^3/s

PROPOSED 0.5m DEPTH
SWALE 1:6 BATTERS

GULLY

PROPOSED DN450 RCP
20%AEP = 0.18m^3/s
1%AEP = 0.38m^3/s

PROPOSED LOT DRAINAGE

E1 FLOW
20% AEP = 0.02 m^3/s
1% AEP = 0.09 m^3/s

E2 FLOW
20% AEP = 0.12 m^3/s
1% AEP = 0.53 m^3/s

E3 FLOW
20% AEP = 0.14 m^3/s
1% AEP = 0.54 m^3/s

E4 FLOW
20% AEP = 0.07 m^3/s
1% AEP = 0.27 m^3/s

MORELLINI WAY

AYRSHIRE RD

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APPROVED		

CLIENT: HARLEY DYKSTRA

PROJECT: LOT 564 GARVEY ROAD CROOKED BROOK

DRAWING TITLE: POST-DEVELOPMENT PLAN

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Appendix B Site and Soil Evaluation

(Appendix ORD: 12.2.3A)

VA & MP Wright & Son

LOT 564 GARVEY ROAD

SUBDIVISION SITE-AND-SOIL EVALUATION (SSE)

June 2024
11207-G-R-003 Rev1







WML
Consulting Engineers

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Author
For and on behalf of WML Consultants Pty Ltd

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Reviewer

CONTENTS

EXECUTIVE SUMMARY **5**

1 INTRODUCTION **6**

1.1 Background 6
1.2 Site description and proposed development 6
1.3 Supporting documentation 6
1.4 Report objectives 7

2 SITE ASSESSMENT **8**

2.1 Site key features 8
2.2 Site Assessment Results 12

3 SOIL ASSESSMENT **13**

3.1 Fieldwork 13
3.2 In-situ sub-surface profile 13
3.3 In-situ permeability 14
3.4 Geotechnical and geo-environmental soil testing 14
3.5 Groundwater 15
3.6 Soil survey and analysis 16
3.7 Soil assessment results 19

4 RECOMMENDATIONS **20**

4.1 Wastewater management system 20
4.1.1 Zone 1 ..... *20*
4.1.2 Zone 2 and Zone 3 ..... *20*
4.2 Setback distances 21
4.2.1 Zone 1 ..... *21*
4.2.2 Zone 2 and 3 ..... *22*
4.3 Preferred land application areas 22
4.4 Monitoring, operation and maintenance 23

5 COMMENT ON WATER QUALITY TESTS ..... ERROR! BOOKMARK NOT DEFINED.

6 CLOSURE **24**

7 REFERENCES **25**

TABLES

Table 1: Site assessment 9
Table 2: Generalised Sub-surface soil profile for Zone 1 13
Table 3: Generalised Sub-surface soil profile for Zone 2 13
Table 4: Generalised Sub-surface soil profile for Zone 3 14
Table 5: In-situ permeability test results 14
Table 6: Summary of the geotechnical laboratory testing 14
Table 7: Summary of the geo-environmental laboratory testing 15
Table 8: Groundwater levels 15
Table 9: Soil Assessment for Zone 1 17
Table 10: Soil Assessment for Zone 2 17
Table 11: Soil Assessment for Zone 3 18
Table 12: Relevant setback distances for Zone 1 22
Table 13: Relevant setback distances for Zones 2 and 3 22

FIGURES

Figure 1: Local wetland and sewerage sensitive areas (Extract from Natural Resource Information, DPIRD)

APPENDICES

APPENDIX A

Drawings

APPENDIX B

WML Geotechnical Report

APPENDIX C

Client provided drawings

EXECUTIVE SUMMARY

WML Consultants has undertaken a Site-and-Soil Evaluation (SSE) for the proposed subdivision and residential development at Lot 564 Garvey Road.

The Site-and-Soil evaluation has been prepared to assess the suitability of the subject land for on-site effluent disposal, provide recommendations for the site and soil improvement as well as recommend setback distances to ensure effluent disposal is managed in accordance with the Government Sewerage Policy 2019 and the Australian and New Zealand Standard AS/NZS 1547:2017.

Generally, the site in its current condition is unsuitable for on-site effluent disposal and will require significant site improvement to ensure that the risk of environmental contamination is reduced as far as practicable. The main constraining factors for the subject land are the site's location within a sewerage-sensitive area and the high recorded peak groundwater levels.

Based on the assessment within this report, WML recommends the following to support on-site treatment and disposal of effluent in accordance with GSP 2019 and AS/NZS 1547:2017:

1 Ensure proposed Lots have a minimum size of 1 ha.
2 Elevate the land application area (LAA) using imported sandy loam, or site-won sand, to provide a minimum 1.5 m vertical separation between the peak groundwater level and the invert level of the application system.
3 Treat wastewater to a secondary level using a Secondary Treatment System (STS) with nutrient removal utilising a subsurface application system.
4 Position on-site effluent disposal as far as practicable from inundation areas and drainage channels, along with the above measures, to minimise the environmental impact.

Three zones have been identified within the site (Zones 1-3) based on the subsoil profile and thickness of sand overlying sandy CLAY/ CLAY. Setback distances and land application areas (LAA) have been assessed based on site-won materials or imported sandy loam to elevate the land application system with a soil classification of Category 1 for Zone 1 and Category 3 for Zones 2 and 3 as per GSP 2019. Therefore, setbacks should be considered minimum requirements for each identified land area.

Preferred land application areas (LAAs) have been included for each lot based on the subsurface profile, restrictions due to setbacks and the presence of waterlogged areas. The size and position of the preferred LAAs have been recommended assuming site and soil recommendations within this document are adhered to. It should be noted that alternative LAAs are appropriate; however, specific assessments will be required for the nominated area.

The findings of this Site-and-Soil evaluation are based on groundwater data collected from monitoring wells, historical data and site images and the contour survey provided by Harley Dykstra.

There are ongoing landowner obligations to ensure that the operation and management of the treatment and disposal systems are regularly maintained in accordance with relevant health regulations and manufacturer's recommendations.

1 INTRODUCTION

WML Consultants Pty Ltd (WML) has been engaged by VA and MP Wright and Son (the Client) to undertake a Site-and-Soil Evaluation (SSE) for Lot 564 Garvey Road, Crooked Brook (the site). This report summarises the two stages of fieldwork investigation (May 2023 and November 2023), testing, and groundwater monitoring of the WML installed monitoring wells. This data is used to assess the sub-surface and surrounding site conditions and provide recommendations for on-site wastewater management systems and relevant setback distances in accordance with the Government Sewerage Policy 2019 and the Australian and New Zealand Standard AS/NZS 1547:2017.

The recommendations within this report are based on the approved lot locations and sizes on the 'survey map drawing '23585-02C CONCEPT PLAN OPTION C' by Harley Dykstra.

During the geotechnical investigation, several distinct areas were noted based on differences in landform, subsurface profile (soil category), depth to peak groundwater levels and, therefore, the constraints on on-site effluent disposals and treatment systems. General information has been provided on Drawings 11207-G1-DG-002 and 11207-G1-DG-003, detailing the distinct areas across the site, non-development areas for on-site disposal and the location of investigation boreholes. As the proposed lot layout is confirmed, or if the layout is changed, recommendations within this report will need to be reassessed.

1.1 Background

The two stages of investigation aimed to characterise the sub-surface profile of Lot 564 Garvey Road and provide a geotechnical assessment and recommendations for site classification and suitability for development. The first investigation primarily included the installation of 10 groundwater monitoring wells across the site to inform geotechnical and environmental design. The investigation results are presented in the report titled *"Lot 564 Garvey Road – Geotechnical Investigation, "* located in Appendix B. In addition, the data from this investigation, including the soil logs, encountered groundwater levels, and laboratory testing, have been summarised in Section 3, and have been used to undertake the suitability assessment of the in-situ soils for on-site effluent disposal.

1.2 Site description and proposed development

The proposed subdivision is between Garvey Road and Holland Loop, west of Dardanup, WA. The site is approximately 12 km southeast of Bunbury and has a total area of 40.52 ha. The subdivision plan encompasses the entire lot and consists of twenty (20) residential lots ranging in size from 1.008 ha to 3.97 ha. The differences across the site have divided the subject land into three (3) areas, with a slight variation in site remediations, soil improvement and setback distances. Each proposed lot has been assigned to an area requiring different remediation measures based on the site constraints present.

The landform can generally be described as flat with a slope gradient of <1% with some sand dunes/ridges across the site. These sand dunes/ridges are gently sloping with an approximate 3-5% gradient. The sand ridge is elevated approximately 1.0 – 3.0 m above the surrounding land with approximately a 5% slope. The lowest and highest elevation points on site, based on the desktop study, are 24 m AHD and 30 m AHD. Generally, the site has a higher elevation towards the north, closer to Garvey Road. A man-made pond approximately 50 m x 20 m has been constructed in the centre of the site (on Lot 14), and historical images reveal some alluvial channels within the site leading to the pond. An open drain runs through the western boundary on Lot 13 and diagonally runs mid-way through Lots 15 and 16.

Seasonal inundation has been noted across most of the site, with groundwater expected to be at the surface or ponding above the ground at some locations. Most of the lot comprises grass-covered paddocks and cleared land with some medium to large trees located mostly along the NW on Lot 10-12 and Lot 19-20.

1.3 Supporting documentation

The Client has made the following information available to assist in preparing this report.

- '23585-02C CONCEPT PLAN OPTION C' drawing by Harley Dykstra
- Landgate Map of Lot 564
- '23858-01A Contour Survey' by Harley Dykstra

1.4 Report objectives

The objectives of the site-and-soil evaluation were to:

- Review the available geotechnical and geo-environmental historical information for the subject land.
- Assess the features of the site in relation to effluent disposal.
- Assess the soil of the site in relation to effluent disposal.
- Assess the overall suitability of the site for effluent disposal according to the Government Sewerage Policy 2019 and AS/NZS 1547:2012.
- Provide land application area (LAA) and setback distances in accordance with the above policies.
- Provide recommendations for soil and site remediation if required.

2 SITE ASSESSMENT

2.1 Site key features

The site's key features in relation to the effluent management for subdivision lots are summarised in Table 1 below. The assessment has been based on several distinct areas with different subsurface soil conditions and is to be applied to the relevant lots. These are shown on Drawing 11207-G1-DG-002. Additionally:

- Most of the site can be considered flat, with an approximate gradient of 1-3%. Sand dunes/ridges have an approximate slope of 3-5%.
- The entire site is located **within a sewerage-sensitive area**, the estuary catchments on the Swan and Scott Coastal plains.
    - All lots requiring on-site effluent disposal must have a minimum lot size of 1 ha.
    - A minimum vertical groundwater separation of 1.5 m from the base of any on-site effluent disposal is required for all lots in accordance with GSP 2019.
    - Effluent must be treated to a secondary level using a secondary treatment system with nutrient removal.
- There is no published information regarding the FPM Extent of Flooding. However, based on the nearest data, the site is not within a 1-100 AEP floodplain area. The closest floodplain area is approximately 2.5 km northwest of the Lot boundary (DWER-WAWA DI99/AN59: Preston River Flood Study 1% AEP).
- No public drinking water sources are located on-site or within 100 m of the site. The nearest public drinking water source is approximately 700 m east of the subdivision (Public Drinking Water Source Areas Boundaries: Dardanup Water Reserve).
- The Lot 564 is not within 1 km of significant wetlands.

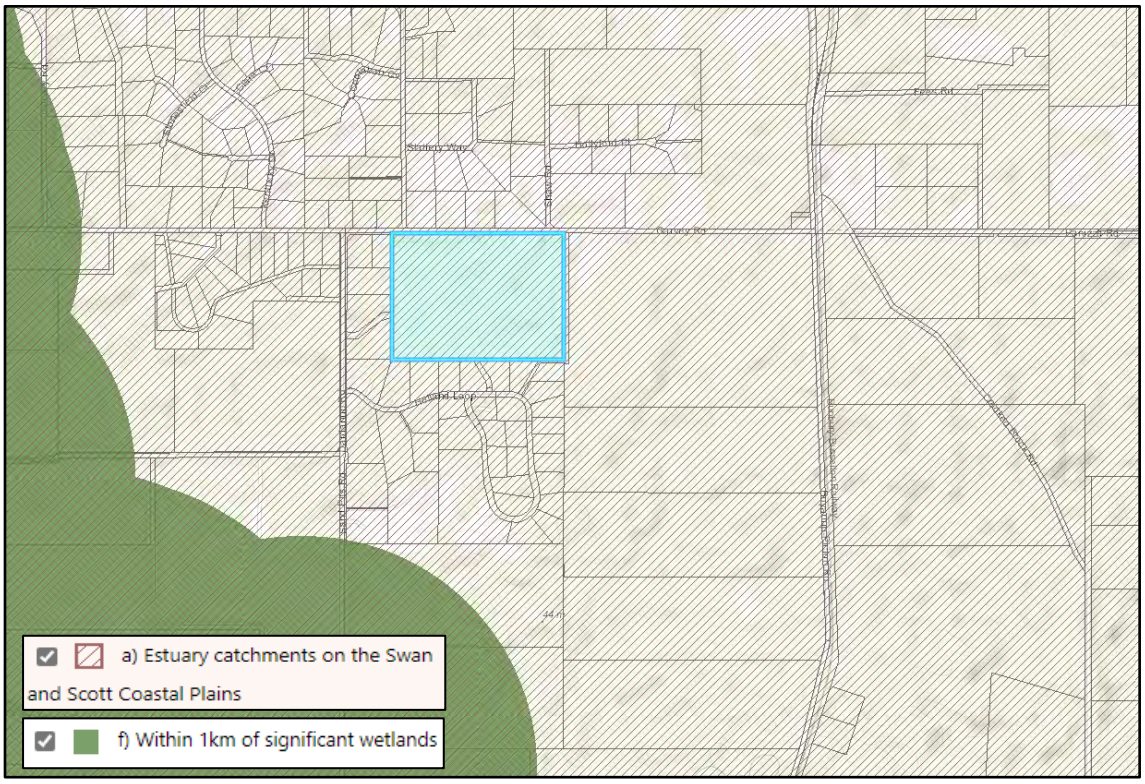


Figure 1: Local wetland and sewerage sensitive areas (Extract from Natural Resource Information, DPIRD)

Table 1: Site assessment

Feature	Description	Level of Constraint	Mitigation Measures
Sewerage Sensitive Areas	All lots are within the Swan and Scott Coastal Plain estuary catchment, a sewerage-sensitive area.	High	A minimum vertical separation of 1.5 m to groundwater is required (GSP, 2019). The land application area should be elevated using suitable site-won/imported fill material. Any imported fill material should be loamy sand (sand with a clay content between 5-10%) and achieve a minimum PRI of 20. Implementation of secondary treatment systems with nutrient removal is required. In accordance with GSP 2019, any lot requiring on-site effluent disposal must have a minimum lot size of 1 ha.
Climate	The average annual rainfall is 888.7 mm (BOM Marriwood Climate Station No 009629). The estimated average annual pan evaporation is 1500 mm (BOM pan evaporation maps).	Low	NN
Drainage	The subject land is typically defined as low, flat areas prone to inundation during the wet season. Sand dunes/ridges are typically comprised of moderately draining materials. The general subsurface materials are sand topsoils with trace fines, underlain by sandy clays. Sandy clays (below the sand) create a semi-impermeable layer. Permeability testing of shallow soils (sands with trace to some fines) indicate the soils to be moderately-high free-draining (0.17 – 2.2 m per day). Due to the underlying clay materials, it is expected that perched groundwater will be present during most of the year.	Moderate	NN, the elevation of LAA to satisfy 'Sewerage Sensitive Area' requirements to address this feature.
Watercourses	A drainage channel runs diagonally along between the southern and western boundary, then along the majority of the western boundary. A watercourse/river is located approximately 2.5 km west of the Lot boundary.	Low	Appropriate setbacks should be implemented as described within this report.
Surface waters	Surface water has been noted within the site. The existing artificial pond is located in the centre of the site located in Lot 13.	High	Appropriate setbacks should be implemented as described within this report. In addition, secondary treatment to

Feature	Description	Level of Constraint	Mitigation Measures
	Standing water is expected across 50-75% of the site during the wet season and following high rainfall events.		reduce nutrient output is recommended to mitigate contamination. A non-development area within 40 m of the pond is required. Lot build-up using imported material is likely required to provide adequate separation between surface water and the treatment system. See Section 4 for detailed recommendations. Where possible, position LAA outside of expected inundation areas.
Erosion & Landslip	No signs of erosion or landslips were noted.	Low	NN
Exposure & Aspect	Most sites have no physical structure to impede wind exposure and typically have no distinct aspect direction.	Low	NN
Flooding	The area is not located within a 1:100 AEP flood plain area (no published data for nearby watercourses).	Moderate	Lot build-up using imported material is likely required to provide adequate separation between surface water and the treatment system. See Section 4 for detailed recommendations. Where possible, position LAA outside of expected inundation areas. Where not possible, position LAA furthest distance from open drains and, where possible, should drain away from open channels and drains.
Groundwater	Groundwater is expected to be within 0.9 m bgl or above the natural ground surface for approximately 80-90% of the site during the wet season. Peak groundwater levels exist in some areas above the natural ground level (approximately 0.2 m). In the areas where existing sand dunes/ridges are located (BH7), groundwater wasn't noted to the depths of 2.5 m from the ground surface during peak wet weather.	High	Most of the development areas (residential construction and land application area) will need to be elevated to provide a minimum groundwater separation of 1.5 m from the base of the effluent treatment systems.
Imported Fill	No imported fill was identified on-site.	Low	NN

Feature	Description	Level of Constraint	Mitigation Measures
Landform	The proposed development area is considered relatively flat for most of the subject land area with some high points (sand dunes) mostly on the northern part of site, with typical elevation range from 24.0 m AHD to 30 m AHD.	Low	NN
Rocky Outcrops	No rocky outcrops were noted on site.	Low	NN
Run-on & Runoff	Some surface run-on and run-off would be expected towards the onsite pond located on proposed lot 14.	Low	Sub-surface application of effluent is recommended.
Slope	The proposed development area is typically based on a < 1% slope, with 3-5% slopes at the elevated sand dunes/ridges.	Low	Sub-surface application of effluent is recommended.
Vegetation	The site is typically covered in grass with some of medium to large mature trees on Lot 10-12 and Lot 19-20.	Low	NN

Note: NN – Not Needed

2.2 Site Assessment Results

Based on the observed site features, the overall land capability of the subdivision to suitably manage effluent is not satisfactory in its current condition. Therefore, bulk earthworks are likely required to ensure the lots provide a minimum vertical separation of 1.5 m from the base of any subsurface effluent disposal treatment system to peak groundwater levels. The following mitigation measures are a summary of Table 1 above and are recommended for all proposed lots to ensure that the risk of environmental contamination is reduced as far as practicable in accordance with the GSP19 and AS 1547:

1. A minimum of 1 ha lot size will be required for all on-site effluent disposal (currently met based on the provided lot layout).
2. Treatment of the generated wastewater to a secondary level with a Department of Health approved secondary treatment system (STS) with nutrient removal is required. However, the client's final selection of the system should be undertaken from the list of approved Department of Health Secondary Treatment Systems. It should achieve a minimum nutrient output of:
    a. 20 mg/L of Biochemical Oxygen Demand (BOD)
    b. 30 mg/L of Total Suspended Soils (TSS)
    c. 10 cfu/100mL of Escherichia (E) coli
3. Site build-up (elevation of the entire lot or LAA) will be required for most of the proposed lots (potentially not required for lots proposed on sand dunes/ridges where groundwater separation is greater than 1.5 m) to ensure a minimum 1.5 m vertical separation between the base of the disposal system and peak groundwater during the wet season. The material used to elevate LAAs can be sourced from on-site or imported materials. The following criteria and material recommendations should be adopted.
    a. For site-won materials (SANDS with trace fines sourced from dunes/ridges), additional amelioration of soils is required to improve the nutrient retention ability of the soils (to achieve a minimum PRI of 20). This would involve mixing the soil with 5-10% of clay
    b. Imported fill material should be loamy SAND (SAND with a clay content between 5-10%) and achieve a minimum PRI of 20.
4. For Lot 13, the Land Application Areas (LAAs) should be placed so that effluent disposal drains away from the surface water (existing pond) and at the highest elevation where possible.
5. Due to the moderately draining sub-soils, sub-surface application of the effluent once the LAA is built up is recommended for all lots. No application areas should be installed on a slope greater than 30%.

3 SOIL ASSESSMENT

WML Consultants undertook a geotechnical investigation for the entire subject land in May and November 2023. The investigation results are presented in the report titled *"Lot 564 Garvey Road – Geotechnical Investigation"* (document number 11207-G-R-002 Rev1), which is attached to this report in Appendix B. The following sections summarise the geotechnical information and laboratory testing within the report. The findings of this investigation have been assessed to inform the site and soil evaluation and provide recommendations and setback distances for the design and implementation of effluent disposal systems in accordance with the Government Sewerage Policy 2019 (GSP19) and the Australian Standard 1547:2018 "On-site domestic Wastewater Management" (AS 1547).

3.1 Fieldwork

WML Consultants undertook two stages of the fieldwork in May and November 2023. The work consisted of a total of 15 machine-augured boreholes to a maximum depth of 5.5 m using an ute-mounted drill rig and installing groundwater monitoring wells. Test locations were positioned to provide a broad spread of information for the subject land. Three (3) in-situ permeability tests (Talsma-Hallam method) were undertaken across the site. In addition, representative materials were sampled to confirm the visual geotechnical assessment of soils and undergo environmental testing for nutrient retention.

The approximate location of boreholes has been plotted on Drawing 11207-G1-DG-002, located in Appendix A.

3.2 In-situ sub-surface profile

The subsurface profile identified by WML is generally consistent across the site, with slight variations noted with respect to layer composition (increase/decrease of secondary materials) and thicknesses of layers. Therefore, three profiles have been identified across the site to account for these differences and have been labelled Zone 1, Zone 2 and Zone 3.

The three subsurface profiles are summarised below in Table 2, Table 3 and

Table 4. In addition, logs of the boreholes can be found within the geotechnical report, 11207-G-R-002 Rev1, attached in Appendix B.

- Zone 1 – low dunes and undulating sandplain with shallow pale grey sands, and deep (generally than 1.5 m) brown-orange sand with fines.
- Zone 2/3 – Flat to very gently undulating plain with varying depth of sand over sandy clay/clay.
- The top 100 mm across the site is typical topsoil consisting of:
  Silty SAND, fine to medium-grained, dark grey; silt is low plasticity; trace roots; moist; loose.

Table 2: Generalised Sub-surface soil profile for Zone 1

Depth (m)	Description
0.1 – 2.5	**SAND**/silty **SAND:** fine to medium-grained, moist, pale grey to dark orange, and loose to medium dense.

Table 3: Generalised Sub-surface soil profile for Zone 2

Depth (m)	Description
0.1 – 1.0	**SAND**/silty **SAND:** fine to medium-grained, varying colour including pale to dark grey and brown-orange, moist, loose to medium dense. Some areas have slightly cemented lateritic sand.
1.0 – 2.6	Sandy **CLAY**/**CLAY**: medium to high plasticity, varying colour including yellow and brown/grey mottled red, trace medium-grained subrounded to subangular gravel, trace to some slightly cemented lateritic gravel, moist to wet, generally stiff to very stiff.

Table 4: Generalised Sub-surface soil profile for Zone 3

Depth (m)	Description
0.1– 0.7	**SAND**/silty **SAND**: fine to medium-grained, pale grey to brown, with silt/clay, moist, loose to medium-dense. BH12 had shallow sands to the depths of 0.25 m. BH14 consisted of silty SAND with low to medium plastic clay to depths of 1.25 m.
0.7 – 5.5	Sandy **CLAY/CLAY:** medium plasticity, varying colour including orange-brown and grey mottled orange; sand is fine to medium-grained, moist, generally stiff. Traces of lateritic orange sand clumps are occasionally present. BH3 and BH6 drilled from 2.6-5.5 m identified some gravel was identified within the stiff sandy clays.

3.3 In-situ permeability

The in-situ permeability test results are summarised in Table 5. The permeability results indicate that the material encountered across the site may be considered moderately free draining.

Table 5: In-situ permeability test results

Location ID	Test soil	In-situ Permeability Test	
		m/s	m/day
BH11	SAND with clay (SP)	2.54×10^{-5}	2.20
BH14	Silty SAND (SM)	1.92×10^{-6}	0.17
BH15	SAND trace silt (SP)	7.30×10^{-5}	4.50[1]

Note: 1- conservative conversion

3.4 Geotechnical and geo-environmental soil testing

Samples of representative soils collected by WML were submitted to Construction Science and Environmental and Agricultural Testing Services (EATS) for geotechnical and environmental testing. The laboratory certificates are appended to the geotechnical report in Appendix B. Table 6 and

Table 7 below summarise the laboratory testing.

Table 6: Summary of the geotechnical laboratory testing

Location ID	Depth (m)	PSD			Atterberg Limits				[1]Soil Classification (USCS)
		Fines (%)	Sand (%)	Gravel (%)	LL (%)	PL (%)	PI (%)	LS (%)	
BH11	1.25	43	47	10	50	17	33	12	CL
BH12	0.30	17	87	5	NO	NP	NP	0	SP
BH14	0.30	13	87	0	NO	NP	NP	1	SP
BH11	0.50	18	80	2	NO	NP	NP	0.5	SP

Notes:

Terminology - PSD = Particle Size Distribution; LL = Liquid Limit; PL = Plastic Limit; PI = Plasticity Index; LS = Linear Shrinkage; NO = Not Obtainable; NP = Non-Plastic

[1]Soil classifications based on the classification of fine and coarse-grained soils presented in Table 9 and Table 10 of AS1726:2017

Table 7: Summary of the geo-environmental laboratory testing

Location ID	Depth (m)	Emersion Class	Description	PRI (mL/g)	Classification	USCS
BH13	0.5	3	Slakes. Dispersion after remoulding	611	Very Strongly Absorbing	SP
BH11	1.25	5	Slakes. Flocculation in soil/water suspension	108	Very Strongly Absorbing	CL
BH14	0.75	6	Slakes. Flocculation in soil/water suspension	1225	Very Strongly Absorbing	SC
BH15	1.5	3	Slakes. Dispersion after remoulding	33	Moderate to Strongly Absorbing	SP

Note: PRI – Phosphorous Retention Index

The phosphorous retention index (PRI) can be defined as the ratio of phosphorus absorbed to the phosphorus remaining when the soil is left in contact with a standard phosphorus solution under standard conditions. It is generally used to measure a soil's ability to strip an applied effluent of phosphorus and hence prevent leaching or contamination into the groundwater. In sandy soils, the phosphorus retention index is usually less than 5. Very strongly absorbing soils include lateritic loams, iron-rich peats, and Karri loams with PRI >70. A negative value indicates the soil can no longer absorb any more phosphorus and, as such, would leach through the layer easily.

3.5 Groundwater

Peak groundwater levels were typically identified within 0.0-0.8 m of the existing ground level, with some low-lying areas having water ponding as high as 200 mm above the ground level. Based on provided survey data, peak groundwater elevation is expected to be between 23.43-25.78 m AHD.

The biggest differences were noted where sand dunes/ridges were present (BH7) and where groundwater was not identified to the depths of 2.5 m.
The measured groundwater depths and the expected peak groundwater levels have been summarised in Table 8 below for each investigation area.

Table 8: Groundwater levels

Test ID	Depth of Groundwater (m)				[2]Expected peak groundwater level (m ADH)
	Observed 1/06/2023	Observed 10/8/2023	Observed 15/9/2023	Observed 31/10/2023	
BH1	1.4	0.76	0.71	1.3	23.43
BH2	GNE	0.18	0.04	1.05	24.73
BH3	3.8	-0.10	-0.20	GNE	23.47
BH4	1.2	0.63	0.63	1.22	24.29
BH5	1.8	0.80	0.89	1.29	24.21
BH6	GNE	0.00[1]	0.00[1]	GNE	25.78
BH7	GNE	GNE	GNE	GNE	-
BH8	1.0	0.00	0.00	GNE	26.12
BH9	GNE	0.00	0.00	1.19	24.70
BH10	2.3	0.60	0.35	0.99	24.16

Notes: All depths are relative to the existing ground surface
GNE = Groundwater not encountered, [1]Groundwater not encountered in borehole, but ponding present in the area around the monitoring well.
[2] Based off RL of well location picked up by Thompson surveyor minus observed peak water table.

3.6 Soil survey and analysis

A soil survey and analysis have been performed based on the distinct subsurface soil profiles present within the land development area and other constraining features, such as the proximity to groundwater/surface waters. As a result, the land development area can be divided into three (3) distinct areas and is used to inform the assessment of setbacks and mitigation control measures. The area boundaries are based on the subsurface profile across the lot and are detailed in Drawing 11207-G1-DG-002, attached in Appendix A. The tables below (

Table 9 - Table 11) assesses the physical and chemical characteristics of the subsurface profile for the identified three zones.

The soil category has been considered for in-situ soil conditions. Due to high groundwater and the site being classified as a sewerage sensitive area, fill placement to ensure a minimum groundwater separation of 1.5 m is required for Zone 2 and 3. It should be noted that the land application area (LAA) and setback distances for Zone 2 and 3 have been assessed with the assumption that suitable thickness of suitable fill have been placed as detailed within this report.

The site has been divided into three zones, which apply to the following lots (Refer to Drawing 11207-G1-DG-002):

- Zone 1 – Part of Lots 9, 10, 11, 12, 19 and 20
- Zone 2 – Lot 8. Part of Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20
- Zone 3 – Part of 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19 and 20.

Table 9: Soil Assessment for Zone 1

Shown on Drawing 11207-G1-DG-002			
Feature	**Assessment**	**Level of Constraint**	**Mitigation Measures**
Phosphorous Retention Index	SAND with fines (5-12%): Estimated PRI up to 33	Low	NN
Rock Fragments	Cobble and boulder-sized rock fragments were not observed across the site.	Low	NN
Soil Depth	SAND (with fines): 0.0-2.5 m	Low	NN
Soil Permeability	Sand (with fines): Saturated hydraulic conductivity (k_{sat}) approx. 2 m/day. Underlain by a permeable sandy layer.	Low	Distribute treated effluent over a large application area.
Soil Category	SAND (with fines, 5-12%) (Category 1).	Low	Employ appropriate horizontal and vertical setbacks. Mounds, beds/trenches or irrigation systems are considered suitable for Category 1 soils.
Water Table Depth	Groundwater was not encountered to the depths of 2.5m. Peak expected to be below 2.5 m below ground level. Exact depths will vary between specific Lots.	Low	NN

Note: NN – Not Needed

Table 10: Soil Assessment for Zone 2

Shown on Drawing 11207-G1-DG-002			
Feature	**Assessment**	**Level of Constraint**	**Mitigation Measures**
Phosphorous Retention Index	SAND with fines (5-12%): PRI up to 611.	Low	NN
Rock Fragments	Cobble and boulder-sized rock fragments were not observed across the site.	Low	NN
Soil Depth	SAND (with fines): 0.0-1.1 m Sandy CLAY/ CLAY: 1.1 – 2.6m	Low	NN
Soil Permeability	Sand (with fines): Saturated hydraulic conductivity (k_{sat}) approx. 0.5- 2 m/day Underlain by a relatively impermeable sandy CLAY (>1.1 m).	Low	NN
Soil Category	SAND (with fines, 5-12%) overlaying Sandy CLAY/ CLAY (Category 3).	Medium	Employ appropriate horizontal and vertical setbacks.

Water Table Depth	Groundwater was encountered at varying depths, with peak expected levels around 0.9 m below ground level. Exact depths will vary between specific Lots.	High	All lots will require elevation of LAA to ensure a minimum groundwater separation of 1.5 m. As the base of typical effluent disposal systems is 0.5 m below ground level, a minimum import of 2.0 m of suitable fill material is likely needed. Suitable fill material requirements are outlined in Section 4.

Note: NN – Not Needed

Table 11: Soil Assessment for Zone 3

Area shown on Drawing 11207-G1-DG-002			
Feature	**Assessment**	**Level of Constraint**	**Mitigation Measures**
Phosphorous Retention Index	SAND and sandy CLAY: High PRI up to 1225	Low	Strongly absorbing. NN
Rock Fragments	Cobble and boulder-sized rock fragments were not observed across the site.	Low	NN
Soil Depth	SAND (with fines): 0.0 – 0.7m Sandy CLAY/ CLAY: 0.7 – 2.6m Sandy CLAY trace gravel – 2.6-5.5 m	Low	At BH12, the depth to impermeable clay is only 0.25 m below ground level. Increased soil depth through elevation of LAA is expected to address groundwater constraints; therefore, specific mitigation measures for soil depth are not required.
Soil Permeability	Silty SAND: Saturated hydraulic conductivity (k_{sat}) approx. 0.17 m/day Underlain by a relatively impermeable sandy CLAY (>0.7 m).	Low	NN
Soil Category	SAND (with fines, 5-12%) overlaying Sandy CLAY/ CLAY (Category 4).	Low	Employ appropriate horizontal and vertical setbacks.
Water Table Depth	Peak groundwater expected on surface levels to 0.2 m above ground level. Some slightly higher sections may have groundwater up to 0.5m below the surface level. Exact depths will vary between specific Lots.	High	All lots will require elevation of LAA to ensure a minimum groundwater separation of 1.5 m is achieved. As the base of typical effluent disposal systems is 0.5 m below ground level, a minimum import of 2.0 m of suitable fill material is likely needed. Suitable fill material requirements are outlined in Section 4.

Note: NN – Not Needed

3.7 Soil assessment results

Based on the soil encountered during the investigation, the overall capability of the soil and groundwater conditions to suitably manage effluent in its current condition is unsatisfactory. The following mitigation measures are a summary of

Table 9 to Table 11 above and should be considered minimum recommendations to ensure that the risk of environmental contamination is reduced as far as practicable in accordance with the GSP19 for lots utilising on-site effluent disposal systems:

1. The minimum lot size for all proposed lots is one (1) hectare due to the sewerage-sensitive area, in accordance with GSP 2019.
2. Each LAA must provide a minimum vertical setback of 1.5 m between groundwater levels and the invert level of the application system, in accordance with GSP 2019. The vertical setback can be achieved by elevating the LAA using site-won or imported fill material, which will be required for most of the site.
    a) Any imported fill material should be loamy sand (sand with a clay content between 5-15%) and achieve a minimum PRI of 20. In addition, any imported fill should not prevent the effective drainage ability of the layer.
    b) Site-won material from sand dunes/ridges may be used as fill material.
3. Secondary treatment systems are required for all lots due to the subject land lying within a sewerage-sensitive area, in accordance with GSP 2019.

Recommendations for horizontal and vertical setbacks in Section 4 of this report have been made considering the minimum constraints mentioned above to ensure compliance with GSP 2019 requirements.

The Government Sewerage Policy, 2019 states the following with respect to addressing the groundwater separation from the invert level of the application area using drains:

> *'The use of drains to achieve groundwater separation will only be considered for land that is already zoned for urban development and where drainage management plan is provided to the satisfaction of the responsible authority in consideration of advice from referral agencies to demonstrate:*
>
> - *How separation from groundwater will be achieved.*
> - *Adequate separation between sewage disposal areas and drains in accordance with GSP 2019 Section 5.2.2; and*
> - *That redirected water will not impact upon surrounding properties or receiving water bodies."*

Assessment of a suitable drainage management plan falls outside the scope of this site and soil evaluation. It, therefore, has not been considered when assessing the required vertical setbacks or recommendations for site suitability. However, a suitable drainage management plan should be provided if the above vertical setback recommendations are not adopted using imported fill material to elevate the LAA.

4 RECOMMENDATIONS

4.1 Wastewater management system

A detailed design of the lots' wastewater management system is beyond this report's scope. However, based on the results of the Site-and-Soil Evaluation, on-site treatment, and disposal of the generated wastewater for the subject development land can be considered achievable, as long as the following recommendations are followed and there is adherence to the minimum requirements detailed in Section 3.7.

4.1.1 Zone 1

- The following lots may have land application areas positioned within assessment Zone 1.
    - Part of Lots 9, 10, 11, 12, 19 and 20
- All lots are located within an estuary catchment of the Swan and Scott coastal plain and are therefore considered within a sewerage-sensitive area.
- All potential lots are required to have a minimum area of 1 ha.
- The general landform of the potential lots is that of a flat to gently sloping plateau with a typical gradient of 1-3%.
- Groundwater is expected to be 2.5 m below ground level, based on the monitoring well data recorded at BH7. Ongoing groundwater level measurements should be conducted throughout the wet season to monitor the peak levels and seasonal fluctuations.
- Considering the requirement for the minimum lot size and a secondary treatment system, the subject land can be expected to support the minimum land application area while meeting the recommended horizontal and vertical setback distances.
- The land application areas should be placed on each lot's highest, flattest parts where practicable.
- Based on the results of the SSE investigation, treatment of the generated wastewater to a secondary level with a Department of Health approved secondary treatment system (STS) with nutrient removal utilising a sub-surface application system can be considered satisfactory. However, the client's final selection of the system should be undertaken from the list of approved Department of Health Secondary Treatment Systems. It should achieve a minimum nutrient output of:
    - 20 mg/L of Biochemical Oxygen Demand (BOD)
    - 30 mg/L of Total Suspended Soils (TSS)
    - 10 cfu/100mL of Escherichia (E) coli
- For a typical 6-person residential household with a design loading rate of 120 L/person/day, a land application area of 144 m^2 is required based on the in-situ Category 1 soil. This calculation is based on the conversion factors provided in Section 2 of Schedule 2 of the GSP19.
- If land application areas are placed outside of the preferred location (Zone 1) selected within this report and within a different zoned area (See Drawing 11207-G1-DG-002), then the recommendations for the Wastewater Management system should be in accordance with Zone 2/3 in Section 4.1.2 below.

4.1.2 Zone 2 and Zone 3

- The following lots may have Land Application Areas positioned within assessment Zone 2/3.
    - Zone 2 – Lot 8. Part of Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20
    - Zone 3 – Part of 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19 and 20.
- All lots are located within an estuary catchment of the Swan and Scott coastal plain and are therefore considered within a sewerage-sensitive area.
- All potential lots are required to have a minimum area of 1 ha.
- The general landform of the potential lots is that of a flat to gently sloping plateau with a typical gradient of 1-3%.
- Groundwater is expected to be within 0.9 m below ground level to 0.2 m above ground level for most of the site, based on the monitoring well data installed by WML.

- The land application area should be elevated for all lots to provide a minimum 1.5 m vertical separation to groundwater.
- Considering the requirement for the minimum lot size and the use of a secondary treatment system, it can be expected that lots can support the minimum land application area while meeting the recommended horizontal and vertical setback distances.
- The land application areas should be placed on each lot's highest, flattest parts where practicable.
- Based on the results of the SSE investigation, treatment of the generated wastewater to a secondary level with a Department of Health approved Secondary Treatment System (STS) with nutrient removal utilising a sub-surface application system can be considered satisfactory. The client should undertake the final selection of the system from the list of approved Department of Health Secondary Treatment Systems. It should achieve a minimum nutrient output of:
    - 20 mg/L of Biochemical Oxygen Demand (BOD)
    - 30 mg/L of Total Suspended Soils (TSS)
    - 10 cfu/100mL of Escherichia (E) coli
- For a typical 6-person residential household with a design loading rate of 120 L/person/day, a land application area of 180 m^2 is required based on Category 3 imported sandy loam soil/ site won fill material. This calculation is based on the conversion factors provided in Section 2 of Schedule 2 of the GSP19. It should be noted that the Land Application Area (LAA) and setback distances for Zones 2 and 3 have been assessed with the assumption that suitable thickness of suitable fill have been placed as detailed within this report.
- Special consideration should be given to avoid effluent discharge into the surface water, which includes the existing pond in Lot 13, and the open drain on the western boundary/southwestern corner of the site. All nearby effluent systems must have a minimum horizontal setback distance of 50 m from the surface water. In addition, the nearby build-up area for the effluent system should be sloped to drain the surface water and effluent away from the pond.

It is recommended that the design and installation of the effluent management system are carried out by a suitably qualified, licensed plumber or drainer experienced with on-site wastewater disposal systems and an irrigation expert familiar with effluent irrigation equipment to provide further design advice if required. The irrigation plan must ensure the even application of effluent throughout the entire application area. The primary constraint influencing detailed design is the proximity to surface waters (requiring vertical separation).

4.2 Setback distances

The minimum required setback distances have been based on imported materials used to achieve vertical groundwater separation. As a result, the setback distances are generally consistent across the entire subject development land. However, setback distances should be reassessed following confirmation of proposed lot locations, allowing the preferred LAA area to be included in subsequent drawings.

Setback buffer distances from effluent land application areas and treatment systems are required to help prevent human contact, maintain public amenities, and protect sensitive environments. The following recommendations have been made in general accordance with GSP 2019 and AS / NZS 1547:2012.

4.2.1 Zone 1

The recommended minimum setback distances have been based on a sub-surface application system disposing of a secondary treated effluent through Category 1 soil.

Table 12: Relevant setback distances for Zone 1

Feature	Minimum Setback distance
Private bore for household/drinking water purposes	35 m
A drainage system that discharges directly into a waterway or wetland without treatment	100 m
Waterway/watercourse (measured from the edge of the wetland vegetation)	100 m
Vertical distance to peak groundwater levels	1.5 m
Property boundary	4.5 m
Buildings/houses	2.5 m
Surface water	35 m
Recreational areas (children's play areas, swimming pools and so on)	5.5 m
In-ground water tank	6 m
Retaining walls and embankments, escarpments, cuttings	3 m or 45° angle from the toe of the wall (whichever is greatest)

4.2.2 Zone 2 and 3

The recommended minimum setback distances have been based on a sub-surface application system disposing of a secondary treated effluent through Category 3 soil.

Table 13: Relevant setback distances for Zones 2 and 3

Feature	Minimum Setback distance
Private bore for household/drinking water purposes	38 m
A drainage system that discharges directly into a waterway or wetland without treatment	100 m
Waterway/watercourse (measured from the edge of the wetland vegetation)	100 m
Vertical distance to peak groundwater levels	1.5 m
Property boundary	6 m
Buildings/houses	3 m
Surface water	50 m
Recreational areas (children's play areas, swimming pools and so on)	6 m
In-ground water tank	6.5 m
Retaining walls and Embankments, escarpments, cuttings	3 m or 45° angle from the toe of the wall (whichever is greatest)

4.3 Preferred land application areas

WML have prepared drawing 11207-G1-DG-003, detailing the available land for land application areas, along with the preferred location of the effluent treatment within this LAA. These locations have been selected to ensure the greatest mitigation of contamination is achieved, including excluding areas of inundation where possible, elevated areas of the

lots, and positioned to promote drainage away from open channels and drains. The preferred LAA drawing is attached in Appendix A.

4.4 Monitoring, operation and maintenance

Maintenance is to be carried out in accordance with the DOH Approval of the selected primary or secondary treatment system and the manufacturer's recommendations. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system functions adequately, residents must:

- Have a suitably qualified maintenance service technician for the primary or secondary treatment system at the frequency required by the manufacturer under the local government permit to use.
- Use household cleaning products that are suitable for septic tanks or ATUs.
- Keep as much fat and oil out of the system as possible; and
- Conserve water (AAA-rated fixtures and appliances are recommended).

To ensure the land application system functions adequately, residents must:

- Regularly harvest (mow) vegetation within the application area and remove this to maximise uptake of water and nutrients.
- Monitor and maintain the application system following the manufacturer's recommendations, including flushing the drainage lines; and
- Regularly clean in-line filters.

5 CLOSURE

As a result of our assessment, we recommend that sustainable on-site sewage management and disposal systems be installed to meet the needs of the proposed residential lots of 564 Garvey Road Subdivision, WA. We trust that the information provided satisfies your present requirements and meets your approval. Should you have any queries, please do not hesitate to contact the author.

We draw your attention to the attached “Report Limitations” included with this report. This information sheet is intended to provide additional information about this report and its information. This information is provided not to reduce the level of responsibility accepted by WML but to ensure that all parties that rely on this report and the information contained herein are aware of the responsibilities that each assumes in so doing.

6 REFERENCES

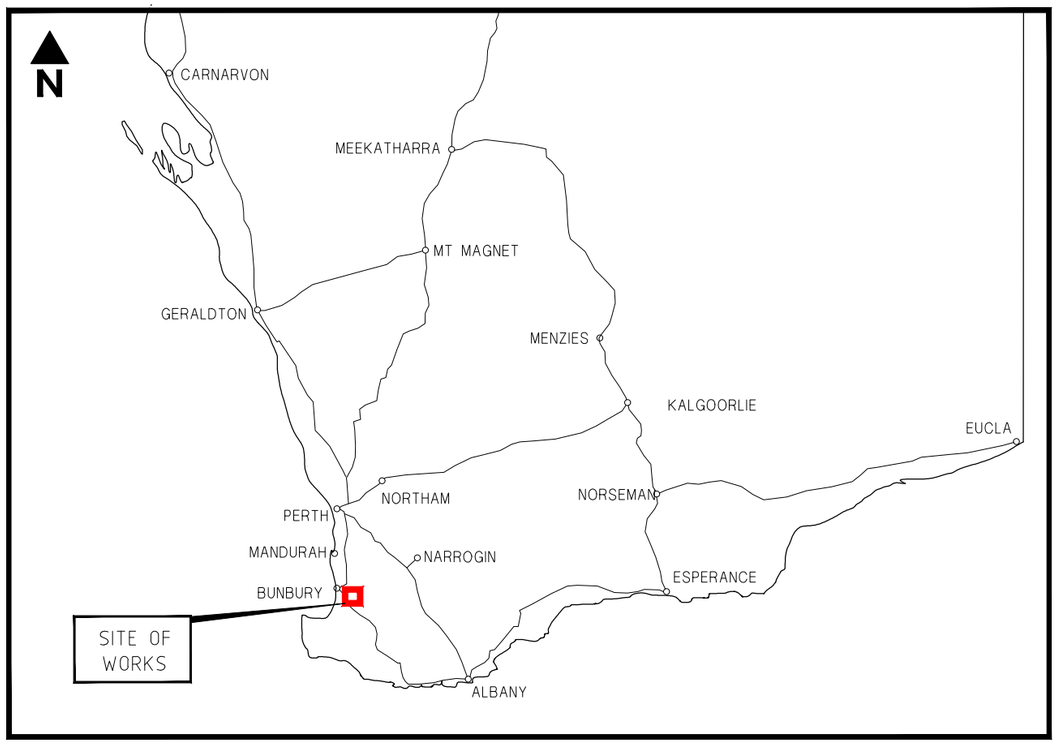
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APPENDIX A

DRAWINGS

(Appendix ORD: 12.2.3A)

LOT 564 GARVEY ROAD
GEOTECHNICAL INVESTIGATION



MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE



LOCALITY PLAN
NOT TO SCALE

PRELIMINARY DRAWING
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SCALE NOT TO SCALE
A1

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CONSULTANT DRAWING NUMBER 11207-G1-DG-001

REVISIONS					
N°	DESCRIPTION	APPROVED	DATE	DRAWN	
B	ISSUED FOR APPROVAL	A G	18.06.24	C H	
A	ISSUED FOR REVIEW	B B	28.02.24	C H	

NOTE * INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING OR LAST REVISION OF DRAWING

NAMES PRINTED IN FULL		DATE
DESIGNED	B. BAJGAIN	FEB 2024
DRAWN	C. HICK	FEB 2024
VERIFIED		
APPROVED		

CLIENT: VA & MP WRIGHT & SON

PROJECT: LOT 564 GARVEY ROAD GEOTECHNICAL INVESTIGATION

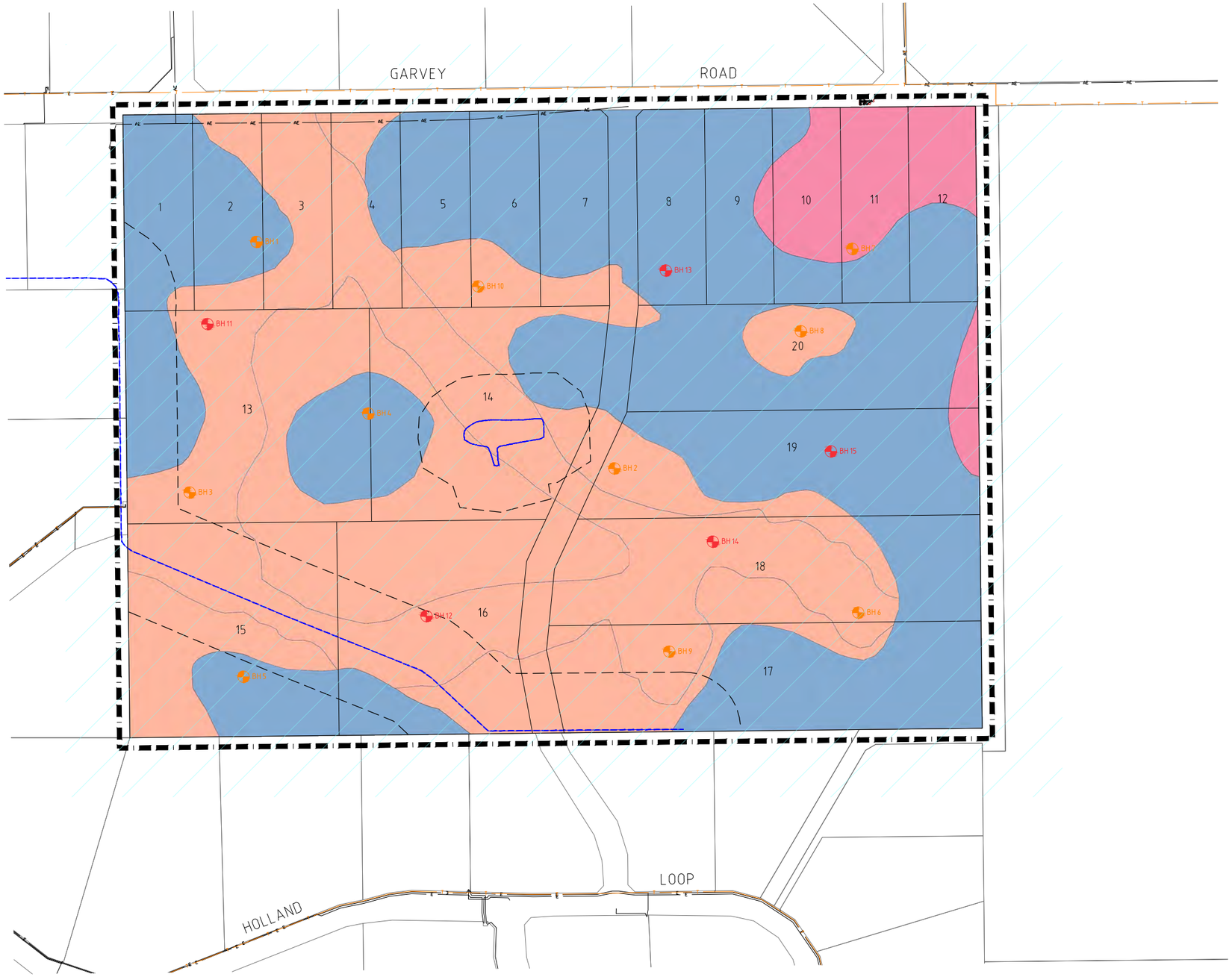
DRAWING TITLE: LOT 564 GARVEY ROAD SUBDIVISION LOCALITY PLAN

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DRAWING NUMBER: 11207-G1-DG-001 REVISION: B

(Appendix ORD: 12.2.3A)

N



LEGEND

- BH 11 — WML BOREHOLE (JANUARY 2024)
- BH 4 — WML BOREHOLE (MAY 2023)
- ZONE 1
- ZONE 2
- ZONE 3
- SCOTT COASTAL PLAIN
- SITE BOUNDARY
- 50m SETBACK TO SURFACE WATER
- EXISTING OPEN DRAIN

PLAN

NOT TO SCALE

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CONSULTANT DRAWING NUMBER 11207-G1-DG-002

REVISIONS					
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A	ISSUED FOR REVIEW	B.B	28.02.24	C.H	
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NAMES PRINTED IN FULL		DATE
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DRAWN	C. HICK	FEB 2024
VERIFIED		
APPROVED		

CLIENT: VA & MP WRIGHT & SON

PROJECT: LOT 564 GARVEY ROAD GEOTECHNICAL INVESTIGATION

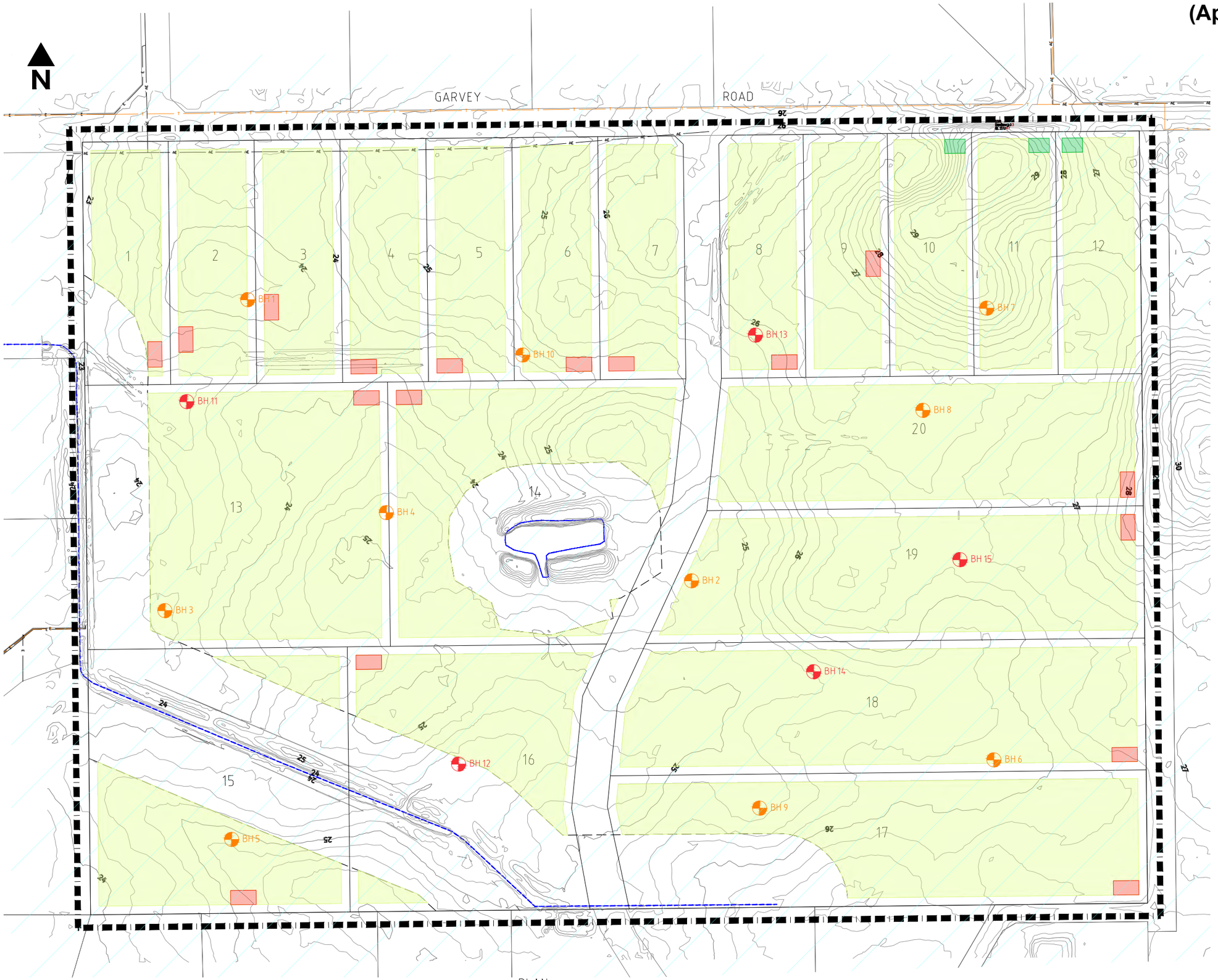
DRAWING TITLE: LOT 564 GARVEY ROAD SUBDIVISION SOIL SURVEY AND ANALYSIS AREAS

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DRAWING NUMBER: 11207-G1-DG-002 B

REVISION

(Appendix ORD: 12.2.3A)



LEGEND

- BH 11 — WML BOREHOLE (JANUARY 2024)
- BH 4 — WML BOREHOLE (MAY 2023)
- 1 — PREFERRED LAND APPLICATION AREA (144m²)
- 2/3 — PREFERRED LAND APPLICATION AREA (180m²)
- LAND AVAILABLE FOR APPLICATION AREA
- SCOTT COASTAL PLAIN SEWERAGE SENSITIVE AREA
- 50m SETBACK TO SURFACE WATER
- EXISTING OPEN DRAIN
- SITE EXTENTS

PLAN
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VERIFIED		
APPROVED		

CLIENT
VA & MP WRIGHT & SON

PROJECT
LOT 564 GARVEY ROAD
GEOTECHNICAL INVESTIGATION

DRAWING TITLE
LOT 564 GARVEY ROAD
SUBDIVISION
PREFERRED LAND APPLICATION AREAS

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DRAWING NUMBER 11207-G1-DG-003 B
REVISION B

APPENDIX B

WML GEOTECHNICAL REPORT

Appendix C Feature Survey

(Appendix ORD: 12.2.3A)



Harley Dykstra
PLANNING & SURVEY SOLUTIONS

DISCLAIMER
This plan has been prepared for R. Wright from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development. It should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but are derived from the SCDB September 2023. They are estimated to be accurate only to +/- 0.1m. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

AHD connection made to SSM Dardanup 3.

Underground services shown on this drawing have been plotted from service authority records obtained from 'Before You Dig Australia' or a similar source. Unless indicated otherwise only surface features have been located by survey.

Before starting any demolition, excavation or construction on the site, the relevant person should make an independent and updated enquiry of 'Before You Dig Australia' and any relevant service providers to ascertain the existence of further services (if any) and the accurate location of those not surveyed at the time of preparing this plan (or data).

No responsibility can be accepted by Harley Dykstra for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.

Contractors to verify all survey control marks to be correct (by field checks) prior to utilisation for construction purposes.

This note is an integral part of this plan or the data as transmitted. Failure to reproduce this note on providing this plan or accompanying data or any part thereof to any third party will render this plan or data invalid.

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NOTE:
See Certificate of Title 462-125A for interests and encumbrances over Lot 564

LEGEND
- Lot boundary (SCBD)
- AE — Aerial power (BYDA)
- E — Underground power (BYDA)
- T — Telecommunications (BYDA)
- Open Channel Drain (BYDA)

Contour interval: 0.25m

rev	details	approved	date
A	Original drawing	PH	26/09/23

survey: PH 21/09/23	cad file: 23858-01A.dgn
drawn: NP 22/09/23	checked: PH 26/09/23
horiz datum: PCG2020	level datum: AHD
scale at A1: 1 : 1500	all distances are in metres (0 20 40 60)

plan type
CONTOUR SURVEY

client
R. Wright

description
Lot 564 on DP250872
Garvey Road
CROOKED BROOK

drawing no
23585-01A

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Appendix D Geotechnical Report

(Appendix ORD: 12.2.3A)

VA & MP Wright & Son

LOT 564 GARVEY ROAD

GEOTECHNICAL INVESTIGATION CROOKED BROOK WA







June 2024
11207-G-R-002 Rev1

WML
Consulting Engineers

Document History and Status				
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1	Aleks G	Raphael H	Issued to Client	19/06/2024

Issued to:	Ross Wright, Kylie Shaw, Ashlee Rose
WML Project Number:	11207
Document Name:	11207-G-R-002 Rev1

WML Consultants Pty Ltd



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EXECUTIVE SUMMARY

WML Consultants have undertaken geotechnical investigations (two stages, May 2023 and November 2023) and installed groundwater monitoring wells (May 2023) at Lot 564 Garvey Road to support the proposed residential development of the site (subdivision).

This report presents the findings of the geotechnical investigation, along with geotechnical information that may be used to inform civil design and earthworks.

Several subsurface profiles have been identified on-site and are detailed in Table 10, Table 11 and Table 12. These profiles have been used to divide the Lot into three Zones (1, 2 and 3) based on the similarity of borehole profiles across the site. Areas have been defined based on investigation findings and site landform to develop preliminary site classifications and remedial works across the entire Lot. These areas are presented on a site map drawing, 10207-G1-DG-002, along with the location of borehole excavations. The geotechnical investigation identified that the majority of the site gets locally inundated during the wet seasons.

Based on the in-situ conditions, the soils encountered on site are not considered suitable in their current state, and require remediation prior to construction. Remediation is required due to:

- Zone 1 – loose sands to a depth of 1.5 m
- Zones 2 and 3 – Shallow/surface groundwater

For these reasons, site classification has been based on post-remediation works as recommended in Section 6 and is presented in Section 5.2.

Typically, separation between peak groundwater levels and the base of footings of 1.2 m to 1.5 m is required. This can be achieved by importing clean sand fill or suitable site-won material, as discussed in Section 6. Should the building envelope be located on the loose sands identified in the sand ridges, compaction to a deeper suitable depth is stressed.

Site classifications should be reassessed for each lot following the completion of earthworks, and the recommendations within this report should be reassessed based on updated findings during earthworks and groundwater monitoring.

The monitoring well data indicated shallow or surface groundwater in some low-lying areas during the wet season, as shown in Table 9. Thus, special consideration should be made to avoid earthworks during the winter/wet months. The expected high groundwater/ponding surface water should be considered when designing civil works to meet design codes for groundwater separation to footings and for environmental requirements for on-site effluent disposal (see additional Site and Soil evaluation report 11207-G-R-003 Rev1). This report has only considered the geotechnical condition of the site when assessing recommendations for site improvement, and therefore the requirements for civil and/or environmental requirements may exceed those detailed within this report.

This report should not be used as an earthwork specification and only be used as a guide following prior communication with WML.

CONTENTS

EXECUTIVE SUMMARY **3**

1 INTRODUCTION **7**

1.1 Site description 7
1.2 Client supplied information 7
1.3 Objectives of this report 7

2 FIELD PROGRAMME **8**

2.1 Fieldwork 8
2.2 In-situ permeability tests 9
2.3 Dynamic cone penetrometer (DCP) testing 9

3 LABORATORY TESTING **11**

3.1 Acid sulphate soil testing 12

4 SUBSURFACE CONDITIONS **14**

4.1 Published geology 14
4.2 Groundwater 14
4.3 Interpreted subsurface profile 15

5 GEOTECHNICAL DISCUSSION **17**

5.1 Geotechnical design parameters 17
5.2 Site classification 17
5.3 Site improvement 18
5.4 Earthquake classification 18
5.5 Preliminary allowable bearing pressure 18
5.6 Drainage 20
5.7 Earth retaining structures 20

6 RECOMMENDATIONS **21**

6.1 General site preparation 21
6.2 Compaction 22
6.3 Excavatability 23
6.4 Subgrade design CBR 23
6.5 In-situ material quality 23
6.6 Structural fill 23
6.7 Batter slopes 23
6.8 Preliminary acid sulfate soil (ASS) assessment 24
6.9 Site and soil evaluation 24

7 FUTURE INVESTIGATIONS **25**

8 CLOSURE **25**

9 REFERENCES **26**

TABLES

Table 1: Summary of the first and second stages of fieldwork 8
Table 2: In-situ permeability test results 9
Table 3: Summary of DCP results BH1 (DCP1) - BH10 (DCP10) 10
Table 4: Summary of DCP results BH11 (DCP11) - BH15 (DCP15) 10
Table 5: Summary of soil classification testing 11
Table 6: Summary of the CBR Testing 11
Table 7: Summary of Emersion and PRI laboratory testing 12
Table 8: Summary of ASS field testings 13
Table 9: Summary of groundwater depths 15
Table 10: Generalised sub-surface soil profile for Zone 1 16
Table 11: Generalised sub-surface soil profile for Zone 2 16
Table 12: Generalised sub-surface soil profile for Zone 3 16
Table 13: Geotechnical design parameters for assessed ground profile and imported sand. 17
Table 14: Site classification 18
Table 15: Preliminary allowable bearing pressure post site preparation 19
Table 16: Retaining wall design parameters 20
Table 17: Minimum PSP blow counts 22
Table 18: Maximum unprotected batter slopes 23

FIGURES

Figure 1: Extract from 1:50,000 Geological Map 'Bunbury'
Figure 2: Soil profile zoning map
Figure 3: Extract from AS2870:2011 (Table 2.3)

APPENDICES

LIMITATIONS

DRAWINGS

APPENDIX A

Groundwater monitoring report 11207-G-R-001-1

APPENDIX B

Soil Logs

APPENDIX C

Laboratory Testing

1 INTRODUCTION

Ross Wright (the client) engaged WML Consulting Engineers (WML) on behalf of VA & MP Wright & Son to undertake a geotechnical investigation at Lot 564 Garvey Road, Crooked Brook, Western Australia, to support the proposed residential development. WML was initially engaged in May 2023 to install and monitor 10 groundwater monitoring wells across the site to determine peak groundwater levels through the wet season.

A second geotechnical investigation was completed at the end of November 2023, with additional boreholes and monitoring wells installed to complete a preliminary geotechnical and Site and Soil Evaluation (SSE) report. This preliminary geotechnical report presents the findings of the both stages of geotechnical investigations, including the details of the fieldwork performed, the results of in-situ and laboratory testing, a preliminary site classification to AS2870:2017 and recommendations for site preparation.

1.1 Site description

The proposed subdivision is located approximately 12 km southeast of Bunbury, Western Australia and is located within the Shire of Dardanup. The site has an area of 40.52 ha and is typically flat, with a few slightly elevated sand ridges located mostly in the northern area of the site. The sand ridge is elevated approximately 1–3 m above the surrounding land with approximately a 3-5% slope. Based on the provided contour map, the site ranges in elevation from 24 m AHD to 30 m AHD. A man-made pond approximately 50 m x 20 m has been constructed in the middle of the site. An open drain runs through the western boundary on Lot 13 and diagonally runs mid-way through Lots 15 and 16.

The land is currently used for cattle grazing and is typically covered with grass. The site is generally cleared land with an increased density of medium to large trees located mostly within Lots 10-12, and Lots 19-20 as per Concept Plan Option C 23585-02C by Harley Dykstra, and a couple of trees sporadically spread through the paddocks.

Based on a desktop review and groundwater data collected from monitoring wells during the wet season, the site is susceptible to local inundation, with elevated groundwater around the sand ridge (which typically remains free from perched water).

1.2 Client supplied information

The following information was made available by the client for the purpose of this report.

- “Concept Plan” drawing No 23585-02C by Harley Dykstra
- Landgate Map showing the investigation area
- ‘23858-01A Contour Survey’ by Harley Dykstra

1.3 Objectives of this report

The objectives of the geotechnical investigation were to:

- Assess the sub-surface soil conditions across the site
- Provide a preliminary site classification(s) in accordance with AS 2870-2011 “Residential Slabs and Footings” and a site subsoil class in accordance with AS 1170.4-2007,
- Provide recommendations for design CBR values and drainage conditions,
- Provide a preliminary acid sulphate soils (ASS) assessment.
- Provide geotechnical advice that could affect the design.

2 FIELD PROGRAMME

2.1 Fieldwork

The first stage of fieldwork was carried out in May 2023 with the intent of groundwater observation; the report is appended to this report (Appendix A). The 10 boreholes were logged in general accordance with AS 1726 to collect additional subsurface information. The information from this first stage ground investigation has been presented and interpreted within this report.

The second stage of fieldwork was carried out on 27th and 28th Nov 2023 by a qualified WML geotechnical engineer and comprised:

- A site walkover to observe existing site features and to take record photographs.
- Five (5) solid auger boreholes were drilled using a ute-mounted mechanical auger drill rig, extending to depths of 2.65 m, designated BH11 to BH15.
- Installation of two groundwater monitoring wells with steel monuments at BH 12 and BH 13.
- Five (5) dynamic cone penetrometer (DCP) tests adjacent to each borehole.
- Three (3) in-situ permeability tests using the Talsma-Hallam method.
- Collection of representative soil samples from boreholes for laboratory testing.

The site investigation was undertaken in general accordance with Australian Standard AS 1726:2017 '*Geotechnical Site Investigations*'. A qualified geotechnical engineer from WML completed the fieldwork, logged the materials encountered in the boreholes, carried out in-situ testing, collected soil samples, and took record photographs. All boreholes were backfilled as close to the original conditions as possible. The approximate test locations are presented on the site map, 10207-G1-DG-002 B attached to the end of this report under the 'Drawings' Appendix.

Each location for intrusive ground investigation was checked for underground services against Dial-Before-You-Dig plans before any excavation works were completed.

Table 1: Summary of the first and second stages of fieldwork

Location ID	Equipment	Elevation	Coordinates (MGA94 Zone 50)		Termination Depth (m)	Reason for termination	Date Completed
		RL (m)	Easting	Northing			
BH1	Drill rig	24.14	382410.17	6302150.52	2.50	TD	31/05/2023
BH2	Drill rig	24.77	382727.38	6301952.25	2.50	TD	31/05/2023
BH3	Drill rig	23.27	382356.09	6301931.66	5.50	TD	01/06/2023
BH4	Drill rig	24.92	382512.74	6302000.96	2.50	TD	31/05/2023
BH5	Drill rig	25.10	382403.59	6301770.52	2.50	TD	31/05/2023
BH6	Drill rig	25.78	382940.61	6301826.99	5.50	TD	01/06/2023
BH7	Drill rig	28.44	382935.41	6302144.71	2.50	TD	31/05/2023
BH8	Drill rig	26.12	382890.18	6302072.28	2.50	TD	31/05/2023
BH9	Drill rig	24.70	382775.09	6301792.46	2.50	TD	01/06/2023
BH10	Drill rig	24.51	382608.81	6302111.11	2.50	TD	01/06/2023
BH11	Drill rig	24.8	382367.97	6302077.72	2.65	TD	28/11/2023
BH12	Drill rig	24.8	382562.92	6301823.00	1.00	Refusal	28/11/2023
BH13	Drill rig	25.8	382772.09	6302125.07	2.65	TD	28/11/2023
BH14	Drill rig	25.25	382813.26	6301888.48	2.00	Refusal	28/11/2023
BH15	Drill rig	25.25	382916.11	6301966.97	2.65	TD	28/11/2023

Notes: All depths are relative to the existing ground surface
TD = Target Depth

2.2 In-situ permeability tests

Three in-situ permeability tests were undertaken adjacent to BH11, BH14, and BH15 using the constant head Talsma-Hallam method in accordance with AS/NZS 1547:2012. Boreholes 110 mm in diameter and 600 mm deep were excavated and filled with water to saturate the surrounding soil. A constant head of water was then applied, and a known volume of water was timed to dissipate.

The permeability tests focused on the material layer at the expected depth for on-site effluent treatment systems. A response zone of 250 mm from the base of the boreholes was applied at each test location. Testing was conducted at each location until a consistent flow rate of water through the soils was measured. A summary of the test results is presented below in Table 2.

Table 2: In-situ permeability test results

Location ID	Test soil	In-situ Permeability Test	
		m/s	m/day
BH11	SAND with clay (SP)	2.54×10^{-5}	2.20
BH14	Silty SAND (SM)	1.92×10^{-6}	0.17
BH15	SAND trace silt (SP)	7.30×10^{-5}	4.50[1]

Note: 1- conservative conversion

2.3 Dynamic cone penetrometer (DCP) testing

The dynamic cone penetrometer (DCP) test is an in-situ, manual penetration test that measures the penetration resistance of the soil. The test is conducted by driving a cone-tipped rod into the ground surface using a 9 kg weight dropped from a standard height. The number of drops (called blows) is recorded for each 150 mm depth, and the process continues till the target depth is achieved. The DCP tests were completed in accordance with AS 1289.6.3.3-1997. DCP blow counts are included on the borehole log profiles, which are appended to this report (Appendix B) and a summary of the results is presented in Table 3 and Table 4 below.

Table 3: Summary of DCP results BH1 (DCP1) - BH10 (DCP10)

Depth (m below existing ground level)	DCP1	DCP2	DCP3	DCP4	DCP5	DCP6	DCP7	DCP8	DCP9	DCP10
0.05 – 0.20	2	4	4	2	2	4	3	3	5	4
0.20 – 0.35	3	5	5	5	3	5	2	6	6	9
0.35 – 0.50	3	3	3	2	2	4	3	7	6	12
0.50 – 0.65	4	3	2	6	2	5	2	5	7	9
0.65 – 0.80	7	2	2	7	4	6	1	2	9	7
0.80 – 0.95	8	3	3	6	5	9	1	2	9	4
0.95 – 1.10	16	7	6	6	5	11	0	3	15	5
1.10 – 1.25	23	10	7	25	5	10	1	4	19	2
1.25 – 1.40	3	14	9	25	6	13	1	6	19	1
1.40 – 1.55	4	10	8	-	7	21	2	7	14	2
1.55 – 1.70	4	11	10	-	16	24	3	14	15	5
1.70 – 1.85	6	13	15	-	22	21	4	25	16	11
1.85 – 2.00	20	17	25	-	10	4	7	-	16	19
2.00 – 2.15	-	-	15	-	8	5	9	-	16	-

Note: Red highlights indicate loose soils

Table 4: Summary of DCP results BH11 (DCP11) - BH15 (DCP15)

Depth (m below existing ground level)	DCP11	DCP12	DCP13	DCP14	DCP15
0.05 – 0.20	12	10	4	6	4
0.20 – 0.35	10	28	8	4	12
0.35 – 0.50	5	9	8	2	11
0.50 – 0.65	4	4	6	2	5
0.65 – 0.80	3	50	5	1	6
0.80 – 0.95	4	-	4	2	6
0.95 – 1.10	6	-	4	4	3
1.10 – 1.25	6	-	6	4	5
1.25 – 1.40	10	-	19	5	6
1.40 – 1.55	12	-	15	7	Refusal
1.55 – 1.70	16	-	7	8	-
1.70 – 1.85	20	-	15	8	-
1.85 – 2.00	16	-	9	17	-
2.00 – 2.15	-	-	11	15	-

3 LABORATORY TESTING

To assist in the evaluation of geotechnical design parameters and for confirmation of the visual classification of the soils, laboratory testing was carried out by NATA-accredited laboratories Construction Science and Environmental and Agricultural Testing Services (EATS). The testing comprised the following:

- Particle size distribution on 4 samples (AS 1289 3.6.1)
- Atterberg limits and linear shrinkage on 4 samples (AS 1289 3.1.2, 3.2.1, 3.3.1, 3.4.1)
- Modified maximum dry density (MMDD) on 1 sample (AS 1289.5.2.1)
- 4-day Soaked California bearing ratio (CBR) on 1 sample (AS 1289 6.1.1)
- Phosphorous retention index (PRI) on 4 samples.
- Emersion class on 4 samples.

The results of the testing are presented in the tables below, and the laboratory test certificates are presented in Appendix C.

Table 5: Summary of soil classification testing

Location ID	Depth (m)	PSD			Atterberg Limits				[1]Soil Classification (USCS)
		Fines (%)	Sand (%)	Gravel (%)	LL (%)	PL (%)	PI (%)	LS (%)	
BH11	1.25	43	47	10	50	17	33	12	CL
BH12	0.3	17	87	5	NO	NP	NP	0	SP
BH14	0.3	13	87	0	NO	NP	NP	1	SP
BH11	0.5	18	80	2	NO	NP	NP	0.5	SP

Notes:

Terminology - PSD = Particle Size Distribution; LL = Liquid Limit; PL = Plastic Limit; PI = Plasticity Index; LS = Linear Shrinkage; NO = Not Obtainable; NP = Non-Plastic

[1]Soil classifications based on the classification of fine and coarse grained soils presented in Table 9 and Table 10 of AS1726:2017

Table 6: Summary of the CBR Testing

Location	Depth (m)	Strength			Swell (%)
		OMC [1)] (%)	MDD (t/m3)	CBR [2)] (%)	
BH12	0.3	7.3	2.034	70	0

Notes: All depths are relative to the existing ground surface.

OMC – Optimum Moisture Content; MDD – Maximum Dry Density; CBR – California Bearing Ratio

[1)] Tested at 95% laboratory dry density ratio.

[2)] Soaked CBR value quoted at 2.5 mm penetrate

Table 7: Summary of Emersion and PRI laboratory testing

Location ID	Depth (m)	Emersion Class	Description	PRI (mL/g)	Classification	USCS
BH13	0.5	3	Slakes. Dispersion after remoulding	611	Very Strongly Absorbing	SP
BH11	1.25	5	Slakes. Flocculation in soil/water suspension	108	Very Strongly Absorbing	CL
BH14	0.75	6	Slakes. Flocculation in soil/water suspension	1225	Very Strongly Absorbing	SC
BH15	1.5	3	Slakes. Dispersion after remoulding	33	Moderate to Strongly Absorbing	SP

Note: PRI – phosphorous retention index

The phosphorous retention index (PRI) can be defined as the ratio of phosphorus absorbed to the phosphorus remaining when the soil is left in contact with a standard phosphorus solution under standard conditions. It is generally used as a measure of a soil's ability to strip an applied effluent of phosphorus and, hence, prevent leaching or contamination into the groundwater. In sandy soils, the phosphorus retention index is usually less than 5. Very strongly absorbing soils include lateritic loams, iron-rich peats, Karri loams with PRI >70.

3.1 Acid sulphate soil testing

Laboratory testing was conducted as part of a preliminary acid sulphate soils (ASS) investigation to determine the potential need for further confirmatory testing and subsequent ASS and dewatering management plans. Sampling was conducted at 0.5 m intervals from five boreholes, placed on ice inside an esky, and delivered to EATS, a NATA-accredited laboratory, for acid sulphate soil field testing. The testing results are presented below, and the laboratory test certificates are attached in Appendix C.

Table 8: Summary of ASS field testings

Location ID	Depth (m)	pH_F	pH_{FOX}	ΔpH	Reaction
BH11	0.5	6.21	3.91	2.30	None
BH11	1.0	6.62	4.96	1.66	None
BH11	1.5	6.79	5.11	1.68	None
BH11	2.0	7.29	5.35	1.94	None
BH11	2.5	7.18	5.36	1.82	None
BH12	0.5	6.98	5.24	1.74	None
BH12	1.0	6.77	4.33	2.44	Low
BH13	0.5	4.91	3.59	1.32	None
BH13	1.0	5.26	3.41	1.85	None
BH13	1.5	5.65	3.15	2.50	Low
BH13	2.0	5.93	3.07	2.86	Low
BH13	2.5	6.24	3.22	3.02	None
BH14	0.5	5.35	4.34	1.01	None
BH14	1.0	5.64	4.57	1.07	None
BH14	1.5	5.52	4.24	1.28	None
BH14	2.0	5.12	3.77	1.35	None
BH15	0.5	5.86	4.52	1.34	None
BH15	1.0	5.34	4.28	1.06	None
BH15	1.5	6.13	3.76	2.37	None
BH15	2.0	5.80	4.02	1.78	Low
BH15	2.5	5.96	4.49	1.47	Low

Notes: pH_f – pH field test; pH_{fox} – pH field peroxide test
Highlighted results in red indicate potential ASS (PASS).

Acid sulphate soils (ASS) can be described as naturally occurring soils that contain sulphide minerals, commonly pyrite and iron sulphide. These soils form in wet, anaerobic conditions typically associated with wetlands and inundated areas. Where undisturbed, ASS is stable and does not pose an environmental risk. However, following a disturbance (e.g., excavation, dewatering, or installation of underground services), pyrite may oxidise, producing a variety of iron compounds and sulfuric acid.

ASS that has already oxidised, producing acidic conditions, is termed Actual ASS (AASS). ASS that has not oxidised is referred to as Potential ASS (PASS). Undisturbed PASS remaining in anaerobic conditions, for example, below the water table, does not generally pose a risk to the environment, as while they are undisturbed, their potential to generate environmentally hazardous acids is minimised. Non-ASS (NASS) is when actual (previously oxidised) or potential acidity is at concentrations not considered an environmental hazard or which do not require management.

4 SUBSURFACE CONDITIONS

4.1 Published geology

Based on the 1:50,000 Geological Series map sheet 'Bunbury', the near-surface geology consists of:

- 'Q_{pa}'-Guildford Formation: Mainly alluvial sandy clay
- 'Q_{pb}'-Bassendean sand: Low rounded dunes. Isolated low dunes with loose sands.
- 'Q_{pb}/ Q_{pa}'- Thin Bassendean sand over Guildford formation

The Bassendean sand is represented by the ridge and had varying thickness of sand often overlaying with Guildford formation. The soils encountered during the investigation are generally consistent with the geological map ground profile.

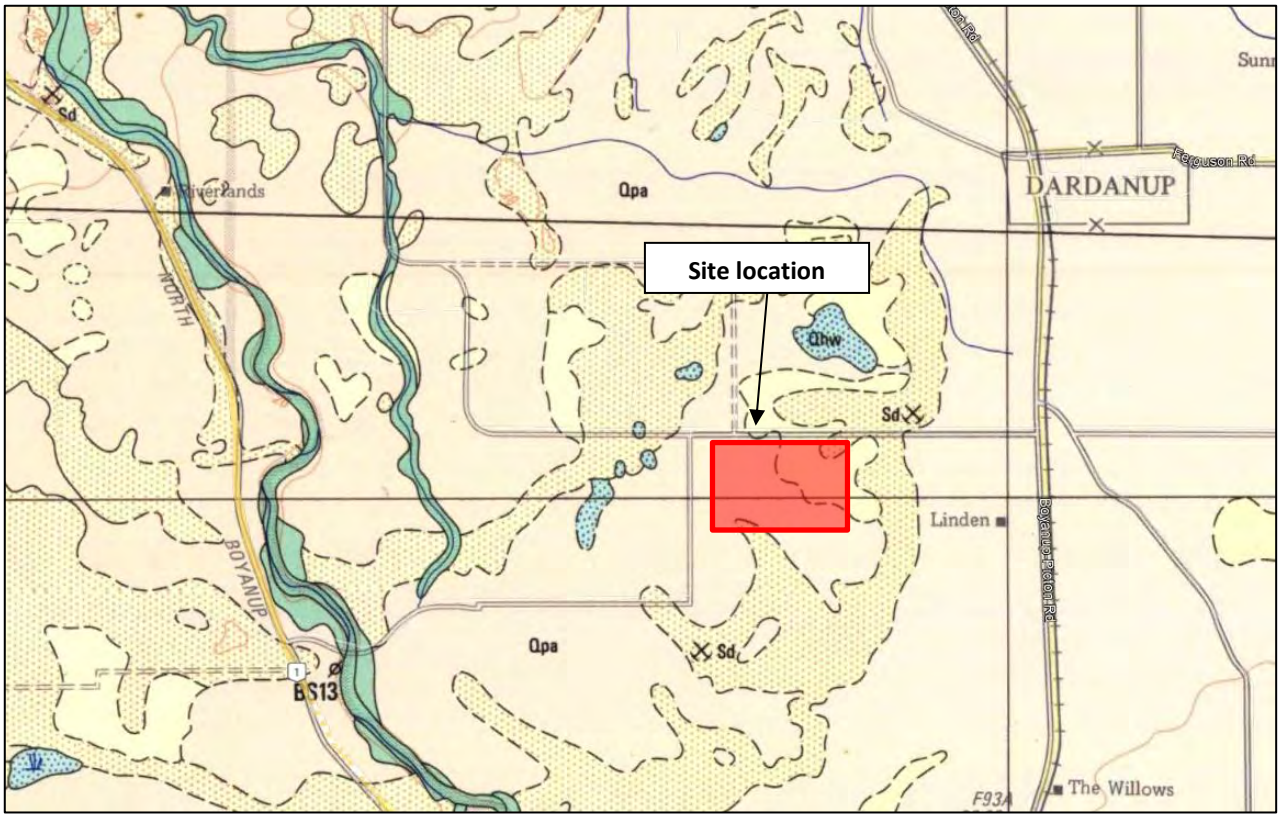


Figure 1: Extract from 1:50,000 Geological Map 'Bunbury'

4.2 Groundwater

During initial fieldwork in May 2023, ten monitoring wells were installed. Readings and measurements throughout winter indicated either shallow water table generally within 0.6 m or local inundation. The detailed summary of groundwater recorded during four different inspections during wet and dry seasons is presented below in Table 9.

Table 9: Summary of groundwater depths

Test ID	Depth of Groundwater (m)				[2]Expected peak groundwater level range (m ADH)
	Observed 1/06/2023	Observed 10/8/2023	Observed 15/9/2023	Observed 31/10/2023	
BH1	1.4	0.76	0.71	1.3	23.43
BH2	GNE	0.18	0.04	1.05	24.73
BH3	3.8	-0.10 (above ground)	-0.20 (above ground)	GNE	23.47
BH4	1.2	0.63	0.63	1.22	24.29
BH5	1.8	0.80	0.89	1.29	24.21
BH6	GNE	0.00[1]	0.00[1]	GNE	25.78
BH7	GNE	GNE	GNE	GNE	-
BH8	1.0	0.00	0.00	GNE	26.12
BH9	GNE	0.00	0.00	1.19	24.70
BH10	2.3	0.60	0.35	0.99	24.16

Notes: All depths are relative to the existing ground surface. Green cells highlight peak groundwater values for each location.
GNE = Groundwater not encountered,
[1]Groundwater not encountered in the borehole, but ponding was present in the area around the monitoring well.
[2] Based off RL of well location picked up by Thompson surveyor minus observed peak water table

4.3 Interpreted subsurface profile

The subsurface profile is typically consistent across the site, with layer thickness variations due to the deposition history and natural topography of the site. Three subsurface profiles have been identified on-site with similar material compositions but varying sand thicknesses. The site has been divided into three subsurface profiles, denoted by Zones 1-3, with an excerpt from drawing 11207-G1-DG-002 B (attached in the Drawings) shown below. The encountered soil profiles for each zone are summarised below in Table 10, Table 11 and Table 12.

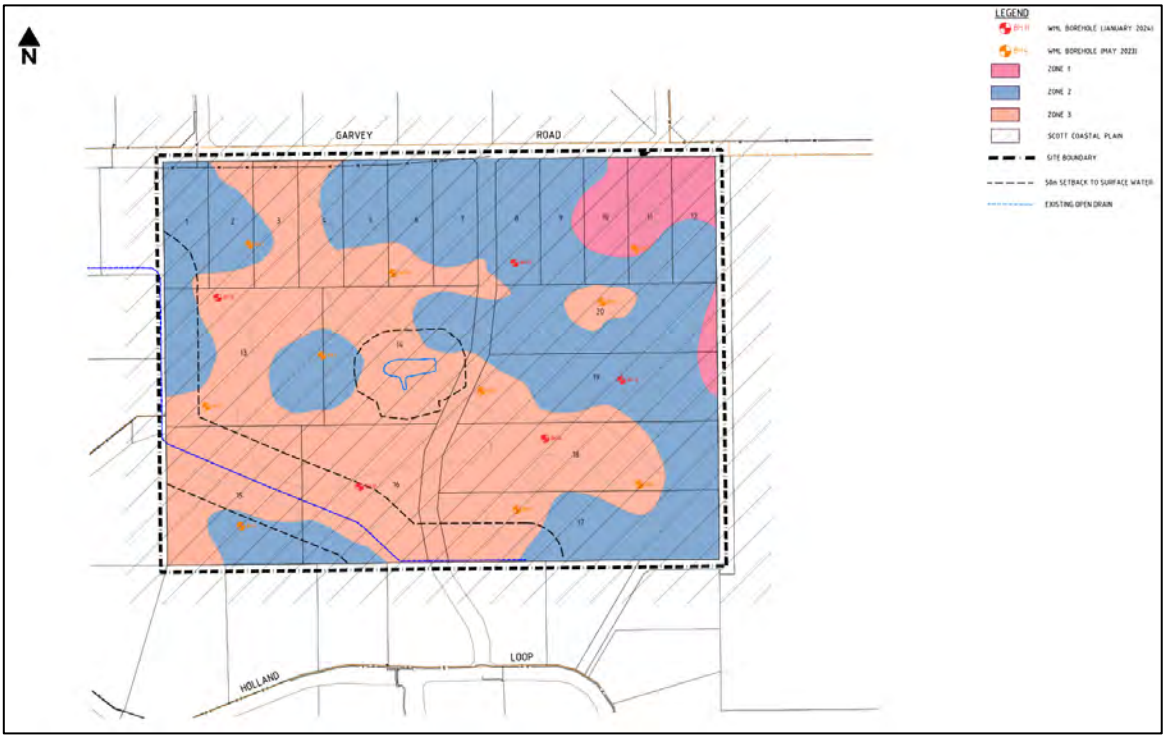


Figure 2: Soil profile zoning map

The top 100 mm across the site is typical topsoil consisting of:
Silty SAND, fine to medium-grained, dark grey; silt is low plasticity; trace roots; moist; loose.

Table 10: Generalised sub-surface soil profile for Zone 1

Depth (m)	Unit	Description
0.1 – 2.5	A	**SAND**/silty **SAND:** fine to medium-grained, moist, pale grey to dark orange, and loose to medium dense.

Table 11: Generalised sub-surface soil profile for Zone 2

Depth (m)	Unit	Description
0.1 – 1.0	A	**SAND**/silty **SAND:** fine to medium-grained, varying colour including pale to dark grey and brown-orange, moist, loose to medium dense. Some areas have slightly cemented lateritic sand.
1.0 – 2.6	B	Sandy **CLAY**/**CLAY**: medium to high plasticity, varying colour including yellow and brown/grey mottled red, trace medium-grained subrounded to subangular gravel, trace to some slightly cemented lateritic gravel, moist to wet, generally stiff to very stiff.

Table 12: Generalised sub-surface soil profile for Zone 3

Depth (m)	Unit	Description
0.1– 0.7	A	**SAND**/silty **SAND**: fine to medium-grained, pale grey to brown, with silt/clay, moist, loose to medium-dense. BH12 had shallow sands to the depths of 0.25 m. BH14 consisted of silty SAND with low to medium plastic clay to the depths of 1.25 m.
0.7 – 5.5	B	Sandy **CLAY**/**CLAY:** medium plasticity, varying colour including orange-brown and grey mottled orange; sand is fine to medium-grained, moist, generally stiff. Traces of lateritic orange sand clumps are occasionally present. BH3 and BH6 drilled from 2.6-5.5 m identified some gravel was identified within the stiff sandy clays.

5 GEOTECHNICAL DISCUSSION

5.1 Geotechnical design parameters

Based on laboratory test results, in-situ test results, and observations made in the field, Table 13 below presents the geotechnical parameters for the soil profile referenced in Section 4.3.

Table 13: Geotechnical design parameters for assessed ground profile and imported sand.

Depth (m)	Unit	Layer	Friction angle (Φ°)	Cohesion (C_u kPa)	Youngs Modulus (E MPa)	Dry unit weight (γ kN/m^3)	Undrained Shear Strength (S_u kPa)	Design permeability (K m/day)
0.1 – 1.0	A	SAND, some fines.	33	0	50	18.0	N/A	2.0
1.0 – 2.6	B	Sandy CLAY	27	3	15	18.5	70-90	-
-	-	Imported SAND fill, trace to some fines, dense	36	0	60	19	N/A	3.5

Field observations and in-situ tests (DCP / field permeability)

5.2 Site classification

Based on the site investigation results, the site may be classified in accordance with AS 2870:2011 - "Residential Slabs and Footings", which requires an estimation of the expected surface movement due to the wetting and drying of a foundation. The site classification assessment assumes that a topsoil strip has been undertaken to remove unsuitable material (typically 100 mm). Due to the varying thickness of SAND across the site, the impact of shrink-swell of the underlying clayey SANDS and sandy CLAYS are expected to vary for each proposed lot. Therefore, different site classifications for each proposed zone would be appropriate.

Based on the soil conditions encountered, the site can be classified as Class 'P' due to the high groundwater and loose sands throughout the lot. The site classification has been assessed at each borehole location, and an improved site classification has been provided based on the remedial works detailed in this report. Note that the actual level of fill should be controlled by the designer to meet the considerations in Table 16 and other site constraints, such as groundwater levels and for effluent disposal.

CLASSIFICATION BY CHARACTERISTIC SURFACE MOVEMENT (y_s)

Characteristic surface movement (y_s) mm	Site classification in accordance with Table 2.1
$0 < y_s \leq 20$	S
$20 < y_s \leq 40$	M
$40 < y_s \leq 60$	H1
$60 < y_s \leq 75$	H2
$y_s > 75$	E

Figure 3: Extract from AS2870:2011 (Table 2.3)

Sites with inadequate bearing strength or where ground movement may be significantly affected by factors other than reactive soil movements due to normal moisture conditions shall be classified as Class P. Class P sites include: the site contains uncontrolled or controlled fill as identified in AS 2870 Clause 2.5.3, soft or unstable foundations such as soft clay or silt or loose sands, landslip, mine subsidence, collapsing soils and soils subject to erosion, reactive sites subject to abnormal moisture conditions and sites that cannot be classified in accordance with AS 2870 Clause 2.1.2.

5.3 Site improvement

Provided the site preparation recommendations are adhered to in Section 6, the site classification for each zone may be improved based on the following recommendations.

Table 14: Site classification

Zone	[1)]Improvement Works	Site Classification at Completion of Remediation Works
1	Compaction to the depth of loose sands, typically to around 1.5 m. The material would be required to achieve a medium dense state, around 50% of relative density	A
2	If adequate groundwater management can be implemented (no sand pad placed)	S
	Placement and compaction of a minimum of 700 mm of suitable fill.	A
3	If adequate groundwater management can be implemented (no sand pad placed)	M
	Placement and compaction of a minimum of 700 mm of suitable fill.	S
	Placement and compaction of a minimum of 1200 mm of suitable fill.	A

Remedial works based on geotechnical assessment only. Remedial works may be exceeded if consideration of environmental (separation of on-site effluent disposal to groundwater) or civil (to achieve foundation-groundwater separation) requirements is made.

5.4 Earthquake classification

Based on available information, we have assessed the site subsoil class in accordance with AS 1170.4 – 2007 "Earthquake Actions in Australia". We consider the subsoil class of "Ce" appropriate for the site. A site hazard factor of 0.09 should be considered appropriate.

5.5 Preliminary allowable bearing pressure

Based on the subsurface profile and ground model determined above, a bearing capacity and settlement analysis have been undertaken. A footing design has not been undertaken, and as such, loads, sizes and embedment depths are approximated for the proposed development.

This analysis has been undertaken with the following assumptions:

- Footings and slabs are assumed to be rigid for calculation simplicity and worst-case scenarios with regard to maximum deflection.
- It is also assumed that footings for the proposed structure will not be carrying significant eccentric loading, such as below retaining walls. Foundations with significant eccentric loading or those designed to resist lateral forces must be assessed separately.
- A minimum footing embedment depth of 0.5 m has been assumed.
- A geotechnical strength reduction factor of 0.35 was used in the analysis in accordance with Tables 5.3.3.3 (A) and 5.3.3.3 (B) of AS 5100.3 (2017).
- The footing system of shallow strip/pad footing widths between 0.5 m and 2.0 m

The above assumptions must be checked once final site levels and additional geotechnical information are available. WML must be notified immediately if any of these assumptions are incorrect.

Based on visual assessment and laboratory testing of borehole materials, and assuming that the preparation measures recommended in Section 6 are adopted, and assumptions above are noted, a preliminary allowable bearing pressure, as shown below in Table 15 may be used.

It should be noted that zones 2 and 3 in the current in-situ state may have an allowable bearing capacity of less than 100 kPa due to shallow or surface groundwater. The recommendations in Section 6 are considered essential to improve the preliminary allowable bearing capacity to 100 kPa.

Table 15: Preliminary allowable bearing pressure post site preparation

Zone	Preliminary Allowable Bearing Pressure (kPa)	Settlement (mm)
1	100	10-20
2	100	10-20
3	100	10-20

Notes: These allowable bearing pressures are valid should the recommendations in Section 6 be followed. If the groundwater isn't maintained at least 500 mm beneath the base of the footing, the bearing capacity should be reassessed for remediated site conditions.

5.6 Drainage

High groundwater levels are expected within the site, particularly during and after rainfall events and during the wet season. Therefore, appropriate drainage and dewatering may be required during any excavation work (pipelines, etc.).

High transient groundwater and perched water can be expected during the wet season and should be considered by the civil engineer when designing surface and subsurface drainage. The designer should be aware that the peak groundwater was found at the surface at many of the monitoring wells, as shown above in Table 9.

Adequate depth of free-draining sand shall be present above the annual average mean groundwater level (AAMGL) if soak wells are to be used. Should soak wells be considered, a recommended design permeability of k = 4 m/day can be adopted for imported, clean sand. For site-won sand material (trace to some fines), a design permeability of k = 2 m/day can be adopted, and for site-won silty sand material, a design permeability of 0.17 m/day may be used.

In zones 2 and 3, where generally 0.7-1.0 m of sand over low permeability sandy clay material was identified, soak wells may not be an appropriate stormwater management solution without allowance for additional fill to separate the base of the soak wells from groundwater and the low permeability soils. For zone 1, sands with fines were identified to the depths of 2.5 m; however, high peak ground waters may cause stormwater management issues.

The design engineer should take into account any variability of foundation conditions around the perimeter of the building structures. The importance of avoiding leakage from underground services and drains near the proposed buildings is stressed. Drainage around the buildings should be adequate to redirect excess surface water away from the buildings. The areas adjacent to the buildings should have a slope away from the structures of not less than 1 in 20, then be directed to the stormwater system to prevent ponding of water adjacent to the building.

Soak wells, if adopted in the drainage design, should not be placed within 5 m of footings without engineering assessment. Discharge from soak wells has been known to cause densification of sandy soils, leading to the settlement of footings and slabs. Where soak wells are placed close to footings, they must be carefully wrapped in geotextile to prevent the migration of sand and fines into the soak well.

There is no prescribed minimum separation from groundwater required by regulatory authorities. Typically, this will be around 1.2-1.5m. The subdivision designer should allow their design to maintain a suitable separation to groundwater.

5.7 Earth retaining structures

No details about any potential retaining structures were known at the time of the preparation of this report.

If retaining structures are required, they must be designed in accordance with AS4678 (2002) “Earth-Retaining Structures”. We recommend that temporary retaining walls be designed using the soil parameters provided in Table 16.

Table 16: Retaining wall design parameters

Soil Type	Soil Unit Weight Above Water Table (t/m^3)	Soil Unit Weight Below Water Table (t/m^3)	Soil Friction Angle ($\phi°$)	Undrained Shear Strength (kPa)	Coefficient of At Rest Earth Pressure, K_o	Coefficient of Active Earth Pressure K_a	Coefficient of Passive Earth Pressure K_p
SAND, some fines, dense	18	8.0	33	N/A	0.455	0.295	3.389
SAND (FILL), dense	19	9.0	36	N/A	0.412	0.259	3.861

Notes:

1. *Alternative design values of K_o may need to be assessed, depending on the wall construction method*
2. *Earth pressure coefficients are provided in the table of conditions of zero friction between the wall and soil. A horizontal ground surface behind the wall has been assumed.*

6 RECOMMENDATIONS

6.1 General site preparation

At the time of the preparation of this report, no information regarding the proposed bulk earthworks strategy for the development was available. The measures outlined below are aimed at improving the site in preparation for the construction of on-ground slabs, shallow footings and low-height retaining walls.

The majority of the site is expected to contain shallow groundwater or surface waters during the wet season and, therefore, is a major consideration for site preparation recommendations. For zones 2 and 3, the placement of imported or site-won engineered fill within the building envelope or adequate drainage controls are required to maintain suitable clearance to groundwater and achieve the preliminary bearing capacity listed in Table 15. The minimum requirements are detailed as follows:

- For zone 2, sand fill **or** drainage is utilised to maintain groundwater at least 500 mm beneath the base of the footing.
- For zone 3, a combination of sand fill **and** drainage is utilised to maintain groundwater at least 500 mm beneath the base of the footing.

Import of suitable fill materials further allows the following:

- Increase groundwater separation from shallow footings.
- Increase separation from reactive soil materials, decreasing characteristic surface movement experienced due to shrink-swell of the soils.
- Additionally: Due to the site lying within a sewerage sensitive area, a minimum groundwater separation of 1.5 m from the base of any on-site effluent disposal system is required. Further details regarding this condition can be found within WML Consultants site and soil evaluation report, document number 11207-G-R-003 Rev1.

The following items should be considered when designing the earthwork levels and tendering the construction:

- Temporary slope angles such as trenches (open for no longer than 2 weeks) in the sand should be no steeper than 1V:2H, provided groundwater is below the base of the trench and the slope is no more than 3 m high. If groundwater is present, additional geotechnical advice should be sought.
- Permanent embankment slope angles in the sand should be no greater than 1V:3H, provided groundwater is below the toe of the embankment. For slopes higher than 3 m, additional slope stability analysis may be required.

The earthworks should be constructed in accordance with AS 3798:2007 – *"Earthworks for Residential and Commercial Developments"*. Additionally, the following site preparation recommendations shall include, but are not limited to, the following actions for the footprint of all building structures and other development infrastructure.

- Remove trees, vegetation, topsoil, and organic material from the construction footprint. Topsoil containing organic material and roots was encountered across the site to a typical depth of 100 mm. The actual stripping depth may vary across the site, and the entire root zone shall be removed.
- If trees are removed within the building footprint, we recommend that the root ball and all large roots up to 50 mm in diameter be grubbed out. The root ball should be backfilled in lifts, recompacted and tested to the full depth of the disturbance zone, achieving the minimum compaction compliance stated below.
- Moisture condition exposed subgrade (if required) to optimum moisture content (OMC) and compact the exposed surface using suitable compaction equipment to achieve a dry density ratio (DDR) of at least 95% modified maximum dry density (MMDD) to a depth of at least 300 mm beneath the underside of proposed footings and slabs.
- Any loose areas identified should be removed and recompacted to the levels provided in Section 6.2.
- BH7 in zone 1 indicates loose soils to an approximate depth of 1.5 m. Sands beneath building footprints within zone 1 should be compacted to a medium-dense state (around 50% of relative density) and tested to a depth of 1050 mm to achieve the compaction compliance detailed in section 6.2 (PSP testing can be used). This may

require excavation, replacement and recompaction in lifts to achieve the required densities. The in-situ sandy soil with some fines can be utilised as a source of fill material.

- Any areas with shallow clay (or sandy clay) identified in the footprint of the building should be topped up with suitable fill materials to suitable depths. BH12 was identified to have sandy/silty clay at depths of 0.25 m.
- Confirm adequate compaction of the subgrade has been achieved on-site (by on-site testing as mentioned below in Section 6.2).
- Place and compact approved granular fill material on the prepared and certified subgrade (if required). Any structural free-draining sand fill should be placed in compacted horizontal layers not greater than 300 mm and compacted in accordance with Section 6.2.
- Construct footings and slabs in accordance with structural engineers' design drawings and documents. Any imported fill material used should be free-draining sand or granular material with a fine (<75 microns) and organic content no greater than 5% and 2%, respectively.
- It is recommended that the foundation construction works be planned for a period of dry weather and that any excavations remain open for the shortest possible duration to prevent ground softening and the possible deterioration of the subgrade. Any areas of the subgrade that have softened or been exposed to erosion by surface water must be excavated and replaced with approved granular fill.

Loose soils in Zone 1

The DCP test at these areas identified loose soils to the depths of 1.5 m in BH7 as indicated in Table 3. Large rollers and dynamic compaction may be considered for better compaction to deeper depths as an alternative to excavation and recompaction

Open Drains on Lots 15 and 16

An open drain runs through the western boundary of Lot 13 and diagonally runs midway through Lots 15 and 16. It is expected that the drain will have surface water during the wet weather. Should the building envelope be closer to the drain channel, suitable surface and subsurface drainage should be considered.

6.2 Compaction

Any exposed subgrade must be compacted using suitable plant and equipment to a DDR of at least 95% MDD (standard compaction for clays, modified compaction for sands) and within 2% variation from OMC as determined in accordance with AS 1289 5.1.1 or 5.2.1.

Approved granular fill and in-situ sands beneath footings, slabs and flexible pavement areas must be compacted using suitable plant and equipment to a DDR of at least 95% MMDD as determined in accordance with AS 1289 5.2.1. Field density tests shall be used to check the compliance of the compacted material. The tests shall be carried out at the frequency detailed in Table 8.1 of AS3798:2007 ***Type 1***.

- Method 5.3.1 of AS 1289 (Sand replacement method using a sand-cone pouring apparatus);
- Method 5.8.1 of AS 1289 (Nuclear surface moisture-density gauge).

For clean in-situ sand and imported clean sand fill, alternatively to the above methods, a Perth Sand Penetrometer (PSP) may be used for compaction control with a minimum number of blows count per 300 mm as indicated below in Table 17 to achieve the minimum compaction of 95% of MDD. Lesser blow counts are required for areas in Zone 1 that will be compacted to a medium-dense state.

Table 17: Minimum PSP blow counts

Depth	Blow count/300mm
150 – 450mm	8
450mm – 750mm	10
750mm – 1050mm	12
1050mm – 1350mm	12+

Over excavation and replacement of loose materials may be required where the minimum dry density ratios cannot be achieved.

6.3 Excavatability

The excavatability of the natural strata on site (to a depth of at least 3 m) should cause no problems for excavation using conventional plant, with the encountered sands/clays being within the excavation limits of a smaller dozer (e.g. Cat D6 or similar) in bulk excavations or medium size excavator (e.g. CAT 303 or similar) in trench excavations.

If any variation from the material outlined in the attached borehole logs is encountered, WML should be contacted immediately to assess the nature of the strata.

6.4 Subgrade design CBR

Where the design of flexible pavements is undertaken, a preliminary subgrade California Bearing Ratio (CBR) of 10% may be assumed for the natural sand materials at the site and 6% for silty/clayey SAND. This CBR value assumes that the site preparation measures outlined in this document have been completed on all pavement subgrades and that adequate drainage will be included in future pavement designs.

6.5 In-situ material quality

Material won from excavation work carried out within the sand dune/ridges is expected to comprise fine to medium-grained SAND (SP), which is considered to be a good quality fill material. Any materials comprising deleterious inclusions such as clay lumps, roots, and any large cobbles/boulders (if encountered) should be removed.

Sandy CLAYS and clayey SANDS encountered at the site at depths generally lower than 0.7 m within low-lying areas must not be used as structural fill.

6.6 Structural fill

All imported granular fill materials used on this project must conform to the material requirements of AS3798-2007 "*Guidelines for Earthworks for Commercial and Residential Developments*".

6.7 Batter slopes

The sides of any excavations must be battered back to a suitably stable angle to allow the works to be completed safely. For initial site preparation works, previous experience has indicated that the following maximum cut/fill batter slopes for batter heights not exceeding 4 m may be adopted:

Table 18: Maximum unprotected batter slopes

Material	Short Term (maximum) Height <4m[a)]	Long Term (maximum) Height <4m[a)]
Compacted FILL (SAND)	1V:2.5H	1V:3H[b]
Medium Dense to Dense SAND, Clayey SAND	1V:2.5H	1V:3H [b]
Stiff to Hard Sandy CLAY, CLAY	1V:2 H	1V:2.5H

Notes:

[a)] For batter slopes higher than 4 m, a further assessment shall be carried out

[b)] Surface protection required

All confined excavations or trenches deeper than 1.5 m shall be fully supported or battered in accordance with occupational health and safety regulations.

It should be noted that groundwater levels and water seepage through permeable sand layers are likely to affect the stability of excavation batters in low-lying areas.

If the area within H to 2H of the excavation (where H is the depth of excavation) is subject to a surcharge or is sensitive to vertical or lateral movement, the use of artificial support is required, and this should be designed prior to the commencement of bulk excavation works. Further investigation regarding the existing roads and structures within this zone should be carried out to ensure that any excavation does not undermine or create instability in the existing pavements/building footings within the adjoining road corridors/facilities.

6.8 Preliminary acid sulfate soil (ASS) assessment

The Department of Water and Environment Regulation (DWER) provides broad-scale mapping indicating areas of potential ASS risk (DWER 2018). A review of the DWER mapping indicates that the site is classified as having a moderate to low risk of ASS occurring within 3 m of the natural soil surface and a high to moderate risk of ASS beyond 3 m of the natural ground surface. The results of the ASS field tests are presented in Table 8 and have been compared against the following criteria, established from the DWER guidelines to determine if a soil is an actual acid sulphate soil (AASS) or potential acid sulphate soil (PASS):

- pH_f less than 4
- $pH_{f\,ox}$ less than 3 and/or
- The change in pH was greater than 2 (where the $pH_{f\,ox}$ was less than 3) and/or
- There was a strong reaction following the addition of hydrogen peroxide.

Samples from five boreholes (BH11-15) indicated that PASS might exist within this area, as indicated in Table 8. It is therefore recommended to carry out confirmatory laboratory testing on those samples (Chromium Reducible Sulphur suite) to confirm if AASS is present and if an ASS management plan is required.

6.9 Site and soil evaluation

Recommendations within this report may be exceeded by those in a separate site and soil evaluation report based on environmental requirements for residential development. All recommendations should be considered to assess the limiting design factors for proposed land development.

7 FUTURE INVESTIGATIONS

The spacing of the investigation locations and the quantity of geotechnical testing performed can be considered suitable for a preliminary investigation. If these sites are to be developed, we recommend further geotechnical investigations are to be undertaken within the proposed building envelopes on a lot-by-lot basis to gather data suitable for detailed site classification, design and recommendations.

8 CLOSURE

We trust that the information provided within this report satisfies your present requirements and meets with your approval. Should you have any queries, please do not hesitate to contact the author of this report.

We draw your attention to the attached "*Report Limitations*" included with this report. This information sheet is intended to provide additional information about this report and the information included within it. This information is provided not to reduce the level of responsibility accepted by WML but to ensure that all parties that rely on this report, and the information contained herein, are aware of the responsibilities that each assumes in so doing.

9 REFERENCES

1. Geological Series Map 1:50,000 Scale 'Bunbury'
2. Standards Australia/New Zealand. 2007. *Structural Design Actions Part 4: Earthquake Actions in Australia*. AS 1170.4:2007. SAI Global.
3. Standards Australia. 2017. *Geotechnical Site Investigations*. AS 1726:2017. SAI Global.
4. Standards Australia. 2011. *Residential Slabs and Footings*. AS 2870:2011. SAI Global.
5. Standards Australia. 2007. Earthworks for Residential and Commercial Developments. AS 3798:2007. SAI Global.
6. Standards Australia. 2007. Earth Retaining Structures. AS 4678:2002. SAI Global.
7. Standards Australia. 2017. Bridge Design Part 3: Foundation and soil-supporting structures. AS 5100.3:2017. SAI Global.

(Appendix ORD: 12.2.3A)

LIMITATIONS

REPORT LIMITATIONS

This geotechnical report is provided for the sole use by the Client. This report must not be applied for any other purpose or project except the one originally contemplated without written authorisation from WML. WML accepts no responsibility for the use of this report / document, in whole or in part, in other contexts or for any other purpose.

WML have undertaken investigations, performed consulting services, and prepared this report based on the Client's specific requirements, documents and information supplied, and previous experience. If changes occur in the nature or design of the project, however minor, it is recommended WML review this report to assess their impacts and provide additional recommendations, if any. WML does not assume any responsibility or liability for problems that arise due to developments on site of which we were not informed.

This report utilises data and information provided by third parties, including, but not limited to sub-consultants, published data, and the Client. This information has been assumed to be correct unless otherwise stated. WML assumes no responsibility for assessments made partly or entirely based on information provided by third parties or for the adequacy, incompleteness, inaccuracies, or reliability of any data provided by third parties.

It is the responsibility of the Client to transmit the information, recommendations, and limitations of this report to the appropriate organisations or people involved in design of the project, including, but not limited to developers, builders, owners, buyers, architects, engineers, and designers.

WML's opinions are based on upon information that existed at the time of the production of this report and ground conditions encountered at the time the site study was performed. This geotechnical report should not be relied upon if its adequacy has been affected by: the passage of time, by man-made events, such as construction on or adjacent to the site, or by natural events, such as floods, earthquakes, or groundwater fluctuations. In the event of the above changes, WML should be contacted to determine if this report is still reliable or whether additional testing is required.

The subsurface conditions identified within this report are based only upon investigation locations where subsurface tests have been conducted and / or samples obtained, which are explicitly representative of the specific sample or test location. Interpretation of conditions between such points cannot be assumed to represent actual subsurface information and unknowns or variations in ground conditions between test locations that cannot be inferred or predicted. Actual subsurface conditions may differ significantly from those indicated in this report. Specific warning is also given that many factors, either natural or artificial, may render ground conditions different from those which pertained at the time of the investigation. WML does not accept any responsibility for any variance in the ground conditions that may exist across the site. If unexpected subsurface conditions are encountered, WML shall be notified immediately to review those conditions and provide additional and/or modified recommendations, as necessary.

This geotechnical assessment is based upon judgment of the investigation data, visual observations of the site and materials encountered, along with the proposed land use and project specifications. The findings and recommendations presented within this report represent professional opinions and estimates and should not be taken as fact unless explicitally stated. In general, statements of fact are are limited to what was done and / or what was observed on site.

The recommendations provided in this report are preliminary only; final recommendations can only be given after observing the actual subsurface conditions revealed during construction. WML does not assume responsibility or liability for the recommendations in this report if construction observation has not been performed by a WML geotechnical engineer.

Our services did not include any contamination or environmental assessment of the site or adjacent sites. The equipment and techniques used to perform a geoenvironmental study differ from those used to perform a geotechnical investigation. If you require any geoenvironmental information for your project, WML can advise on further steps to be undertaken.

REPORT LIMITATIONS

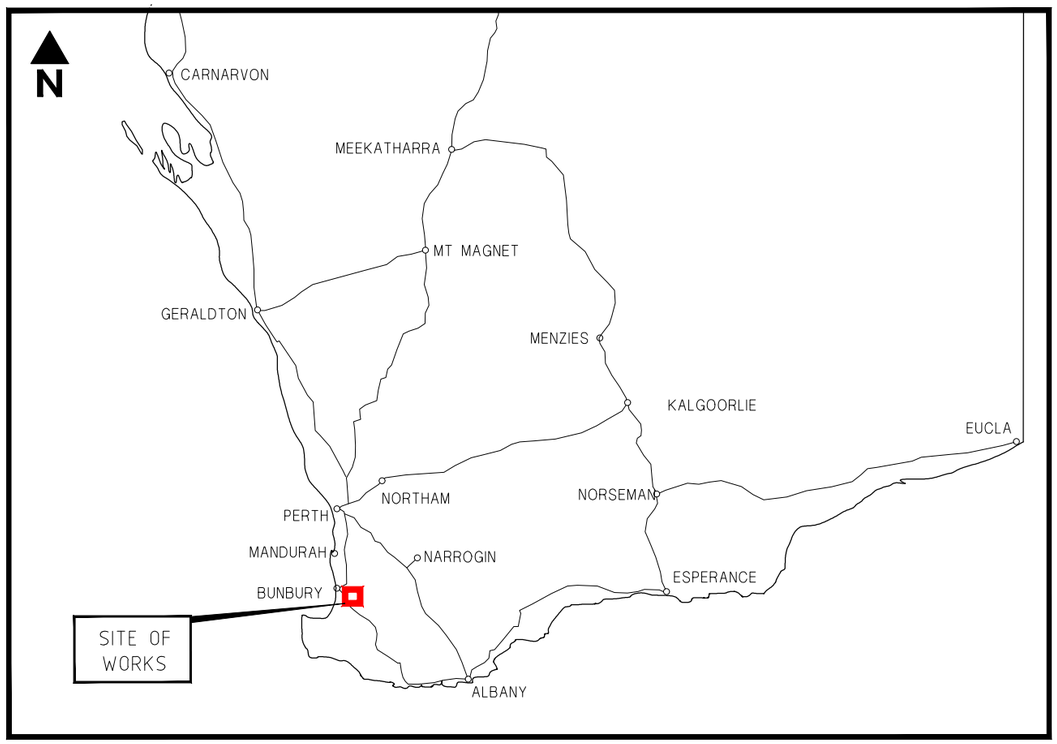
WML have performed our professional services in accordance with generally accepted geotechnical engineering principles and practices currently employed in the area; no warranty, expressed or implied, is made as to the professional advice included in this report.

(Appendix ORD: 12.2.3A)

DRAWINGS

(Appendix ORD: 12.2.3A)

LOT 564 GARVEY ROAD
GEOTECHNICAL INVESTIGATION



MAP
NOT TO SCALE



LOCALITY PLAN
NOT TO SCALE



SITE PLAN
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PRELIMINARY DRAWING
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REVISIONS					
N°	DESCRIPTION	APPROVED	DATE	DRAWN	
B	ISSUED FOR APPROVAL	A G	18.06.24	C H	
A	ISSUED FOR REVIEW	B B	28.02.24	C H	

NOTE * INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING OR LAST REVISION OF DRAWING

NAMES PRINTED IN FULL		DATE
DESIGNED	B. BAJGAIN	FEB 2024
DRAWN	C. HICK	FEB 2024
VERIFIED		
APPROVED		

CLIENT: VA & MP WRIGHT & SON

PROJECT: LOT 564 GARVEY ROAD GEOTECHNICAL INVESTIGATION

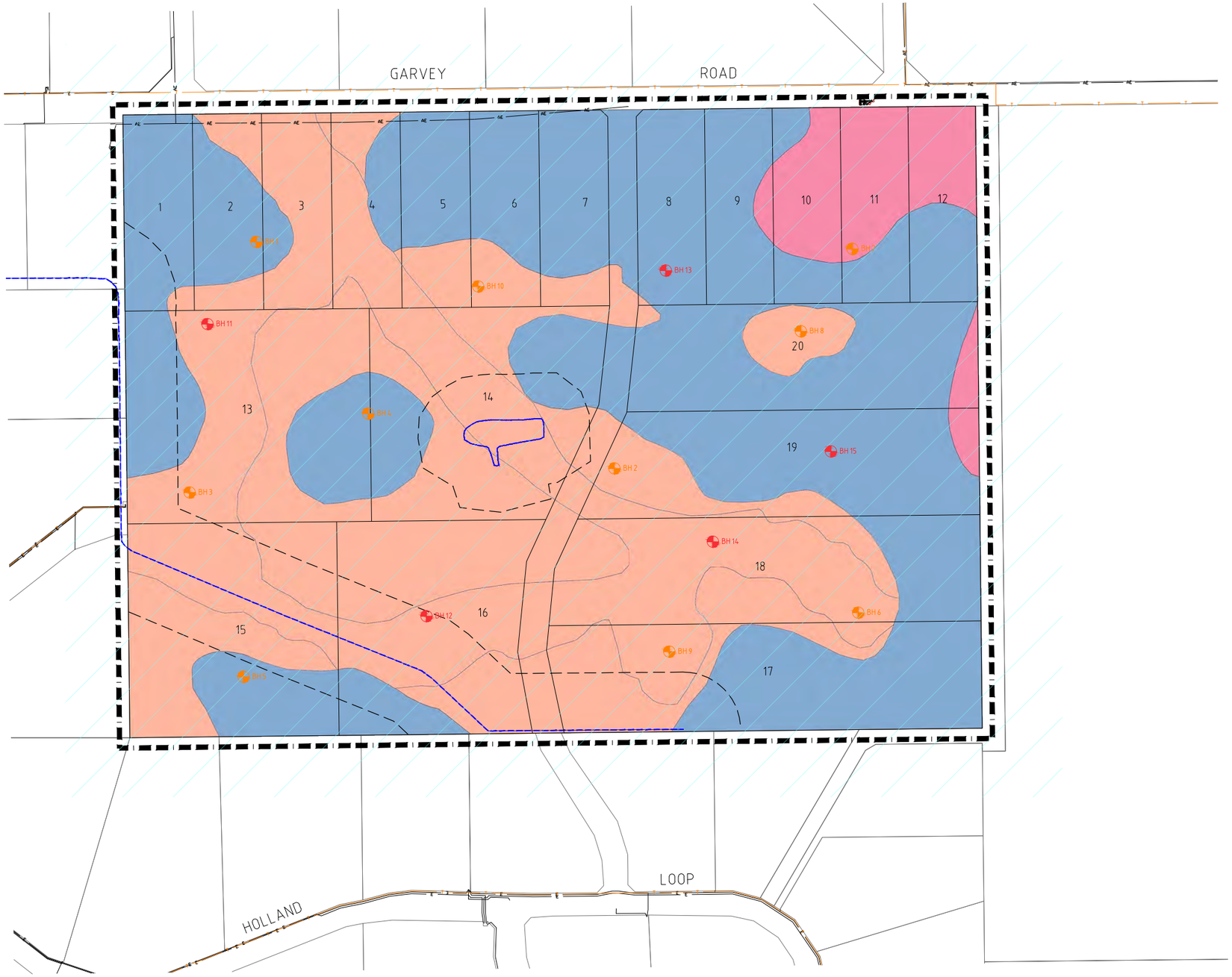
DRAWING TITLE: LOT 564 GARVEY ROAD SUBDIVISION LOCALITY PLAN

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DRAWING NUMBER: 11207-G1-DG-001 REVISION: B

(Appendix ORD: 12.2.3A)

N



LEGEND

- BH 11 — WML BOREHOLE (JANUARY 2024)
- BH 4 — WML BOREHOLE (MAY 2023)
- ZONE 1
- ZONE 2
- ZONE 3
- SCOTT COASTAL PLAIN
- SITE BOUNDARY
- 50m SETBACK TO SURFACE WATER
- EXISTING OPEN DRAIN

PLAN

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PROJECT
LOT 564 GARVEY ROAD
GEOTECHNICAL INVESTIGATION

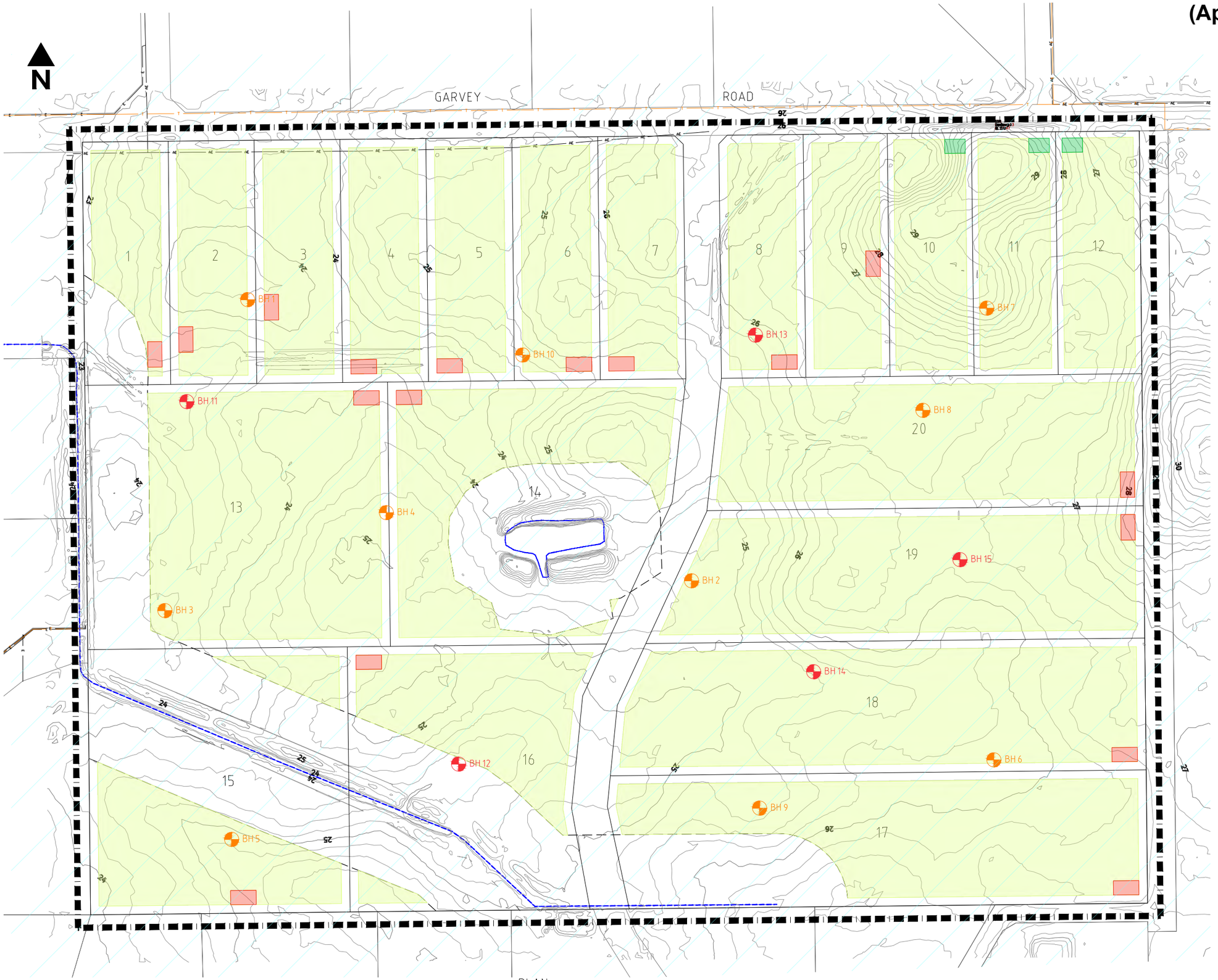
DRAWING TITLE
LOT 564 GARVEY ROAD
SUBDIVISION
SOIL SURVEY AND ANALYSIS AREAS

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REVISION B

(Appendix ORD: 12.2.3A)



LEGEND

- BH 11 — WML BOREHOLE (JANUARY 2024)
- BH 4 — WML BOREHOLE (MAY 2023)
- 1 — PREFERRED LAND APPLICATION AREA (144m²)
- 2/3 — PREFERRED LAND APPLICATION AREA (180m²)
- LAND AVAILABLE FOR APPLICATION AREA
- SCOTT COASTAL PLAIN SEWERAGE SENSITIVE AREA
- 50m SETBACK TO SURFACE WATER
- EXISTING OPEN DRAIN
- SITE EXTENTS

PLAN
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DRAWN	C. HICK	FEB 2024
VERIFIED		
APPROVED		

CLIENT
VA & MP WRIGHT & SON

PROJECT
LOT 564 GARVEY ROAD
GEOTECHNICAL INVESTIGATION

DRAWING TITLE
LOT 564 GARVEY ROAD
SUBDIVISION
PREFERRED LAND APPLICATION AREAS

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DRAWING NUMBER 11207-G1-DG-003 B
REVISION B

APPENDIX A

GROUNDWATER MONITORING REPORT 11207-G-R-001-1

(Appendix ORD: 12.2.3A)

VA & MP Wright & Son

GROUNDWATER MONITORING PROGRAM

LOT 564 GARVEY ROAD
DARDANUP WEST
WA







October 2023
11207-G-R-001-1

WML
Consulting Engineers

Document History and Status				
Revision	**Prepared By**	**Reviewed By**	**Purpose of Issue**	**Date**
0	J.Ellis	A. Gorczynska	Issue to Client	26/06/2023
1	Z. Christian	A. Gorczynska	Groundwater monitoring readings added	31/10/2023

Issued to:	Ross Wright
WML Project Number:	11207
Document Name:	11207-G-R-001-1

WML Consultants Pty Ltd

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CONTENTS

1 INTRODUCTION 5

1.1 Site description 5
1.2 Client supplied information 5
1.3 Objectives of this report 5

2 FIELD PROGRAMME 6

2.1 Fieldwork 6
2.2 Monitoring well installation 6

3 RESULTS AND COMMENTS 7

3.1 Generalised ground profile 7
3.2 Groundwater levels 7
3.3 Initial comments 7

4 CLOSURE 8

5 REFERENCES 9

TABLES

Table 1: Summary of fieldwork 6
Table 2. Generalised soil profile 7
Table 3: Summary of groundwater depths observed 7

APPENDICES

LIMITATIONS

SITE PHOTOGRAPHS

SITE PLAN

1 INTRODUCTION

Ross Wright (the client) engaged WML Consulting Engineers (WML) on behalf of VA & MP Wright & Son to undertake a groundwater monitoring program at Lot 564 Garvey Road, West Dardanup, WA. This report presents a summary of the installation of the bores and the results of the 3 groundwater monitoring events. The works were completed to assist with the rezoning of the site.

A generalised soil profile has been provided in this report. If laboratory testing and in-depth logs of all materials encountered are required, please contact WML to assist with providing this information in a detailed geotechnical investigation report.

This report and the information presented herein must be read in conjunction with the attached "Report Limitations".

1.1 Site description

The proposed site is located on Lot 564 Garvey Road, West Dardanup, WA, in the South-West region of Western Australia, approximately 12 km southeast of Bunbury. The site is bounded by Garvey Road to the north and adjacent lots along each of the three other boundaries. The site is a typical farmland used for grazing cows, with a shed structure located along the Garvey Road edge of the site positioned centrally between the east and west boundaries. The ground surface is covered predominantly by grass, free from trees for much of the site, with some isolated trees to the northeast corner of the site. A man-made drainage swale was observed running from east to west through the site, with a small stone arch bridge used to access the southwest corner of the property. A small man-made dam was observed in the centre of the lot.

The site is generally flat, with a maximum variation of 6 metres between the low-lying areas and the small mound at the northeast corner of the lot. Photographs depicting typical site conditions at the time of the investigation are presented in the Appendix attached to this report.

1.2 Client supplied information

The following information was made available by the client for the purpose of this report.

- Site map – Services.pdf
- 11052023104911-0001.pdf

1.3 Objectives of this report

The objectives of this investigation and report were to:

- Install groundwater monitoring wells across the site,
- Carry out a survey of the groundwater monitoring bores to provide accurate bore coordinates and levels.
- Review the available information from the groundwater well installation fieldwork and complete 3 groundwater monitoring events following the fieldwork.
- Provide a generalised soil profile encountered during the installation of groundwater monitoring wells.

2 FIELD PROGRAMME

2.1 Fieldwork

The fieldwork was carried out on the 31st of May and the 1st of June by two geotechnical engineers from WML and comprised:

- A site walkover to observe existing site features and to take record photographs.
- Drilling eight (10) solid auger boreholes using a mechanical auger drill rig. Each borehole was converted into a groundwater monitoring well (MW), designated BH1 – BH10, to depths of either 2.5 m or 5.5 m.

The geotechnical engineers from WML completed the drilling, installation of groundwater monitoring wells, and backfilling of each borehole appropriately with gravel and bentonite plug to ensure the accuracy of the groundwater monitoring wells. The surveyed test locations are presented in Table 1, with coordinates and RL levels recorded by a licensed surveying contractor.

Each location for intrusive ground investigation was checked for underground services against Dial-Before-You-Dig plans prior to any excavation works.

Table 1: Summary of fieldwork

Location ID	Coordinates (MGA94 Zone 50)		Elevation (TOC) RL (m)	Upstand (m)	Termination Depth (m)	Date Completed
	Easting	Northing				
BH1	382410.17	6302150.52	24.30	0.16	2.5	31/05/2023
BH2	382727.38	6301952.25	25.00	0.23	2.5	31/05/2023
BH3	382356.09	6301931.66	23.50	0.23	5.5	1/06/2023
BH4	382512.74	6302000.96	25.30	0.38	2.5	31/05/2023
BH5	382403.59	6301770.52	25.35	0.25	2.5	31/05/2023
BH6	382940.61	6301826.99	26.18	0.40	5.5	1/06/2023
BH7	382935.41	6302144.71	28.72	0.28	2.5	31/05/2023
BH8	382890.18	6302072.28	26.32	0.20	2.5	31/05/2023
BH9	382775.09	6301792.46	24.86	0.16	2.5	1/06/2023
BH10	382608.81	6302111.11	24.84	0.33	2.5	1/06/2023

Notes: All depths are relative to the existing ground surface
TOC – Top of Casing

2.2 Monitoring well installation

The monitoring wells were installed across the site to provide an indication of the static groundwater levels for the proposed subdivision and allow for ongoing monitoring. The monitoring wells were installed by drilling a 110 mm diameter borehole and inserting a 40 mm diameter PVC pipe consisting of a screen and casing. A gravel response zone was placed around the section of the slotted pipe, and a bentonite plug was placed above the gravel to prevent any surface water contamination within the well.

3 RESULTS AND COMMENTS

3.1 Generalised ground profile

A summarized ground profile of the site is presented below in Table 2 based on the soils encountered during the installation of the groundwater monitoring wells.

Table 2. Generalised soil profile

Depth (m)	Profile Summary
0.0 – 0.1 m	**TOPSOIL; Silty SAND**, dark grey/ black, trace roots, loose
0.1 – 0.7 to 2.5 m	**SAND/ Silty SAND**, pale grey, loose
0.7 to 2.5 – Termination Depth	**Sandy CLAY**, Medium to High Plasticity, grey with mottled blue, wet; firm

3.2 Groundwater levels

Ten groundwater monitoring wells were installed on the 31st of May and the 1st of June 2023 by WML to investigate the groundwater level throughout the proposed lot. At the time of the investigation fieldwork, no existing groundwater monitoring wells were observed throughout the site. Groundewater levels were then measured through August, September and October, and are summarized below.

Table 3: Summary of groundwater depths observed

Test ID	Depth of Groundwater (m)			
	Observed 1/06/2023	Observed 10/8/2023	Observed 15/9/2023	Observed 31/10/2023
BH1	1.4	0.76	0.71	1.3
BH2	GNE	0.18	0.04	1.05
BH3	3.8	-0.10	-0.20	GNE
BH4	1.2	0.63	0.63	1.22
BH5	1.8	0.80	0.89	1.29
BH6	GNE	0.00[1)]	0.00[1)]	GNE
BH7	GNE	GNE	GNE	GNE
BH8	1.0	0.00	0.00	GNE
BH9	GNE	0.00	0.00	1.19
BH10	2.3	0.60	0.35	0.99

Notes: All depths are relative to the existing ground surface
GNE = Groundwater not encountered
[1)]Groundwater not encountered in borehole, but ponding present in the area around the monitoring well.

3.3 Initial comments

A considerable fluctuation was observed in the groundwater levels during the first visit. This may be due to perched groundwater and areas containing lower permeable soils closer to the surface. The groundwater measurements typically increased on the second visit, with several monitoring wells having water ponding at the surface in the area surrounding the well.

4 CLOSURE

We trust that the information provided within this report satisfies your present requirements and meets with your approval. Should you have any queries, please do not hesitate to contact the author of this report.

We draw your attention to the attached "*Report Limitations*" included with this report. This information sheet is intended to provide additional information about this report and the information included within it. This information is provided not to reduce the level of responsibility accepted by WML but to ensure that all parties that rely on this report, and the information contained herein, are aware of the responsibilities that each assumes in so doing.

5 REFERENCES

1. Standards Australia. 2017. *Geotechnical Site Investigations*. AS 1726:2017. SAI Global.

(Appendix ORD: 12.2.3A)

LIMITATIONS

REPORT LIMITATIONS

WML have undertaken investigations, performed consulting services, and prepared this report based on the Client's specific requirements, documents and information supplied, and previous experience. If changes occur in the nature or design of the project, we should be allowed to review this report and provide additional recommendations, if any. It is the responsibility of the Client to transmit the information and recommendations of this report to the appropriate organisations or people involved in design of the project, including but not limited to developers, owners, buyers, architects, engineers, and designers.

We performed our professional services in accordance with generally accepted geotechnical engineering principles and practices currently employed in the area; no warranty, expressed or implied, is made as to the professional advice included in this report.

Any data provided by third parties including, but not limited to: sub-consultants, published data, and the Client, may not be verified and WML assumes no responsibility for the adequacy, incompleteness, inaccuracies, or reliability of this information. WML does not assume any responsibility for assessments made partly or entirely based on information provided by third parties.

This report has been prepared based on investigation locations which are explicitly representative of the specific sample or test points. Interpretation of conditions between such points cannot be assumed to represent actual subsurface information and there are unknowns or variations in ground conditions between test locations that cannot be inferred or predicted.

This report is based upon field and other conditions encountered at the time of report preparation. If unexpected subsurface conditions are encountered, WML shall be notified immediately to review those conditions and provide additional and/or modified recommendations, as necessary.

Our services did not include any contamination or environmental assessment of the site or adjacent sites. The nature of geotechnical investigation differs from the environmental investigation practice. If you require any environmental considerations to be applied to your project, WML can advise on further steps to be undertaken.

Geotechnical assessments are typically based on judgment of the investigation data and visual observations of the site and materials.

This document must not be subject to unauthorised use that is, reusing without written authorisation of WML. Such authorisation is essential because it requires WML to evaluate the document's applicability given new circumstances, not the least of which is passage of time.

(Appendix ORD: 12.2.3A)

SITE PHOTOGRAPHS

PHOTOGRAPHIC RECORD

Client:	VA & MP Wright & Son
Job Number:	11207
Job Description:	Groundwater Monitoring
Date:	31/05 and 1/06 2023



Photo 1: General view of site

PHOTOGRAPHIC RECORD

Client:	VA & MP Wright & Son
Job Number:	11207
Job Description:	Groundwater Monitoring
Date:	31/05 and 1/06 2023



Photo 2: Dam observed at centre of site

PHOTOGRAPHIC RECORD

Client:	VA & MP Wright & Son
Job Number:	11207
Job Description:	Groundwater Monitoring
Date:	31/05 and 1/06 2023



Photo 3: Typical groundwater monitoring well

(Appendix ORD: 12.2.3A)

SITE PLAN

11207

Garvey Road Groundwater Monitoring Program

(Appendix ORD: 12.2.3A)

Legend

Borehole Location

Garvey Rd

BH1

BH10

BH7

BH8

BH4

BH2

BH3

BH6

BH9

BH5

Google Earth

N

100 m

APPENDIX B

SOIL LOGS

~~(Appendix ORD: 12.2.3A)~~

REPORT OF BOREHOLE: BH11

Job No	: 11207	Latitude	: -33.438490		
Client	: Example Client	Longitude	: 115.738843	Logged	: SD
Project	: Garvey road	UTM	:	Logged Date	: 28/11/2023
Location	: Lot 564 Garvey road	Drill Rig	: Drillman GT10	Checked	: IG
Contractor	: WIN geotech	Inclination	: -90 deg	Checked Date	: 10/01/2024

METHOD	WATER	DEPTH (m)	GRAPHIC LOG	USCS	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY/ DENSITY	IN-SITU TESTING	SAMPLE	DCP TEST
Solid flight auger		0.25		SM	TOPSOIL; Silty SAND (SM) : medium dense, brown, fine to medium grained, dry, with roots .	D	MD			
		0.75		SW	SAND (SW) : medium dense, medium plasticity clay, grey brown, fine to medium grained, with medium plasticity clay, dry.	D	MD		B:	
		1		CL	Sandy CLAY (CL) : soft to firm, low plasticity, yellow brown, fine to medium grained sand, dry.	D	S-F			
		1.25		CI	CLAY (CI) : firm, medium plasticity, yellow brown, with fine to medium grained sand, moist.	M	F		D:	
		2		CI	CLAY (CI) : hard, medium plasticity, yellow brown, trace fine to medium grained sand, moist, trace silt.	M	H			
		3			**BH11 Terminated at 2.65m (Permeability test 133.5ml to 107ml @0.50m in 60secs)**					



~~(Appendix ORD: 12.2.3A)~~

REPORT OF BOREHOLE: BH12

Job No	: 11207	Latitude	: -33.416521		
Client	: Example Client	Longitude	: 115.736929	Logged	: SD
Project	: Garvey road	UTM	:	Logged Date	: 28/11/2023
Location	: Lot 564 Garvey road	Drill Rig	: Drillman GT10	Checked	: IG
Contractor	: WIN geotech	Inclination	: -90 deg	Checked Date	: 10/01/2024

METHOD	WATER	DEPTH (m)	GRAPHIC LOG	USCS	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY/ DENSITY	IN-SITU TESTING	SAMPLE	DCP TEST
		0.25		SW	TOPSOIL; SAND (SW) : dense, grey, fine to medium grained, with low plasticity clay, trace fine to coarse sized gravel, dry.	D	D		B:	
				CL	Sandy CLAY (CL) : stiff, low plasticity, grey, fine to medium grained sand, inorganic, dry.	D	St			
		1			**BH12 refusal at 1m**					
		2								
		3								

DCP TEST: 0 5 10 15 20 25; 9; 4



REPORT OF BOREHOLE: BH13

Job No	: 11207	Latitude	: -33.413820		
Client	: Example Client	Longitude	: 115.739218	Logged	: SD
Project	: Garvey road	UTM	:	Logged Date	: 28/11/2023
Location	: Lot 564 Garvey road	Drill Rig	: Drillman GT10	Checked	: IG
Contractor	: WIN geotech	Inclination	: -90 deg	Checked Date	: 10/01/2024

METHOD	WATER	DEPTH (m)	GRAPHIC LOG	USCS	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY/ DENSITY	IN-SITU TESTING	SAMPLE	DCP TEST
		0		SW	SAND (SW) : dense, grey, fine to medium grained, trace silt, dry.	D	D			8, 8, 6, 5, 4, 4
		1		SW	SAND (SW) : dense, brown, fine to medium grained, with silt, dry.	D	D			6, 19, 15, 7, 15
		1.75		CL	CLAY (CL) : stiff, low plasticity, mottled red grey, with fine to medium grained sand, inorganic, dry.	D	St			9, 11, 9, 7
		2			**BH13 Terminated at 2.65m**					
		3								

DCP TEST: 0 5 10 15 20 25



~~(Appendix ORD: 12.2.3A)~~

REPORT OF BOREHOLE: BH14

Job No	: 11207	Latitude	: -33.415958		
Client	: Example Client	Longitude	: 115.739629	Logged	: SD
Project	: Garvey road	UTM	:	Logged Date	: 28/11/2023
Location	: Lot 564 Garvey road	Drill Rig	: Drillman GT10	Checked	: IG
Contractor	: WIN geotech	Inclination	: -90 deg	Checked Date	: 10/01/2024

METHOD	WATER	DEPTH (m)	GRAPHIC LOG	USCS	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY/ DENSITY	IN-SITU TESTING	SAMPLE	DCP TEST
		0.25		SM	TOPOSIL; Silty SAND (SM) : dense, brown, fine to medium grained, trace roots, dry.	D	D			
				SM	Silty SAND (SM) : dense, brown, fine to medium grained, dry.	D	D		D:	
		0.75		SC	Clayey SAND (SC) : dense, low plasticity clay, brown, fine to medium grained, dry.	D	D		B:	
		1								
		1.25		CL	CLAY (CL) : stiff, low plasticity, orange brown, with fine to medium grained sand, inorganic, dry.	D	St			
		1.75		CL	CLAY (CL) : very stiff, low plasticity, red brown, with fine to medium grained sand, inorganic, dry.	D	VSt			
		2			**BH14 refusal at 2m**					
		3								



~~(Appendix ORD: 12.2.3A)~~

REPORT OF BOREHOLE: BH15

Job No	: 11207	Latitude	: -33.415261		
Client	: Example Client	Longitude	: 115.740746	Logged	: SD
Project	: Garvey road	UTM	:	Logged Date	: 28/11/2023
Location	: Lot 564 Garvey road	Drill Rig	: Drillman GT10	Checked	: IG
Contractor	: WIN geotech	Inclination	: -90 deg	Checked Date	: 10/01/2024

METHOD	WATER	DEPTH (m)	GRAPHIC LOG	USCS	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY/ DENSITY	IN-SITU TESTING	SAMPLE	DCP TEST
		0.25		SW	TOPSOIL; SAND (SW) : medium dense, grey brown, fine to medium grained, trace silt, trace roots, dry.	D	MD			
		1		SW	SAND (SW) : medium dense, grey, fine to medium grained, trace silt, dry.	D	MD			
		1.25		SW	SAND (SW) : medium dense, brown, fine to medium grained, with silt, dry.	D	MD			
		1.75		CL	CLAY (CL) : stiff, low plasticity, brown, with fine to medium grained sand, inorganic, dry.	D	St			
		2		CL	Sandy CLAY (CL) : very stiff, low plasticity, orange brown, fine to medium grained sand, inorganic, dry.	D	VSt			
		3			**BH15 Terminated at 2.65m**					



(Appendix ORD: 12.2.3A)

APPENDIX C

LABORATORY TESTING

Construction Sciences

Construction Sciences Pty Ltd
ABN: 74 128 806 735

Address:
72 McCombe Road,
Davenport WA 6230

Laboratory: Bunbury
Phone: 08 9721 2338
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Email: Bunbury@constructionsciences.net

(Appendix ORD: 12.2.3A)

MOISTURE DENSITY RELATIONSHIP REPORT

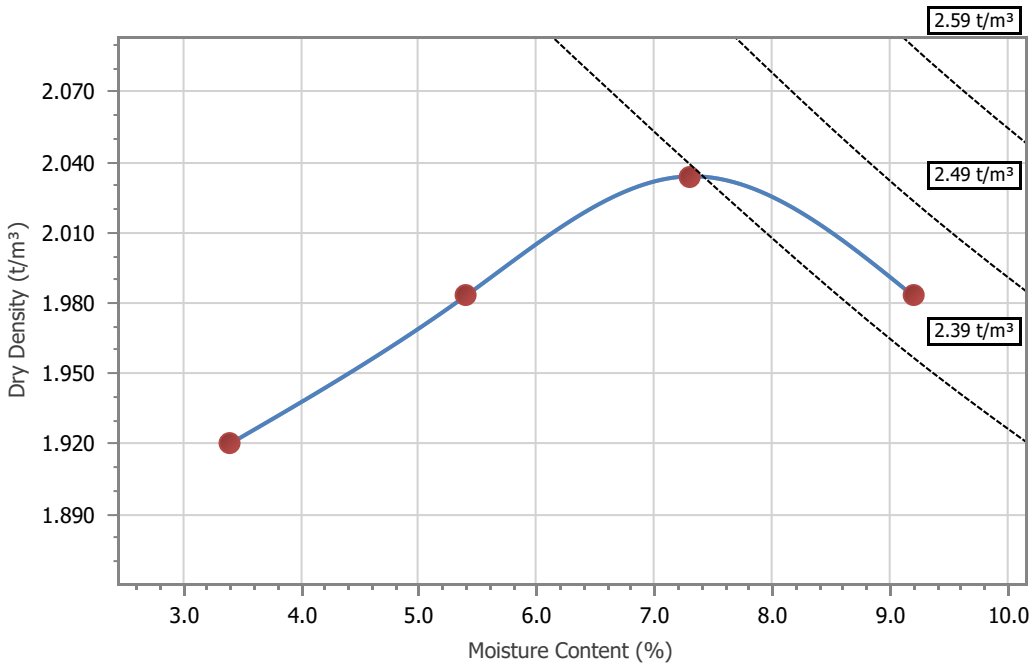
Client:	WML Consultants	Report Number:	5022/R/69034-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH12 Depth 0.3m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	25/01/2024 Page 1 of 1

Test Procedures	WA133.1, WA110.1, WA115.2, WA105.1	Bore hole No	BH12
Sample Number	5022/S/112477	Depth m	0.3
Sampling Method	Tested As Received		
Date Sampled	28/11/2023		
Sampled By	Client Sampled		
Date Tested	21/01/2024	Compactive Effort	Modified
Material Source	Borehole	Percent Retained 37.5mm (%)	0
Material Type		Percent Retained 19.0mm (%)	0
Liquid Limit Method	n/a	Total Curing Time (hrs)	71.8
Material Description	Brown SAND		

Moisture / Density Relationship Data

Moisture Content (%)	Dry Density (t/m³)
3.4	1.920
5.4	1.983
7.3	2.034
9.2	1.983

MOISTURE DENSITY RELATIONSHIP PLOT



Maximum Dry Density (t/m³):	2.034	Optimum Moisture Content (%):	7.3

Remarks

NATA

Accredited for compliance with ISO/IEC 17025 – Testing

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W4Rep Rev 3

Construction Sciences

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(Appendix ORD: 12.2.3A)

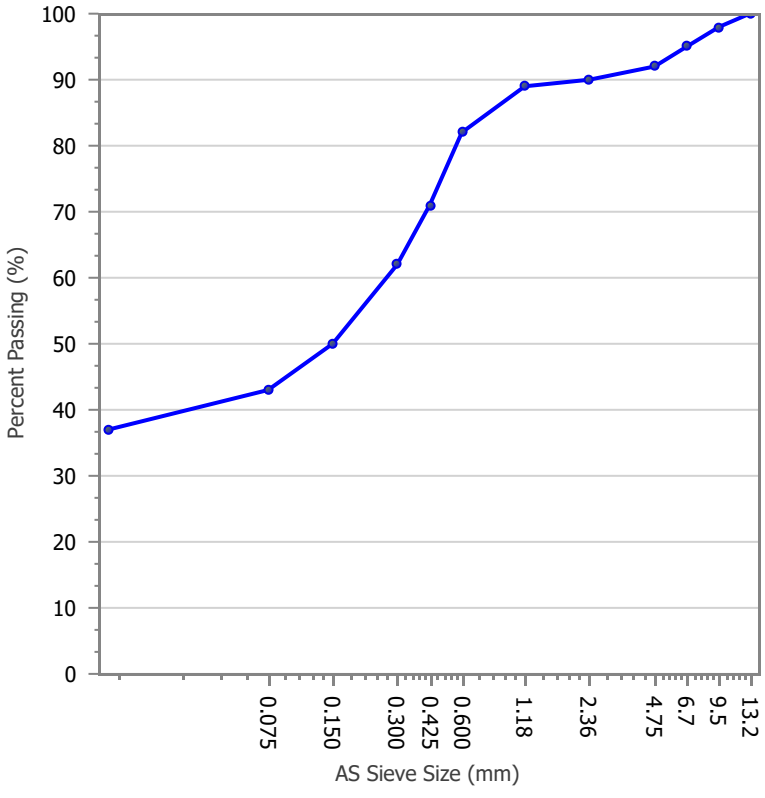
PARTICLE SIZE DISTRIBUTION REPORT

Client:	WML Consultants	Report Number:	5022/R/69103-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH11 Depth 1.25m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	30/01/2024 Page 1 of 1

Test Procedures:	WA115.1, WA105.1			
Sample Number	5022/S/112476	Bore hole No		BH11
Sampling Method	Tested As Received	Depth	m	1.25
Date Sampled	28/11/2023			
Sampled By	Client Sampled			
Date Tested	22/01/2024	Material Source		Borehole
Prep / Drying Method	Decanted / -	Material Type		-
		Specification		-

AS Sieve (mm)	Specification Minimum (%)	**Percent Passing (%)**	Specification Maximum (%)
13.2		**100**	
9.5		**98**	
6.7		**95**	
4.75		**92**	
2.36		**90**	
1.18		**89**	
0.600		**82**	
0.425		**71**	
0.300		**62**	
0.150		**50**	
0.075		**43**	
0.0135		**37**	

PARTICLE SIZE DISTRIBUTION GRAPH



Remarks

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NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W9Rep Rev 3

Construction Sciences

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(Appendix ORD: 12.2.3A)

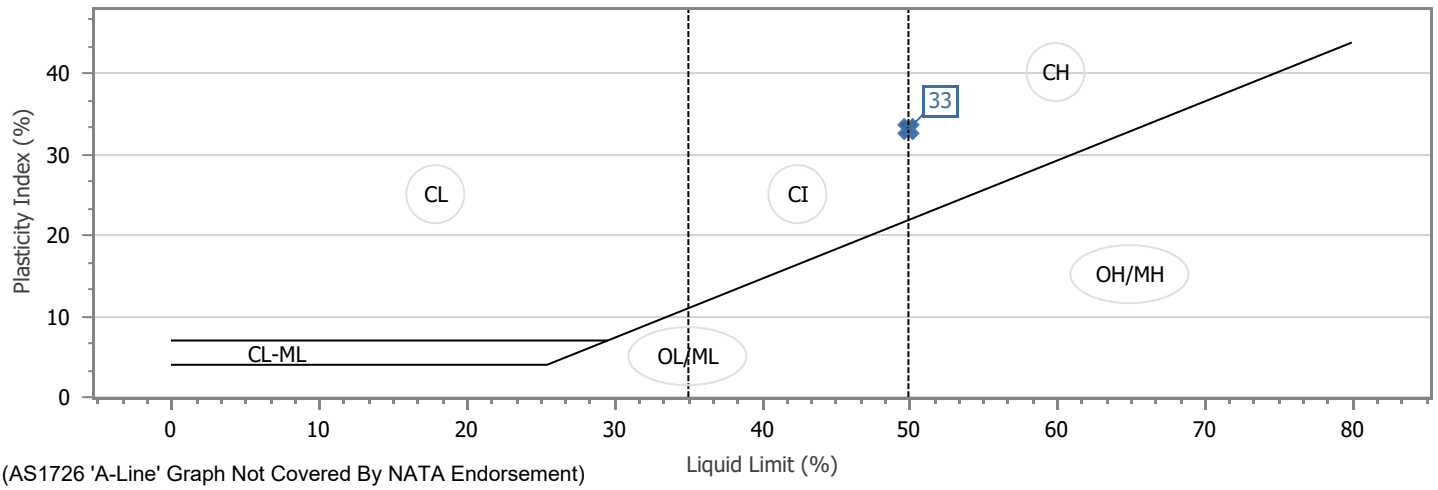
ATTERBERG LIMITS REPORT

Client:	WML Consultants	Report Number:	5022/R/69104-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH11 Depth 1.25m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	30/01/2024 Page 1 of 1

Test Procedures:	WA120.2, WA 122.1, WA121.1, WA123.1, WA105.1, WA110.1		
Sample Number	5022/S/112476	Sample Location	
Sampling Method	Tested As Received	Bore hole No	BH11
Date Sampled	28/11/2023	Depth m	1.25
Sampled By	Client Sampled		
Date Tested	25/01/2024		
Drying / Prep Method	Oven Dried / Dry Sieved	Material Source	Borehole
LL Water Type	Other	Material Type	-
LL Device Type	Penetrometer	Specification	-
Client Reference	-		
Material Description	Brown CLAY		

Atterberg Limit	Specification Minimum	Test Result	Specification Maximum
Liquid Limit (%)		**50**	
Plastic Limit (%)		**17**	
Plasticity Index (%)		**33**	
Linear Shrinkage (%)		**12.0**	
Linear Shrinkage Observations:	-		

Atterberg Limits 'A-Line' Graph



(AS1726 'A-Line' Graph Not Covered By NATA Endorsement)

Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W11Rep Rev 2

Construction Sciences

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(Appendix ORD: 12.2.3A)

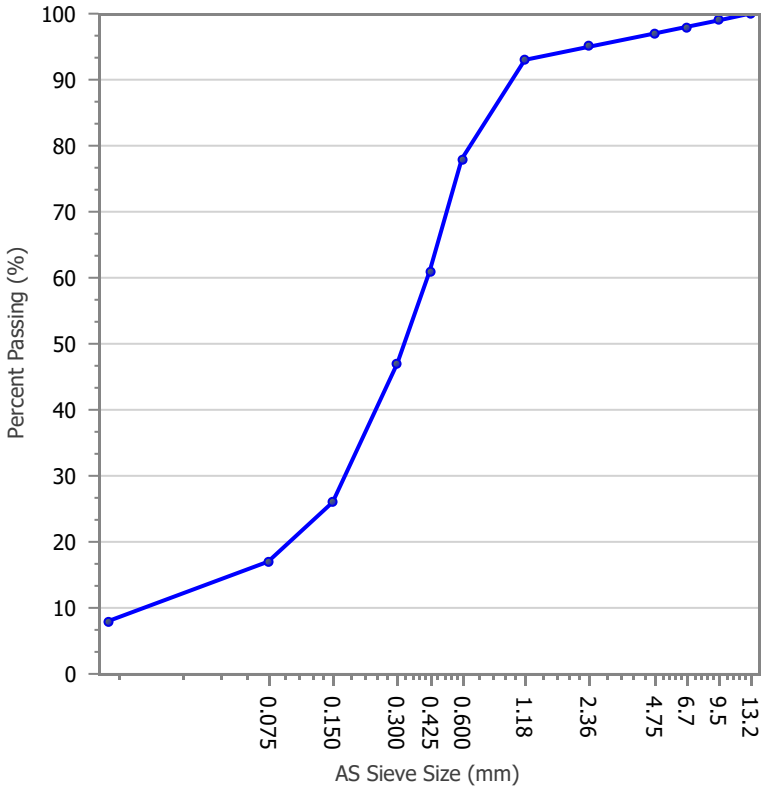
PARTICLE SIZE DISTRIBUTION REPORT

Client:	WML Consultants	Report Number:	5022/R/69105-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH12 Depth 0.3m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	30/01/2024 Page 1 of 1

Test Procedures:	WA115.1, WA105.1			
Sample Number	5022/S/112477	Bore hole No		BH12
Sampling Method	Tested As Received	Depth	m	0.3
Date Sampled	28/11/2023			
Sampled By	Client Sampled			
Date Tested	23/01/2024	Material Source		Borehole
Prep / Drying Method	Decanted / -	Material Type		-
		Specification		-

AS Sieve (mm)	Specification Minimum (%)	**Percent Passing (%)**	Specification Maximum (%)
13.2		**100**	
9.5		**99**	
6.7		**98**	
4.75		**97**	
2.36		**95**	
1.18		**93**	
0.600		**78**	
0.425		**61**	
0.300		**47**	
0.150		**26**	
0.075		**17**	
0.0135		**8**	

PARTICLE SIZE DISTRIBUTION GRAPH



Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W9Rep Rev 3

Construction Sciences

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(Appendix ORD: 12.2.3A)

ATTERBERG LIMITS REPORT

Client:	WML Consultants	Report Number:	5022/R/69106-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH12 Depth 0.3m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	30/01/2024 Page 1 of 1

Test Procedures:	WA120.2, WA 122.1, WA121.1, WA123.1, WA105.1		
Sample Number	5022/S/112477	Sample Location	
Sampling Method	Tested As Received	Bore hole No	BH12
Date Sampled	28/11/2023	Depth m	0.3
Sampled By	Client Sampled		
Date Tested	24/01/2024		
Drying / Prep Method	- / -	Material Source	Borehole
LL Water Type	Other	Material Type	-
LL Device Type	Penetrometer	Specification	-
Client Reference	-		
Material Description	Brown SAND		

Atterberg Limit	Specification Minimum	Test Result	Specification Maximum
Liquid Limit (%)		**Not obtainable**	
Plastic Limit (%)		**Non-Plastic**	
Plasticity Index (%)		**Non Plastic**	
Linear Shrinkage (%)		**0.0**	
Linear Shrinkage Observations:	Est. LL: 17.1%		

Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W11Rep Rev 2

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(Appendix ORD: 12.2.3A)

EMERSON CLASS NUMBER REPORT

Client:	WML Consultants	Report Number:	5022/R/69107-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH13 Depth 0.5m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	30/01/2024 Page 1 of 1

Test Procedures:	AS1289.3.8.1

Sample Number	5022/S/112478			
ID / Client ID	-			
Lot Number	BH13 Depth 0.5m			
Date / Time Sampled	28/11/2023			
Date Tested	30/01/2024			
Material Source	Borehole			
Material Type	-			
Sampling Method	Tested As Received			
Prep Material > 53mm (%)	-			
Water Type	Distilled			
Water Temperature (°C)	19			
Bore hole No	BH13			
Depth	0.5			
Soil Description	Dark Brown SAND			
Emerson Class Description	Slakes Dispersion after remoulding.			
Emerson Class Number	**3**			

Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W22Rep Rev 4

Construction Sciences

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(Appendix ORD: 12.2.3A)

EMERSON CLASS NUMBER REPORT

Client:	WML Consultants	Report Number:	5022/R/69108-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH11 Depth 1.25m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	30/01/2024 Page 1 of 1

Test Procedures:	AS1289.3.8.1

Sample Number	5022/S/112476
ID / Client ID	-
Lot Number	BH11 Depth 1.25m
Date / Time Sampled	28/11/2023
Date Tested	30/01/2024
Material Source	Borehole
Material Type	-
Sampling Method	Tested As Received
Prep Material > 53mm (%)	-
Water Type	Distilled
Water Temperature (°C)	19
Bore hole No	BH11
Depth	1.25
Soil Description	Brown CLAY
Emerson Class Description	Slakes. Dispersion in soil/water suspension.
Emerson Class Number	**5**

Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W22Rep Rev 4

Construction Sciences

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(Appendix ORD: 12.2.3A)

EMERSON CLASS NUMBER REPORT

Client:	WML Consultants	Report Number:	5022/R/69109-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH14 Depth 0.75m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	30/01/2024 Page 1 of 1

Test Procedures:	AS1289.3.8.1

Sample Number	5022/S/112480			
ID / Client ID	-			
Lot Number	BH14 Depth 0.75m			
Date / Time Sampled	28/11/2023			
Date Tested	30/01/2024			
Material Source	Borehole			
Material Type	-			
Sampling Method	Tested As Received			
Prep Material > 53mm (%)	-			
Water Type	Distilled			
Water Temperature (°C)	19			
Bore hole No	BH14			
Depth	0.75			
Soil Description	Pale Grey Silty SAND			
Emerson Class Description	Slakes. Flocculation in soil/water suspension.			
Emerson Class Number	**6**			

Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W22Rep Rev 4

Construction Sciences

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Email: Bunbury@constructionsciences.net

(Appendix ORD: 12.2.3A)

EMERSON CLASS NUMBER REPORT

Client:	WML Consultants	Report Number:	5022/R/69110-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH15 Depth 1.5m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	30/01/2024 Page 1 of 1

Test Procedures:	AS1289.3.8.1

Sample Number	5022/S/112481			
ID / Client ID	-			
Lot Number	BH15 Depth 1.5m			
Date / Time Sampled	28/11/2023			
Date Tested	30/01/2024			
Material Source	Borehole			
Material Type	-			
Sampling Method	Tested As Received			
Prep Material > 53mm (%)	-			
Water Type	Distilled			
Water Temperature (°C)	19			
Bore hole No	BH15			
Depth	1.5			
Soil Description	Pale Grey SAND			
Emerson Class Description	Slakes Dispersion after remoulding.			
Emerson Class Number	**3**			

Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W22Rep Rev 4

Construction Sciences

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Email: Bunbury@constructionsciences.net

(Appendix ORD: 12.2.3A)

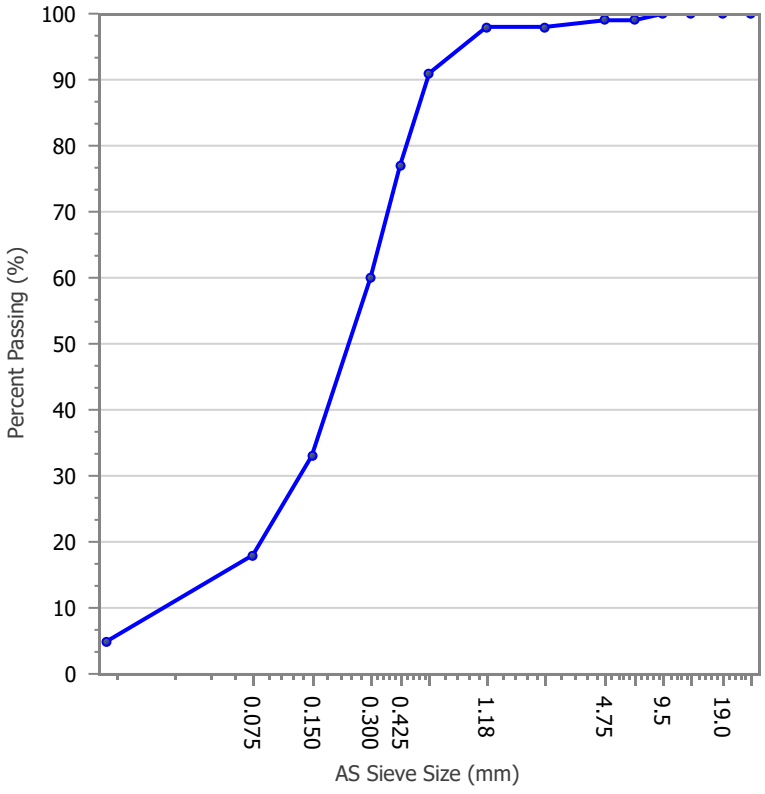
PARTICLE SIZE DISTRIBUTION REPORT

Client:	WML Consultants	Report Number:	5022/R/69259-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH11 Depth 0.5m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	6/02/2024 Page 1 of 1

Test Procedures:	WA115.1, WA105.1			
Sample Number	5022/S/112475	Bore hole No		BH11
Sampling Method	Tested As Received	Depth	m	0.5
Date Sampled	28/11/2023			
Sampled By	Client Sampled			
Date Tested	1/02/2024	Material Source		Borehole
Prep / Drying Method	Decanted / -	Material Type		White SAND
		Specification		-

AS Sieve (mm)	Specification Minimum (%)	**Percent Passing (%)**	Specification Maximum (%)
26.5		**100**	
19.0		**100**	
13.2		**100**	
9.5		**100**	
6.7		**99**	
4.75		**99**	
2.36		**98**	
1.18		**98**	
0.600		**91**	
0.425		**77**	
0.300		**60**	
0.150		**33**	
0.075		**18**	
0.0135		**5**	

PARTICLE SIZE DISTRIBUTION GRAPH



Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W9Rep Rev 3

Construction Sciences

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(Appendix ORD: 12.2.3A)

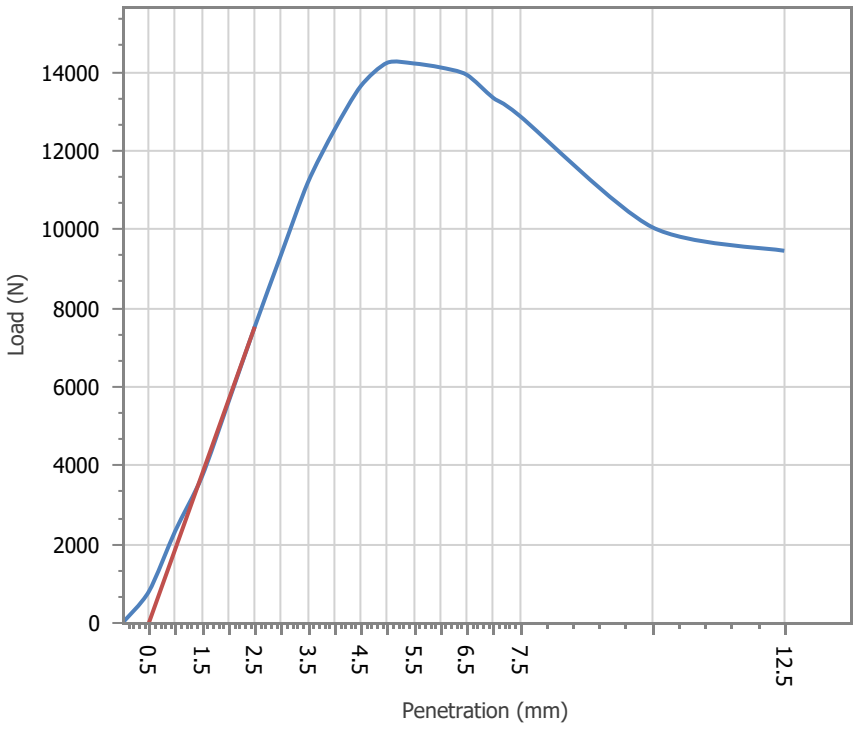
CALIFORNIA BEARING RATIO REPORT

Client:	WML Consultants	Report Number:	5022/R/69260-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH12 Depth 0.3m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	6/02/2024 Page 1 of 1

Test Procedures	WA141.1, WA105.1, WA133.1, WA110.1			
Sample Number	5022/S/112477	Bore hole No		BH12
Sampling Method	Tested As Received	Depth	m	0.3
Date Sampled	28/11/2023			
Sampled By	Client Sampled			
Date Tested	2/02/2024			
Material Source	Borehole	Material Limit Start		-
Material Type	Pale Brown SAND	Material Limit End		-
Client Reference	-	Compactive Effort		Modified
Material Description	Brown SAND			
Compaction Method	9 Blows per Layer			

Maximum Dry Density (t/m³):	2.034
Optimum Moisture Content (%):	7.3
Field Moisture Content (%):	2.5
Sample Percent Oversize (%)	0.0
Oversize Included / Excluded	Excluded
Target Density Ratio (%):	95
Target Moisture Ratio (%):	100
Placement Dry Density (t/m³):	1.937
Placement Dry Density Ratio (%):	95.2
Placement Moisture Content (%):	7.1
Placement Moisture Ratio (%):	97.3
Test Condition / Soaking Period:	Soaked / 4 Days
CBR Surcharge (kg)	9.0
Dry Density Ratio After Soak (%)	95.4
Moisture / Ratio After Soak (% / t/m³)	10.5 / 144.0
Moisture (top 30mm) After Pen (%):	10.8
Mst Ratio (top 30mm) After Pen (%)	148.0
Moisture (remainder) After Pen (%):	9.9
Mst Ratio (remainder) After Pen (%)	135.5
CBR Swell (%):	0.0
Minimum CBR Specification (%):	-
CBR Value @ 2.5mm (%):	**70**

CBR PENETRATION PLOT



Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W2ASRep Rev 3

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(Appendix ORD: 12.2.3A)

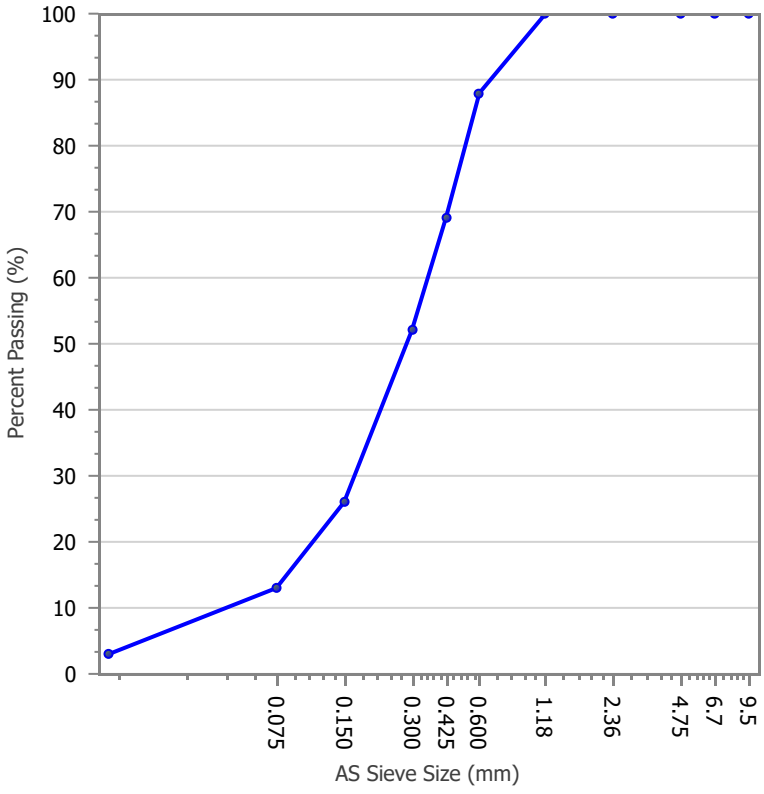
PARTICLE SIZE DISTRIBUTION REPORT

Client:	WML Consultants	Report Number:	5022/R/69261-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH14 Depth 0.3m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	6/02/2024 Page 1 of 1

Test Procedures:	WA115.1, WA105.1			
Sample Number	5022/S/112479	Bore hole No		BH14
Sampling Method	Tested As Received	Depth	m	0.3
Date Sampled	28/11/2023			
Sampled By	Client Sampled			
Date Tested	1/02/2024	Material Source		Borehole
Prep / Drying Method	Decanted / -	Material Type		Brown SAND
		Specification		-

AS Sieve (mm)	Specification Minimum (%)	**Percent Passing (%)**	Specification Maximum (%)
9.5		**100**	
6.7		**100**	
4.75		**100**	
2.36		**100**	
1.18		**100**	
0.600		**88**	
0.425		**69**	
0.300		**52**	
0.150		**26**	
0.075		**13**	
0.0135		**3**	

PARTICLE SIZE DISTRIBUTION GRAPH



Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W9Rep Rev 3

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(Appendix ORD: 12.2.3A)

ATTERBERG LIMITS REPORT

Client:	WML Consultants	Report Number:	5022/R/69465-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH11 Depth 0.5m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	13/02/2024 Page 1 of 1

Test Procedures:	WA120.2, WA 122.1, WA121.1, WA123.1, WA105.1		
Sample Number	5022/S/112475	Sample Location	
Sampling Method	Tested As Received	Bore hole No	BH11
Date Sampled	28/11/2023	Depth m	0.5
Sampled By	Client Sampled		
Date Tested	7/02/2024		
Drying / Prep Method	Oven Dried / Dry Sieved	Material Source	Borehole
LL Water Type	Other	Material Type	White SAND
LL Device Type	Penetrometer	Specification	-
Client Reference	-		
Material Description	Grey Brown Silty SAND		

Atterberg Limit	Specification Minimum	Test Result	Specification Maximum
Liquid Limit (%)		**Not obtainable**	
Plastic Limit (%)		**Non-Plastic**	
Plasticity Index (%)		**Non Plastic**	
Linear Shrinkage (%)		**0.5**	
Linear Shrinkage Observations:	Est. LL: 19.4%		

Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W11Rep Rev 2

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Email: Bunbury@constructionsciences.net

(Appendix ORD: 12.2.3A)

ATTERBERG LIMITS REPORT

Client:	WML Consultants	Report Number:	5022/R/69466-1
Client Address:	1st Floor 62 Wittenoom Street, Bunbury	Project Number:	5022/P/1661
Project:	Lot 564 Gravey Road	Lot Number:	BH14 Depth 0.3m
Location:	South West WA	Internal Test Request:	5022/T/20965
Supplied To:	n/a	Client Reference/s:	Job No. 11207:03
Area Description:		Report Date / Page:	13/02/2024 Page 1 of 1

Test Procedures:	WA120.2, WA 122.1, WA121.1, WA123.1, WA105.1		
Sample Number	5022/S/112479	Sample Location	
Sampling Method	Tested As Received	Bore hole No	BH14
Date Sampled	28/11/2023	Depth m	0.3
Sampled By	Client Sampled		
Date Tested	9/02/2024		
Drying / Prep Method	Oven Dried / Dry Sieved	Material Source	Borehole
LL Water Type	Other	Material Type	Brown SAND
LL Device Type	Penetrometer	Specification	-
Client Reference	-		
Material Description	Grey SAND		

Atterberg Limit	Specification Minimum	Test Result	Specification Maximum
Liquid Limit (%)		**Not obtainable**	
Plastic Limit (%)		**Non-Plastic**	
Plasticity Index (%)		**Non Plastic**	
Linear Shrinkage (%)		**1.0**	
Linear Shrinkage Observations:	Est. LL: 23.9%		

Remarks

Accredited for compliance with ISO/IEC 17025 – Testing

NATA

Accreditation Number: 1986
Corporate Site Number: 5022

Approved Signatory: Hermanus Coetzee
Form ID: W11Rep Rev 2

Environmental and Agricultural Testing Services
Unit 5, 4 Mummery Cres
Bunbury WA 6230
Phone: 08 9721 7170
Email: eatsresults@eatswa.com.au
ABN 64 606 311 399

Certificate of Analysis

Client Name:	WML Consultants		
Address:	PO Box 2023, Bunbury, WA, 6231		
Phone No:	9722 3544	Email:	zchristian@wml.com.au
Lab No:	15204	Job No:	11207
Date samples received:	12/01/2024	Report date:	16/01/2024

Sample details: Twenty one soil samples received from WML Consultants on 12 January 2024, labelled 'Job 11207:03 lot 564 Garvey Road"

- BH11: 0.5; 1.0; 1.5; 2.0; 2.5.
- BH12: 0.5; 1.0.
- BH13: 0.5; 1.0; 1.5; 2.0; 2.5.
- BH14: 0.5; 1.0; 1.5; 2.0.
- BH15: 0.5; 1.0; 1.5; 2.0; 2.5.

The samples were in sealed plastic bags with the air excluded and frozen.
A portion of each sample tested for field pH_f and pH_{fox} on 15/01/2024.
The remainder has been frozen for storage for three months.

Scope of Work: Acid Sulfate Soils Field Tests pH_F, pH_{FOX}, Reaction rating, Fizz test.

Test Methods: Identification & Investigation of Acid Sulfate Soils and acidic landscapes, prepared by Department of Environmental Regulation, WA June 2015. pH tested using TPS Aqua-pH-ORP-Temp meter version 2.4 with Ionode Intermediate Junction pH combination electrode IJ44A calibrated according to manufacturer's instructions.

Test Results: See following page.

Comments:

- Confirmation of the field test results using Chromium Reducible Sulfur or SPOCAS laboratory analysis should be considered on 25% of the samples as per DWER guidelines.

Rachel Lancaster
BSc (Hort); PgDip (Agribusiness).

Lab No: 15204
Date tested: 15/01/2024
Label: Job 11207

Sample Number	Sample Name	Soil Description	pHf	pHfox	pH change pHf - pHfox	Reaction to peroxide (H_2O_2)	Fizz Test
					pH_{H2O2} = 4.56		
11	BH13 2.0	Not required	5.93	3.07	2.86	Low	None
12	BH13 2.5	Not required	6.24	3.22	3.02	None	None
13	BH14 0.5	Not required	5.35	4.34	1.01	None	None
14	BH14 1.0	Not required	5.64	4.57	1.07	None	None
15	BH14 1.5	Not required	5.52	4.24	1.28	None	None
16	BH14 2.0	Not required	5.12	3.77	1.35	None	None
17	BH15 0.5	Not required	5.86	4.52	1.34	None	None
18	BH15 1.0	Not required	5.34	4.28	1.06	None	None
19	BH15 1.5	Not required	6.13	3.76	2.37	None	None
20	BH15 2.0	Not required	5.80	4.02	1.78	Low	None
21	BH15 2.5	Not required	5.96	4.49	1.47	Low	None

End of report.

(Appendix ORD: 12.2.3A)

Environmental and Agricultural Testing Services
Unit 5, 4 Mummery Cres
Bunbury WA 6230
Phone: 08 9721 7170
Email: eatsresults@eatswa.com.au
ABN 64 606 311 399

Certificate of Analysis

Client Name:	WML Consultants		
Address:	PO Box 2023, Bunbury, WA, 6231		
Phone No:	9722 3544	Email:	zchristian@wml.com.au
Lab No:	15204	Order No:	11207:03
Date samples received:	12/01/2024	Report date:	18/01/2024

Sample details: Four soil samples for phosphorus retention index, collected by WML Consultants, labelled 11207:03 Lot 564 Garvey Road:

- BH11 1.25m
- BH13 0.5m
- BH14 0.75-1.25m
- BH15 1.5m.

Analysis Method: Samples are tested on an as received basis using EATS method 033. Results are expressed on a dry weight basis.

Analysis Results:

Sample	Moisture (%)	Phosphorus Retention Index (PRI)
BH11: 1.25m	12	108
BH13: 0.5m	13	611
BH14: 0.75-1.25m	15	1,225
BH15: 1.5m	16	33

Rachel Lancaster
BSc (Hort), PgDip (Agribusiness)

End of report

(Appendix ORD: 12.2.3A)

Lab No: 15204
Date tested: 15/01/2024
Label: Job 11207

Sample Number	Sample Name	Soil Description	pHf	pHfox	pH change pHf - pHfox	Reaction to peroxide (H_2O_2)	Fizz Test
					pH_{H2O2} = 4.56		
1	BH11 0.5	Not required	6.21	3.91	2.30	None	None
2	BH11 1.0	Not required	6.62	4.96	1.66	None	None
3	BH11 1.5	Not required	6.79	5.11	1.68	None	None
4	BH11 2.0	Not required	7.29	5.35	1.94	None	None
5	BH11 2.5	Not required	7.18	5.36	1.82	None	None
6	BH12 0.5	Not required	6.98	5.24	1.74	None	None
7	BH12 1.0	Not required	6.77	4.33	2.44	Low	None
8	BH13 0.5	Not required	4.91	3.59	1.32	None	None
9	BH13 1.0	Not required	5.26	3.41	1.85	None	None
10	BH13 1.5	Not required	5.65	3.15	2.50	Low	None

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ABN 64 606 311 399

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Client Name:	WML Consultants		
Address:	PO Box 2023, Bunbury, WA, 6231		
Phone No:	9722 3544	Email:	zchristian@wml.com.au
Lab No:	15204	Order No:	11207:03
Date samples received:	12/01/2024	Report date:	18/01/2024

Sample details: Four soil samples for phosphorus retention index, collected by WML Consultants, labelled 11207:03 Lot 564 Garvey Road:

- BH11 1.25m
- BH13 0.5m
- BH14 0.75-1.25m
- BH15 1.5m.

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Analysis Results:

Sample	Moisture (%)	Phosphorus Retention Index (PRI)
BH11: 1.25m	12	108
BH13: 0.5m	13	611
BH14: 0.75-1.25m	15	1,225
BH15: 1.5m	16	33

Rachel Lancaster
BSc (Hort), PgDip (Agribusiness)

End of report

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Phone: 08 9721 7170
Email: eatsresults@eatswa.com.au
ABN 64 606 311 399

Certificate of Analysis

Client Name:	WML Consultants		
Address:	PO Box 2023, Bunbury, WA, 6231		
Phone No:	9722 3544	Email:	zchristian@wml.com.au
Lab No:	15204	Job No:	11207
Date samples received:	12/01/2024	Report date:	16/01/2024

Sample details: Twenty one soil samples received from WML Consultants on 12 January 2024, labelled 'Job 11207:03 lot 564 Garvey Road"

- BH11: 0.5; 1.0; 1.5; 2.0; 2.5.
- BH12: 0.5; 1.0.
- BH13: 0.5; 1.0; 1.5; 2.0; 2.5.
- BH14: 0.5; 1.0; 1.5; 2.0.
- BH15: 0.5; 1.0; 1.5; 2.0; 2.5.

The samples were in sealed plastic bags with the air excluded and frozen.
A portion of each sample tested for field pH_f and pH_{fox} on 15/01/2024.
The remainder has been frozen for storage for three months.

Scope of Work: Acid Sulfate Soils Field Tests pH_F, pH_{FOX}, Reaction rating, Fizz test.

Test Methods: Identification & Investigation of Acid Sulfate Soils and acidic landscapes, prepared by Department of Environmental Regulation, WA June 2015. pH tested using TPS Aqua-pH-ORP-Temp meter version 2.4 with Ionode Intermediate Junction pH combination electrode IJ44A calibrated according to manufacturer's instructions.

Test Results: See following page.

Comments:

- Confirmation of the field test results using Chromium Reducible Sulfur or SPOCAS laboratory analysis should be considered on 25% of the samples as per DWER guidelines.

Rachel Lancaster
BSc (Hort); PgDip (Agribusiness).

Lab No: 15204
Date tested: 15/01/2024
Label: Job 11207

Sample Number	Sample Name	Soil Description	pHf	pHfox	pH change pHf - pHfox	Reaction to peroxide (H_2O_2)	Fizz Test
					pH_{H2O2} = 4.56		
1	BH11 0.5	Not required	6.21	3.91	2.30	None	None
2	BH11 1.0	Not required	6.62	4.96	1.66	None	None
3	BH11 1.5	Not required	6.79	5.11	1.68	None	None
4	BH11 2.0	Not required	7.29	5.35	1.94	None	None
5	BH11 2.5	Not required	7.18	5.36	1.82	None	None
6	BH12 0.5	Not required	6.98	5.24	1.74	None	None
7	BH12 1.0	Not required	6.77	4.33	2.44	Low	None
8	BH13 0.5	Not required	4.91	3.59	1.32	None	None
9	BH13 1.0	Not required	5.26	3.41	1.85	None	None
10	BH13 1.5	Not required	5.65	3.15	2.50	Low	None

(Appendix ORD: 12.2.3A)

Lab No: 15204
Date tested: 15/01/2024
Label: Job 11207

Sample Number	Sample Name	Soil Description	pHf	pHfox	pH change pHf - pHfox	Reaction to peroxide (H_2O_2)	Fizz Test
					pH_{H2O2} = 4.56		
11	BH13 2.0	Not required	5.93	3.07	2.86	Low	None
12	BH13 2.5	Not required	6.24	3.22	3.02	None	None
13	BH14 0.5	Not required	5.35	4.34	1.01	None	None
14	BH14 1.0	Not required	5.64	4.57	1.07	None	None
15	BH14 1.5	Not required	5.52	4.24	1.28	None	None
16	BH14 2.0	Not required	5.12	3.77	1.35	None	None
17	BH15 0.5	Not required	5.86	4.52	1.34	None	None
18	BH15 1.0	Not required	5.34	4.28	1.06	None	None
19	BH15 1.5	Not required	6.13	3.76	2.37	None	None
20	BH15 2.0	Not required	5.80	4.02	1.78	Low	None
21	BH15 2.5	Not required	5.96	4.49	1.47	Low	None

End of report.

(Appendix ORD: 12.2.3A)

Appendix E Transport Impact Statement



Transport Impact Statement

LOT 564 GARVEY ROAD, DARDANUP WEST

STRUCTURE PLAN

(Appendix ORD: 12.2.3A)

PROJECT	**Lot 564 Garvey Road, Dardanup West Structure Plan – Transport Impact Statement**			
File	**81113-855-FLYT-TRS-0002 Rev1**			
Revision	**Description**	**Originator**	**Review**	**Date**
0	Draft	CXS	MDR	16/02/2024
1	Final	CXS	MDR	25/06/2024

Contents

1. Introduction 3
1.1 Background 3
1.2 Development Site Context 4
1.3 Scope of Work 4
2. Concept Plan Proposals 5
2.1 Site Location 5
2.2 Potential Land Uses 5
2.3 Access Arrangements 5
3. Existing Situation 7
3.1 Regional Context 7
3.2 Local Context 7
3.3 Pedestrian Connections 7
3.4 Bicycle Routes 8
3.5 Public Transport Access 9
3.6 Local Road Network 9
3.7 Frontage Roads 10
3.8 Existing Vehicle Access 12
4. Internal Transport Networks 13
4.1 Road Network 13
4.2 Path Network 13
4.3 Vehicular Access 13
5. External Transport Networks 14
5.1 Traffic Volumes 14
5.2 Intersection Sight Distance 14
5.3 Road Crashes 14
6. Analysis of Transport Networks 16
6.1 Concept Plan Potential Land Uses 16
6.2 Trip Generation 16
6.3 Trip Distribution 16
6.4 Summary 17

1. INTRODUCTION

1.1 Background

This Transport Impact Statement (TIS) has been prepared by Flyt in support of the proposed Local Planning Scheme Amendment and Structure Plan for Lot 564 Garvey Road, Crooked Brook.

The site is located approximately 12.5km southeast of Bunbury and 2.2km southwest of the Dardanup townsite. The site has frontage to Garvey Road to the north, as shown in Figure 1, with the eastern boundary approximately 1km west of Boyanup-Picton Road. The subject site has a total area of 40.523 hectares.



Figure 1 Lot 564 Garvey Road site (aerial image source: MetroMap)

The subject site is bounded by rural residential development to the west and south, while the area to the east is undeveloped rural paddocks.

The Concept Plan for the subject site shows a total yield of 20 rural residential lots (see Figure 2) – with a minimum lot size of 1.008 hectares and an average lot size of 1.977 hectares. Vehicle access will be via direct frontage access to Garvey Road (for lots 1-6 and lots 9-12), as well as the existing Morellini Way to the west of the site (for lots 13 and 15), and a new subdivision road connecting Garvey Road through to Ayrshire Road (for lots 7-8, lot 14 and lots 16-20).

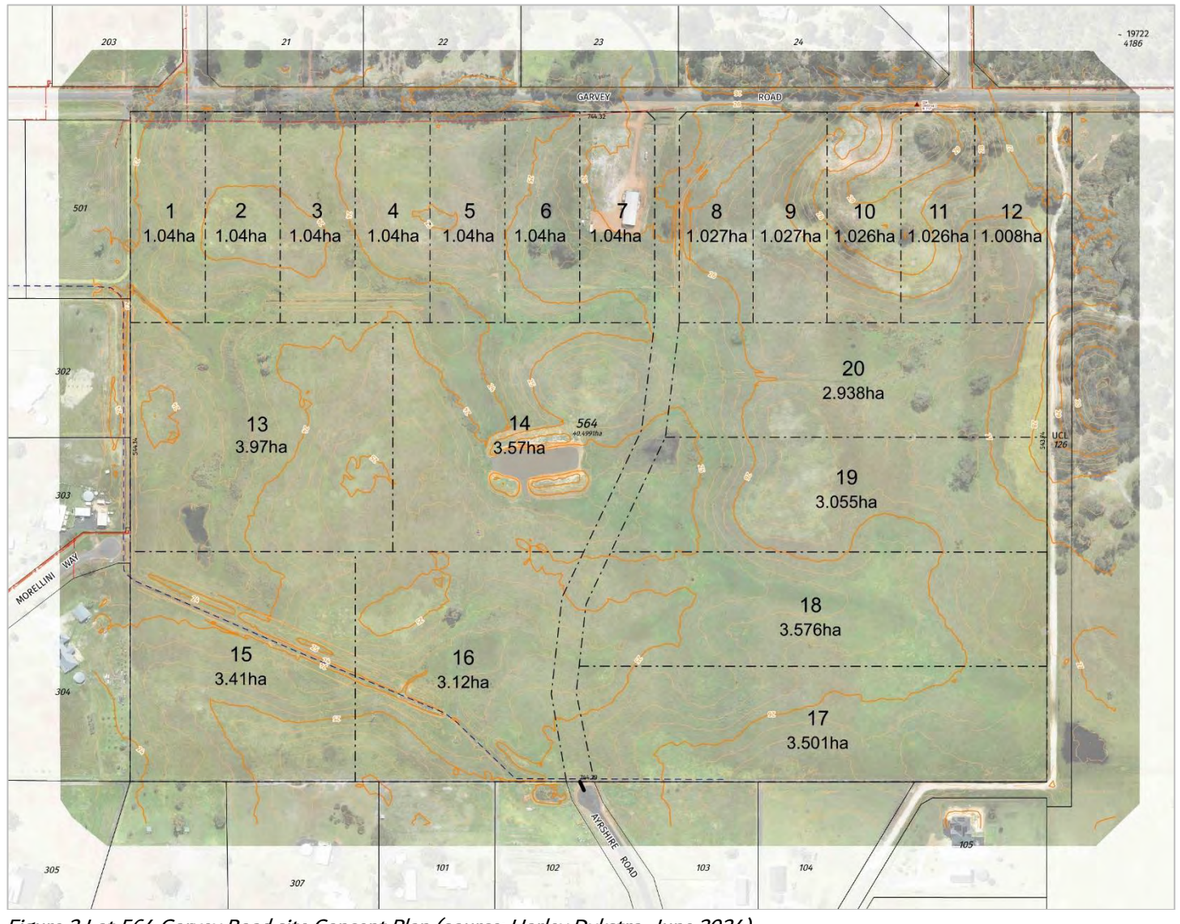


Figure 2 Lot 564 Garvey Road site Concept Plan (source: Harley Dykstra, June 2024)

1.2 Development Site Context

The subject site and all the surrounding lots are currently zoned 'general farming' under the existing Town Planning Scheme No.3 (TPS 3), as shown in Figure 3. The site is zoned 'rural' under the Shire of Dardanup's proposed new Local Planning Scheme No. 9 (LPS 9), shown in Figure 4. Under the proposed LPS 9 the lots to the north, west and south of the subject site are zoned as 'rural residential'.

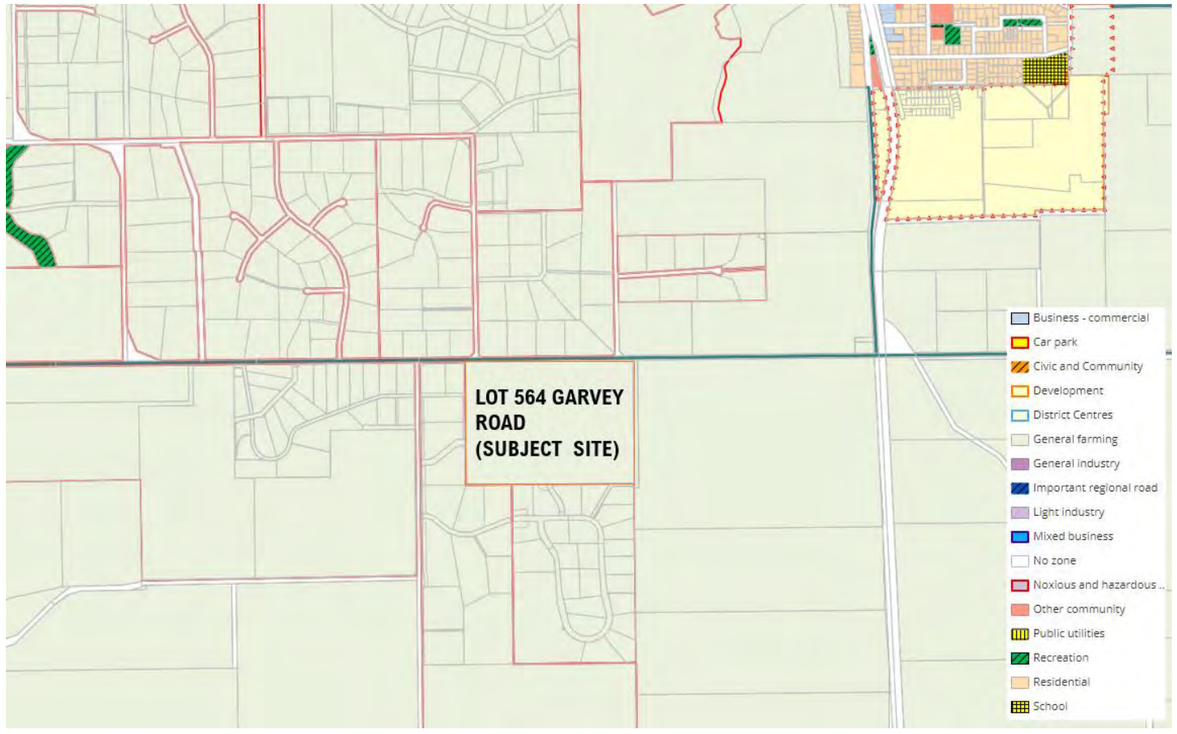


Figure 3 Lot 564 Garvey Road site land use zoning under Town Planning Scheme No. 3 (source: Shire of Dardanup)

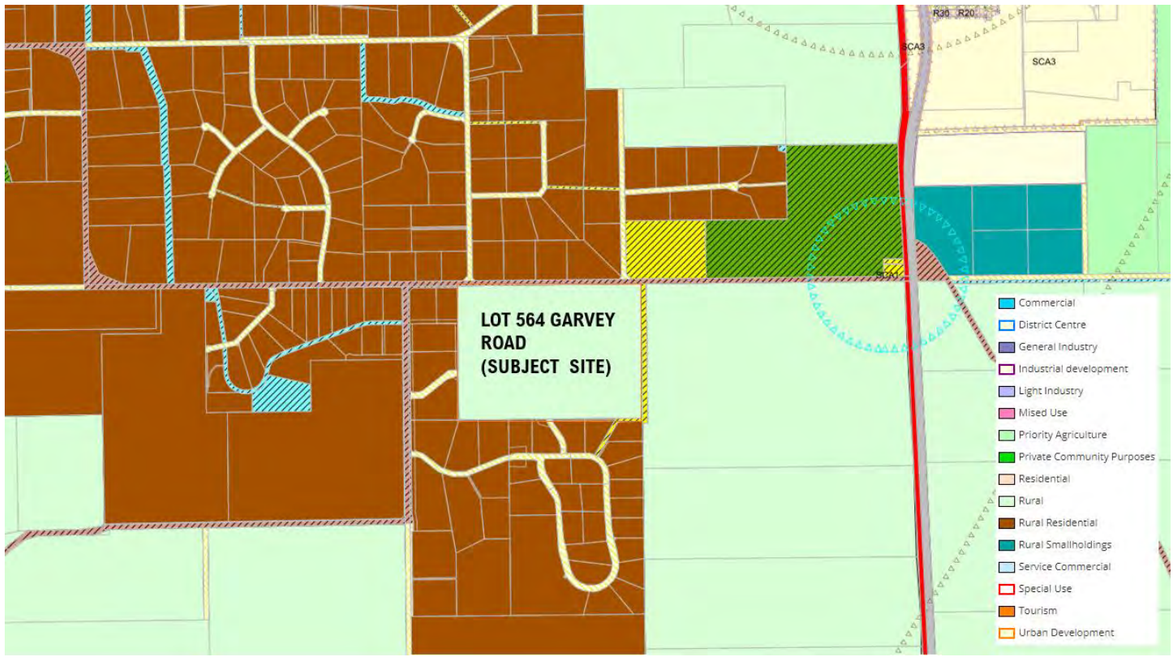


Figure 4 Lot 564 Garvey Road site land use zoning under proposed Local Planning Scheme No. 9 (source: Shire of Dardanup)

1.3 Scope of Work

The scope of the movement network analysis for the concept planning process is based on the assessment provisions of a Structure Plan level assessment set out in Volume 2 of the WA Planning Commission's (WAPC) Transport Impact Assessment Guidelines (2016).

This TIA report provides a high-level impact assessment based on the concept plan potential land uses. It is expected that the information contained within this report would form the basis of more detailed assessments in the future at Structure Plan refinement and/or Development Application (DA) stage for discrete stages of development across the subject site.

2. CONCEPT PLAN PROPOSALS

2.1 Site Location

The site is located approximately 12.5km southeast of Bunbury and 2.2km southwest of the Dardanup townsite, as shown in Figure 5.

The site is largely vacant open pastureland with a single shed and a farm dam. Vehicular access to the shed is via Garvey Road. The site is located immediately to the south of Garvey Road (with the eastern boundary approximately 1km west of Boyanup-Picton Road), with rural residential properties to the west and south and undeveloped rural paddocks to the east. The Dardanup Cemetery is located 170m to the east of the site's eastern boundary, on the northern side of Garvey Road.



Figure 5 Lot 564 Garvey Road site (aerial image source: MetroMap)

2.2 Potential Land Uses

The proposed Concept Plan for Lot 564 Garvey Road includes the following land uses:

- 20 rural residential lots ranging from 1.008 ha to 3.970 ha, with an average lot size of 1.977 ha.

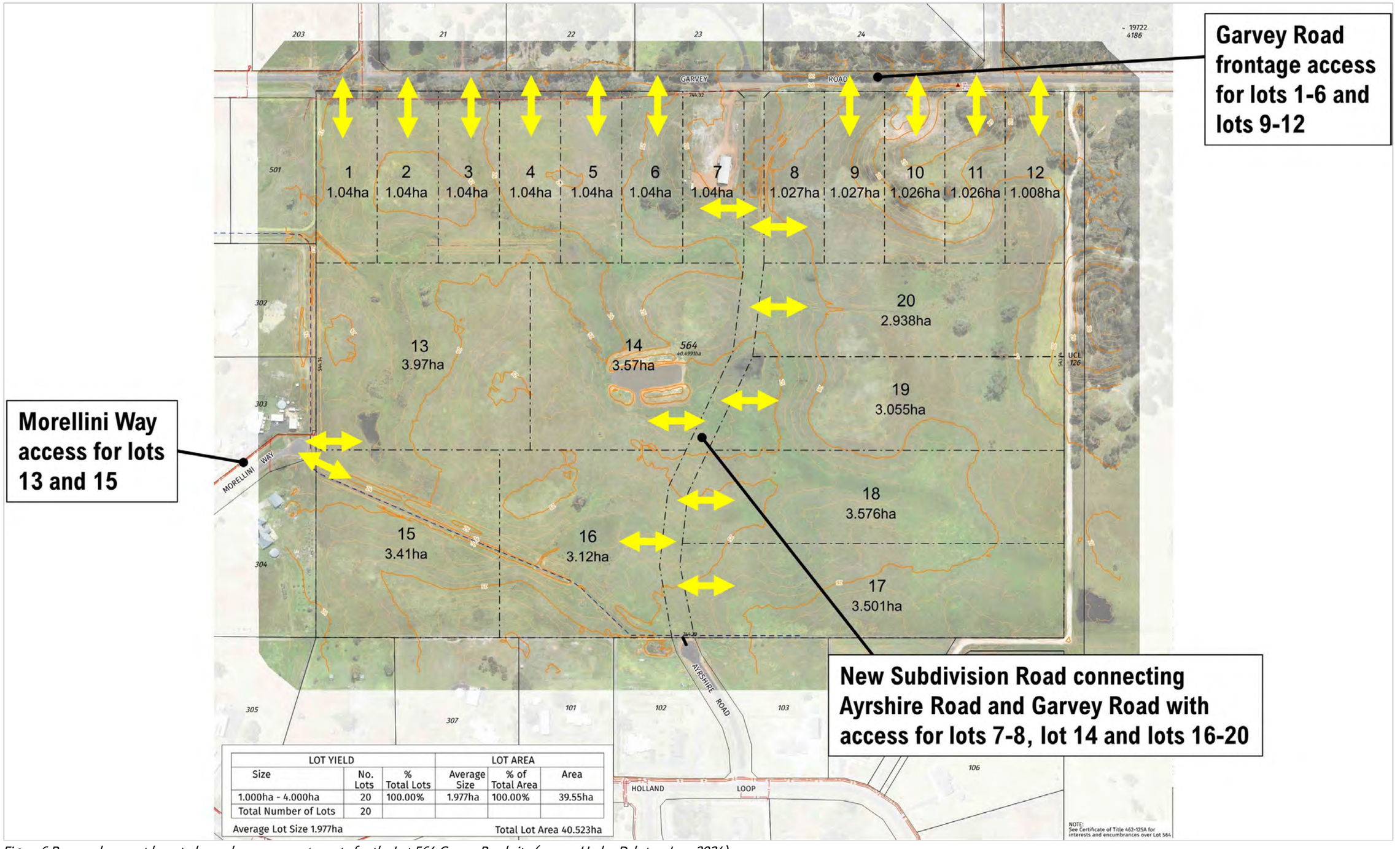
Based on a total site area of 40.523 ha, the maximum potential rural residential yield is 40 lots.

2.3 Access Arrangements

The proposed Concept Plan comprises three vehicle accesses:

- Garvey Road – lots fronting Garvey Road (proposed lots 1-6 and lots 9-12 with an approximate size of 1 hectare) will have direct access to Garvey Road. The length of Garvey Road frontage for each lot is approximately 60m.
- Morellini Way – lots on the western side of the concept plan area (proposed lots 13 and 15 with an approximate size of 3.4 ha to 3.9 ha) will be accessed from the existing Morellini Way cul-de-sac head.
- New Subdivision Road – a new subdivision road connecting Garvey Road through to Ayrshire Road will provide access to lots 7 and 8 (approximately 1 ha) adjacent to Garvey Road, and lots 14, 16-20 (approximately 3 ha to 3.5 ha) in the centre of the site.
    - The new subdivision road will have a 25m road reserve width.
    - The new subdivision road will be aligned to support a posted speed limit of 70km/h.
    - The new subdivision road would form a minor approach road with Garvey Road retaining priority.

The proposed concept plan layout and access arrangements are shown in Figure 6.



LOT YIELD			LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area
1.000ha - 4.000ha	20	100.00%	1.977ha	100.00%	39.55ha
Total Number of Lots	20				
Average Lot Size 1.977ha				Total Lot Area 40.523ha	

Figure 6 Proposed concept layout plan and access arrangements for the Lot 564 Garvey Road site (source: Harley Dykstra, June 2024)

3. EXISTING SITUATION

3.1 Regional Context

The site is located approximately 12.5km southeast of Bunbury and 2.2km southwest of the Dardanup townsite, as shown in Figure 5.

Access to the development site is reliant upon private vehicle access via Garvey Road. State roads such as Boyanup-Picton Road, South Western Highway and the Bunbury Outer Ring Road can be accessed directly via Garvey Road or via other local roads such as Dardanup Road West and Moore Road.

There are no existing footpaths or cycle paths connecting to the development site therefore it is assumed all access to and from the site will be via private vehicle.

3.2 Local Context

The subject site and all the surrounding lots are currently zoned 'general farming' under the existing TPS 3. The site is zoned 'rural' under the Shire of Dardanup's proposed new LPS 9, while the lots to the north, west and south of the subject site are zoned as 'rural residential'. The land to the east of the site, between the site and Boyanup-Picton Road, has also been proposed as 'rural' under LPS 9. The proposed land use zonings under TPS 9 are shown in Figure 7.

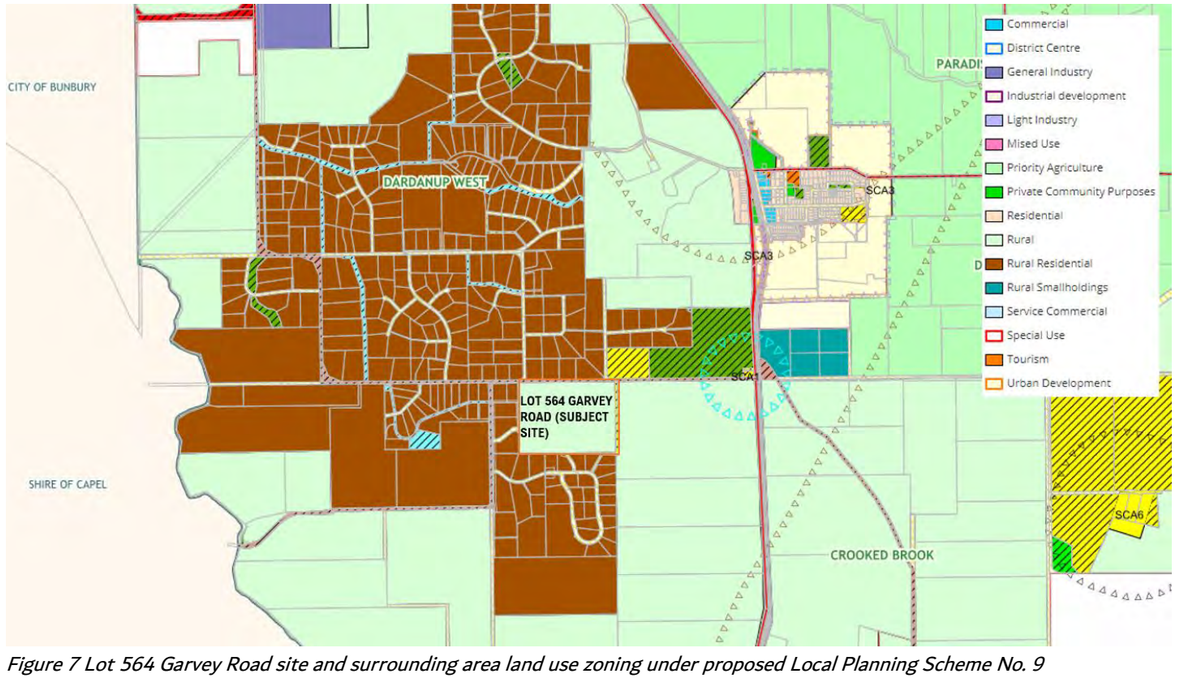


Figure 7 Lot 564 Garvey Road site and surrounding area land use zoning under proposed Local Planning Scheme No. 9 (source: Shire of Dardanup)

The townsite of Dardanup is a 2.4km driving distance from the northeast boundary of the site. The townsite offers amenities such as two primary schools, library, service station, post office, bakery, and general store.

A wider variety of amenities are available in Bunbury which is a 16km driving distance from the northwest of the site, via Dardanup Road West, South Western Highway, Robertson Drive and Picton Road.

3.3 Pedestrian Connections

There is currently no formal pedestrian network connecting the subject site to the surrounding areas of rural residential development, or any of the local land uses.

The Walk Score walkability assessment tool considers the site to be "car-dependent" where almost all errands require a car, with a walk score of 0 out of 100. The 10-minute and 30-minute walkable catchments from the subject site are shown in Figure 8 and Figure 9.

All pedestrian movements within the catchments would be via unsealed gravel shoulders alongside local roads, which is not suitable for all users.



Figure 8 10-minute walking catchment from the Lot 564 Garvey Road site (source: Planwisely)



Figure 9 30-minute walking catchment from the Lot 564 Garvey Road site (source: Planwisely)

3.4 Bicycle Routes

There are currently no bicycle routes connecting the subject site to the surrounding areas of rural residential development, or any of the local land uses.

The City of Bunbury and the Shires of Dardanup, Capel, Collie, Donnybrook-Balingup, and Harvey, in collaboration with the Department of Transport and the South West Development Commission, developed the Bunbury Wellington 2050 Cycling Strategy.

The strategy aims to identify central themes and opportunities for enabling bike riding across the region and produce strategic and operational cycle network plans for identified regional centres and surrounding areas.

The 2050 cycling network proposed across the Bunbury Wellington area is shown in Figure 10 and includes:

- Primary, secondary, and local routes centered around Bunbury and bounded by the Bunbury Outer Ring Road
- Beyond the Bunbury Outer Ring Road and in the vicinity of Dardanup, tourist trails are proposed along the Preston River, Gavin's Gully and along the freight rail line. All these potential routes are within an easy cycling distance of 1.0-2.5km from the subject site.
- On-road routes to the east of Dardanup through the Ferguson Valley.

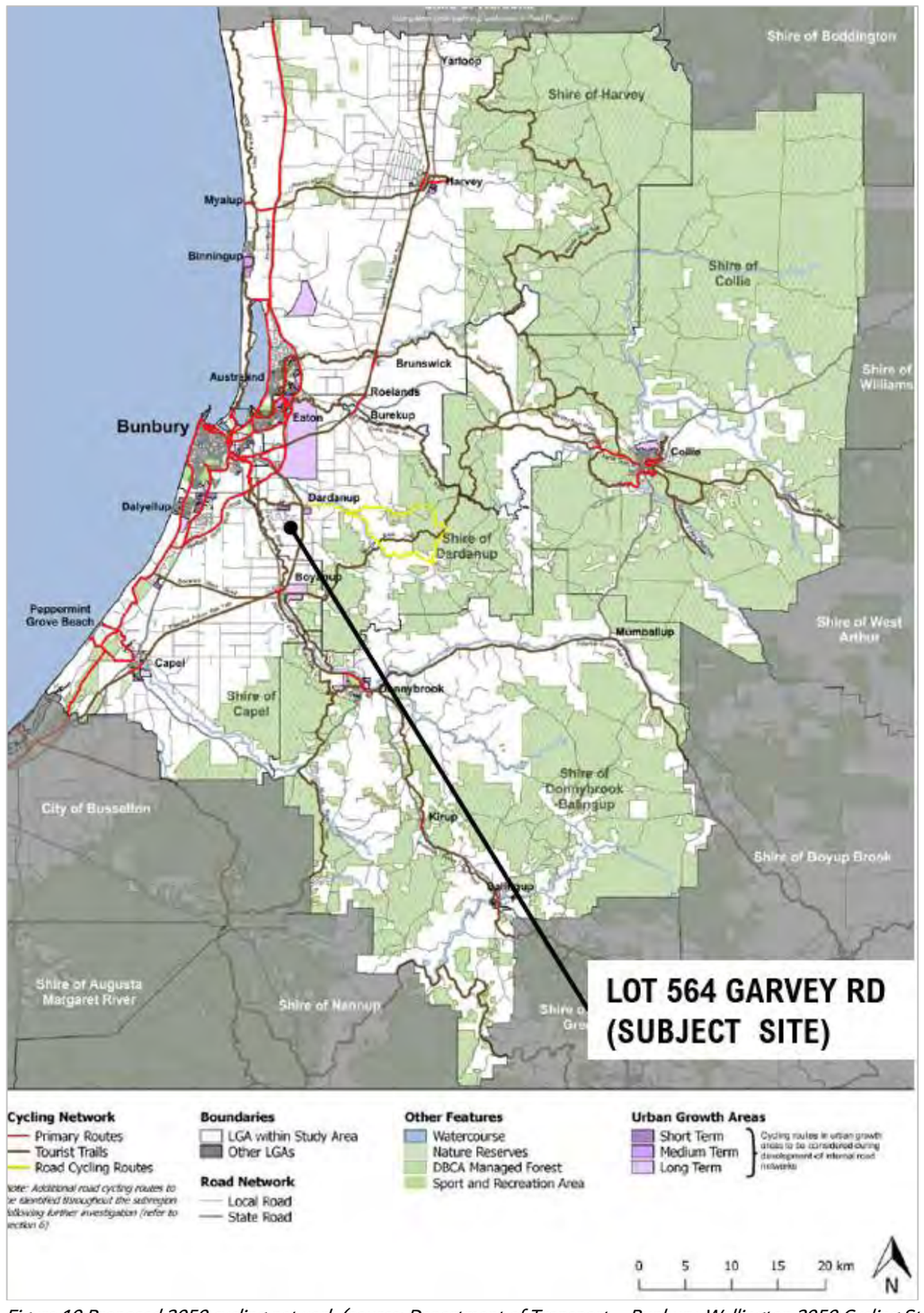


Figure 10 Proposed 2050 cycling network (source: Department of Transport – Bunbury-Wellington 2050 Cycling Strategy)

The Shire of Dardanup's Local Bike Plan was last updated in March 2023, however no routes were proposed in the vicinity of the subject site. All cycling movements to and from the site would be on the existing local road network, which is not suitable for all cyclists.

3.5 Public Transport Access

There are no public transport services that provide access to the subject site. The nearest public transport services are the twelve Bunbury bus routes operated by TransBunbury between Bunbury and Dalyellup, the Bumbury Health Campus, Australind, and Eaton.

3.6 Local Road Network

All roads in Western Australia are designed a road hierarchy category by Main Roads WA – the category assigned to a road indicates the function of the road and indicates which roads form part of higher order corridors – a description of the road hierarchy categories is provided below:

- **Primary Distributors:** Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast moving traffic. Some are strategic freight routes, and all are State Roads. They are managed by Main Roads WA.
- **District Distributor A:** Urban area roads (not applicable to the Lot 564 Garvey Road site).
- **District Distributor B:** Urban area roads (not applicable to the Lot 564 Garvey Road site).
- **Regional Distributor:** Rural – Roads that are not Primary Distributors, but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They typically have traffic volumes above 100 vehicles per day. They are managed by Local Government.
- **Local Distributor:** Rural – Connect to other Rural Distributors and to Rural Access Roads. Not Regional Distributors, but which are designed for efficient movement of people and goods within regional areas. They typically have traffic volumes up to 6,000 vehicles per day in built up areas and only up to 100 vehicles per day in non-built up areas. They are managed by Local Government.
- **Access Roads:** Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They typically have traffic volumes up to 3,000 vehicles per day in built up areas and only up to 75 vehicles per day in non-built up areas. They are managed by Local Government.

The local road hierarchy within proximity of the Lot 564 Garvey Road site is shown in Figure 11. This can be summarised as:

- South Western Highway and Boyanup-Picton Road are both classified as **Primary Distributors** under the control of Main Roads WA.
- Garvey Road and Dardanup Road West are classified as a **Local Distributors** under the control of the Shire of Dardanup.
- All the other roads in the immediate vicinity of the site, including Morellini Way and Ayrshire Road, are classified as **Access Roads** under the control of the Shire of Dardanup.

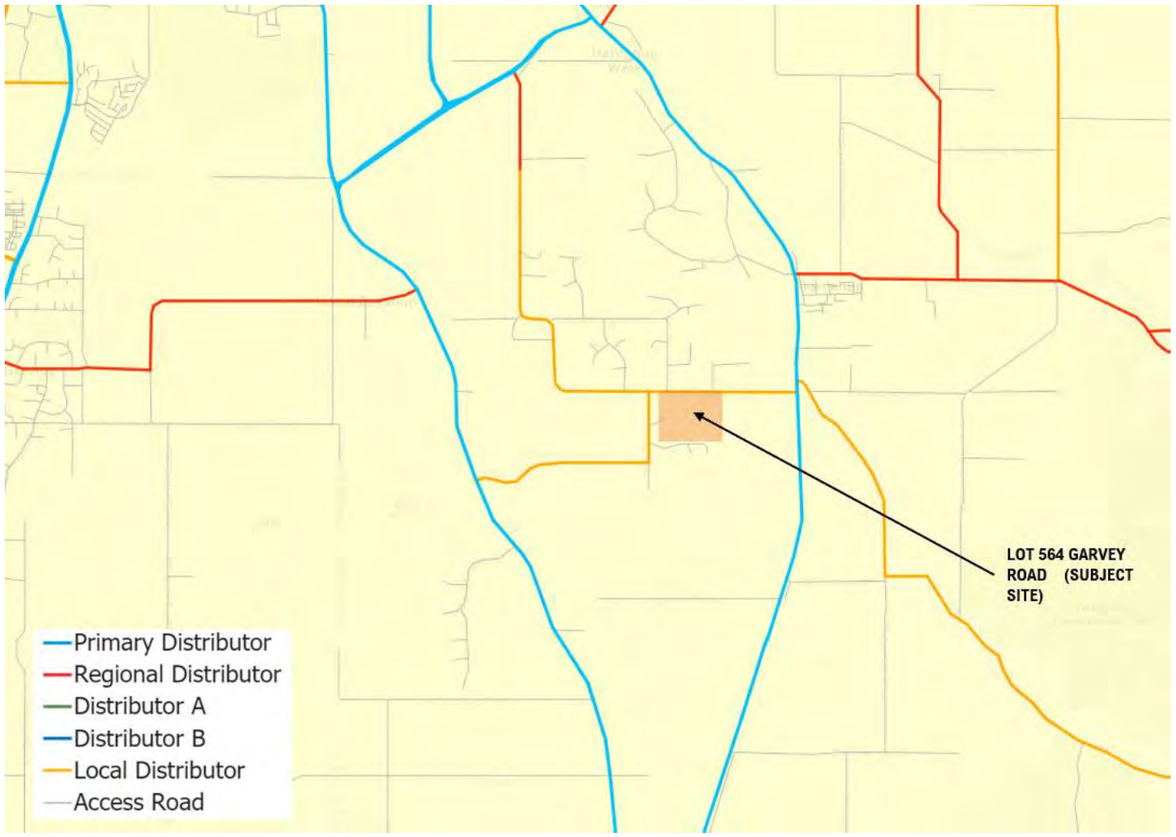


Figure 11 Local road hierarchy in vicinity of the Lot 564 Garvey Road site (source: Main Roads WA)

Figure 12 shows the posted speed limits on the roads surrounding the Lot 564 Garvey Road site. Garvey Road and Dardanup Road West currently have an 80km/h posted speed limit, while South Western Highway and Boyanup-Picton Road have an 110km/h speed limit. The local access roads servicing the rural residential land uses typically have a speed limit of 70km/h.

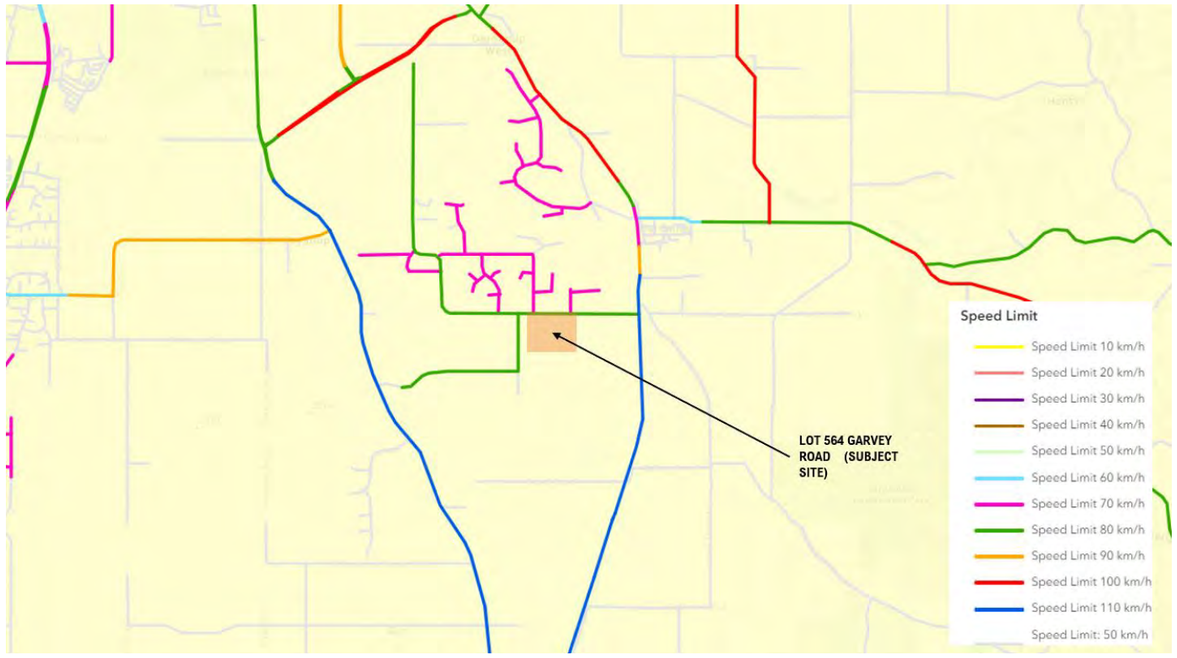


Figure 12 Posted speed limits in vicinity of the Lot 564 Garvey Road site (source: Main Roads WA)

3.7 Frontage Roads

The Lot 564 Garvey Road site has frontage access to Garvey Road, while the lots on the western side of the concept plan area will be accessed via Morellini Way (to the west of the site), and the lots in the centre of the concept plan area will be accessed via a new subdivision road connecting Garvey Road through to Ayrshire Road in a north-south alignment across the site.

Garvey Road

Garvey Road runs east-west for 3.3km west of Boyanup-Picton Road, before making a right angled turn and running north-south before terminating at the roundabout controlled intersection with Moore Road and Bailey Loop. A cross section of Garvey Road along the development site frontage is shown in Figure 13.

Garvey Road has the following features:

- Sealed to a width of 6m with unsealed shoulders within a 20m road reserve.
- Central separation line marking.
- 80 km/h speed limit.



Figure 13 Garvey Road along development frontage – looking west (source: Google Streetview)

Morellini Way

Morellini Way is an existing cul-de-sac to the west of the development site, approximately 220m long, which connects to Dardanup Road West. A cross section of Morellini Way to the west of the cul-de-sac head is shown in Figure 14.

Morellini Way has the following features:

- Sealed to a width of 6m with unsealed shoulders within a 25m road reserve.
- No central line marking.



Figure 14 Morellini Way approaching the cul-de-sac – looking east (source: Google Streetview)

Ayrshire Road

Ayrshire Road is an existing cul-de-sac to the south of the development site, approximately 150m long, which connects to Holland Loop (which itself connects to Dardanup Road West). Ayrshire Road was constructed within the last 3 years. An aerial view of the cross section of Ayrshire Road to the south of the development site is shown in Figure 15.

Ayrshire Road has the following features:

- Sealed to a width of 6m with unsealed shoulders within a 22m road reserve.
- No central line marking.



Figure 15 Ayrshire Road aerial view (source: Shire of Dardanup Intramaps)

New Subdivision Road

A new subdivision road is proposed connecting Garvey Road through to Ayrshire Road in a north-south alignment across the site. The alignment of the new subdivision road is shown in Figure 16.

The new subdivision road would have the following features:

- A 25m road reserve width to accommodate sealed pavement, shoulders, 1:6 batters and 1.0m wide level surface between the property boundary and drainage to accommodate services.
- The road aligned would support a posted speed limit of 70km/h.
- The new subdivision road would form a minor approach road with Garvey Road retaining priority.

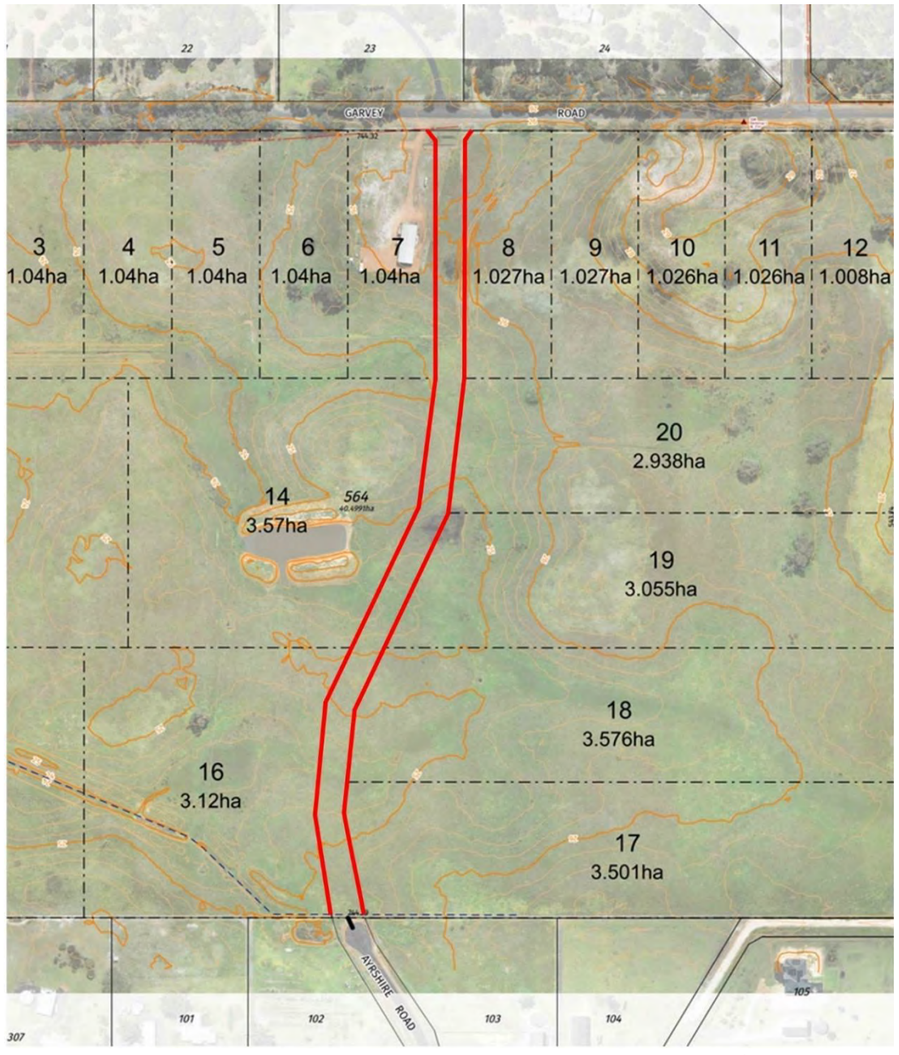


Figure 16 New subdivision road connecting Garvey Road through to Ayrshire Road (source: Harley Dykstra, June 2024)

3.8 Existing Vehicle Access

Lot 564 Garvey Road is largely vacant open pastureland with a single shed and a farm dam. The location of the existing vehicular access to the property, via Garvey Road, is shown in Figure 17.



Figure 17 Access to existing building on site via Garvey Road (source: Shire of Dardanup Intramaps)

4. INTERNAL TRANSPORT NETWORKS

4.1 Road Network

The proposed Concept Plan includes an internal access road providing direct access to 8 lots (lots 7-8, lot 14 and lots 16-20).

It is proposed that 10 lots would be directly accessed off the existing Garvey Road corridor (lots 1-6 and lots 9-12), with the remaining 2 lots being accessed off the existing Morellini Way cul-de-sac head (lots 13 and 15).

4.2 Path Network

No path network is proposed within the Lot 564 Garvey Road site. The proposed development has a maximum potential rural residential yield of 40 lots, with the Concept Plan proposing only 20 lots.

The development site is not considered a through route for local walking or cycling trips – as such no path network is proposed within the development site.

4.3 Vehicular Access

The proposed Concept Plan comprises three vehicle accesses which are shown in Figure 18 and discussed below:

Garvey Road

- Lots fronting Garvey Road (proposed lots 1-6 and lots 9-12 with an approximate size of 1 hectare) will have direct access to Garvey Road. The length of Garvey Road frontage for each lot is approximately 60m.
- The 10 rural lots fronting Garvey Road would account for approximately 50% of all daily traffic movements generated by the site.
- The existing rural residential land uses to the west of the proposed development site includes direct frontage access to Garvey Road.

Morellini Way

- Lots on the western side of the concept plan area (proposed lots 13 and 15 with an approximate size of 3.4 ha to 3.9 ha) will be accessed from the existing Morellini Way cul-de-sac head.
- These 2 rural lots would account for 10% of all daily traffic movements generated by the site.

New Subdivision Road

- A new subdivision road connecting Garvey Road through to Ayrshire Road will provide access to lots 7 and 8 (approximately 1 ha) adjacent to Garvey Road, and lots 14, 16-20 (approximately 3 ha to 3.5 ha) in the centre of the site.
- These 8 rural lots would account for 40% of all daily traffic movements generated by the site.
- Of this 40% of all daily traffic generated by the site it is expected that 30% would travel via the Garvey Road corridor and 10% by the Ayrshire Road corridor.

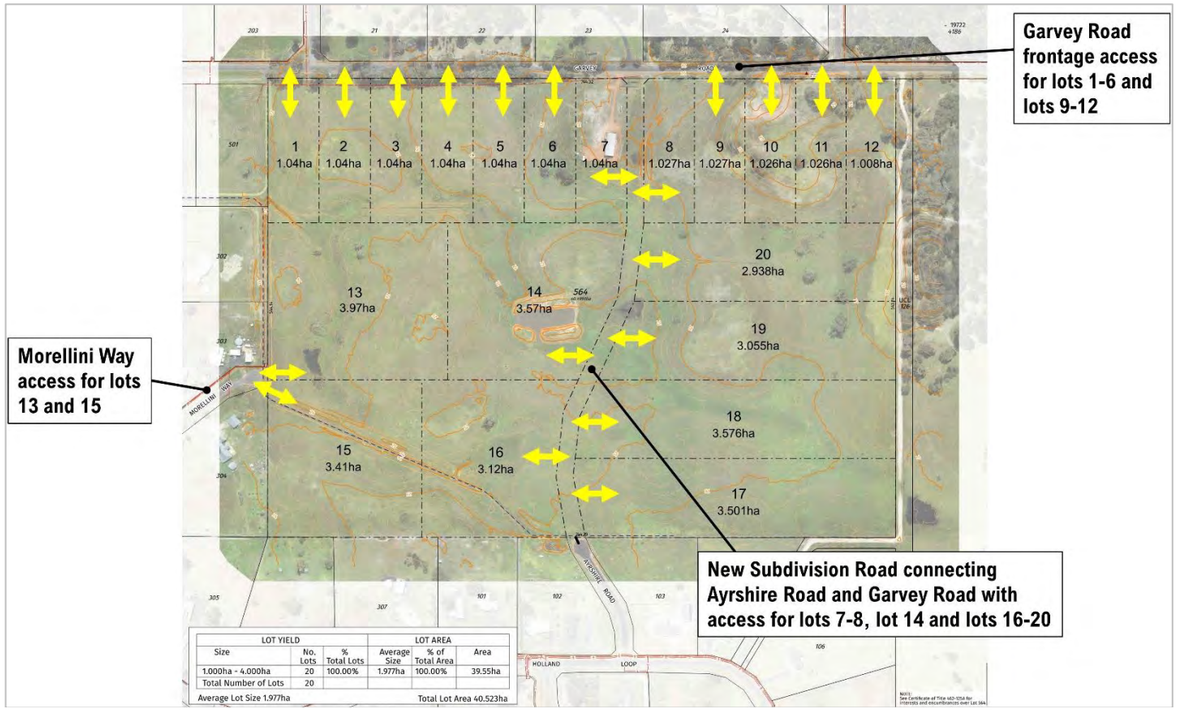


Figure 18 Lot 564 Garvey Road proposed concept plan access arrangements (source: Harley Dykstra, June 2024)

5. EXTERNAL TRANSPORT NETWORKS

5.1 Traffic Volumes

The most recent traffic count for Garvey Road at count site 53861 (approximately 2.1km to the west/north of the development site) was undertaken by Main Roads WA in 2023.

Garvey Road was found to carry 260 vehicles per day (vpd) on an average weekday, with 20.6% heavy vehicles.

The variation of traffic volumes over a typical 24 hours and the observed 85th percentile vehicle travel speeds are shown in Figure 19.

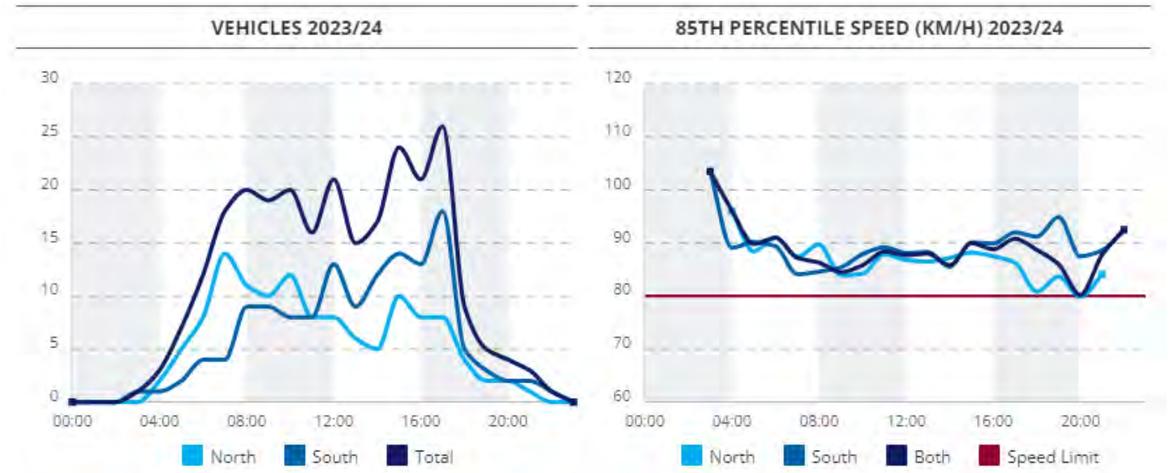


Figure 19 Garvey Road weekday traffic count and travel speeds (source: Main Roads WA)

The 85th percentile vehicle speed is best described as the speed at or below which 85 percent of all vehicles are observed to travel past a monitored point – this is considered to be the speed adopted by reasonable people, according to the road environment. Where the 85th percentile vehicle speed is greater than the road's posted speed limit, it suggests that the road environment does not fit with the posted speed limit. This is the case at Garvey Road count site 53861, where the observed 85th percentile speeds are greater than the posted speed limit.

The most recent traffic count for Dardanup Road West at count site 53865 (approximately 450m to the south of the intersection with Holland Loop) was undertaken by Main Roads in 2023. Dardanup Road West was found to carry 435 vpd on an average weekday, with 24.8% heavy vehicles. The variation of traffic volumes over a typical 24 hours and the observed 85th percentile vehicle travel speeds are shown in Figure 20.

This indicates there is an imbalance in the speeds travelled by each direction of traffic, with the observed 85th percentile speeds of eastbound traffic exceeding the speed limit by between 15 and 25 km/h.

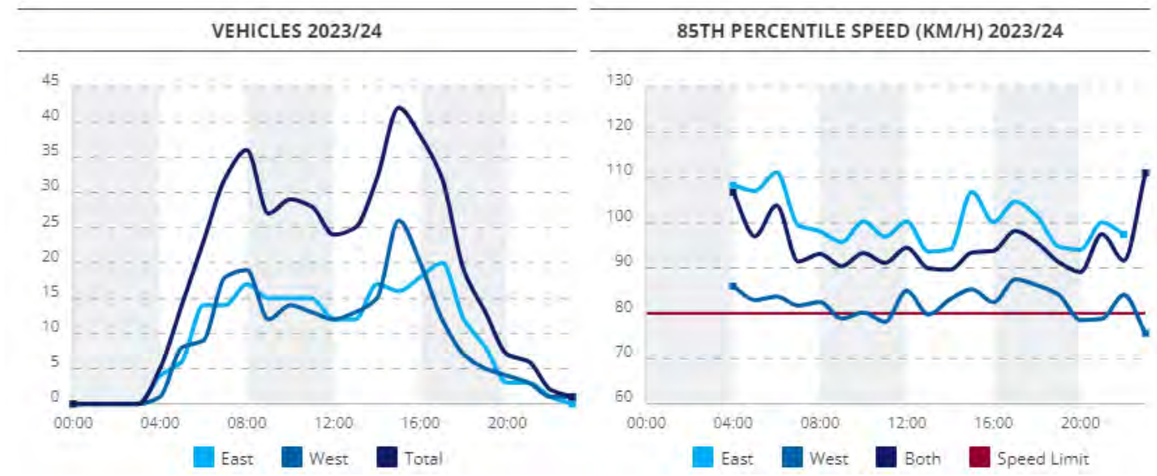


Figure 20 Dardanup Road West weekday traffic count and travel speeds (source: Main Roads WA)

5.2 Intersection Sight Distance

The roads immediately surrounding the development site have a posted speed limit of 80 km/h. For this speed, Main Roads WA require a minimum Safe Intersection Sight Distance (SISD) of 192m (with a 2.5 second reaction time) and an absolute minimum of 181m (with a 2.0 second reaction time).

The flat terrain and horizontal alignment of Garvey Road and Dardanup Road West ensure adequate sight distance is available at the existing intersections (of Dardanup Road West with Morellini Way and Holland Loop) and along the Garvey Road frontage.

5.3 Road Crashes

In the five year period ending December 31 2023, there were no reported crashes along the Garvey Road frontage or along Dardanup Road West, Morellini Way, Holland Loop or Ayrshire Road in the vicinity of the development site.

The location of reported crashes which did occur in the five year period are shown in Figure 21.

Figure 21 Location of five year reported crashes in vicinity of Lot 564 Garvey Road (source: Main Roads WA)

6. ANALYSIS OF TRANSPORT NETWORKS

6.1 Concept Plan Potential Land Uses

The proposed Concept Plan for Lot 564 Garvey Road includes 20 rural residential lots ranging from 1.008 ha to 3.970 ha, with an average lot size of 1.977 ha.

Based on a total site area of 40.523 ha, the maximum potential rural residential yield is 40 lots.

6.2 Trip Generation

The WAPC's Transport Impact Assessment Guidelines – Volume 5 Technical Guidance (2016) provides peak hour trip rates as shown in Table 1. The trip rates are based on the Perth and Regions Travel Surveys (PARTS) data averaged over the range of dwelling types/commercial land uses across the survey area.

Table 1 – Typical vehicle trip rates (source: WAPC Transport Impact Assessment Guidelines – Volume 5 Technical Guidance, 2016)

Land Use	Unit	AM Peak Hour Trip Rate			PM Peak Hour Trip Rate			Effective Daily Rate
		IN	OUT	TOTAL	IN	OUT	TOTAL	TOTAL
Residential	Dwellings	0.2	0.6	0.8	0.5	0.3	0.8	8.0

The WAPC trip rates represent an average of the entire Perth and Peel Region survey area. These trip rates reflect sites with high levels of walk trips, cycling trips and public transport trips – as well as sites with high levels of private vehicle trips and limited access to public transport services or destinations within a walking/cycling catchment.

To determine if the WAPC residential trip rates are appropriate to be applied to a rural residential setting, Flyt have reviewed traffic volumes available on the Main Roads WA Traffic Maps website for locations across the South West. The townsite of Gracetown has approximately 150 properties and is accessed via a single road connection – Cowaramup Bay Road from Caves Road.

The Traffic Maps website includes two traffic count sites along the access road to the Gracetown townsite, with traffic data available from 2017-18 – which is pre-COVID-19 pandemic impacts on travel movements and travel behaviour. The annualised traffic data for the two count locations indicates that the properties in the Gracetown townsite have a daily vehicle trip rate of between 7.3-8.0 vehicle trips per dwelling. This vehicle trip rate is consistent with the WAPC daily vehicle trip rate of 8.0 vehicle trips per dwelling.

The proposed development has a maximum potential rural residential yield of 40 lots, with the Concept Plan proposing only 20 lots. Whilst the 20 rural residential lots that could be provided across the subject site are of a range of sizes – it is assumed for the purposes of this assessment that properties developed across the site would each generate a similar number of daily vehicle trips and therefore a uniform trip rate has been applied. For the purposes of this assessment a daily vehicle trip rate of 8 trips per lot has been assumed for the site – this is in-line with the 8 vehicle trips per dwelling assumed in the WAPC Guidance and reflective of the Gracetown townsite's vehicle trip rate of between 7-8 vehicle trips per dwelling.

Table 2 shows the estimated total traffic generated by the proposed rural residential land use across the subject site.

Table 2 – Estimated total traffic generated by the proposed rural residential land use

Land Use	Potential Development	AM Peak Hour Traffic			PM Peak Hour Traffic			Effective Daily Traffic
		IN	OUT	TOTAL	IN	OUT	TOTAL	TOTAL
Residential	20 dwellings	4	12	16	10	6	16	160

As outlined in Section 4.3, lots fronting Garvey Road are estimated to account for 50% of all daily traffic movements generated by the site. This amounts to 8 peak hour trips or approximately 80 vpd.

Lots accessed from the existing Morellini Way are estimated to account for 10% of all daily traffic movements generated by the site. This amounts to 2 peak hour trips or approximately 16 vpd.

Lots access via the proposed new subdivision road are estimated to account for 40% for all daily traffic movements generated by the site. This amounts to 6 peak hour trips or approximately 64 vpd. Of these trips the following distribution is expected:

- To/from Garvey Road – 4 peak hour trips or approximately 48 vpd
- To/from Ayrshire Road – 2 peak hour trips or approximately 16 vpd

6.3 Trip Distribution

The distribution of trips to and from the development site has been estimated based on likely trip origins/ destination (for example Bunbury and its surrounding suburb and the Dardanup townsite), as follows:

- Dardanup Road west (for trips to/from South Western Highway) 10% (16 vpd)
- Garvey Road west (for trips to/from Bunbury Outer Ring Road) 45% (72 vpd)
- Garvey Road east (for trips to/from Boyanup-Picton Road) 45% (72 vpd)

The forecast additional daily traffic resulting from the Lot 564 Garvey Road Concept Plan is outlined in the turning movement diagram shown in Figure 22.

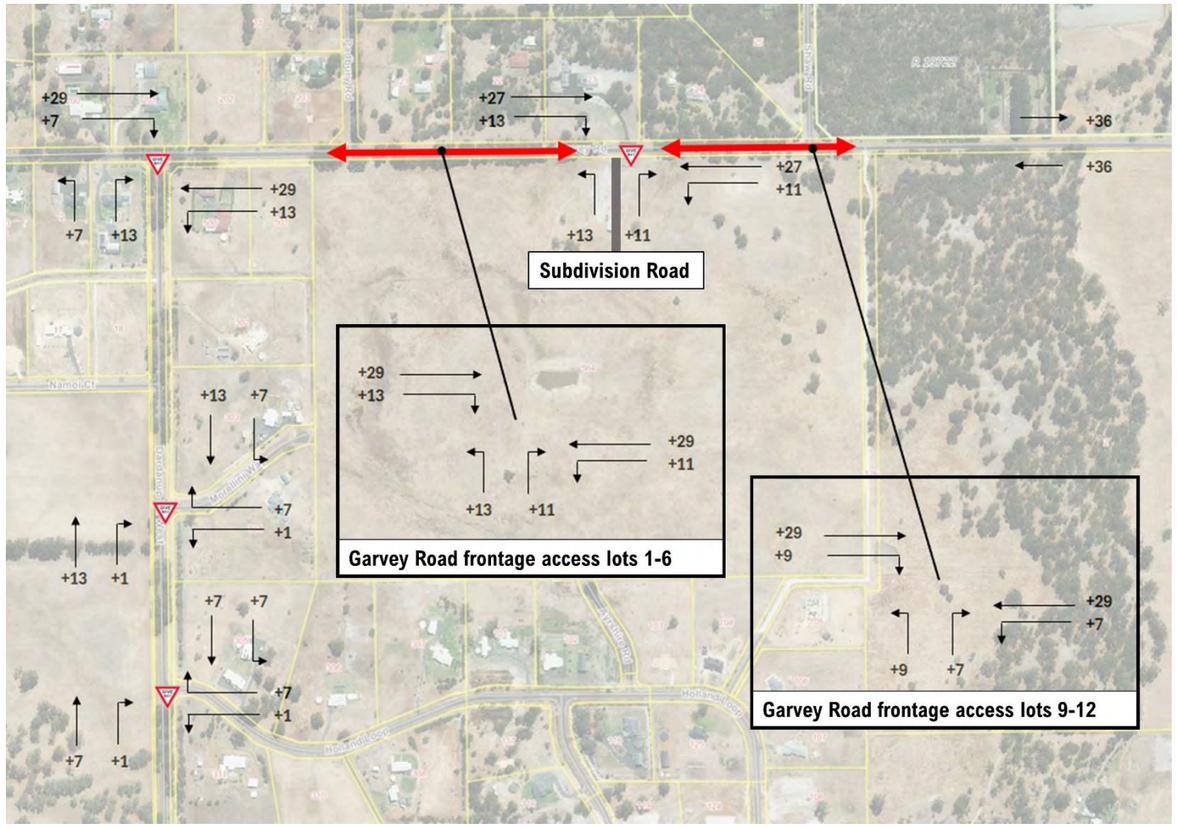


Figure 22 Lot 564 Garvey Road forecast additional daily traffic volumes

6.4 Summary

The forecast traffic volumes resulting from the proposed rezoning and Concept Plan development of Lot 564 Garvey Road are very low, and no road or intersection upgrades are required.

However, with the proposed intensification of frontage access along Garvey Road, and Main Roads traffic count information indicating a potential issue with vehicles exceeding the existing 80 km/h speed limit, the Shire of Dardanup should consider measures to modify the road environment to encourage adherence to the speed limit.

Appendix F Concept Plan

(Appendix ORD: 12.2.3A)

YIELD SUMMARY			
Size	No. Lots	% Total Lots	Avg. Lot Size
1 ha - 2 ha	13	65%	1.0192ha
2 ha - 5 ha	7	35%	3.252ha
Number of Lots	**20**		
Reserve for Drainage			2.8803ha
Road Widening			2235m²
Road Reserves			1.3801ha
Minimum Lot Size 1.0006ha		Average Lot Size 1.8008ha	
Maximum Lot Size 4.6133ha		Total Area (20 Lots) 36.0152ha	

CONCEPT PLAN

Lot 546 on DP250872 Garvey Road,
CROOKED BROOK

Plan No.	23858-02	
Date	24/02/25	
Drawn	NP	
Checked	KS	
Revision	A	
Scale	1:2000@A2	

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NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

Harley Dykstra
PLANNING & SURVEY SOLUTIONS

LEGEND

- Subject Area (40.4991ha)
- Proposed Residential Lot
- Proposed Reserve for Drainage
- Proposed Drainage Easement
- Indicative Building Envelope (2000m²)
- Indicative LAA (140m²-180m²)
- Road Widening
- Existing Lot Boundaries
- Existing Easement
- Existing Open Channel Drain
- Proposed Open Channel Drain
- E — Underground Electricity (BYDA)
- AE — Overhead Electricity (BYDA)
- T — Telecommunications (BYDA)

Appendix G Bushfire Managment Plan

Bushfire Management Plan
(Scheme Amendment)

Lot 564 Garvey Road
Dardanup West

Ref 23-034
Ver A
July 2024

LUSHFIRE & PLANNING
3 Paterson Rd
Pinjarra WA 6208
0418 954 873
ABN 74 232 678 543

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

FPA AUSTRALIA Fire Protection Association Australia Life. Property. Environment.

BPAD Bushfire Planning & Design

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference:	Lot 564 DP250872 Garvey Road				
Suburb:	Dardanup West	State:	WA	P/code:	6236
Local government area:	Dardanup				
Description of the planning proposal:	Rural residential Scheme Amendment and subdivision				
BMP Plan / Reference Number:	23-034	Version:	A	Date of Issue:	24/07/2024
Client / Business Name:	Harley Dykstra				

Reason for referral to DFES	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	☐	☒
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?	☐	☒

Is the proposal any of the following special development types (see SPP 3.7 for definitions)?

Unavoidable development (in BAL-40 or BAL-FZ)	☐	☒
Strategic planning proposal (including rezoning applications)	☒	☐
Minor development (in BAL-40 or BAL-FZ)	☐	☒
High risk land-use	☐	☒
Vulnerable land-use	☐	☒

If the development is a special development as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Local Scheme Amendment and rural residential subdivision

Note: The decision maker (e.g. the local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Geoffrey Lush	Level 2	BPAD 27682	28/02/2025
Company		Contact No.	
Lush Fire & Planning		0418 954 873	

I declare that the information provided in this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner  **Date** 24/07/2024

This bushfire management plan is prepared for the proposed rezoning and subdivision of Lot 562 Garvey Road, Dardanup West. The site is located 2kms south west from Dardanup townsite.

The bushfire management 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).

The subject land has an area of 40 hectares and is being used for broad acre farming primarily grazing. It is cleared farming land with secondary road frontages to Morellini Way on the western boundary and Ayrshire Road on the southern boundary. the eastern boundary is an existing road reserve with a constructed Emergency Access Way which extends from Holland Loop Garvey Road.

The site is relatively flat with low undulations with an elevation of between 23 and 28m AHD. There is no reticulated water supply to the site or adjacent areas.

The proposed subdivision concept provides for twenty (20) lots ranging in size from 1.04 to 3.5 hectares with a 20m wide subdivision road will extending from Ayrshire Road to Garvey Road. The 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; and
- Sufficient area for a maximum BAL-29 rating setbacks permitted under SPP3.7 Planning in Bushfire Prone Areas.

Approximately 25% of the subject is designated as being bushfire prone land as shown in Figure 3. It is noted that the building envelopes of Lots 13 – 17 are not designated as being bushfire prone. Consequently, no Bushfire Attack Level (BAL) Assessment is required and the bushfire construction provisions in the National Construction Code are not applicable.

A Bushfire Attack Level (BAL) Assessment / BAL Contour Map has been prepared for the proposed subdivision and all building envelopes will have a BAL-29 or lower rating.

The subject land is situated in an existing structure plan area, which is substantially developed. The surrounding land is a mixture of rural residential, and broad acre rural land uses, including irrigated pasture. The principal bushfire hazard is the vegetation to the east and north east of the site.

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.
   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 this 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. Achieves an appropriate balance between bushfire risk management measures and biodiversity, conservation values, and environmental protection.
   There is no significant modification of remnant vegetation for the development.

Document Control

Street No	Lot No	Plan	Street Name		
	564	250872	Garvey Road		
Locality	Dardanup West		**State** WA	**Postcode**	6236
Local Government Area	Dardanup				
Project Description	Local Scheme Amendment and rural residential subdivision				
Prepared for	Harley Dykstra				

Ref No	Revision	Date	Purpose
23-034	A	24 July 2024	Review

Name	Geoffrey Lush	Company	Lushfire & Planning
BPAD	Level 2 Practitioner	Accreditation No Expiry	27682 February 2025

Disclaimer

The measures contained in this report do not guarantee that a building will not be damaged in a bushfire. The ultimate level of protection will be dependent upon the design and construction of the dwelling and the level of fire preparedness and maintenance under taken by the landowner. The severity of a bushfire will depend upon the vegetation fuel loadings; the prevailing weather conditions and the implementation of appropriate fire management measures. All information and recommendations made in this report are made in good faith based on information and accepted methodology used at that time. All plans are subject to survey and are not to be used for calculations. Notwithstanding anything contained therein, Lushfire & Planning will not, except as the law may require, be liable for any loss claim, damage, loss or injury to any property and any person caused by fire or by errors or omissions in this report.

Geoffrey Lush
24 July 2024
geoffrey@lushfire.com.au

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CONTENTS

1.0 Proposal Details 1
1.1 Introduction 1
1.2 Existing Conditions 1
1.3 Bushfire Prone Land 5
1.4 Fire Prevention Order 5
1.5 Town Planning Framework 7
1.6 Proposed Development 8

2.0 Environmental Considerations 8

3.0 Bushfire Assessment Results 10
3.1 Assessment Inputs - Vegetation Classification 10
3.2 Assessment Outputs – BAL Contour 21

4.0 Identification of Bushfire Hazard Issues 24

5.0 Assessment Against the Bushfire Protection Criteria 26
5.1 BPC Elements 26
5.1.1 Element 1 Location 26
5.1.2 Element 2 Siting and Design of Development 26
5.1.3 Element 3 Vehicular Access 27
5.1.4 Element 4 Water 30
5.2 Additional Management Strategies 31
5.2.1 Individual Water Supply 31
5.2.2 Purchaser Advice 31
5.2.3 Bushfire Survival Plan 31

6.0 Responsibilities for Implementation and Management of the Bushfire Measures 32

FIGURES

Figure 1 Location Plan 3
Figure 2 Existing Conditions 4
Figure 3 Bushfire Prone Land 6
Figure 4 Subdivision Concept Plan 9
Figure 5 Vegetation Classification 11
Figure 6 Modified Vegetation Classification 22
Figure 7 BAL Contour Map 23
Figure 8 Local Context 25

TABLES

Table 1 Land Details 1
Table 2 Vegetation Summary 10
Table 3 BAL Setbacks 21
Table 4 Implementation 32

1.0 Proposal Details

1.1 Introduction

This bushfire management plan is prepared for the proposed rezoning and subdivision of Lot 564 Garvey Road, Dardanup.

The site is located 2kms south west from Dardanup townsite as shown in Figure 1 and the property details are documented in Table 1.

The objectives of this report are to:

a) Confirm the suitability of the proposed zone having regard to the objectives of State Planning Policy SPP3.7 Planning in Bushfire Prone Areas.

b) Identify any bushfire management and spatial issues which should be considered; in the preparation of any local structure plan; subdivision or development applications.

c) Demonstrate that development will comply with State Planning Policy SPP3.7 Planning in Bushfire Prone Areas; the associated and the associated Guidelines for Planning in Bushfire Prone Areas (Version 1.4 December 2021) now and/or in the subsequent planning stages.

This Bushfire Management Plan has been prepared in accordance with Version 1.4 of Guidelines for Planning Bushfire Prone Areas. Appendix 5 contains a checklist for the preparation of Bushfire Management Plans and in relation to a Scheme Amendments provides that a bushfire hazard level assessment can be prepared. Once the subdivision lot layout is determined then a BAL Contour Map should be provided.

Table 1 Land Details

No	Lot	Plan	Vol	Folio	Registered Proprietor	Area(ha)
	564	250872	462	125A	Wright K & R	40.4991

1.2 Existing Conditions

The existing site conditions are shown in Figure 2.

The subject land has an area of 40 hectares and is being used for broad acre farming primarily grazing. It is cleared farming land with an outbuilding and stock yards. The site is rectangular with a frontage of 744m to Garvey Road and a depth of 543m. There are secondary frontages to Morellini Way on the western boundary and Ayrshire Road on the southern boundary.

The surrounding land has generally been developed for rural residential/rural small holdings with lots varying in size from 1.0 to 2.5 hectares. Lot 2 to the east of the site is still used for broad acre farming and has an area of approximately 80 hectares. On the north side of Garvey Road is Reserve 19722 Cemetery which is managed by the Shire and has an area of 7.6 hectares.

There is an existing district drain on the southern portion of the site which extends to the west. Along the eastern boundary is an existing road reserve with a constructed Emergency Access Way which connects to Holland Loop.

The site is relatively flat with low undulations with an elevation of between 23 and 28m AHD.

The site is cleared with some remnant vegetation along Garvey Road and within the lots to the north. The main areas of vegetation are contained within R19722 on the northern side of Garvey Road and Lot 2 to the east of the site.

There is no reticulated water supply to the site or adjacent areas.

Existing Farm Shed



Emergency Access Way on gazetted road along the eastern boundary of the site.



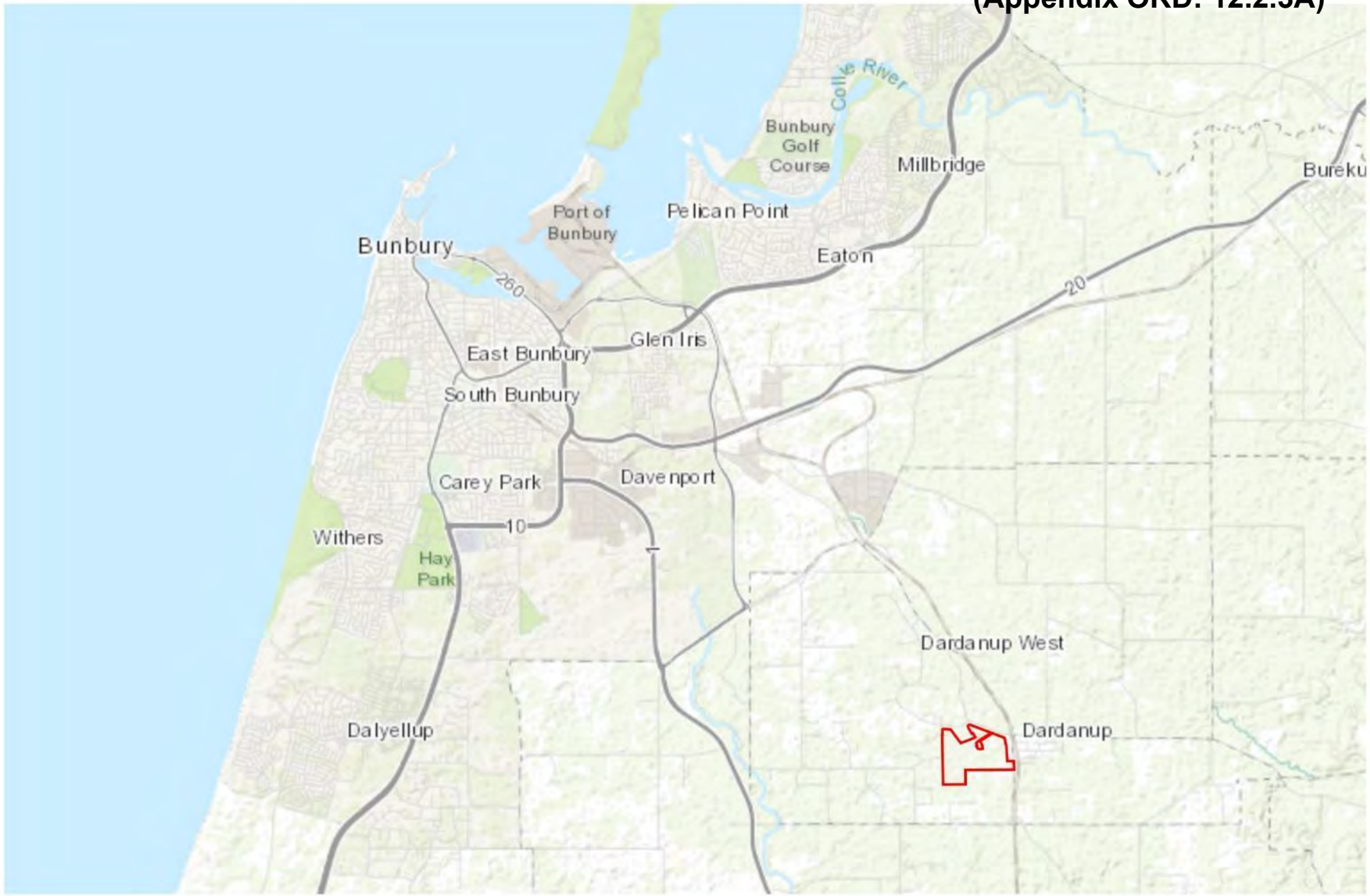


FIGURE 1
LOCATION PLAN

SUBJECT LAND

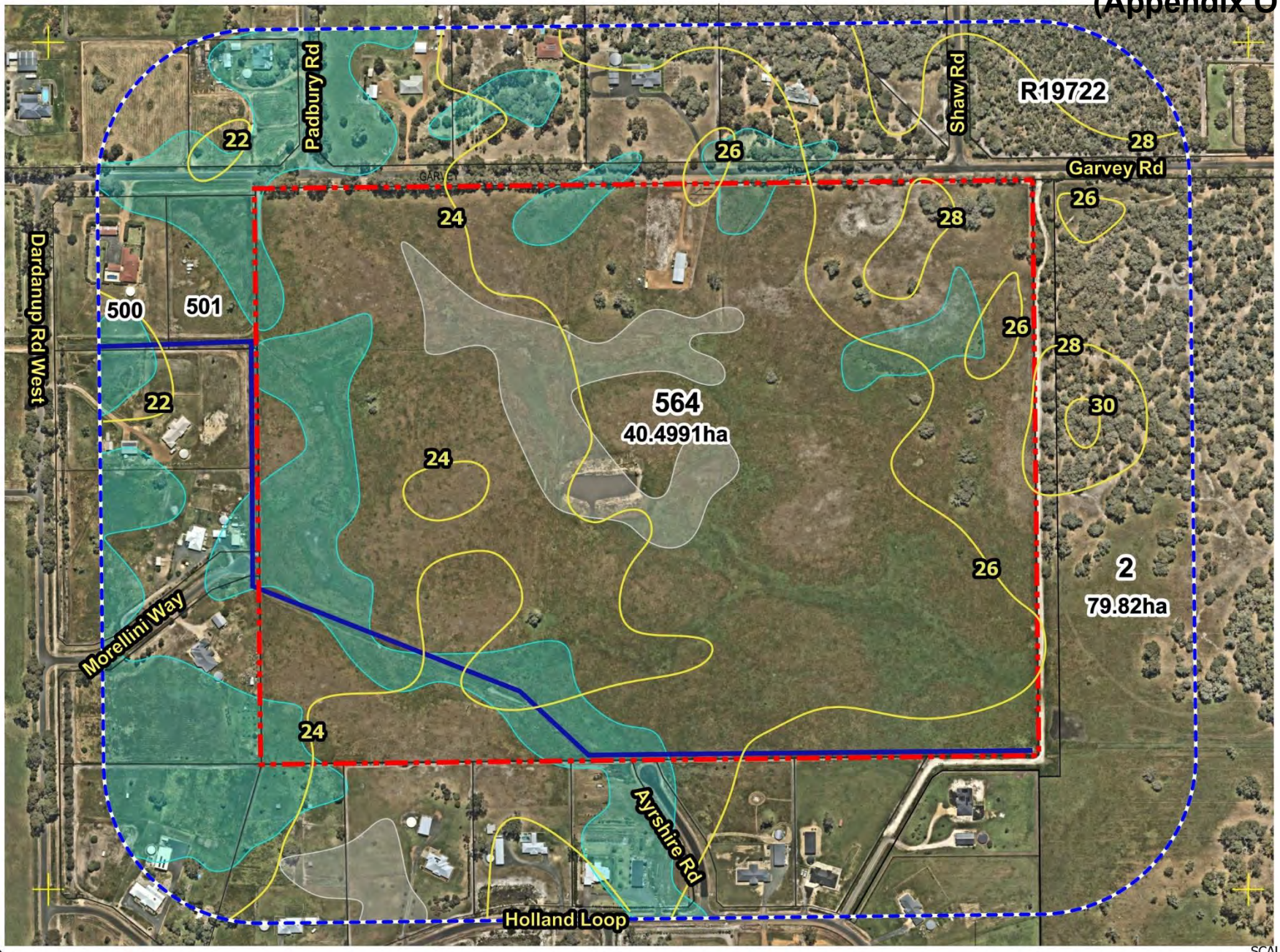
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Job No 21-036

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A	Preliminary	06/10/2021

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LEGEND

- SUBJECT LAND
- 150m BUFFER
- GEO REFERENCE
- 2m CONTOURS
- DRAIN
- WETLAND
  - Multiple Use
  - Not Assessed

Date of Photo - Oct 2023

SCALE 0m 150m

FIGURE 2
EXISTING CONDITIONS

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1.3 Bushfire Prone Land

Approximately 25% of the subject is designated as being bushfire prone land as shown in Figure 3. The designation of bushfire prone areas triggers:

- The application of the bushfire construction provisions in the National Construction Code;
- 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.

State Planning Policy SPP3.7 Planning in Bushfire Prone Areas requires that any subdivision application must be accompanied by a bushfire management plan which includes:

a) a Bushfire Attack Level (BAL) Assessment or a BAL Contour Map to show the expected BAL ratings for the developed site. The BAL Contour Map shows the proposed BAL ratings based upon any clearing or landscaping;

b) the identification of any bushfire hazard issues arising from the BAL Contour Map or the BAL assessment; and

c) an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site.

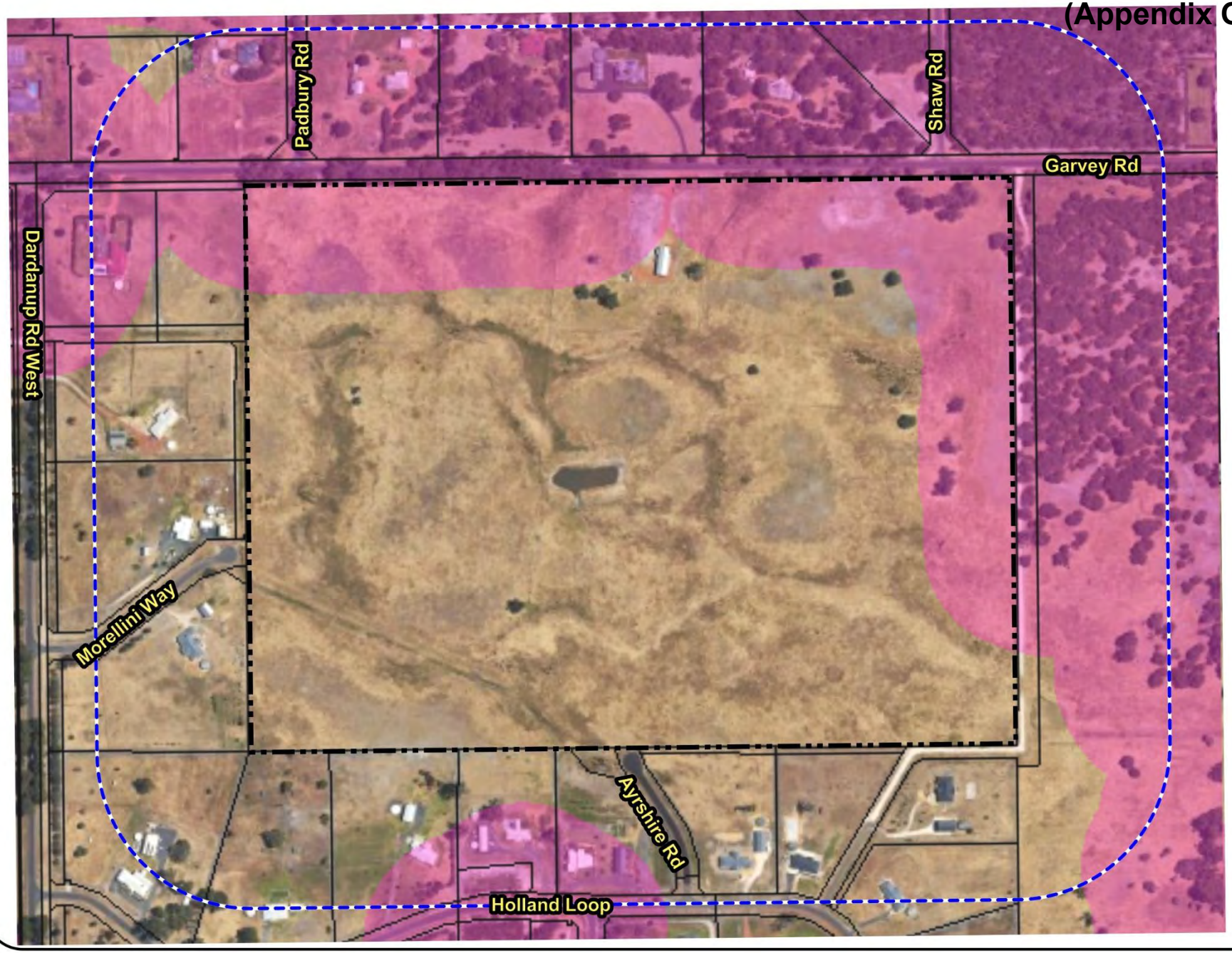
1.4 Fire Prevention Order

The Shire's 2024 - 2025 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.

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

This order is valid for the period 1 July – 30 June annually. Work must be completed by the 30 November annually and maintained until the close of the entire Restricted and Prohibited Burning Periods.



LEGEND

SUBJECT LAND

BUSHFIRE PRONE LAND
Includes bushfire prone vegetation and a 100m buffer.

150m ASSESSMENT BUFFER

FIGURE 3
BUSHFIRE PRONE LAND

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A	Preliminary	20/06/2024

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1.5 Town Planning Framework

The subject land is designated as rural residential land within the Shire's Local Planning Strategy (2015). It is part of the Dardanup West / Crooked Brook Rural Living precinct which is described as:

> This area is already covered by the Dardanup West / Crooked Brook Structure Plan and approximately 50% of the area is already developed. However, in order to allow for further subdivision, it is recommended that this area be identified as a 'Special Control Area' for Structure Planning.

Further subdivision of rural residential areas must consider constraints including waterlogging, bushfire threat, flooding, buffers, environmental constraints, and other limiting criteria.

Council Adopted Local Planning Scheme No 9 for final approval at its Meeting on 27 September 2023 and the Scheme is currently pending approval from the Minister. The subject land is included in the 'Rural' zone while the developed portions of the Dardanup West / Crooked Brook Rural Living precinct are zoned 'Rural Residential.'

Schedule 7 of the Scheme contains additional site and development requirements for the rural residential zone noting the following and the following boundary setbacks apply:

- 20m front setback
- 20m secondary street;
- 10m rear and side.

The following provisions apply to building envelopes / building exclusion areas

(a) All dwellings, outbuildings, on-site effluent disposal systems and other incidental development in the Rural Residential and Rural Smallholdings zones must be located within an approved building envelope or outside of an approved building exclusion area except for –
  (i) the provision of a suitable access way to the development;
  (ii) the provision of suitable boundary fencing as approved by the local government; and
  (iii) development specifically required to implement an approved bushfire management plan or any other bushfire management requirements.

(b) Where a building envelope or building exclusion area has not been approved a local development plan may be required to be submitted with an application for development approval and the following requirements shall apply –
  (i) a building envelope shall not exceed 2,000 m^2 and the area outside of a building exclusion area must contain at least one area of 2,000m^2;
  (ii) a building envelope can be in no more than 2 separate areas which in total do not exceed 2,000 m^2;
  (iii) complies with the minimum setbacks of the Scheme;
  (iv) the removal of remnant vegetation is to be minimised; and
  (v) complies with approved bushfire management plan or any other bushfire management requirements.

Each dwelling is to be provided with a minimum 135,000 litre water storage tank in addition to any requirements of an approved bushfire management plan.

1.6 Proposed Development

The proposed subdivision concept plan is shown in Figure 4 and this provides for:

- Twenty (20) lots ranging in size from 1.04 to 3.5 hectares, with an average size of 1.977ha.
- Twelve (12) lots fronting Garvey Road being approximately 1 hectares in size with a frontage of 60m and depth of 170m.
- Two lots will be access from Morellini Way.
- Each lot has a defined developable area (building envelope/building exclusion area).
- A 20m wide road reserve will extending from Ayrshire Road to Garvey Road.

The concept plan also shows proposed building exclusion areas which reflect:

- The Scheme boundary setbacks of 20m from the front / secondary roads and 10m from the side boundary;
- Sufficient area for a maximum BAL-29 rating requiring either a 21m or 27m setback.

2.0 Environmental Considerations

State Planning Policy 3.7 (SPP3.7) policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. Typically, these environmental factors may include:

- Bush Forever sites;
- Threatened ecological communities;
- Declared rare flora;
- Environmentally sensitive areas;
- Classified wetlands and associated buffers;
- Conservation covenants; and
- Significant areas identified in a local planning or biodiversity strategy.

The subject land contains Multiple Use and Not Assessed wetlands as shown on Figure 2. As the site is cleared pasture, the key environmental issues relate to the wetlands/high water table. This is expected to limit the development of dwellings and areas for on-site effluent disposal as has occurred in the surrounding subdivisions.

There is no proposed clearing of vegetation, other than for the creation of cross overs for the lots fronting Garvey Road.

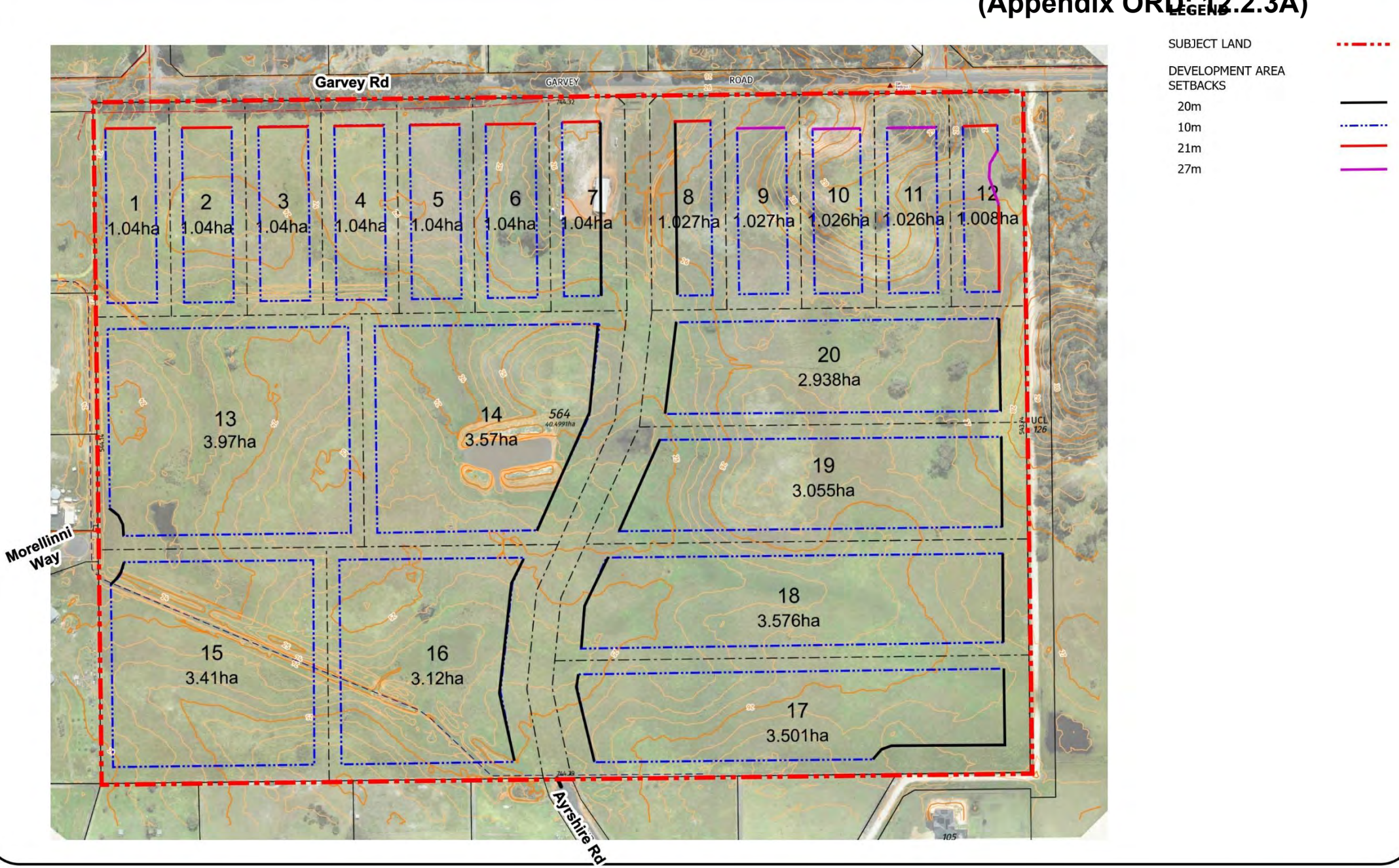


FIGURE 4
SUBDIVISION CONCEPT PLAN

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A	Preliminary	20/06/2024

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3.0 Bushfire Assessment Results

3.1 Assessment Inputs - Vegetation Classification

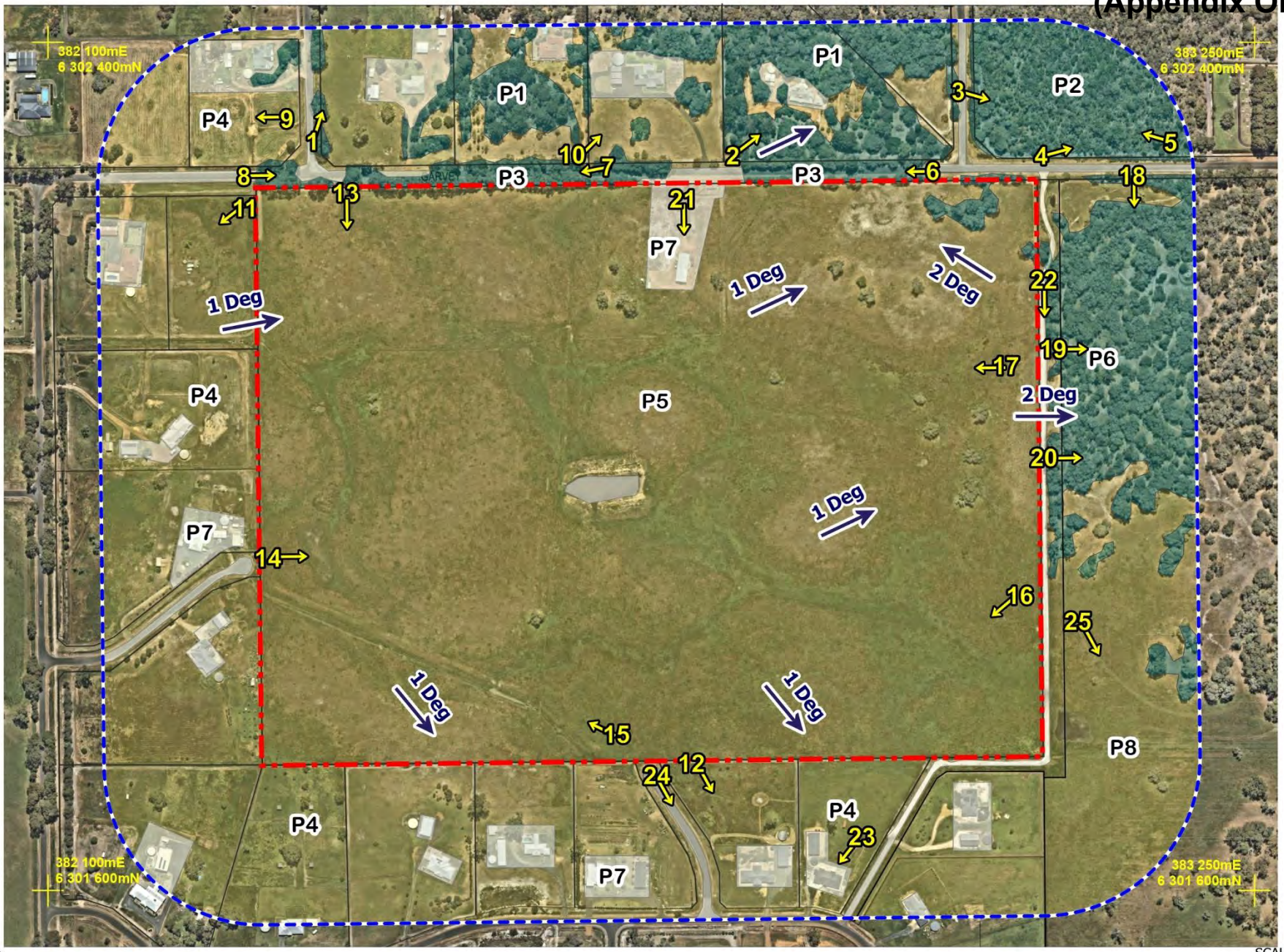
All vegetation within 150m of the proposed development site has been classified in accordance with:

- Clause 2.2.3 of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas;
- The Visual Guide for Bushfire Risk Assessment in Western Australia; and
- Applicable Fire Protection Australia BPAD Practice Notes.

The vegetation plots are shown in Figure 5 and described in Table 3.

Table 2 Vegetation Summary

Plot	Vegetation Class	Slope Deg	Description
1	Class A - Forest	>0 – 5	Mixed forest in surrounding rural residential lots typically Jarrah, Marri and Peppermint to 25m height with more than 50% canopy coverage.
2	Class A - Forest	>0 – 5	Mixed forest in Reserve 19722 typically Jarrah, Marri and Peppermint to 25m height with more than 60% canopy coverage and dense understorey with extreme near surface fuel loads.
3	Class A - Forest	>0 – 5	Forest vegetation along Garvey Road verges.
4	Class G Grassland	>0 – 5	Grassland in surrounding rural residential lots
5	Class G Grassland	>0 – 5	Grassland within the subject land
6	Class A - Forest	>0 – 5	Peppermint forest in Lot 2 with some Eucalypts to 20m height with more than 60% canopy coverage and dense understorey with extreme near surface fuel loads.
7	Excluded 2.2.3.2	N/A	Existing dwellings and maintained land.
8	Class G Grassland	>0 – 5	Broad acre grassland pasture within Lot 2.



LEGEND

- SUBJECT LAND
- VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)
- VEGETATION PLOTS — P1
- UPSLOPE
- GEO REFERENCE
- PHOTO LOCATION — 3

VEGETATION CLASS

- A FOREST
- B WOODLAND
- C SHRUBLAND
- D SCRUB
- G GRASSLAND
- EXCLUDED Cl 2.2.3.2
  - (e) Non vegetated areas
  - (f) Managed Land

Location Details:	Lots 564 Garvey Rd Dardanup West
Assessment Date:	20/06/2024
Prepared by:	G Lush
Accreditation Level:	Level 2
Accreditation Number:	BPAD 27682
Accreditation Expiry Date:	February 2025
Date of Aerial Photo:	October 2023

SCALE 0m 150m

FIGURE 5
VEGETATION CLASSIFICATION

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Job No 23-034

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A	Preliminary	20/06/2024

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Photo No 1 **Plot No 1**

Vegetation Classification
Class A Forest - Open forest A-03

Description
Mixed forest in surrounding rural residential lots typically Jarrah, Marri and Peppermint to 25m height with more than 50% canopy coverage.



Photo No 2 **Plot No 1**

Vegetation Classification
Class A Forest - Open forest A-03

Description
Mixed forest in surrounding rural residential lots typically Jarrah, Marri and Peppermint to 25m height with more than 50% canopy coverage.



Photo No 3 **Plot No 2**

Vegetation Classification
Class A Forest - Open forest A-03

Description
Mixed forest in Reserve 19722 typically Jarrah, Marri and Peppermint to 25m height with more than 60% canopy coverage and dense scrub understorey with extreme near surface fuel loads.



Photo No 4 **Plot No 2**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Mixed forest in Reserve 19722 typically Jarrah, Marri and Peppermint to 25m height with more than 60% canopy coverage and dense scrub understorey with extreme near surface fuel loads.



Photo No 5 **Plot No 2**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Mixed forest in Reserve 19722 typically Jarrah, Marri and Peppermint to 25m height with more than 60% canopy coverage and dense scrub understorey with extreme near surface fuel loads.



Photo No 6 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Forest vegetation along Garvey Road verge. Narrow strip on both sides of the road, less than 20m apart, being Jarrah, and Marri to 25m height with more than 40% canopy coverage.



Photo No 7 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Forest vegetation along Garvey Road verge. Narrow strip on both sides of the road, less than 20m apart, being Jarrah, and Marri to 25m height with more than 40% canopy coverage.



Photo No 8 **Plot No 3**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Forest vegetation along Garvey Road verge. Narrow strip on both sides of the road, less than 20m apart, being Jarrah, and Marri to 25m height with more than 40% canopy coverage.



Photo No 9 **Plot No 4**

Vegetation Classification

Class G Grassland – Sown pasture G-26

Description

Grassland in surrounding rural residential lots.



Photo No 10 **Plot No 4**

Vegetation Classification

Class G Grassland – Sown pasture G-26

Description

Grassland in surrounding rural residential lots.



Photo No 11 **Plot No 4**

Vegetation Classification

Class G Grassland – Sown pasture G-26

Description

Grassland in surrounding rural residential lots.



Photo No 12 **Plot No 4**

Vegetation Classification

Class G Grassland – Sown pasture G-26

Description

Grassland in surrounding rural residential lots.



Photo No 13 **Plot No 5**

Vegetation Classification

Class G Grassland – Dense sown pasture G-25

Description

Improved pasture within the subject land with some scattered isolated paddock trees being less than 10% of the plot area..



Photo No 14 **Plot No 5**

Vegetation Classification

Class G Grassland – Dense sown pasture G-25

Description

Improved pasture within the subject land with some scattered isolated paddock trees being less than 10% of the plot area..



Photo No 15 **Plot No 5**

Vegetation Classification

Class G Grassland – Dense sown pasture G-25

Description

Improved pasture within the subject land with some scattered isolated paddock trees being less than 10% of the plot area..



Photo No 16 **Plot No 5**

Vegetation Classification

Class G Grassland – Dense sown pasture G-25

Description

Improved pasture within the subject land with some scattered isolated paddock trees being less than 10% of the plot area..



Photo No 17 **Plot No 5**

Vegetation Classification

Class G Grassland – Dense sown pasture G-25

Description

Improved pasture within the subject land with some scattered isolated paddock trees being less than 10% of the plot area..



Photo No 18 **Plot No 6**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Peppermint forest in Lot 2 with some Eucalypts to 20m height with more than 60% canopy coverage and dense understorey with extreme near surface fuel loads.



Photo No 19 **Plot No 6**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Peppermint forest in Lot 2 with some Eucalypts to 20m height with more than 60% canopy coverage and dense understorey with extreme near surface fuel loads.



Photo No 20 **Plot No 6**

Vegetation Classification

Class A Forest - Open forest A-03

Description

Peppermint forest in Lot 2 with some Eucalypts to 20m height with more than 60% canopy coverage and dense understorey with extreme near surface fuel loads.



Photo No 21 **Plot No 7**

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing shed and stockyards with managed grass less than 100mm in height.



Photo No 22 **Plot No 7**

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing emergency access way along the eastern boundary within a gazetted road reserve.



Photo No 23 **Plot No 7**

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Existing dwellings and managed land with lawn areas less than 100mm in height.



Photo No 24 **Plot No 7**

Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

Description

Ayrshire Road connecting to the southern boundary to be extended through the subject land.



Photo No 25 **Plot No 8**

Vegetation Classification

Class G Grassland – Sown pasture

G-26

Description

Broad acre grassland pasture within Lot 2.



3.2 Assessment Outputs – BAL Contour

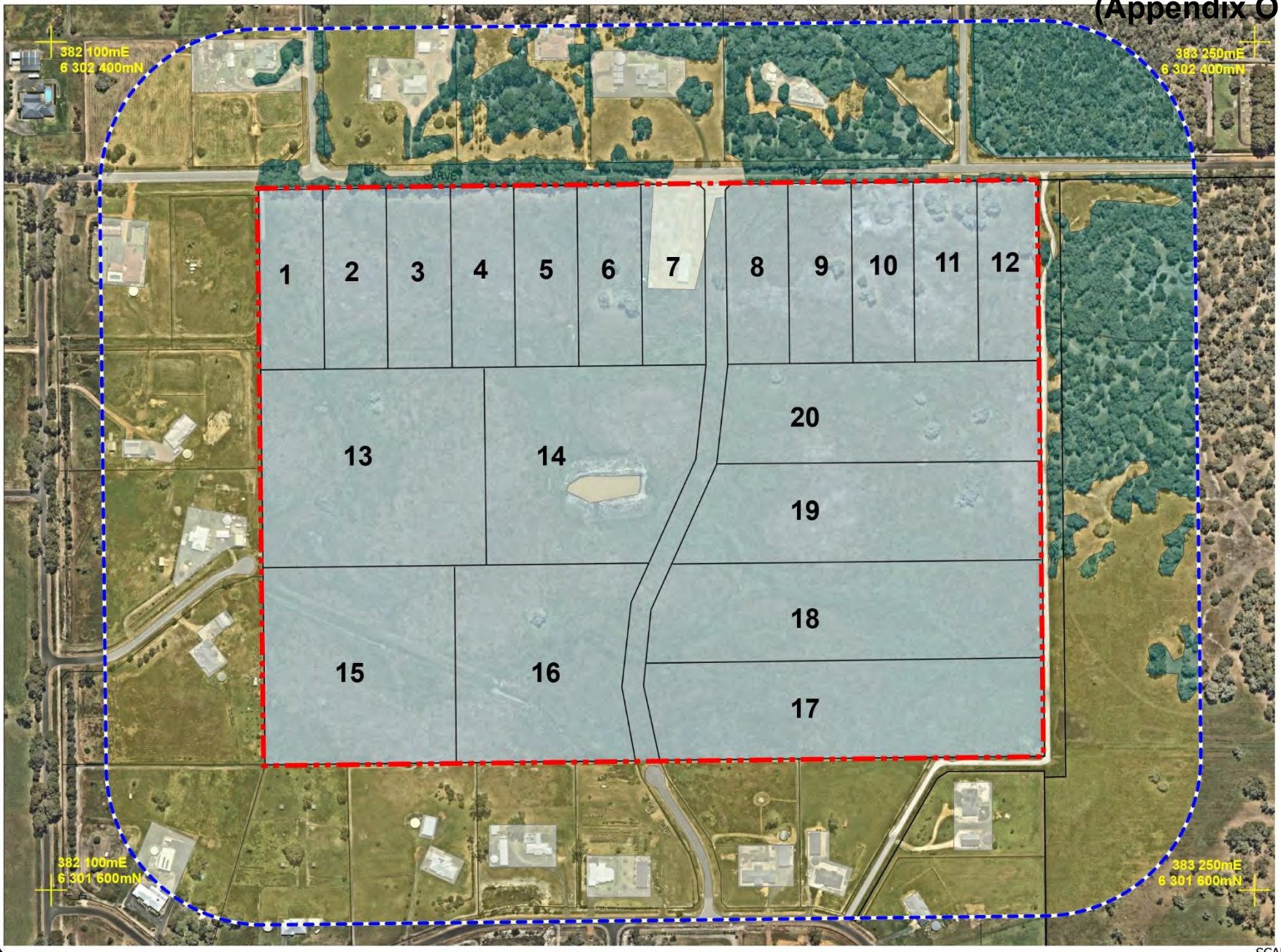
The revised classification of the vegetation recognising the proposed subdivision development is shown in Figure 6, with the grassland within the subject land being maintained as low threat vegetation (Plot 5).

A BAL Contour Map is shown in Figure 7 and 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. The BAL are documented in Table 3 and all the proposed building envelopes / development sites will have a rating of BAL-29 or less.

It is noted that the development portions of Lots 13 – 17 are not designated as being bushfire prone. Consequently, no Bushfire Attack Level (BAL) Assessment is required and the bushfire construction provisions in the National Construction Code are not applicable.

Table 3 BAL Setbacks

Lot	Veg Plot	Vegetation Classification	Slope	Setback to Building Envelope	Assigned BAL Rating	Designated BFP Land
1	3	Class A - Forest	Flat	21m	BAL – 29	Yes
2	3	Class A - Forest	Flat	21m	BAL – 29	Yes
3	3	Class A - Forest	Flat	21m	BAL – 29	Yes
4	3	Class A - Forest	Flat	21m	BAL – 29	Yes
5	3	Class A - Forest	Flat	21m	BAL – 29	Yes
6	3	Class A - Forest	Flat	21m	BAL – 29	Yes
7	3	Class A - Forest	Flat	21m	BAL – 29	Yes
8	3	Class A - Forest	Flat	21m	BAL – 29	Yes
9	3	Class A - Forest	>0-5	27m	BAL – 29	Yes
10	3	Class A - Forest	>0-5	27m	BAL – 29	Yes
11	3	Class A - Forest	>0-5	27m	BAL – 29	Yes
12	6	Class A - Forest	>0-5	27m	BAL – 29	Yes
13	4	Class G Grassland	>0-5	10m	BAL – 29	No
14	4	Class G Grassland	>0-5	>50m	BAL – LOW	No
15	4	Class G Grassland	>0-5	10m	BAL – 29	No
16	4	Class G Grassland	Upslope	10m	BAL – 29	No
17	4	Class G Grassland	Upslope	10m	BAL – 29	No
18	6	Class A - Forest	>0-5	25m	BAL – 29	Yes
19	6	Class A - Forest	>0-5	25m	BAL – 29	Yes
20	6	Class A - Forest	>0-5	25m	BAL – 29	Yes



LEGEND

SUBJECT LAND

VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)

VEGETATION PLOTS

UPSLOPE

GEO REFERENCE

VEGETATION CLASS

- A FOREST
- B WOODLAND
- C SHRUBLAND
- D SCRUB
- G GRASSLAND
- EXCLUDED Cl 2.2.3.2
- LAND TO BE MODIFIED TO A LOW FUEL STATE

Location Details:	Lots 564 Garvey Rd Dardanup West
Assessment Date:	20/06/2024
Prepared by:	G Lush
Accreditation Level:	Level 2
Accreditation Number:	BPAD 27682
Accreditation Expiry Date:	February 2025
Date of Aerial Photo:	October 2023

SCALE 0m 150m

FIGURE 6
MODIFIED VEGETATION CLASSIFICATION

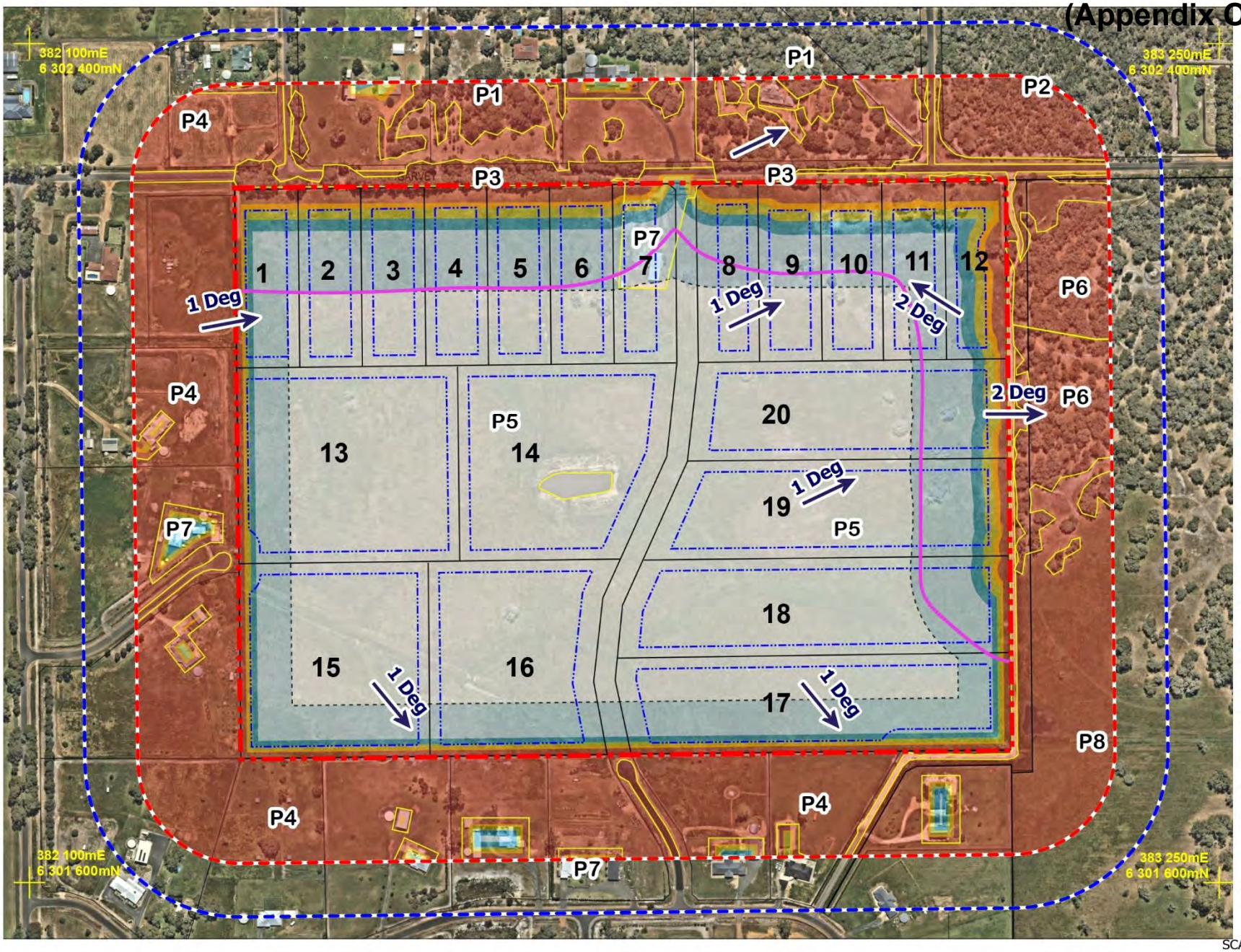
BPAD Bushfire Planning & Design Accredited Practitioner Level 2

N

Job No 23-034

Rev	Description	Date
A	Preliminary	20/06/2024

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LEGEND

- SUBJECT LAND
- VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)
- BAL CONTOUR ASSESSMENT AREA (100m from the external boundary of the subject land)
- VEGETATION PLOTS
- BUSHFIRE PRONE LAND
- BUILDING ENVELOPE/ DEVELOPMENT AREA

INDICATIVE BUSHFIRE ATTACK LEVELS

- BAL - FZ
- BAL - 40
- BAL - 29
- BAL - 19
- BAL - 12.5
- BAL - Low

Location Details:	Lots 564 Garvey Rd Dardanup West
Assessment Date:	20/06/2024
Prepared by:	G Lush
Accreditation Level:	Level 2
Accreditation Number:	BPAD 27682
Accreditation Expiry Date:	February 2025
Date of Aerial Photo:	October 2023

SCALE 0m 150m

FIGURE 7
BAL CONTOUR MAP

The BAL Contours shown on this plan are indicative and reflect the anticipated ratings for the completed development, based upon the assumptions referenced in the report.
They should not be used for BAL Assessments and maybe subject to change arising from alterations to site conditions, AS3959, practice notes, or methodology.

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

N

Job No 23-034

Rev	Description	Date
A	Preliminary	20/06/2024

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4.0 Identification of Bushfire Hazard Issues

The context of the site to the surrounding local area is shown in Figure 8. The subject land is situated in an existing structure plan area, which is substantially developed. The surrounding land is a mixture of rural residential, and broad acre rural land uses, including irrigated pasture.

The principal bushfire hazard is the vegetation to the east and north east of the site being within R19722 on the northern side of Garvey Road and Lot 2 to the east of the site. There is fragmented and non-homogenous vegetation within many of the existing rural residential and linear vegetation along the road reserves.

Garvey Road is a local distributor road providing access in multiple directions connecting to Dardanup West Road and Padbury Road giving district access to the west and north west of the site.

Dardanup townsite includes local safer places, the town hall and the Dardanup Central Volunteer Bush Fire Brigade. The Dardanup Equestrian Centre can also potentially be a safer place as it is a large open space area with substantial carp parking 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.

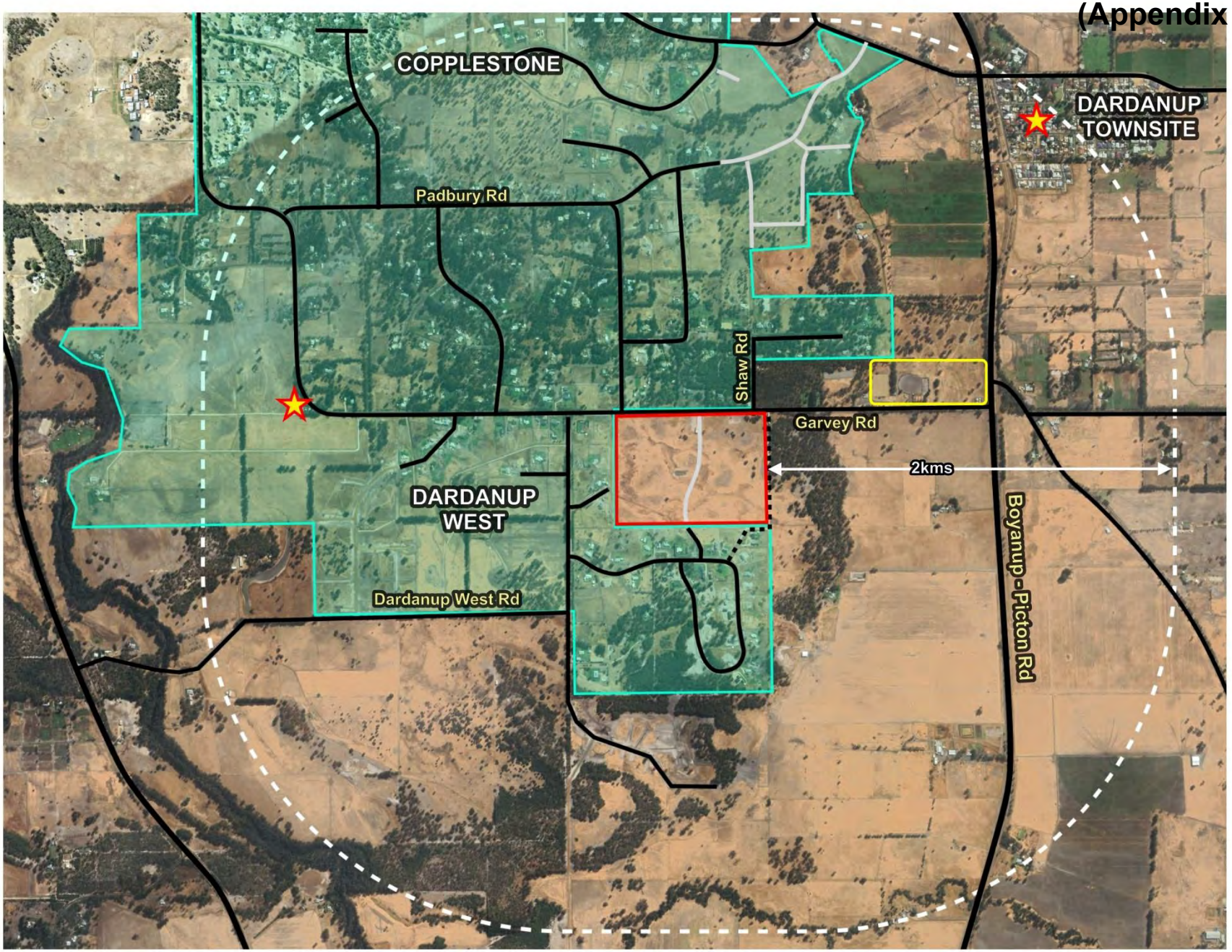


FIGURE 8
LOCAL CONTEXT

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

N

Job No 23-034

Rev	Description	Date
A	Preliminary	20/06/2024

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5.0 Assessment Against the Bushfire Protection Criteria

5.1 BPC Elements

The requirements of the Bushfire Protection Criteria as contained in Version 1.4 (Dec 2021) of the Guidelines for Planning in Bushfire Prone Areas are referenced in the following sections.

5.1.1 Element 1 Location

Intent: To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.	
Acceptable Solution	**Compliance**
A1.1 Development location The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL–29 or below.	All the designated building envelopes will have a rating of BAL-29 or less.

5.1.2 Element 2 Siting and Design of Development

Intent: To ensure that the siting and design of development minimises the level of bushfire impact.	
Acceptable Solution	**Compliance**
A2.1 Asset Protection Zone Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements: • Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29) in all circumstances. • Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity. • Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones'.	The proposed lots are large enough to fully contain the asset protection zone within the lot boundaries. While these are to be the minimum distance required to achieve a BAL-29 rating, the Shire's Fire Prevention Order requires a 20m APZ for each dwelling. The proposed building exclusion areas, generally have a 20m setback from the lot boundaries. There are however a number of lots where this setback is only 10m typically being a side boundary. In this situation the APZ might extend over the lot boundary, but it is proposed that the whole of lots will be developed and maintained in accordance with the APZ specifications.

5.1.3 Element 3 Vehicular Access

Intent: To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.	
Acceptable Solution	**Compliance**
A3.1 Public road The minimum requirements under this acceptable solution are applicable to all proposed and existing public roads. Public roads are to meet the minimum technical requirements in Table 6, Column 1. The trafficable (carriageway/pavement) width is to be in accordance with the relevant class of road in the Local Government Guidelines for Subdivisional Development (IPWEA Subdivision Guidelines), Liveable Neighbourhoods, Austroad standards and/or any applicable standards for the local government area.	The vehicular access technical requirements (BPC Table 6) are shown in Table 4 at the end of this section. The proposed subdivision roads are to be designed in accordance with Institute of Public Works Engineering Australia WA Division Inc. (2009) Local Government Subdivisional Guidelines. This includes a minimum trafficable surface of 6m.
A3.2a Multiple access routes Public road access is to be provided in two different directions to at least two different suitable destinations with an all-weather surface (two-way access). If the public road access to the subject site is via a no-through road which cannot be avoided due to demonstrated site constraints, the road access is to be a maximum of 200 metres from the subject lot(s) boundary to an intersection where two-way access is provided. The no-through road may exceed 200 metres if it is demonstrated that an alternative access, including an emergency access way, cannot be provided due to site constraints and the following requirements are met: • the no-through road travels towards a suitable destination; and • the balance of the no-through road, that is greater than 200 metres from the subject site, is wholly within BAL-LOW, or is within a residential built-out area.	The development site has access in multiple directions.
A3.2b Emergency access way Where it is demonstrated that A3.2a cannot be achieved due to site constraints, or where an alternative design option does not exist, an emergency access way can be considered as an acceptable solution.	There are no proposed emergency access ways.

Acceptable Solution	Compliance
A3.3 Through-roads All public roads should be through-roads. No-through roads should be avoided and should only be considered as an acceptable solution where: • it is demonstrated that no alternative road layout exists due to site constraints; and • the no-through road is a maximum length of 200 metres to an intersection providing two-way access, unless it satisfies the exemption provisions in A3.2a of this table. A no-through road is to meet all the following requirements: • requirements of a public road (Table 6, Column 1); and • turn-around area as shown in Figure 24 (18 metre diameter head).	There are no proposed no – through roads. Morellini Way is an existing cul-de-sac being approximately 190m in length that provides access to 2 lots. This will provide access to Lots 13 and 15 which are not designated as being bushfire prone.
A3.4a Perimeter roads A perimeter road is a public road and should be provided for greenfield or infill development where 10 or more lots are being proposed (including as part of a staged subdivision) with the aim of: • separating areas of classified vegetation under AS3959, which adjoin the subject site, from the proposed lot(s); and • removing the need for battle-axe lots that back onto areas of classified vegetation. A perimeter road is to meet the requirements contained in Table 6, Column 1. A perimeter road may not be required where: • the adjoining classified vegetation is Class G Grassland; • lots are zoned for rural living or equivalent; • it is demonstrated that it cannot be provided due to site constraints; or • all lots have frontage to an existing public road.	There is an existing road reserve on the eastern boundary that contains an emergency access way which for fills the function of perimeter road. It is noted that the adjoining lots will not have any direct access to this and it is expected that any dwelling will be located near the proposed subdivision road at the front of the lot being more than 100m distance from the hazard vegetation.
A3.4b Fire service access route Where proposed lots adjoin classified vegetation under AS3959, and a perimeter road is not required in accordance with A3.4a, a fire service access route can be considered as an acceptable solution to provide firefighter access, where access is not available, to the classified vegetation.	This is not applicable as no fire access route is being provided.

Acceptable Solution	Compliance
A3.5 Battle-axe access legs Where it is demonstrated that a battle-axe cannot be avoided due to site constraints, it can be considered as an acceptable solution. There are no battle-axe technical requirements where the point the battle-axe access leg joins the effective area of the lot, is less than 50 metres from a public road in a reticulated area. In circumstances where the above condition is not met, or the battle-axe is in a non-reticulated water area, the battle-axe is to meet all the following requirements: • requirements in Table 6, Column 4; and • passing bays every 200 metres with a minimum length of 20 metres and a minimum additional trafficable width of two metres (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres). A3.6 Private driveway There are no private driveway technical requirements where the private driveway is: • within a lot serviced by reticulated water; • no greater than 70 metres in length between the most distant external part of the development site and the public road measured as a hose lay; and • accessed by a public road where the road speed limit is not greater than 70 km/h. • within a lot serviced by reticulated water. In circumstances where all of the above conditions are not met, or the private driveway is in a non-reticulated water area, the private driveway is to meet all the following: • requirements in Table 6, Column 4; • passing bays every 200 metres with a minimum length of 20 metres and a minimum additional trafficable width of two metres (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres); and • 18m diameter turn-around area as shown in Figure 28 and within 30 metres of the habitable building.	This is not applicable as no battle axe lots are being provided. This provision relates to development applications rather than the Amendment or subdivision. As the site does not have a reticulated water supply, all driveways are to comply with the provisions including having an 18m diameter turning area adjacent to the dwelling.

5.1.4 Element 4 Water

Intent: To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.	
Acceptable Solution	**Compliance**
A4.1 Identification of future water supply Evidence that a reticulated or sufficient non-reticulated water supply for bushfire fighting can be provided at the subdivision and/or development application stage, in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2. Where the provision of a strategic water tank(s) is required a suitable area within a road reserve or a dedicated lot the location should be identified, should be identified on the structure plan, to the satisfaction of the local government.	As the subdivision creates 20 lots, a 50,000L strategic water tank is required. Consistent with the surrounding subdivisions, this can be located at the West Dardanup Bush Fire Brigade station which is located 1.4kms west of the subject land as shown in Figure 8.
A4.2 Provision of water for firefighting purposes Where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority. Where these specifications cannot be met, then the following applies: • The provision of a water tank(s), in accordance with the requirements of Schedule 2 being 50,000L per 25 lots or part thereof or 10,000L tank per lot. • Where the provision of a strategic water tank(s) is applicable, then the following requirements apply: – land to be ceded free of cost to the local government for the placement of the tank(s); – the lot or road reserve where the tank is to be located is identified on the plan of subdivision; – tank capacity, construction, and fittings, provided in accordance with the requirements of Schedule 2; and – a strategic water tank is to be located no more than 10 minutes from the subject site (at legal road speeds).	The site is not connected to the reticulated water supply. The subject land is not connected to a reticulated water supply and it is proposed to provide one (1) 50,000L water tanks as approved by the Shire at the West Dardanup Bush Fire Brigade station.
Where a subdivision includes an existing habitable building(s) that is to be retained, a water supply should be provided to this existing habitable building(s), in accordance with the requirements listed above.	Not applicable.

5.2 Additional Management Strategies

5.2.1 Individual Water Supply

The provision of and maintenance of reliable water supplies is essential in fire control and a suitable water supply must be readily available and accessible to Fire Appliances at all times. While there will be a strategic water tank for fire fighting, the fire protection of lots will be improved by having an additional water supply for each dwelling.

It is important to note, that a combined tank of drinking water and water for firefighting purposes is not recommended. This requirement is necessary, as stagnant water may alter the quality of the drinking water and the emergency services, by law, may not be able to take water from the water supply to suppress a bushfire.

The available water supply should be a minimum of 10,000L with a non electric pump and appropriate fittings as follows:

a) A 50mm male camlock couplings with full flow valves;

b) The fittings positioned at the base of the tank so that the total tank capacity is available for firefighting purposes at any time;

c) An adequate hard standing access must also be provided adjacent to such connection/s and must be readily identifiable; and

d) A nonelectric firefighting pump (normally 5.5hp) with sufficient hose to protect the dwelling and the surrounding low fuel zone.

5.2.2 Purchaser Advice

All prospective purchasers must be made aware of the fire management issues, measures and responsibilities associated with the development and subdivision. This can be a notification placed upon the Certificate of Title of all lots advising landowners of this Bushfire Management Plan and BAL requirements.

5.2.3 Bushfire Survival Plan

Before the start of the fire season landowners need to decide what to do in the event of a bushfire including:

- Property preparation and maintenance;
- Knowing the bushfire warning levels and triggers for when to leave;
- Knowing where to go; and
- Knowing which way to go.

This can be accomplished by the preparation of a Bushfire Survival Plan and Preparedness-Toolkit is available online at https://mybushfireplan.wa.gov.au/

6.0 Responsibilities for Implementation and Management of the Bushfire Measures

The management of the risk posed by bushfires is a shared responsibility between landowners, government and industry. These responsibilities are documented in Table 4.

The management measures listed below should not be construed to assure total bushfire protection and do not guarantee that a building will not be damaged in a bushfire. The severity of a bushfire will depend upon the vegetation fuel loadings; the prevailing weather conditions and the implementation of appropriate fire management measures.

Table 4 Implementation

No	MANAGEMENT ACTION
1.0 Developer Prior to Issue of Titles (Subdivision)	
1.1	Updating the Bushfire Management Plan to reflect the subdivision application lot design.
1.2	Compliance with the applicable measures in this Bushfire Management Plan relating to the subdivision construction including those outlined in Section 5.0 and any vegetation modifications required to achieve the proposed BAL ratings.
1.3	Construction of the subdivision roads to standards outlined in the BMP to ensure safe access and egress.
1.4	Construction of the battle axe legs to the standards outlined in the BMP/subdivision approval.
1.5	Provision of (1) one 50,000L water tank at the West Dardanup Bush Fire Brigade station to the requirements and satisfaction of the Shire of Dardanup as follows: 1. The water tanks, associated works and all plumbing are to be arranged, constructed, and paid for by the developer; 2. The water tanks are to be placed on 8m diameter sand pad compacted to min 9 blows per 300mm SPT, blue metal to be place around the base of the tank (min 20mm); and 3. The water tanks are to be connected to the existing tanks on the reserve and the following provided by the developer: a. Existing water tank to have Gate valve and T piece with gate valve with 3 inch camlock installed; and b. New tank to have 3 inch gate valve at the opposite side to the gate valve.
2.0 Developer Prior to Sale of Lots (Purchase)	
2.1	Providing prospective purchasers with a summary of this BMP
3.0 Landowner Prior to Occupancy (Development)	
3.1	Siting of dwellings so as to have a maximum BAL-29 rating.
3.2	Ensuring that any application for a building permit for a dwelling (on land designated as being bushfire prone) is to include an individual BAL assessment to confirm that sufficient land has been cleared to provide for BAL-29 setbacks.
3.3	That any driveway longer than 50m are to be designed and constructed in accordance with the following specifications: • A minimum 4m trafficable surface (0.5m shoulders); • Minimum 6m horizontal clearance to vegetation; • Minimum 4.5m vertical clearance to vegetation; • Have an all-weather surface (i.e. compacted gravel, limestone or sealed); and • Provide a 18m diameter turning circle adjacent to the dwelling.
3.4	Consider the voluntary provision of a 10,000L static water supply tank for firefighting with:

No	MANAGEMENT ACTION
	a) A 50mm male camlock couplings with full flow valves; b) The fittings positioned at the base of the tank so that the total tank capacity is available for firefighting purposes at any time; c) An adequate hard standing access must also be provided adjacent to such connection/s and must be readily identifiable; and d) A nonelectric firefighting pump (normally 5.5hp) with sufficient hose to protect the dwelling and the surrounding low fuel zone.

4.0 Landowner (Ongoing)	
4.1	Undertaking regular maintenance of their property in preparation for the annual fire season.
4.2	Ensuring that all fire mitigation measures shall be completed by the date prescribed in Shire's Fire Prevention Order.
4.3	Preparing a bushfire survival plan and reviewing this annually before the fire season.
5.0 Local Government Management (Ongoing)	
5.1	Ensuring Building Permit Applications and Development Applications are compliant with the building and land use planning provisions.
5.2	Enforce compliance with its annual Fire Prevention Order

Appendix H Servicing Report

(Appendix ORD: 12.2.3A)

HARLEY DYKSTRA

LOT 564 GARVEY ROAD CROOKED BROOK

SERVICING REPORT

August 2024
11815-C-R-002-A_Lot 564 Garvey Road - Servicing Report.docx







WML
Consulting Engineers

Document History and Status				
Revision	**Prepared By**	**Reviewed By**	**Purpose of Issue**	**Date**
A	Vincent Rodgers	Luke Rusconi	Issued	13/08/2024

Issued to:	
Signed:	
WML Project Number:	11815
Document Name:	11815-C-R-002-A_Lot 564 Garvey Road - Servicing Report.docx

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EXECUTIVE SUMMARY

This report details the availability of services and support for the proposed rural residential development on Lot 564 Garvey Road, Crooked Brook, hereafter referred to as “the site.” It also addresses necessary service upgrades, road network considerations, and drainage management concepts.

Infrastructure Overview

Water and Sewerage

- The site, due to its remote location, lacks access to potable water and water-borne sewerage.
- Onsite sewage disposal will be required, given the varying lot sizes (ranging from 1.04 to 3.97 hectares).
- During the development stage, a minimum separation of 1.5 meters from the highest groundwater level to the base of the effluent disposal system must be maintained due to seasonal inundation.
- Each Lot owner is responsible for their own rainwater collection
- Each lot owner to have their house built at the minimum finished floor level determined by the 1% AEP Flood.

Flood Management

- Each lot owner must ensure their house is built at the minimum finished floor level determined by the 1% Annual Exceedance Probability (AEP) flood level.

Power and NBN Connectivity

- Plans include the provision of power and National Broadband Network (NBN) access to the lots.

Road Network

- A 25-meter road reserve is planned, featuring a typical 6-meter-wide road with table drains, connecting Ayrshire Road to Garvey Road.

CONTENTS

EXECUTIVE SUMMARY **3**

1 INTRODUCTION **5**

1.1 Development Details 6
1.2 Supporting Documentation 6

2 SITE DESCRIPTION **7**

3 GEOTECHNICAL AND HYDROLOGY **7**

3.1 Site Assessment 7
3.2 Interpreted Subsurface Profile 8
3.3 Groundwater 9
3.4 Acid Sulphate Soils 9

4 ROAD NETWORK SUMMARY **9**

5 STORMWATER MANAGEMENT **10**

6 SITE EARTHWORKS REQUIREMENTS **10**

7 SERVICES **10**

7.1 Sewer 10
7.2 Water 10
7.3 Utilities 10
7.3.1 Additional information *11*
7.4 GAS Reticulation 12

8 SUMMARY **12**

9 REFERENCES **13**

APPENDICES

APPENDIX A

Concept plan

APPENDIX B

LWMS
11815-C-R-001

APPENDIX C

Groundwater Assessment
11207-G-R-001

APPENDIX D

Geotechnical Investigation
11207-G-R-002

APPENDIX E

Site and Soil Evaluation (SSE)
11207-G-R-003

1 INTRODUCTION

WML Consultants (WML) has been engaged by Harley Dykstra Pty Ltd to prepare an Engineering Services Report for a proposed rural residential development. The site, Lot 564 Crooked Brook, is located within the Shire of Dardanup, adjacent to Garvey Road as shown in **Figure 1**.

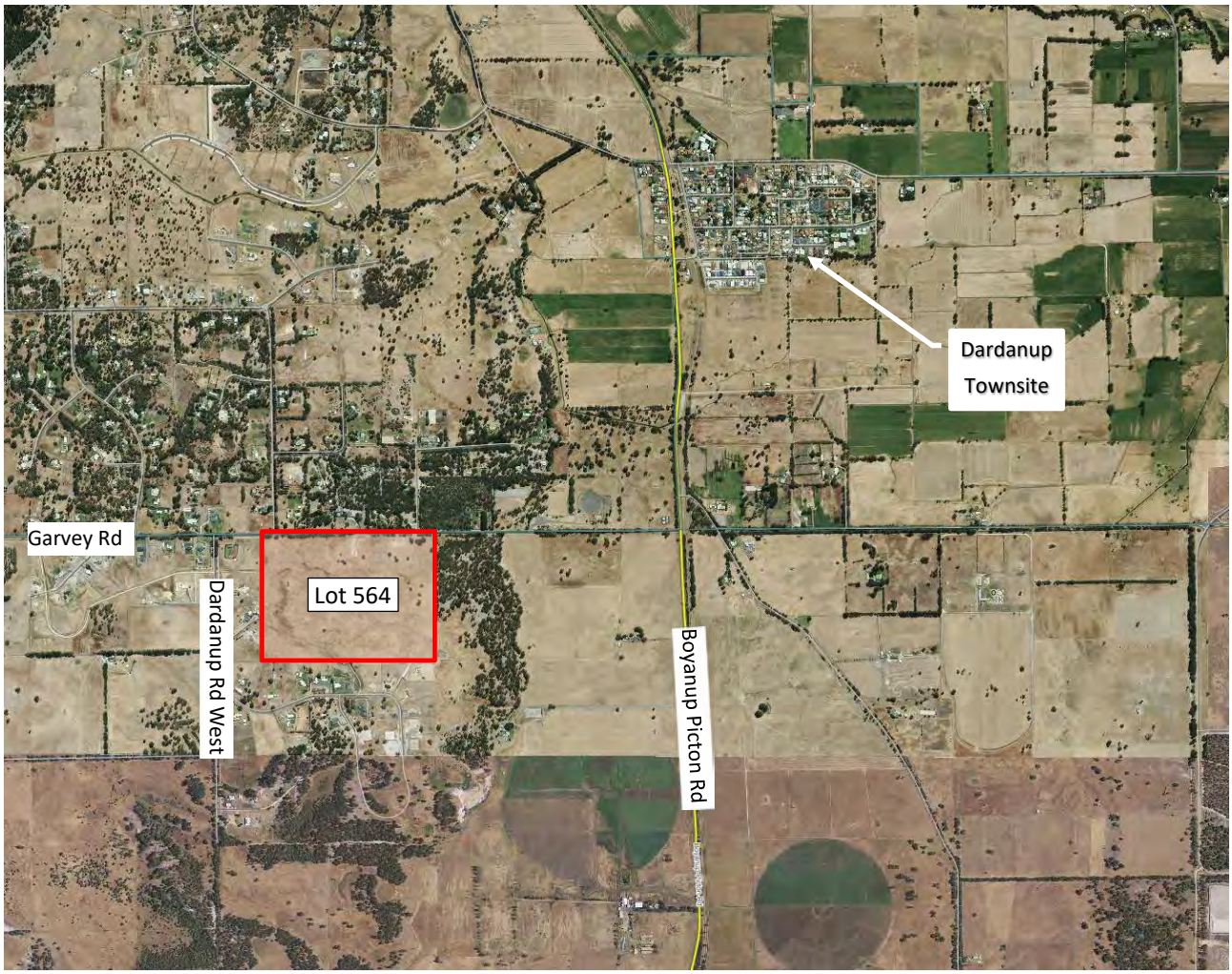


Figure 1: Locality Plan.

1.1 Development Details

The proposed concept plan for this development involves subdividing the land into 20 rural residential lots. These lots range in size from approximately 1.04 to 3.97 hectares. For visual reference, see Error! Reference source not found. below and refer to **Appendix A** for the concept plan provided by Harley Dykstra.

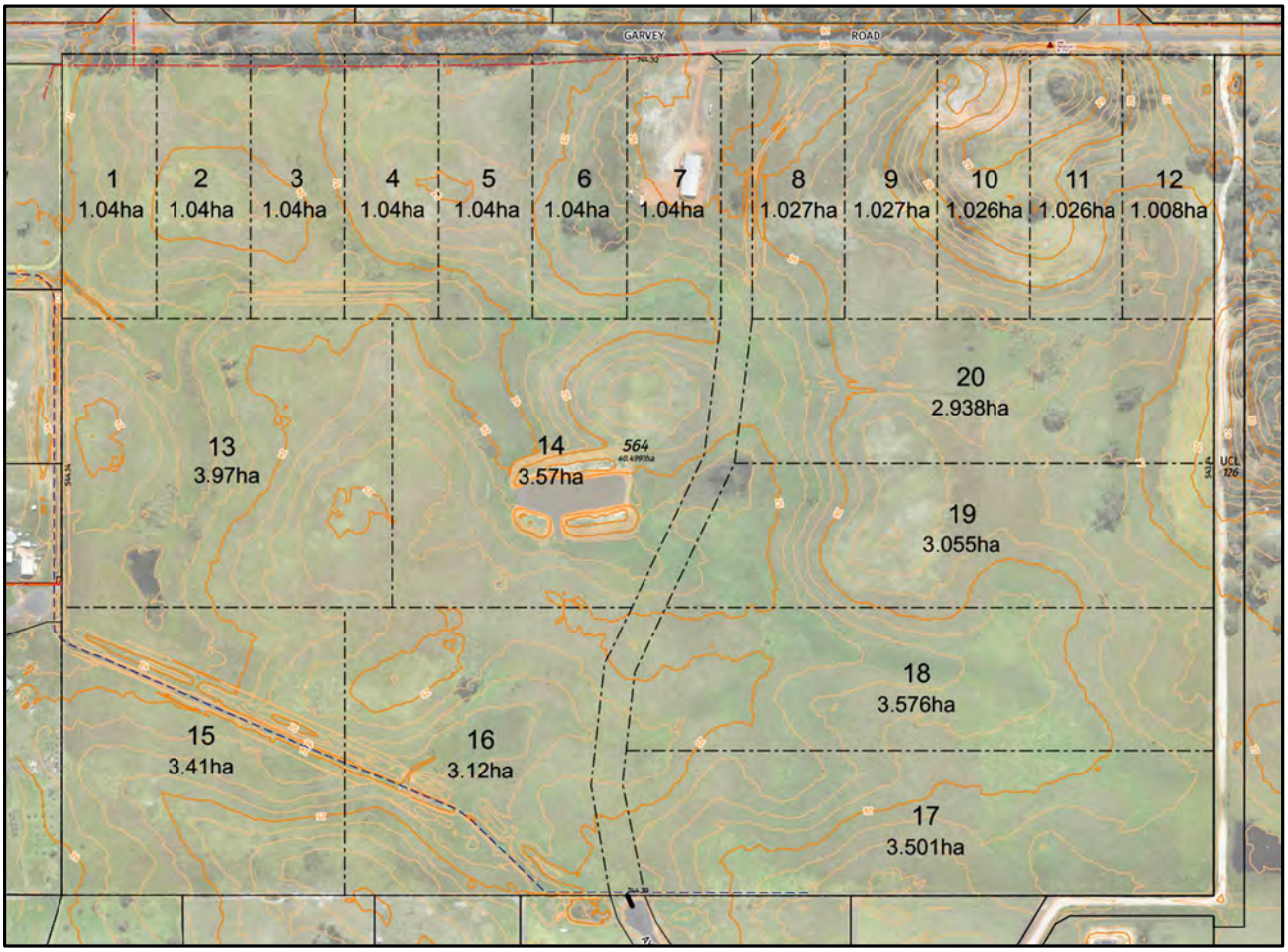


Figure 2: Site Plan

Internal Roads:

- The plan includes a 25m road reserve connecting Ayrshire Road to Garvey Road.

Stormwater Management:

- Runoff from upstream the proposed local road will be directed into swales adjacent to the road.
- These swales will treat the runoff before it is discharged into the watercourses.

1.2 Supporting Documentation

Supporting documentation and data from the following reports was used to compile the Engineering Servicing Report:

- Local Water Management Strategy WML (ref 10815-C-R-001)
- Groundwater Monitoring Program WML (ref 11207-G-R-001)
- Geotechnical Investigation WML (ref 11207-G-R-002)
- Site and Soil Evaluation WML (ref 11207-G-R-003)

2 SITE DESCRIPTION

The development site is currently zoned for general farming. It consists of grassland and several isolated trees in the northeast corner. The site is predominantly flat, with a few slightly elevated sand ridges approximately 1-3 meters above the surrounding areas, featuring slopes of 3-5%. Elevations range from 24m AHD to 27m AHD, with one sand ridge reaching 30m AHD. The site includes a man-made dam and is prone to local inundation. Additionally, there is an open earth channel registered to the Water Corporation.

Two poorly defined watercourses were identified on the site, marking two internal catchments that need to be accounted for. Both watercourses connect with the open earth channel downstream on the western side of the property. Overall, the general topography drains toward the west. Garvey Road (a local distributor) runs adjacent to the northern boundary, while Ayrshire Road (local) terminates at the southern boundary. On the eastern side, there is an open public access (emergency) via a gravel road.

3 GEOTECHNICAL AND HYDROLOGY

WML has undertaken a geotechnical investigation of the site (11207-G-R-002).

3.1 Site Assessment

The investigation fieldwork was carried out on May and November 2023 by WML and comprised:

- Five solid auger boreholes were drilled extending to depths of 2.65 m, designated BH11 to BH15.
- Five dynamic cone penetrometer tests adjacent to each borehole.
- Three in-situ permeability tests using the Talsma-Hallam permeability method.
- The collection of soil samples for laboratory testing.

Refer to **Figure 3** indicating the test locations.



Figure 3: Borehole test locations

3.2 Interpreted Subsurface Profile

The subsurface profile is generally consistent across the site. Three distinct subsurface profiles have been identified, each with similar material compositions but varying sand thicknesses. The site has been divided into three zones, labelled Zones 1-3. Refer to **Figure 4** below, an excerpt from drawing 11207-G1-DG-002, for details.

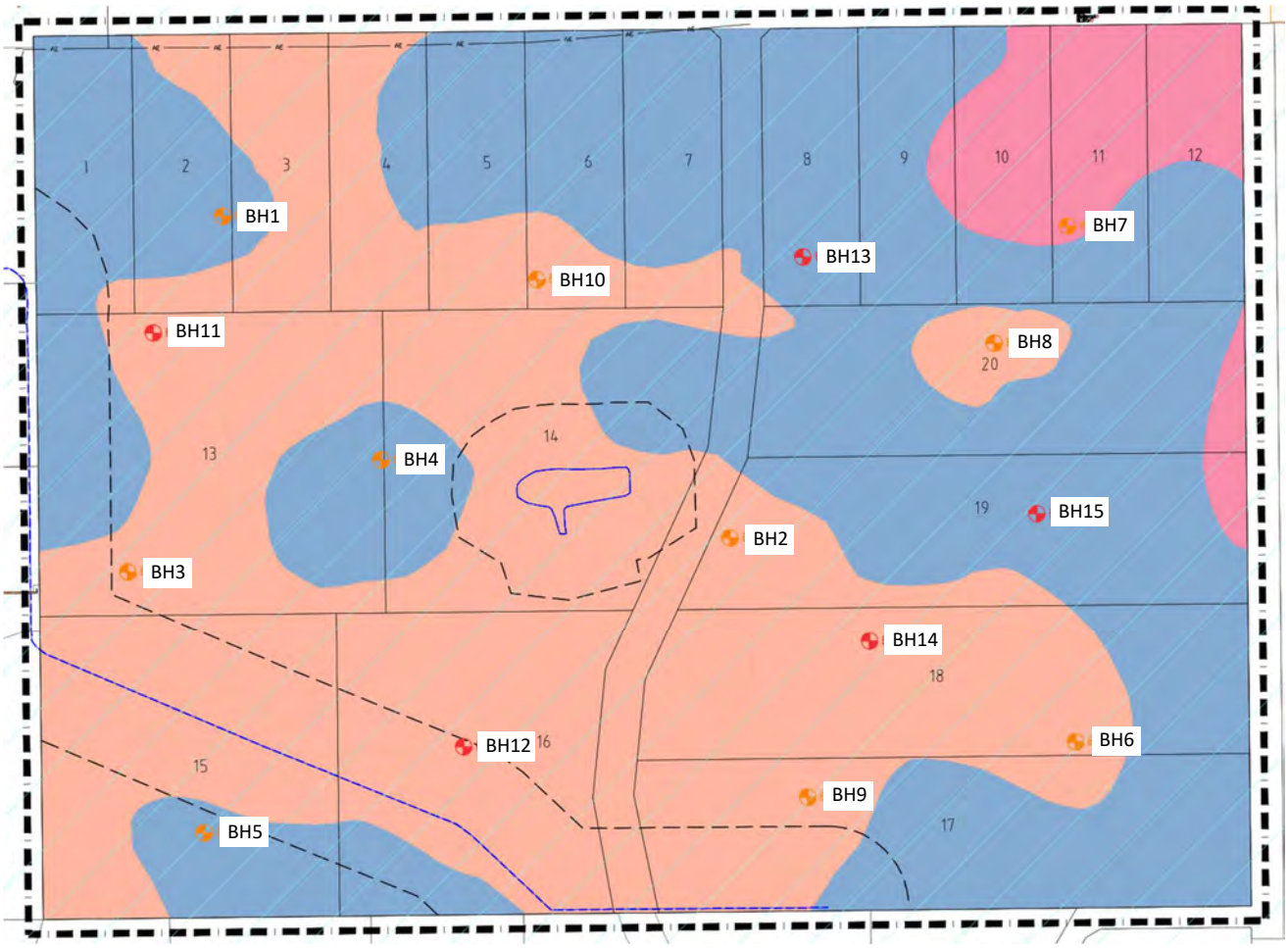


Figure 4: Soil profile zoning map

The encountered soil profiles for each zone are summarised below in Table 1, Table 2 and Table 3.

Table 1: Generalised sub-surface soil profile for Zone 1

Depth (m)	Unit	Description
0.1 – 2.5	A	**SAND**/silty **SAND:** fine to medium-grained, moist, pale grey to dark orange, and loose to medium dense.

Table 2: Generalised sub-surface soil profile for Zone 2

Depth (m)	Unit	Description
0.1 – 1.0	A	**SAND**/silty **SAND:** fine to medium-grained, varying colour including pale to dark grey and brown-orange, moist, loose to medium dense. Some areas have slightly cemented lateritic sand.
1.0 – 2.6	B	Sandy **CLAY**/**CLAY**: medium to high plasticity, varying colour including yellow and brown/grey mottled red, trace medium-grained subrounded to subangular gravel, trace to some slightly cemented lateritic gravel, moist to wet, generally stiff to very stiff.

Table 3: Generalised sub-surface soil profile for Zone 3

Depth (m)	Unit	Description
0.1– 0.7	A	**SAND**/silty **SAND**: fine to medium-grained, pale grey to brown, with silt/clay, moist, loose to medium-dense. BH12 had shallow sands to the depths of 0.25 m. BH14 consisted of silty SAND with low to medium plastic clay to the depths of 1.25 m.
0.7 – 5.5	B	Sandy **CLAY**/**CLAY:** medium plasticity, varying colour including orange-brown and grey mottled orange; sand is fine to medium-grained, moist, generally stiff. Traces of lateritic orange sand clumps are occasionally present. BH3 and BH6 drilled from 2.6-5.5 m identified some gravel was identified within the stiff sandy clays.

3.3 Groundwater

During initial fieldwork in May 2023, ten monitoring wells (BH1-10) were installed. Readings and measurements taken throughout winter indicated either a shallow water table, generally within 0.6 meters, or local inundation. A detailed summary of groundwater levels recorded during four different inspections in both wet and dry seasons is presented below in **Table 4**.

Table 4: Summary of groundwater depths

Test ID	Depth of Groundwater (m)				[2]Expected peak groundwater level range (m ADH)
	Observed 1/06/2023	Observed 10/8/2023	Observed 15/9/2023	Observed 31/10/2023	
BH1	1.4	0.76	0.71	1.3	23.43
BH2	GNE	0.18	0.04	1.05	24.73
BH3	3.8	-0.10 (above ground)	-0.20 (above ground)	GNE	23.47
BH4	1.2	0.63	0.63	1.22	24.29
BH5	1.8	0.80	0.89	1.29	24.21
BH6	GNE	0.00[1]	0.00[1]	GNE	25.78
BH7	GNE	GNE	GNE	GNE	-
BH8	1.0	0.00	0.00	GNE	26.12
BH9	GNE	0.00	0.00	1.19	24.70
BH10	2.3	0.60	0.35	0.99	24.16

Notes: All depths are relative to the existing ground surface. Green cells highlight peak groundwater values for each location.
GNE = Groundwater not encountered,
[1]Groundwater not encountered in the borehole, but ponding was present in the area around the monitoring well.
[2] Based off RL of well location picked up by Thompson surveyor minus observed peak water table

3.4 Acid Sulphate Soils

The Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil Risk Map for the proposed development area shows Moderate to low risk of ASS occurring within 3 m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface.

4 ROAD NETWORK SUMMARY

Proposed access to the development will be off Garvey Road with a secondary entry point from Ayrshire Road.

Where the design of flexible pavements is undertaken, a preliminary subgrade California Bearing Ratio (CBR) of 10% may be assumed for the natural sand materials at the site and 6% for silty/clayey SAND. This CBR value assumes that the site preparation measures outlined have been completed on all pavement subgrades and that adequate drainage will be included in future pavement designs.

5 STORMWATER MANAGEMENT

The drainage system will be designed to maintain surface flow rates and volumes both within and emanating from the development, ensuring they remain at or below their predevelopment levels. With the development being of low density and featuring a small increase in impervious area, any variance between predevelopment and post-development flow rates will be negligible. To address this, storage and treatment will be integrated into the infrastructure, primarily through the utilization of roadside swales and detention basins. For a comprehensive understanding of the proposed drainage system, refer to the Local Water Management Strategy (ref. 11815-C-R-001) and attached to Appendix B the Post development Drainage Plan.

The drainage system will be designed to maintain surface flow rates and volumes both within and emanating from the development, ensuring they remain at or below predevelopment levels. Given the low density of the development and the small increase in impervious area, any variance between predevelopment and post-development flow rates will be negligible. To address this, storage and treatment will be integrated into the infrastructure, primarily using roadside swales and detention basins. For a comprehensive understanding of the proposed drainage system, refer to the Local Water Management Strategy (ref. 11815-C-R-001) and the Post-Development Drainage Plan attached in Appendix B.

6 SITE EARTHWORKS REQUIREMENTS

No Bulk Earthworks or filling is proposed other than minor works that will be completed by lot purchasers to create build pads.

7 SERVICES

7.1 Sewer

The site is located within a sewerage-sensitive area, the estuary catchments on the Swan and Scott Coastal plains and therefore the following applies.

- All lots requiring on-site effluent disposal must have a minimum lot size of 1 ha.
- A minimum vertical groundwater separation of 1.5 m from the base of any on-site effluent disposal is required for all lots in accordance with GSP 2019.
- Effluent must be treated to a secondary level using a secondary treatment system with nutrient removal.

7.2 Water

No public drinking water sources are located on-site or within 100 m of the site. The nearest public drinking water source is approximately 700 m east of the subdivision (Public Drinking Water Source Areas Boundaries: Dardanup Water Reserve).

Lot owners will be responsible for the harvesting and treatment of roof runoff for potable water. Supplementary top-up supply may be required from time to time from accredited potable water suppliers.

7.3 Utilities

Based on the Western Power (WP) UDS manual requirements the lots are to be served at 5kVA per lot, as Special Rural Lot subdivision. Therefore, the load requirement for the subdivision is 100kVA.

Western Power's network mapping tool indicates that the area has sufficient power available to meet the development's needs, from the Picton Zone Substation. The map indicates there is 20-25 MVA available in this area up to 2027. The development requires less than 0.5MVA.

7.3.1 Additional information

Power:

HV pole termination required with the nearest three phase HV on Shaw Road



Figure 5: HV termination on Shaw Rd.

The overhead poles will need to be removed from the proposed lots and lot 501 (181) will need to be reconnected most likely with a new substation required.



Figure 6: Overheads along norther boundary

HV to supply switch gear and transformer on lot 7 or 8. The HV run to go to proposed lot 1 for future stages to comply with the UDS manual, this cable has been added to the above costs.

Comms:

- Potential Telstra relocation of cable in existing lot.
- The locate NBN network will be fixed wireless.
- This means that there will be no fibre to the premise, but NBN pit and pipe will still need to be installed as per the act and for future comms developments.

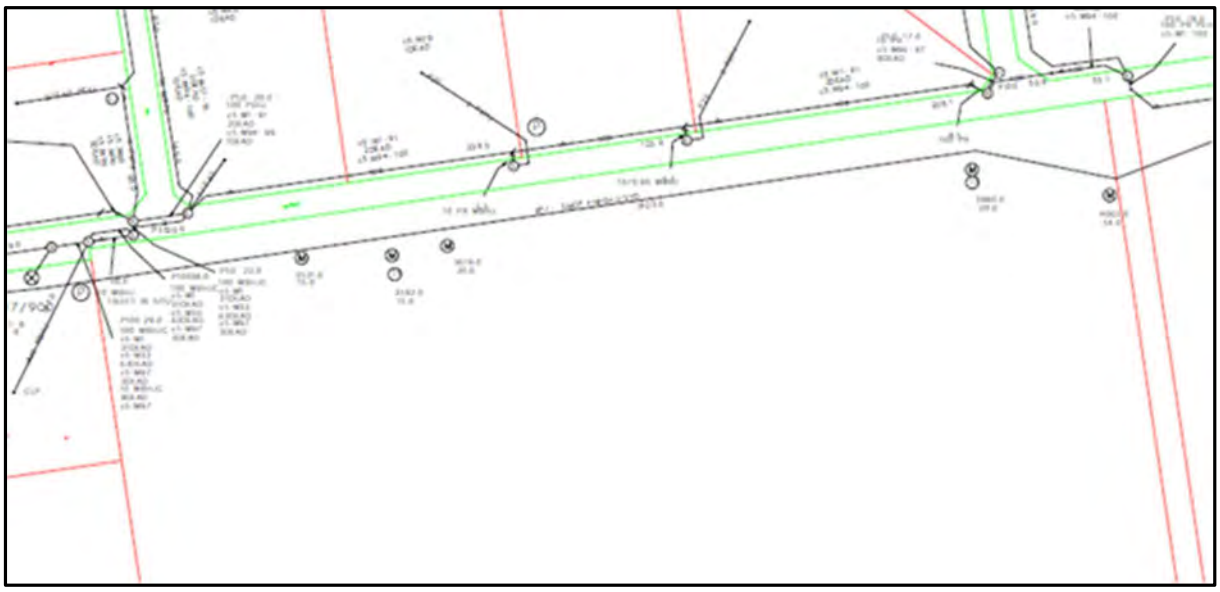


Figure 7: Telstra along northern boundary

7.4 GAS Reticulation

There is no natural gas reticulation in the area and no supply will be available for this development.

8 SUMMARY

The structure plan area identified in this report is capable of being serviced by the essential infrastructure required for rural residential development. No logistical engineering reasons have been identified as to why the site cannot be serviced with the required services.

The viability of servicing the site will be subject to more detailed design and cost feasibility analysis.

9 REFERENCES

Stormwater Management Manual for Western Australia (DWER 2022)

Better Urban Water Management (WAPC (now DPLH) 2008)

Government of Western Australia, State Planning Policy 2.9 – Water Resources

Bureau of Meteorology Climate Data

The Government Sewerage Policy (DPLH 2019)

The Department of Biodiversity Conservation and Attractions Geomorphic Wetland Database

Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil Risk Map

National Water Quality Management Strategy (Australian and New Zealand Environment and Conservation Council 2000)

(Appendix ORD: 12.2.3A)

APPENDIX A

CONCEPT PLAN

(Appendix ORD: 12.2.3A)

Harley Dykstra
PLANNING & SURVEY SOLUTIONS

GARVEY ROAD

744.32

1 1.04ha | 2 1.04ha | 3 1.04ha | 4 1.04ha | 5 1.04ha | 6 1.04ha | 7 1.04ha | 8 1.027ha | 9 1.027ha | 10 1.026ha | 11 1.026ha | 12 1.008ha

13 3.97ha | 14 3.57ha | 564 40.491ha | 20 2.938ha | 19 3.055ha | 18 3.576ha | 16 3.12ha | 15 3.41ha | 17 3.501ha

UCL 126

MORELLINI WAY

AYRSHIRE ROAD

HOLLAND LOOP

744.39

203 | 21 | 22 | 23 | 24 | ~ 19722 4186 | 501 | 302 | 303 | 304 | 305 | 307 | 101 | 102 | 103 | 104 | 105 | 106 | 2

n

LOT YIELD			LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area
1.000ha - 4.000ha	20	100.00%	1.977ha	100.00%	39.55ha
Total Number of Lots	20				

Average Lot Size 1.977ha

Total Lot Area 40.523ha

NOTE:
See Certificate of Title 462-125A for interests and encumbrances over Lot 564

LEGEND
- Lot boundary (SCBD)
- AE Aerial power (BYDA)
- E Undergorund power (BYDA)
- T Telecommunications (BYDA)
- Open Channel Drain (BYDA)

Contour Interval: 0.25m

DISCLAIMER
This plan has been prepared for R. Wright from a combination of field survey and existing records for the purpose of showing the physical features of the land to assist in designing future development. It should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but are derived from the SCDB September 2023. They are estimated to be accurate only to +/-0.1m. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

AHD connection made to SSM Dardanup 3.

Underground services shown on this drawing have been plotted from service authority records obtained from 'Before You Dig Australia' or a similar source. Unless indicated otherwise only surface features have been located by survey.

Before starting any demolition, excavation or construction on the site, the relevant person should make an independent and updated enquiry of 'Before You Dig Australia' and any relevant service providers to ascertain the existence of further services (if any) and the accurate location of those not surveyed at the time of preparing this plan (or data).

No responsibility can be accepted by Harley Dykstra for any damage caused to any underground service or any loss or injury so suffered if enquiry and verification have not been completed in accordance with this note.

Contractors to verify all survey control marks to be correct (by field checks) prior to utilisation for construction purposes.

This note is an integral part of this plan or the data as transmitted. Failure to reproduce this note on providing this plan or accompanying data or any part thereof to any third party will render this plan or data invalid.

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In any event the liability of Harley Dykstra Pty Ltd is limited to the resupply of the relevant goods and/or services or the reasonable cost of resupply.

CONCEPT PLAN OPTION C

rev	details	approved	date
A	Original drawing	PH	26/09/23

survey: PH 21/09/23	cad file: 23858-02B.dgn
drawn: KS 16/05/23	checked:
horiz datum: PCG2020	level datum: AHD
scale at A1: 1 : 1500	all distances are in metres: 0 20 40 60
plan type: CONCEPT PLAN	
client: R. Wright	
description: Lot 564 on DP250872 Garvey Road CROOKED BROOK	
drawing no: 23585-02C	

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NOTE:
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RISK ASSESSMENT TOOL

OVERALL RISK EVENT: *LPS9 Amendment - Lot 564 Garvey Road Initiation*

RISK THEME PROFILE:

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

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATEMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Not required.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Failure to regularly review and update policies could result in the Shire not meeting its obligations at law	Moderate (3)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	The Shire's reputation could be viewed negatively for not undertaking regular reviews of policies of Council	Moderate (3)	Possible (3)	Moderate (5 - 11)	Note required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

POLICY NO:
SDev CP028 – LOCAL PLANNING POLICY - VARIATION TO DEEMED-TO-COMPLY REQUIREMENTS OF THE R-CODES: MEDIUM-DENISTY SINGLE HOUSE DEVELOPMENT STANDARDS [R-MD CODES]

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:	1	NEW CP028	OCM	27/04/16	Res:	91/16	**Synopsis:**	Policy created.
Version:	2	CP028	SCM	26/07/18	Res:	251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP028	OCM	30/09/20	Res:	269-20	**Synopsis**	Reviewed and Adopted by Council
Version:	4	SDev CP028	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and Adopted by Council
Version	4	SDev CP028	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The purpose of the policy is to outline acceptable variations to the deemed-to-comply provisions of the R-Codes for medium-density ~~single dwelling~~Single Houses in 'Development' zones as prescribed in Planning Bulletin PB112/2016, and in which locations these variations will apply.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

3. DEFINITIONS

Front Load:	Lots where the primary vehicle access is via the front of the lot and the garage / carport is located at the front of the dwelling.
Rear Load:	Lots where the primary vehicle access is via the rear of the lot, from a street or right of way (ROW) and the garage / carport is located at the back of the dwelling.
R-MD / R-MD Codes:	~~Single dwelling~~Single House standards for medium density housing.
Structure Plan:	A Structure Plan or Activity Centre Plan that has been approved by the WAPC under Part 4 of the Planning and Development (Local Planning Scheme) Regulations 2015.

4. POLICY

4.1 Application

This Policy will apply in the following Structure Plan areas:

- Garden of Eaton Local Structure Plan
- Parkridge Eaton Local Structure Plan
- Roselands at Dardanup Local Structure Plan

4.2 Process

On submitting an application for a building permit for a ~~single dwelling~~Single House on a R30 or R40 zoned lot, the application will be assessed against the provisions of this Policy.

Development approval will not be required for a ~~single dwelling~~Single House that complies with the provisions of this policy (and all other deemed-to-comply requirements of the R-Codes), in accordance with clause 61(4)(c) of the deemed provisions of the Regulations.

The R-MD Codes provisions are provided in Appendix 1 to this Policy.

5. REFERENCE DOCUMENTS

Planning and Development (Local Planning Scheme) Regulations 2015
Planning Bulletin 112/2016 – Medium-density single house development standards – Development Zones

~~SINGLE DWELLING~~SINGLE HOUSE STANDARDS FOR R40 – MEDIUM DENSITY HOUSING:

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R40	Rear load 7.5m x 30m – 225m² Front load 8.5m x 30m – 255m² 8.5m x 25m – 212.5m² 10 x 20m – 200m² 10 x 25m – 250m² 12.5m x 20m – 250m²	4m	2m minimum, no average 1.5m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings Boundary walls To both side boundaries subject to: No maximum length to one side boundary, 2/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 20m² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Rear load 0.5m garage setback to laneway Front load 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: - Garage setback a minimum of 0.5m behind the building alignment - A major opening to a habitable room directly facing the primary street - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and - No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces

~~SINGLE DWELLINGS~~SINGLE HOUSE STANDARDS FOR R30 – MEDIUM DENSITY HOUSING:

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R30	Rear load 10m x 30m – 300m² Front load 10m x 30m – 300m² 15m x 20m – 300m²	4m	2m minimum, no average 1.5m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings Boundary walls To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 24m² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Rear load 0.5m garage setback to laneway Front load 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: - Garage setback a minimum of 0.5m behind the building alignment - A major opening to a habitable room directly facing the primary street - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and - No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces

COUNCIL POLICY MANUAL – UNDER REVIEW

POLICY NO:

SDev CP030 – LOCAL PLANNING POLICY - CONSTRUCTION OF OUTBUILDINGS IN THE 'SMALL HOLDINGRURAL RESIDENTIAL' ZONE PRIOR TO COMPLETION OF A DWELLING

Commented [SO1]: Rural Residential is nearest equivalent to Small Holding zone

GOVERNANCE INFORMATION			
Procedure Link:		**Administrative Policy Link:**	

ADMINISTRATION INFORMATION							
History	1	NEW	OCM	18/05/16	Res: 112/16	**Synopsis**	Policy created.
Version	2		SCM	26/07/18	Res: 251-18	**Synopsis**	Reviewed and Adopted by Council
Version	3	SDev CP030	OCM	30/09/20	Res: 269-20	**Synopsis**	Reviewed and Adopted by Council
Version	4	SDev CP030	OCM	28/09/22	Res: 243-22	**Synopsis**	Reviewed and adopted by Council.
Version	5	SDev CP030	OCM	23/10/24	Res: 275-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of the policy is for Council to establish a clear position for the construction of outbuildings on lots zoned 'Small HoldingRural Residential', prior to the construction of an approved dwelling on the same lot.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the Planning and Development (Local Planning Scheme) Regulations 2015 and Part VIII of Town Planning Scheme No.3.

3. DEFINITIONS

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 16, Clauses 1.8 37-38 of the Shire of Dardanup Town Local Planning Scheme No.39, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

4. POLICY

4.1 Unless otherwise exempt in TPS3LPS9, the Regulations, or 'SDev CP091 – LPP - Exempted Development and Land Use Policy', all outbuildings within the Small Holding Rural Residential zone require Development Approval prior to their construction.

4.2 All Development Approval applications under the scope of this policy will be assessed having regard to this policy, and may only be supported where the following conditions are met:

a) Building permit for a dwelling on the lot has been issued.

b) Only one (1) outbuilding prior to the completion of a dwelling may be supported.

c) The proposed outbuilding shall not be used for human habitation purposes. Temporary occupation within a caravan will be considered under *SDev CP104 Local Planning Policy Caravans as Temporary Accommodation.*

d) The proposed outbuilding shall not be used for any commercial or industrial use.

4.3 Notwithstanding Part 4.2 above, if the Shire considers that the outbuilding proposed on the vacant lot has the potential to visually impact upon the amenity of the locality, the application will be refused.

Application

This policy applies to the development of all outbuildings in the 'Small HoldingRural Residential' zones under TPS3LPS9, where a proposed outbuilding will be constructed prior to completion of a dwelling on same lot.

This policy does not apply if there is an existing dwelling on the same lot.

5 REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)
Shire of Dardanup ~~Town~~ Local Planning Scheme No. ~~3~~9 (~~TPS3~~LSP9).
SDev CP104 Local Planning Policy Caravans as Temporary Accommodation

POLICY NO:
SDev CP067 - LOCAL PLANNING POLICY - NEW ROADS AND UPGRADES – PROVISION FOR AND CONTRIBUTIONS BY DEVELOPERS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM	20/10/10	Res: 358/10	**Synopsis:**	Policy created. 20/10/2010
	1	ENG28	OCM	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP067	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP067	OCM	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP067	OCM	29/09/22	Res:	**Synopsis:**	Reviewed and Adopted by Council
Version	5	SDev CP067	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This policy ensures that new roads are constructed and/or existing roads are upgraded where necessary on and for new developments. The policy also ensures that financial contributions are made towards the upgrading of road infrastructure that is required immediately or in future as a result of development in existing areas.

The objective of this policy is to:

2.1 Identify the circumstances where a financial contribution to be paid by developers for funding of new roads or upgrades to existing roads; and

2.2 Provide a method of determining the contribution required.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. POLICY

3.1 Application of Policy

This Policy applies to all developments, whether within existing built-up areas (i.e. infill development fronting an existing road network and includes town sites) or outside built-up areas and town sites and includes rural and semi-rural areas.

No contribution is required unless:

3.1.1 A specific contribution scheme (Development Contribution Plan) has been prepared and is applicable to the subject land; or

3.1.2 The Shire requires a Traffic Impact Assessment (TIA) in order to assess a proposal, and the TIA indicates that modifications to the existing road network to accommodate increased traffic, manoeuvres and road safety are required. In these circumstances, if Development Approval is granted it will include a condition stating that all costs associated with the design and construction of the upgrade will be met directly by the developer. The Council may consider accepting a contribution equal to the value of the design and construction of the upgrade plus a 5% administration charge.

3.1.3 The standards to be adopted for road upgrades under clause 3.1 shall be in accordance with the requirements stipulated in the Shire's Road Asset Management Plan, for the location of the land (i.e. within or outside built up areas).

3.2 The need to upgrade an existing road is based on the understanding that developments that significantly intensify road usage will create the need to upgrade existing roads to a higher standard. As each development incrementally

adds to an increase in traffic volume, each development approved which identifies the need for upgrades in a TIA must contribute proportionally to fund future upgrades.

3.3 Road upgrades will be carried out when traffic volumes require an increase in road standard. Therefore, the funds collected should be sufficient to enable the upgrade of the road to the next standard as depicted in the Road Asset Management Plan.

3.4 Where a development will generate additional traffic volumes in excess of ten vehicles per day per lot and/or includes vehicle types larger than Austroads Vehicle Classification System Class 2, a road upgrade shall be carried out as a condition of approval to the satisfaction of the Shire of Dardanup. The upgrade required shall meet the Shire standards for the increased traffic volume and class. An estimation of traffic volume shall be determined by the Shire of Dardanup or by an appropriately qualified consultant approved by the Shire of Dardanup and at the cost of the applicant.

4. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)
Shire of Dardanup Local Planning Scheme No. 9 (LPS9).

POLICY NO:
SDev CP068 – LOCAL PLANNING POLICY - UNIFORM FENCING ABUTTING PUBLIC LAND AND STREET LANDSCAPING WITHIN SUBDIVISIONS – MAINTENANCE

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:	20/10/10	Res: 358/10	**Synopsis:**	Policy created. 20/10/2010
	1	ENG29	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version	2	CP068	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version	3	SDev CP068	OCM	30/09/20	Res: 269-20	**Synopsis**	Reviewed and Adopted by Council
Version	4	SDev CP068	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and Adopted by Council
Version	4	SDev CP068	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

There may be a requirement within subdivisions in the Shire of Dardanup for the provision of uniform fencing which abuts public land and also street landscaping. If these areas are not satisfactorily maintained prior to Council assuming control, expensive remediation may need to be undertaken at Council's expense.

The purpose of this policy is to ensure that when the Shire assumes the maintenance role for uniform fencing abutting public land, it is in a good clean order and that street landscaping is adequately established.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. POLICY

3.1 Any future requirement for the provision of uniform fencing abutting public land and street landscaping within any subdivision in the Shire of Dardanup shall be subject to being constructed and maintained to the satisfaction of Council.

3.2 The developer is required to pay a maintenance bond of 2.5% of the cost of construction of the fence, as a condition of this policy.

3.3 It is the developer's responsibility to ensure that for a 24 months after the date of completion of a fence abutting public land, the fence is maintained to its original condition and is free from graffiti and/or other unsightly stains or markings, at the expense of the developer.

3.4 It is the developer's responsibility to ensure that for 24 months after the date of completion of street landscaping, the landscaping is maintained in a healthy condition, all weeds are removed, and any dead or diseased plants are replaced, all at the expense of the developer.

3.5 The Shire will not support a subdivision, or clear a condition of subdivision, unless the developer agrees to comply with the provisions of this policy and has paid the appropriate maintenance bond to the Shire.

Application

The requirements of this policy will be considered where a condition of subdivision requires the provision of uniform fencing abutting public land and/or street landscaping.

4. REFERENCE DOCUMENTS

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)
Shire of Dardanup Local Planning Scheme No. 9 (LPS9).

POLICY NO:

SDev CP084 – LOCAL PLANNING POLICY – ADVERTISING SIGNAGE

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION							
History:		Draft	OCM	29/07/2020		**Synopsis:**	
Version:	1	SDev CP084	OCM	30/09/20	Res: 269-20	**Synopsis:**	Policy reviewed and endorsed by Council.
Version:	2	SDev CP084	OCM	31/03/21	Res: 61-21	**Synopsis:**	Amended and adopted by Council.
Version:	3	SDev CP084	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	4	SDev CP084	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE AND OBJECTIVE

This Policy provides guidance on the assessment of advertisement signs within the Shire of Dardanup. This Policy outlines when advertisement signs require development approval, and the objectives and standards against which the Shire will assess applications for advertisement signs.

This Policy also seeks to exempt certain advertisement signs from the need to obtain development approval where minimum requirements are met.

The objectives of this Policy are to:

2.1 Ensure that advertisement signs are appropriate for their location, relate to the land and/or buildings for which it is placed, and do not adversely impact the amenity of the surrounding area.

2.2 Ensure advertising signage is of a scale appropriate to buildings, lot size and lot frontage/s of the site relevant to the application.

2.3 Ensure that advertisement signs only advertise services offered and/or products produced, sold, and/or manufactured on the land or building/s related to the approved use/s taking place.

2.4 To ensure advertisement signs do not pose an unnecessary risk to the safety of people and vehicles by virtue of their location, design, use and function.

2.5 To ensure that advertising signs are simple, clear, easy to read and maintained to a high standard.

2.6 Protect the cultural heritage significance of particular places and/or areas.

2.7 To provide for the rationalisation of signage on properties with multiple advertising requirements.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.~~This Policy made pursuant to Division 2, Part 2, Schedule 2 of the Deemed Provisions for local planning schemes of the *Planning and Development (Local Planning Schemes) Regulations, 2015*.~~ Under clause 3(5) and clause 67(g) of the Deemed Provisions the Local Government is to have due regard to a local planning policy in making a determination under the local planning scheme and applications for development approval.

3. REFERENCE DOCUMENTS

- Planning and Development Act, 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Dardanup Local Planning Scheme No.93 (~~T~~LPS~~3~~9)

4. DEFINITIONS

4.1 The words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9~~Part 1, Clause 1.8 of the Shire of Dardanup Town Planning Scheme No.3~~, the *Planning and Development Act~~,~~ 2005*, the *Planning and Development (Local Planning Schemes) Regulations~~,~~ 2015*, and as defined below.

4.2 The meaning of other specific words and expressions relevant to this Policy given below:

Advertisement Sign: Has the same meaning as an 'Advertisement' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Electronic Display Screen/Panel: Means an advertisement sign or a portion of an advertisement sign that displays an electronic image or video, which may or may not include text.

Election Sign: **Means a sign that is -**

a) The advertisement is erected or installed in connection with an election, referendum or other poll conducted under the *Commonwealth Electoral Act 1918* (Commonwealth), the *Referendum (Machinery Provisions) Act 1984* (Commonwealth), the *Electoral Act 1907*, the *Local Government Act 1995* or the *Referendums Act 1983*.

b) The primary purpose of the advertisement is for political communication in relation to the election, referendum or poll.

Fence: a freestanding structure put in place to mark a boundary and restrict movement across a property. It can be a permeable or solid structure. A fence may consist of several sections each section defined by a clear edge at which the angle of alignment of the adjoining fence changes.

Gable: is the generally triangular portion of a wall between the edges of a sloping roof.

Heritage Area: Has the same meaning as 'Heritage Area' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Heritage Place: Has the same meaning as 'Heritage Place' as defined in section 3(1) of the *Heritage of Western Australia Act 1990.*

Heritage Protected Place: Has the same meaning as 'Heritage protected place' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Sign: includes all forms of advertising devices, signage and bill posting including a notice, flag, mark, structure or device, or part thereof, whether or not words, numbers, expressions or symbols are shown thereon.

Sign surface area: where the sign is painted, printed or affixed on a building or fence and there is no contrasting background used to the predominant colour of the building elevation or fence, the surface area of the sign taken as the outer edge of the lettering, symbols images used. In the event contrasting colour(s) are used, the outer edge of the contrasting colour(s) will form the sign surface area. The surface area of the sign in a co-joined 'V' shape is the sum of both surfaces.

Third Party Signage: Means any advertisement sign advertising services and products unrelated to the subject site.

Wall: is the vertical external face of a constructed building comprising solid building material and includes any openings (windows/doors) but does not include a fence. A building may consist of several walls each wall being defined by a clear edge at which the angle of alignment of the adjoining wall changes

4.3 The definitions of various advertisement signs are contained within Table 1, 2 and 3: Advertisement Sign Requirements.

5. POLICY

5.1 This Policy exempts advertisement signs from requiring development approval where the advertisement sign is permitted in a Zone and complies with the development standards in Table 1 and the General Requirements listed in Part 7.1 of this Policy.

5.2 A Development Approval application is required for all other signs within the Shire, excluding signs for which approval is not required under Clause 61 of the Deemed Provisions. Development applications will be assessed against the Development Standards contained in Table 2 where applicable, and the Development Requirements listed in Part 7 of this Policy. Advertisement signs that do not comply with the objectives listed in Part 2 of this policy are deemed unacceptable and will not be supported unless exceptional circumstances exist.

5.3 The exemption afforded by Clause 5.1 of this Policy does not apply in any of the following situations where the advertisement sign:

a) is located on land reserved under the Greater Bunbury Region Scheme or on a lot abutting land reserved under the Greater Bunbury Region Scheme, unless the development is exempted under the Greater Bunbury Region Scheme;

b) is located in a road reserve under the care and control of the Shire of Dardanup except for signs approved under Infr CP040 and Infr CP041;

c) does not comply with the Development Requirements listed in Part 7 of this Policy;

d) is illuminated or contains an electronic display screen and/or panel components;

e) is inconsistent with any relevant Design Guidelines or other Local Planning Policy;

f) is located in a place that is included on a Heritage List or on land located within a Heritage Area designated under the Scheme or located in a Heritage Protected Place;

g) is to be erected or installed within 1.5m of any part of a crossover or street truncation;

h) Where multiple signs are proposed **on** a single property and/or lot.

5.4 If a particular advertisement sign is not listed or defined, it shall be assessed on its individual merits in accordance with the objectives outlined in Part 2 of this Policy and the Scheme.

5.5 Before carrying out of any development listed associated with advertising signs, any other licences, permits or approvals required is to be obtained in accordance with any other law. A building permit may be required and applicants should consult with the Shire Building Division to determine if a building permit application is required to be submitted.

5.6 Signs listed in Table 3 are not permitted in the Shire of Dardanup.

6. INFORMATION REQUIRED TO ACCOMPANY DEVELOPMENT APPLICATION

An application for development approval for an advertisement sign is to be accompanied by the required information listed by Clauses 62 and 63 of the Deemed Provisions. At a minimum, a signage plan/s shall be submitted with each application with the following information:

- The name of the sign type as described in this Policy, for example, 'Wall Sign', 'Roof Sign' etc. or a full description of the sign;
- Details of the business or land use conducted on the premises to which the sign relates including the business name, business owner/proprietor, business address and contact details;
- Site plan: indicating the location of each proposed sign on the building and/or site and any existing signage that will be retained or removed;
- Elevations: showing the details/display of each sign, including wording, images, logos, colours and size dimensions, drawn to a professional standard;
- Specifications: including materials to be used, fixing methods, proposed illumination (if any) and any support structure/s;
- All application for development approval are to include footing details of the signage structure, or detail as to how the sign is intended to be fixed to the land or the building to which it applies;
- Fee: if a signage application does not form part of a larger development application, the fee will apply based on the cost of the proposed signage; and
- Approximate cost of the proposed sign.

Applications for development approval, which are not accompanied by the necessary information, will not be accepted for assessment and processing.

All applications for Electronic Display Screen/Panel Signs are required to be accompanied with an electronic display screen/panel lighting impact report from a qualified lighting engineer that specifies the maximum daytime, dawn/dusk, and night-time brightness relative to the surrounding development and land uses and the dwell/transition time.

All applications for advertisement signs within a Heritage Area/Place are required to be accompanied with a heritage assessment or statement prepared by a qualified practitioner that specifies the impact of the sign on the heritage of the area.

7. DEVELOPMENT REQUIREMENTS

7.1 General Requirements

a) Advertisement signs shall only advertise services and products available on the premises where the sign is located. Third party advertising not permitted.

b) Advertisement signs must be contained wholly within the property boundaries of a lot and a nil setback may apply where the sign will not overhang and the sign and its footings will not encroach into any reserve (including road reserve).

c) A sign is not to be erected or installed within 1.5m of any part of a crossover or street truncation and is not to cause interference with or be hazardous to vehicular traffic and pedestrians.

d) Street numbering shall be incorporated into advertisement signage, and shall be clearly visible from the street.

e) Except where required by clause 5.3 of this Policy, development approval is not required where the content of an approved advertisement sign is proposed to be changed, provided the dimensions, location and structure remain unchanged, and the wording is not to be of an offensive nature.

f) Advertisement signs shall not be located in a location or manner that unreasonably obstructs the view of existing public artwork or murals.

g) Signs are required to be securely fixed to the structure by which it is supported.

h) A signage strategy is required for multiple signs on a single property and/or lot.

i) Where a proposed sign is exempt, the applicant is to provide written correspondence of the proposed signage for the Shire to keep on record.

j) Signs needs to be of a high quality, and maintained to a high quality. If in the opinion of the local government, the sign is in conflict with the aims of the Scheme the local government may require the owner of the advertisement to repair or remove the advertisement.

7.2 Illuminated and Electronic Display Screen/Panel Signs

a) All Electronic Display Screen/Panel signs shall:

   i. be restricted to static images that are:
      - externally illuminated during hours of darkness; or
      - displayed electronically, i.e. in a digital format.
   ii. have a minimum dwell time duration of 30 seconds;
   iii. not contain a transition time from one display to another that exceeds 0.1 seconds; and
   iv. no display transitional effects such as fly-in, fade-out and scrolling.

b) Illuminated advertising signs, including electronic display screens/panels, abutting any road must:

   i. use a low level of illumination, not exceeding 300cd/m2, not flash, pulsate, or chase, and not cause a nuisance, by way of light spillage, to light received to the abutting sites to a maximum of 50 lux;
   ii. not contain fluorescent, reflective or retro reflective colours or materials;

iii. not interfere with or be likely to be confused with traffic control signals;
iv. screen any electrical cables from the public realm and be maintained in a tidy manner; and
v. not be located in Residential areas.

7.3 Signage Strategy

a) A Signage Strategy (example illustrated in Appendix 1) required by Clause 7.1 of this Policy shall include the following information:

i. a scaled site plan, illustrating the location of any existing and proposed signage;
ii. elevation details illustrating the location and dimensions of any existing and proposed/future signage;
iii. details of any illumination if signage is proposed to be illuminated;
iv. evidence that all tenancies have equitable access to signage locations and
v. other plans and information that the Shire may reasonably require to enable the signage strategy to be assessed and determined.

b) All advertisement signs shall comply with the approved Signage Strategy, unless otherwise approved by the Shire under a separate development approval.

c) Further development approval is not required where an advertisement sign complies with an approved signage strategy.

7.4 Heritage Places

a) Any original and early signage (including remnants) that contribute to the cultural heritage significance of a heritage place shall be preserved.
b) The size, scale, location, materials and colours of any proposed advertisement sign on a heritage place must respect the heritage value of the site.
c) Advertisement signs shall not impact the heritage value/significance of an area.

7.5 Performance Criteria

Where standards in Clause 7.1 and 7.2 are not met, the variations will be assessed in accordance with the performance criteria outlined below:

a) Response to location and character

- Signs shall not result in an adverse impact upon the character or historical significance of the site.
- Signs shall not dominate the streetscape or detract.
- Signs shall not block important views or vistas to environmental or heritage areas or obscure architectural detailing.

b) Scale and design of signage

- The scale and design of signage is appropriate to the building and architectural details to which it relates.
- The scale and design is compatible with surrounding development and general nature of land use.
- Signs shall not contain reflective materials or finishes that would adversely affect amenity within the public realm or adjacent buildings.
- Signs shall not incorporate sound or vibration
- Signs shall not incorporate offensive content.
- All supporting structures, cabling and conduits shall be screened from public view.

c) Rationalisation of signage

- The rationalisation of signage is supported where possible.
- Multiple signs on a single site will not be supported, where rationalisation opportunities are possible.

d) Design, construction and maintenance

- Signs shall be constructed using high quality, durable materials and installed in a professional manner.
- Signs are maintained to a high standard.

e) Safety

- Signs shall be adequately installed and secured.
- Signs shall not cause confusion with, or reduce the effectiveness of, traffic control devices.
- Signs shall not cause driver distraction or otherwise impact on traffic or driver safety.
- Signs shall not obstruct safe and convenient pedestrian movement.
- Signs shall not pose a threat to public safety or health.

7.6 Contents of Signs

The content of any sign shall not contain any information that may be deemed by the Local Government to be misleading, offensive or derogatory in nature. Where a sign is deemed to fall into one or more of the categories above, the Local Government will request that revised content be provided.

7.7 Advertisement Signs required by Shire of Dardanup and Public Authorities

Advertisement signs required by the Shire of Dardanup and/or a public authority are exempt from requiring development approval.

8. APPLICATION

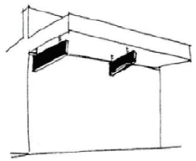
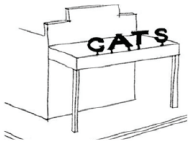
This Policy applies to the entire Shire of Dardanup Scheme Area and is to be read in conjunction with the Scheme and any other relevant local planning policy. This Policy does not deal with:

- warning signs and risk management signage installed by the Local Government on Local Government controlled land in accordance with the *Public Works Act, 1902*; and

- street parking signs, information signs, road signs, regulatory traffic signs and directional signs installed by the Local Government in local road reserves in accordance with the *Public Works Act, 1902*. The Local Government's approach to such signage is set out in Policy CP040 Directional Signage Policy for Fixed Signs within Road Reserves and Policy CP041 Directional Signage for Public Events and Activities – Temporary Signs within Road Reserves.

Signs which do not require approval.

The following signs do not require approval if the sign meets all applicable development standards and it only applies to the Permitted Zones. Any variations to the development standards proposed, requires an application for development approval. The signs types in Table 1 in all other Zones will require development approval.

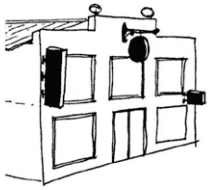
SIGN TYPE		EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
SIGNS ON BUILDINGS	PERMITTED ZONES	
Awning Signs (below) An advertisement sign fixed to or suspended from the underside of a verandah, balcony or awning. 	Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business~~ ~~Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private Community Purposes	Awning Signs (below) shall: • Is a single faced sign • achieve a minimum height clearance of 2.7m from the natural ground level; • not exceed a height of 500mm; • not exceed an area of 4 m2; • not be within 3m of another such sign attached to the underside of the same verandah; • not project or overhang beyond the boundaries of the lot; • consist of one sign per tenancy; and • only be located near the entrance to a tenancy.
Awning Signs (above) An advertisement sign located above the outer fascia of a verandah, balcony or awning. 	Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business~~ ~~Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private Community Purposes	Awning Signs (above) shall: • Is a single faced sign • not exceed 500mm in height; • not exceed 500mm in depth; • not project beyond the outer metal frame or the surround of the fascia of the building to which it is attached; • not project or overhang beyond the boundaries of the lot; • consist of one sign per tenancy; and • only be located near the entrance to a tenancy.

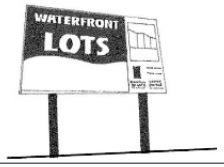
Commented [SO1]: Business Commercial now "Commercial" in LPS9

Commented [SO2]: Mixed Business now "Service Commercial" in LPS9

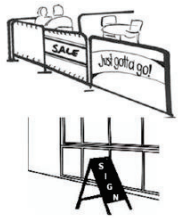
Commented [SO3]: Zone name changes in LPS9 - Light Industry, General Industry, Private Community Purposes

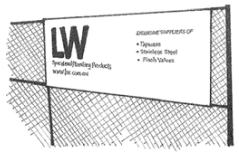
Commented [SO4]: Business Commercial is now 'Commercial' in LPS9

SIGN TYPE SIGNS ON BUILDINGS		PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
Community Service Sign Is a temporary sign on non-rigid material hung on a building or fence to which advertises non-for-profit, short term events such as a fete, fair or festival for a charitable, religious, education, child care, sporting organisation or the like.		Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business~~ ~~Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private Community Purposes	• One sign per street frontage. • Maximum area of 4sqm; • Located on the site of the proposed activity or the property of the relevant organisation where the activity is to occur; and • Not be displayed more than four weeks prior to the event advertised and removed not later than one week after the conclusion of the event.
Freestanding Banner Signs A freestanding banner sign is an advertising device made from lightweight material attached to a pole weighted to the ground. These signs come in a variety of shapes and may also be referred to as 'Bali', 'Teardrop', 'Blade' or 'Wing' signs.		Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business~~ ~~Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private Community Purposes	• Dimension: max. 2.5m height max. 1.2m width • Must: • be limited to 2 per street frontage; • be securely fixed to a building or pole of sufficient size and strength to support the banner under all conditions; • be erected within the boundaries of the lot and not project beyond any lot boundary; • not be located within the street setback line; • not impede vehicle • sightlines for access to and from the property; and • not impede pedestrian access to and from the property
Projecting Signs An advertisement sign which projects more than 300mm out from a wall of a building, below the eaves or ceiling height.		Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business~~ ~~Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private Community Purposes	All Projecting Signs shall: • be limited to a maximum of one sign per tenancy; • have a minimum clearance of 2.7m from the natural ground level; • not project out more than 1m from the wall of which it is attached; • not exceed 4m2 in area; • not be placed within 2m of either end of the wall to which they are attached; and • not project above the top of the wall to which they are attached.

SIGN TYPE SIGNS ON BUILDINGS		PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
Wall Signs An advertisement sign which is affixed to the external part of a wall of a building, a gable end, or a building façade and no part of which is above the roofline of the building.		Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business~~ ~~Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private Community Purposes	Wall Signs shall: • not extend laterally beyond either end of the wall or protrude above the top of the wall; and • not cover more than 10% of the façade for each tenancy within a building and/or development site visible from the public realm; or • where there is an approved signage strategy, not cover more than 25% of a façade within a building and/or development site visible from the public realm.
Window Signs An advertisement sign which is painted or affixed to either the interior or exterior surface of the glazed area of the window. **Note: This includes all areas of non-advertising window coverings which block views into or out of the window of the building to which they are affixed.*		Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business~~ ~~Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private Community Purposes	Window Signs that: • do not cover more than 50% of the total window area per tenancy; • not obstruct views onto the public realm; and • not detract from the streetscape
Property Transaction, Display Home, and Building Construction Signs An advertisement sign advertising the display, sale, construction or lease of buildings, land and/or development.		All Zones	Property Transaction, Display Home, and Building Construction Signs pertaining to Single Houses, Grouped and Multiple Dwellings that: • a double faced sign having not exceeding an area of 2m2 for property transactions and building construction and 4m2 for Display Homes;

SIGN TYPE SIGNS ON BUILDINGS	PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
		• are limited to a maximum of one sign per street frontage for each property or tenancy; and • illumination is not permitted. Property Transaction and Building Construction Signs for shopping centres, commercial developments, that: • do not exceed an area of 5m2; • are limited to a maximum of one sign per street frontage for each property or tenancy; and • do not exceed a maximum height of 3m, inclusive of supporting posts/structures.

SIGN TYPE PORTABLE TEMPORARY SIGNAGE	PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
Ground Based Signs An advertisement sign not permanently attached to the ground including, but not limited to a sandwich board sign which consists of two sign boards attached to each other at the top or elsewhere by hinges or other means, which is no higher than 1.2m above natural ground level. 	Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private	Ground Based Signs that: • contain a maximum area of 1m2 each side; • are only displayed during the operating hours of the business to which the sign relates; • provide a clearance of a minimum of 1.8m to a footpath or pedestrian walkway; • are limited to a maximum of one sign per tenancy on a lot; • are not located more than 5m from the building to which the sign relates; • do not exceed a maximum height of 0.75m measured from natural ground level (including supporting

SIGN TYPE PORTABLE TEMPORARY SIGNAGE	PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
	Community Purposes ~~Tourist~~Tourism ~~General~~ ~~Farming~~Rural	structures).
Fence Sign An advertisement sign attached to a fence. 	~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry	Fence Signs shall: • Is a single faced sign; • be limited to a maximum of one sign per street frontage on any one lot; • be securely attached; • sit flush on the fence to which it is attached; • not contain any sharp or pointed edges below a height of 2.7m; • not cover more than 30% of the total area of the fence; and • not impact on views to the street and/ or building.
Signage for sponsorships at sports grounds/ovals	**All zones and reserves where the use is permitted and approved.**	**Signs shall:** • be securely attached to a fence; • be no higher than 1.2m from the ground; • sit flush on the fence to which it is attached; • not be illuminated; • always be internally facing.
Rural Producer Sign A sign erected on land lawfully used for rural or faming purposes which advertises goods or products produced, grown or lawfully manufactured on the land within the boundaries of which the sign is located. 	~~Tourist~~Tourism ~~General Farming~~Rural ~~Small Holding~~Rural Residential~~s~~	Rural Producer Sign shall; • Not exceed 2.5m² in area; • Not exceed 3m in height; • Be no more than one sign per lot; and • ~~Only be erected and maintained on land on which the~~ goods or products are produced, grown or lawfully manufactured
Home Occupation/Home Business Sign	Residential	Specific signage provisions – areas Signage on residential properties: • Shall be associated with an approved home occupation or home business. • No more than one sign per street frontage shall be supported • Signage shall be sited appropriately and not obscure

Commented [SO5]: Tourist now "Tourism" in LPS9

Commented [SO6]: General Farming zone now Rural zone

Commented [SO7]: Small Holding now Rural Residential in LPS9

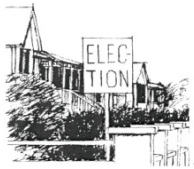
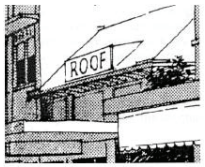
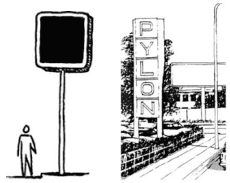
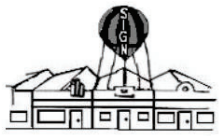
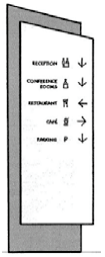
SIGN TYPE PORTABLE TEMPORARY SIGNAGE	PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
		vehicle and pedestrian sightlines. • Individual signage shall not exceed 0.5 of a square metres • No illumination permitted.
Election sign **As per the definition in Part 4 of this policy.** 	**All Zones**	• Not to be displayed on local government controlled land or a road or other public place. • The advertisement is not erected or installed until the writ or writs have been issued or, for an election, referendum or poll under the Local Government Act 1995, until the 36th day before the day on which the election, referendum or poll is to be held. • The advertisement is removed no later than 48 hours after the election, referendum or poll is conducted. • The advertisement is not erected or installed within 1.5 m of any part of a crossover or street truncation.
Roof sign Is an advertisement positioned at the top of a building (above an awning, verandah roof or the like) where the roof of that building would normally form the predominant backdrop to the sign when it is viewed from the ground. 	Mixed Use District Centre ~~Industrial – Light~~Light Industry ~~Industrial General~~General Industry ~~Business Commercial~~Commercial ~~Mixed Business~~Service Commercial ~~Other Community~~Private Community Purposes ~~Tourist~~Tourism	• A maximum area of 20% of the area of the roof panel on which it is located or 4m2 whichever is the lesser. • A maximum width of 2/3 of the width of the roof. • Does not protrude above the roof ridgeline. • Does not project more than 300mm from the portion of the building to which it is attached.

TABLE 2 – SIGNS THAT REQUIRE DEVELOPMENT APPROVAL

Signs that Require Development Approval
The following signs require development approval in all circumstances. Applications will be assessed on their merit and need to demonstrate compliance with the Development Standards in Table 2.

SIGN TYPE	DEVELOPMENT STANDARDS
Pylon Signs An advertisement sign which affixed to the ground having one or more supports where the overall height (inclusive of any supports) is greater than the sign's horizontal dimension. 	Pylon Signs shall: • The maximum sign face area is 10m2 per face, for a maximum of two faces; • Must not be located less than 1.5m from the front property boundary (including the primary and secondary street frontages of a corner lot), and must not project beyond the alignment of any property boundary; • have a minimum clearance of 2.7m from the natural ground level; • be restricted to a maximum of either one pylon or monolith sign per street frontage, or where a lot has numerous tenancies/units, multiple pylon or monolith signs may be approved where separated by a minimum distance of 50m; • not exceed 2.5m measured horizontally across the face of the sign; • Where practical, make provision for infill panels to accommodate the needs of a property containing multiple tenancies/units; • not be more than 6m above natural ground level (including supporting structures), except where: • multiple tenancies/units are located on a lot, then the height can be increased to 7m above natural ground level (including supporting structures).
Balloon Sign An inflatable advertisement sign. 	Balloon Signs shall: • not exceed 7m in diameter; • not exceed 9m in height; • not be displayed for more than 14 days in aggregate for any one calendar year; and • be securely attached.
Monolith Signs An advertisement sign comprising of a solid, ground mounted structure, where the vertical dimension exceeds the horizontal dimension, but does not include a Pylon Sign or a Directional Sign: 	Monolith Signs shall: • not be more than 6m above natural ground level (including supporting structures), except where multiple tenancies/units are located on a lot, then the height can be increased to 7m above natural ground level. • have a maximum area of 15m2 • be restricted to a maximum of either one pylon or monolith sign per street frontage, or where a lot has numerous tenancies/units, multiple monolith or pylon signs may be approved where separated by a minimum distance of 50m. • Where practical, make provision for infill panels to accommodate the needs of a property containing multiple tenancies/units.

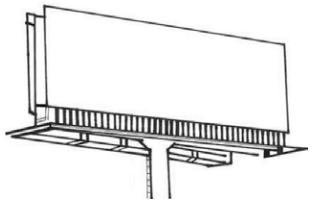
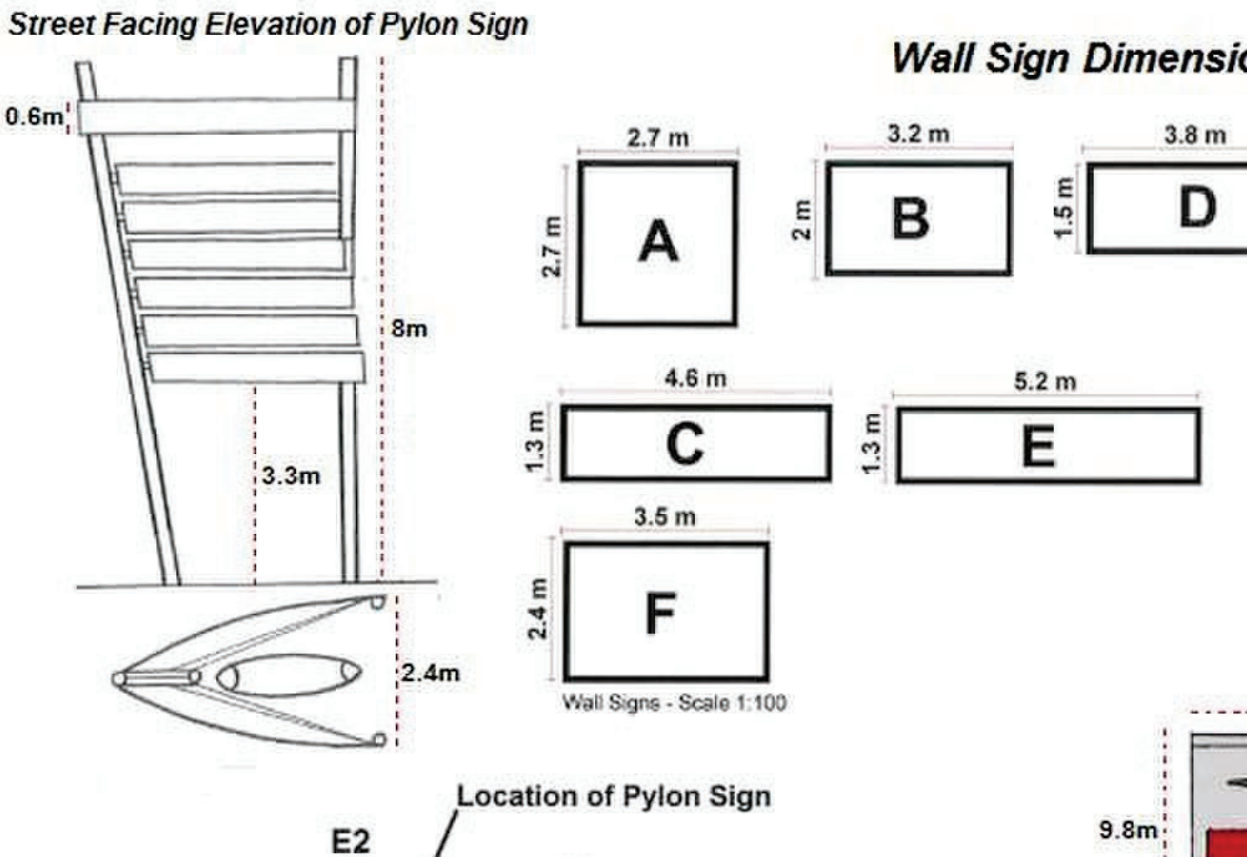
SIGN TYPE	DEVELOPMENT STANDARDS
Billboards An advertisement sign fixed to a freestanding structure or building may include LED components, however not classified as a pylon or wall sign. 	Not permitted, but Council may consider a hoarding sign subject to the following; • Number of similar signs approved by Council within 1km of the proposed sign; • Must be mounted as a freestanding structure; • Must not be located on a street frontage of a premises along which is located another billboard sign, billboard sign large, ground sign, pole sign, pylon sign or pylon sign – large; • Sign not exceed a maximum of 85m² in area; • Sign not less than 1.2m or greater than 20m (top of sign inclusive of supporting posts) above ground level; • Setback of the sign from the property boundary to be determined subject to the adjoining road hierarchy, width of road reserve, proximity of sensitive uses, size of the sign and any existing vegetation/screening; • Consideration to advice received from agencies upon referral of the proposal to the affected agencies.
Trailer Mounted Signs An object which is displayed for the purposes of advertisement (including a variable message sign); or an advertisement sign which is attached to or placed on a vehicle (car, truck, boat, trailer, caravan, machinery, whether moveable or not).  	• Maximum horizontal or vertical dimension being 2.0m • The vehicle Is removed when Cyclone warning 'Yellow' alert is issued • The sign is adequately secured to not cause risk to other road users. • Public authorities exempted.
Any Other Sign - Is a sign that is not listed or defined within the general terms of the definitions or otherwise mentioned in this Policy.	These are to be considered against the provisions of a sign definition of 'nearest fit' and the performance criteria.

TABLE 3 – ADVERTISEMENTS NOT PERMITTED

Signs not Permitted - the signs below are not permitted.

SIGN TYPE	ADVERTISEMENTS NOT PERMITTED
Tower Sign A sign affixed to, or placed on an open structural mast or tower. 	Tower Signs are not permitted.

APPENDIX 1 – Signage Strategy Example



Shire of Dardanup

POLICY NO:
SDev CP091 - LOCAL PLANNING POLICY – EXEMPTED DEVELOPMENT AND LAND USE

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:							**Synopsis:**	
Version	1	New	OCM	26/02/2020	Res:	25-20	**Synopsis:**	Draft Policy created
Version	2	Adopted	OCM	29/04/2020	Res:	82-20	**Synopsis:**	Adopted by Council
Version	3	SDev CP091	OCM	30/09/2020	Res:	269-20	**Synopsis**	Reviewed and Adopted by Council
Version	4	SDev CP091	OCM	31/03/2021	Res:	61-21	**Synopsis**	Amended and Adopted by Council
Version	5	SDev CP091	OMC	28/09/2022	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	6	SDev CP091	OCM	25/09/2024	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Policy establishes the Shire's position in relation to development that is exempt from requiring development approval. These exemptions are in addition to the use and development types identified as being exempt in Schedule 2 ('Deemed Provisions') of the Planning and Development (Local Planning Schemes) Regulations 2015.

The objectives of this Policy are to:

1. Provide certainty about what is considered minor development and to exempt such development from the need for development approval;
2. To streamline the land use planning regulatory process and to reduce red tape;
3. Ensure acceptable development outcomes are maintained;

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Commented [SO1]: For consistency with other LPPs

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3. REFERENCE DOCUMENTS

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Dardanup Local Planning Scheme No. 9 (LPS9)

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4. DEFINITIONS

In this policy, ***substantially commenced*** means that the footings of an approved dwelling have been completed.

short-term rental accommodation —

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(a) means a **dwelling** provided, on a commercial basis, for occupation under a **short-term rental arrangement**; but
(b) does not include a dwelling that is, or is part of, any of the following —
(i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
(ii) a caravan park;
(iii) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
(iv) a park home park;
(v) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
(vi) workforce accommodation;

short-term rental arrangement means an arrangement under which —
(a) a **dwelling**, or part of a dwelling, is provided for occupation by a person; and
(b) the person occupies the dwelling, or part of the dwelling, for a period or periods not exceeding a total of 3 months in any 12-month period;

hosted short-term rental accommodation means any of the following —

(a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the **short-term rental arrangement**;

(b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;

(c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.

unhosted short-term rental accommodation means short-term rental accommodation that—

(a) is not hosted short-term rental accommodation; and

(b) accommodates a maximum of 12 people per night.

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9Clause, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

Deleted: Part 1, Clause

Deleted: 1.8 of the Shire of Dardanup Town Planning Scheme No.3…

5. POLICY

Prior to the commencement of development works, land owners and applicants are encouraged to discuss all development proposals with Shire Planning Staff to determine whether the terms and requirements of this policy apply.

Exemptions in Schedule 2 ('Deemed Provisions') of the Planning and Development (Local Planning Schemes) Regulations 2015 apply to land even though it may be located in the Ferguson Valley tourism area (SCA2) under LPS9. Exemptions in Schedule 2 ('Deemed Provisions') do not apply to land that is designated as Bushfire Prone Area under the Fire and Emergency Services Act 1998 and development approval is required under Clause 78D(3) for the development.

Commented [SO3]: SCA2 replaces the 'Landscape Protection Area in TPS3'

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Before carrying out any development listed in Table 1, any other licences, permits or approvals required must be obtained in accordance with any other law.

In addition to the exemptions in Schedule 2, Development approval is not required for any development listed in Table 1 'Exempted Development' providing:

5.1 The proposal complies with the listed zones and criteria contained in the corresponding 'Applicable Zone' and 'Conditions' columns;

5.2 The land use or development does not represent an 'X' (Prohibited Use) in Clause 17 Table 3 – Zoning Table of the Shire of Dardanup Local Planning Scheme No.9;

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5.3 The proposal does not vary any standards or requirements prescribed in the Scheme or the Planning and Development (Local Planning Schemes) Regulations 2015, or any other requirements of the R-Codes (if applicable).

Table 1 – Development Exempt from Development Approval

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
Arbor, archway or gateway - or similar type of decorative structure that defines a pedestrian entrance.	All zones	• Maximum height 3 metres; and • Maximum width 2.5 metres
Ancillary Dwelling	All zones	• one ancillary dwelling on the same lot as a Single House or Grouped Dwelling; • clustered with the main dwelling with provision of access and

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		services to be shared with the main dwelling; • the works comply with the deemed-to- comply provisions of the R-Codes and/or the general development requirements specified in this Scheme, except that the internal floor area may be up to a maximum of 100m² (i.e. excluding carport/garage, verands, patios, pergolas, etc.); and • the works are not located in a heritage- protected place.
Family Day Care	All zones	Where development complies with the Scheme definition of a 'Family Day Care'
Fences	Residential	Where the fence is not located within a Heritage Area or on a lot that contains a place on the Heritage List and meets any of the following criteria: • is a front fence and meets the acceptable development provisions of the Residential Design Codes, including; o front fences within the primary street setback area being visually permeable 1.2 metres above natural ground level; and o fences being truncated or reduced to no higher than 0.75 metres within 1.5 metres of where the fence adjoins a vehicle access point, where the driveway meets a public street and where 2 streets intersect; • is located on a common boundary, is located greater than 4.5 metres from a primary street boundary and is no greater than 2 metres in height; • is located on a secondary street boundary and is not greater than 1.8 metres in height.
	General / Light Industry, Service commercial	• Constructed of 50mm steel mesh; • Maximum height of 1.8m from natural ground level with a maximum overall height of 2.1m

Commented [SO4]: Allows up to 100m2 as per Council's previous position under CP100

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EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		where barbed wire is placed on top of the fence; • Supported by steel galvanised pipe posts: o 2.7m in length o Nominal bore of 40mm and outside diameter of 48mm o Spaced at 4m centres o Sunk 0.6m into the ground, encased in concrete having diameter of 150mm; and o Terminal posts are braced in line of the fence with diagonal pipe braces having nominal bore of 50mm and outside diameter of 60mm • Centre and bottom high tensile galvanised steel wire.
	Rural, Rural Residential, Tourism	Where the fence meets all of the following criteria: • is located within a 14 metre visual truncation on a corner lot and is no higher than 1.5 metres; • is located within a 3 metre visual truncation to a vehicular access way and is no higher than 1.5 metres; • is no higher than 1.8 metres in all other cases; • is constructed of post and wire or post and rail; • is not located within a heritage area and is not on a lot that contains a place on the Heritage List
Feature walls (Landscape Walls)	All zones	• Maximum 3m width at a max height of 2.1m from natural ground level; and • Setback behind the primary and/or secondary street setback.
Outdoor Cooking facilities - Pizza Oven, BBQ	All zones	• Maximum height 1.8m from natural ground level excluding chimney or flue; and • Structures above 1.8m from natural ground level need to be

Commented [SO6]: General Farming now "Rural" zone in LPS9

Commented [SO7]: Small Holding now Rural Residential in LPS9

Commented [SO8]: Short Stay Residential now "Tourism" zone in LPS9

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Deleted: Small Holding

Deleted: Tourist

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		setback as required by the R-Codes (if applicable) or Scheme Setbacks. • The size of the structure shall not be larger than 3m^2
Home Business	All Zones	Where development complies with the Scheme definition of a 'Home Business'
Horse Shelters	Rural Rural Residential	Where the development meets all of the following criteria: • External surfaces are clad with non-reflective materials. • No clearing of vegetation is required. • Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation. • A Greater Bunbury Region Scheme application is not triggered due to the land being affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS. In the Rural Residential zone where the number of livestock kept on the lot is equal to or less than the base (dry) stocking rate that applies to the land (as defined in the Agriculture Western Australia document titled "Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp").
Industry – Cottage	Rural Rural Residential	Where development complies with the Scheme definition of a 'Industry – Cottage' and the following criteria is met: a) The cottage industry is attached or detached from the dwelling located on the property; b) The use is to remain ancillary to the main dwelling or the principal land use of the property;

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EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		c) Retail of goods produced on-site is only permitted through the establishment of a small gallery located within the scheme floor area restrictions; d) Art and craft classes or demonstrations may be conducted at a rate of no more than 2 classes or demonstrations per week; e) The development does not involve the construction of any permanent works, structures or buildings unless otherwise approved by the Shire of Dardanup; f) Does not unduly impact on vehicular or pedestrian accessibility; g) May include temporary works small in scale which includes, but is not limited to, the following: • Marquees; • Stall setups; • Tables; or • Umbrellas h) Operates within the hours of 7.00am and 10.00pm i) Noise must be compliant with the Environmental (Noise) Regulations 1997
Keeping of Livestock	Rural	No Conditions.
	Rural Residential Tourism	Where the number of livestock kept on the lot is equal to or less than the base (dry) stocking rate that applies to the land (as defined in the Agriculture Western Australia document titled "Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp").
Outbuildings, Patios, detached garage, carports and lean-to structures attached to an outbuilding	Residential	**Outbuildings** and **detached Garages** where the development meets all of the following criteria: • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy;

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*Except where located in the Bushland Development Area¶

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		• Maximum outbuilding floor area - 80m² in aggregate or 10% in aggregate of the site area (whichever is the lessor); • A maximum wall height of 3m; • A maximum ridge height of 4.2m as per the Residential Design Codes; • Located behind the street setback; • A nil setback to the side and/or the rear boundary setback and 1m setback to a secondary street boundary is permitted for a maximum wall length of 9m. **Carports** and **Patios** where the development meets all of the following criteria: • A maximum wall height of 3.5m; • A maximum ridge height of 4.2m as per the Residential Design Codes; • Located behind the street setback; • A nil side and/or rear boundary setback, and 1m setback to a secondary street boundary is permitted, for a maximum length of 12m along any boundary; • The roof cover being setback a minimum of 500mm from all lot boundary; • All other 'deemed to comply' requirements of the R-Codes being met; and • All stormwater including roof run off disposal is to be contained on site.
	Residential zoned lots in the Bushland Development Area	Where the development meets all of the following criteria: • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy; • Maximum outbuilding floor area - 80m² in aggregate or 10% in aggregate of the site area (whichever is the lessor); • A maximum wall height of 3.5m; • A maximum ridge height of 4.4m; • A minimum setback of 2m to the side and the rear for Burekup; • A minimum setback of 2m to the side and 10m to the rear in Eaton;

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		• Patios must be constructed in accordance with the above listed criteria however are not subject to a maximum aggregate floor area. • All other 'deemed to comply' requirements of the R-Codes being met. • All Stormwater including roof run off disposal is to be contained on site.
	Rural Residential	Where the development meets all of the following criteria: • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy. • Maximum floor area – 300m² in aggregate where the lot size is less than 3ha. • Maximum floor area – 400m² in aggregate where the lot size is larger than 3ha. • A maximum wall height of 5m. • Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation. • A Greater Bunbury Region Scheme application is not triggered due to the land being affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS. • All Stormwater including roof run off disposal is to be contained on site.
Rural shed or farm outbuilding	Rural	Where the development meets all of the following criteria: • Buildings to be clustered with the farmhouse and other outbuildings, if there are existing buildings on the lot. • Compliant with the relevant setbacks for the zone. Notwithstanding these exemptions, approval under the Greater Bunbury Region Scheme (GBRS) application may be required due to the land being

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EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS.
Parking of one (1) Commercial Vehicle	Residential	Where the parking of the vehicle complies with ClauseSchedule 7 Part (9)(a) – (e) of the Scheme.
	All other zones	Where: a) The parking of the commercial vehicle/s is ancillary to the approved use; or b) Only one (1) commercial vehicle and one (1) associated trailer is parked per property; and c) Where the subject lot has a total area of equal to or greater than 10,000m^2 (1 hectares); and d) The subject vehicle is rated a gross vehicle mass of less than or equal to 6.5 tonnes.
Pool Pump Shed	All zones	Subject to compliance with the provisions part 5.4.3 Outbuildings of the Residential Design Codes.

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EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
Water tank	All zones	• Maximum height 2.7m above natural ground level; • Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation. • Permitted sizes by lot area: ≥4,000m² — 10m in diameter 212 000L tank <4,000m² but ≥2000m² — 3.88m in diameter 32 000L tank <2,000m² — 6000L tank no greater than 2.4m in height • More than one water tank is permitted in the Rural and Rural Residential Zones where the water tanks are clustered with the farmhouse and other outbuildings, and no clearing of vegetation is required.
Satellite Dishes, microwave antennae and radio masts	All zones	The installation of satellite dishes, microwave antennae and radio masts or other low impact facilities which satisfy the following requirements: (i) there are no other existing satellite dishes, microwave antennae or radio masts on the subject lot; (ii) in the case of satellite dishes in residential areas, the maximum diameter is 1.0 metres or less and is not located within any of the street setbacks; and in non-residential areas the maximum diameter is 3 metres; (iii) in the case of microwave antennae, the maximum diameter is 1.0 metre or less, the antennae does not project higher than 3 metres above the ridge line of the building and is not utilised to transmit electromagnetic waves; (iv) in the case of radio masts, the height does not exceed 8

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EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		metres, the radio mast is setback in accordance with the Scheme from any of the lot boundaries (or 6 metres whichever is greater) and the dimension of the antennae does not exceed 6 metres and is fully contained within the subject lot; (v) where the structure involves Amateur (Ham) Radio equipment shall be less than 10m above natural ground level and is setback no less than 4m from any lot boundaries; (vi) Is not visible from the primary street; (vii) and shall be clustered or located with existing development on site.
Site Works and Retaining walls	All zones	• Where the extent of fill and/or height of the retaining wall(s) does not exceed 500mm above the natural ground level; or • Where extent of fill and/or height of the retaining wall(s) exceeds 500mm above the natural ground level, retaining walls shall be located on the boundary and fencing located atop to prevent overlooking (where the R-Codes apply); • Is located on a boundary other than the primary street boundary; • Is not located within a Flood Prone Area; • Is not located within a heritage Area and is not on a lot that contains a place on the Heritage List.
Trading or Events - The use of any land which is approved through a license or permit issued under a local law	All zones	• The activity does not involve alterations to the land or construction of permanent structure(s); • Each event is in existence for less than 48 hours; • Does not require a greater period than 5 days setup and breakdown of event infrastructure, or such

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		other period as is specified in the approval by the Shire; and • The cumulative total number of events at the property does not exceed more than 5 events in any 12 month period.
Trellis – or similar perforated material attached to Common or Dividing Fence	Residential	If located adjacent to a side or rear (not secondary street) dividing fence, • The combined height of the fence and trellis does not exceed 2.4m from natural ground level; and • Setback 6m from primary street boundary. OR If located on a primary street dividing fence. • The combined height of the fence and trellis does not exceed 1.5m; and • The trellis does not cover more that 25% of the frontage.
Temporary Offices and sheds	All zones	(i) offices and sheds (including sea containers) used by builders directly associated with the building works occurring on site for the duration of completing the works; and/or (ii) offices (including sea containers) used by real estate agents directly associated to the sale of lots and/or dwellings on the development site for a period of 24 months.
Vegetation Removal	All zones	For removal, destruction or lopping of any vegetation that is not identified as being significant vegetation or identified as such on a Structure Plan or a Local Development Plan, and meets any of the following: (i) to create or maintain a 20m wide Asset Protection Zone from the external walls of the primary dwelling on the property, for bushfire management; (ii) To create or maintain a 20m wide Asset Protection Zone from the external walls of any building that is 10m or less from the primary dwelling on a property; (iii) all vegetation other than trees within 80m of the Asset Protection Zone (i) above, for bushfire hazard reduction. (iv) any harmful weed species identified on an approved list of

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		any Federal or Western Australian Government Agency, including those listed by Department of Primary Industries and Regional Development (DPIRD) as Declared Plant, prescribed as a pest plant under the *Biosecurity and Agriculture Management Act 2007* (BAMA), or any other weed species as advised by DPIRD or (v) Where the vegetation removal does not require a 'Clearing Permit' under the (WA) *Environmental Protection Act 1986.* * Note: Despite any exemption in this section, approval may still be required under the (Cwlth) *Environmental Protection and Biodiversity Conservation Act 1999,* or a Clearing Permit may be required under the (WA) *Environmental Protection Act 1986,* in some instances. **The applicant should check with DWER.**
Water Feature	All zones	Where the structure constructed on a residential lot and associated with a dwelling – • Maximum height of 2.4m above natural ground level if located behind the primary street setback; • Maximum height of 1.2m above natural ground level if located within the primary street setback; and • Permitted with a nil boundary setback. All other zones shall be located in accordance with the Scheme setbacks
Windmills and Wind Turbines	Rural Rural Residential Tourism *Where development is located in the Ferguson Valley tourism area (SCA2), Development Approval is required	• Incidental to a use occurring on the land which has Council approval, or does not require Council approval; • Compliant with the relevant setbacks/building envelope requirements for the applicable zone/designation. • A maximum height of 12m. • One Windmill or Wind Turbine is permitted per lot.

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Commented [SO10]: Replaces the Landscape Protection Area in TPS3

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EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		• Noise must be compliant with the Environmental (Noise) Regulations 1997
Works to a building in a dangerous state or state of emergency (i.e. a building that presents a public hazard) Or Painting / Maintenance of a Building	All zones	• The repairs will replicate the external appearance of the structure in its original state; and • No additions are applied or implemented to the structure as part of the works.
Unhosted Short-Term Rental Accommodation (Unhosted STRA) of: • Single houses; • Grouped Dwellings; • Multiple Dwellings; • Holiday House.	All zones	• The Policy excludes the following: o Workforce accommodation; o Park home parks and lifestyle villages. • the period of accommodation for each guest does not exceed **90 days in a relevant 12-month period***; and • the number of guests accommodated within an Un-hosted STRA at any time, where such comprises a Single House, Grouped or Multiple Dwelling, complies with all of the following standards: o A maximum of **12 persons at any time;** o A minimum 4m2 per person in each bedroom containing beds; and o A minimum 2.5m2 per person in each bedroom containing bunks; and • the dwelling is **registered** under the *Short-Term Rental Accommodation Act 2024* Part 3. • Car parking is provided at the rate required by the Local Planning Scheme for the relevant land use and is accommodated wholly within the lot boundary. • For a Single House, Grouped or Multiple Dwelling on a lot over 1,000m2, and for any other land use listed under this exemption on any sized lot, a Bushfire Attack Level assessment by a registered Level 1 bushfire practitioner being submitted that demonstrates the Bushfire Attack Level does not exceed BAL-29. • Despite an exemption for Short Term Rental Accommodation of the predominant use,

Commented [SO12]: As per exemption in Regulations for metro area

Commented [SO13]: Health Local Law

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		Development Approval may be required for the predominant use in accordance with the Local Planning Scheme. * A **relevant 12-month period** is: (a) the period of 12 months commencing on the day on which the owner or occupier registered the dwelling under the Short-Term Rental Accommodation Act 2024 Part 3; or (b) any subsequent 12-month period commencing on the anniversary of that day.

6. APPLICATION

This Policy applies to all zoned land applicable under the Shire of Dardanup Local Planning Scheme No 9 inclusive of the land contained within the Ferguson Valley tourism area (SCA2) shown on the Scheme Map according to the legend thereon, unless specified in the Table above.

It should be noted that whilst the Policy identifies certain development types that do not require development approval, a building permit or other approval may still need to be obtained from the Shire.

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POLICY NO:
SDev CP092 – LOCAL PLANNING POLICY - MILLBRIDGE ESTATE – SPECIAL PROVISIONS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:							**Synopsis:**	
	1	DEV17	OCM:	21/09/16	Res:	239/16	**Synopsis:**	Policy created. 21/09/2016
Version:	2	CP092	OCM:	26/07/18	Res:	251-18	**Synopsis:**	Reviewed and Adopted by Council – Advertised
Version	3	SDev CP092	OCM	30/09/20	Res:	269-20	**Synopsis**	Reviewed and Adopted by Council
Version:	4	SDev CP092	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	5	SDev CP092	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this policy is to apply site specific development and design controls to address the unique characteristics of properties in the Millbridge Estate adjacent to Millars Creek to prevent inappropriate development.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the Planning and Development (Local Planning Scheme) Regulations 2015.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
Shire of Dardanup ~~Town~~ Local Planning Scheme No. ~~3~~9 (TPS~~3~~9)

4. DEFINITIONS

Rural-styled Fencing - means treated pine logs in a post and rail style to a maximum height of 1.2m above the adjoining natural ground level with infill being ring lock wire mesh.

Open-style Fencing - means tubular pool style fencing.

Soft Landscaping - means the planting of native species and/or mulch with a maximum depth of 100mm and being kept clear from the base of existing mature trees.

Outbuilding - under the R-Codes means an enclosed non-habitable structure that is detached from the dwelling.

5. POLICY

5.1 In considering an application to approve a Local Development Plan on land abutting Millars Creek, Council shall be satisfied that matters contained in L~~T~~PS~~3~~9 and the Regulations are met and may impose appropriate conditions on any approval.

5.2 A Local Development Plan adopted in accordance with the Policy shall:

i) Include a 3 metre wide development setback from the property boundary abutting the Millars Creek reserve, to be known as the designated Protection Area;

ii) Not alter the existing ground level for that portion of land within the designated Protection Area;

iii) Retain all vegetation within the designated Protection Area;

iv) Refrain from developing land within the designated Protection Area, except for the following:

- Rural-styled fencing or open-style fencing including a single pedestrian gate.
- Pedestrian access pathway (including steps or stairs) with a maximum width of 1.5m;
- Soft landscaping.

Dwelling setbacks are to be in accordance with the adopted Local Development Plan for the relevant lot and may be varied under the R-Codes to meet the objectives of this policy;

v) Outbuildings and ancillary development are to be sited in accordance with the adopted Local Development Plan for the relevant lot.

vii) It is the landowner's obligation to ensure that the development is in accordance with any Developers Restrictive Covenant and the Millbridge Private Estate Building Design Guidelines registered against the land;

viii) All lots along Millars Creek are in a designated Bushfire Prone Area and all development will need to comply with AS 3959 (Construction of Buildings in Bushfire Prone Areas) relevant to the Bushfire Attack Level (BAL) assessment as determined by an accredited consultant. Local Development Plans are to site building locations giving due regard to the relevant BAL assessment to achieve suitable separation.

viii) In considering a Development Application proposing to vary any of the provisions of an approved Local Development Plan, the Shire will undertake consultation with adjoining landowners and any external agencies as and where appropriate to ensure development is consistent with the objectives of the policy and any other legislative requirements.

5.3 All proposed Local Development Plans shall give due regard to the provisions of this policy which will form the basis for assessment.

5.4 Council will request that the Western Australian Planning Commission include as a condition of subdivision approval that all land to be used for residential purposes abutting Millars Creek shall require the preparation of a Local Development Plan, prior to development.

5.5 Local Development Plans will be assessed against the criteria contained in this policy and shall be processed in accordance with the measures outlined in the Regulations.

6. APPLICATION

This policy applies to all land zoned "Residential" and/or "Development" with a R10 density coding along Millars Creek in the area known as Millbridge Estate.

POLICY NO:
SDev CP094 – LOCAL PLANNING POLICY - DARDANUP WEST/CROOKED BROOK AREA – PROVISION OF FORESHORE FACILITIES DEVELOPER CONTRIBUTION

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:	08/09/10	Res: 303/10	**Synopsis:**	Policy created. 08/09/2010
	1	DEV19	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP094	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP094	OCM	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP094	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	5	SDev CP094	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

In 2007 the "Dardanup West/Crooked Brook Structure Plan" (plan) was approved by the Western Australian Planning Commission. The plan provides strategic direction is for the development of Small Holding zoned (rural residential) lots in the area with the potential additional lot yield estimated to be 400 lots. As part of this policy, developers of land within the plan area are required to contribute to the establishment of foreshore facilities.

This policy shall only apply to land which has been rezoned to 'Small Holding' and is being subdivided into rural residential lots.

The objective of the policy is to ensure that the future development of foreshore facilities in the area covered by the plan is sufficiently funded via developer contributions so as not to place added burden on ratepayers.

3. REFERENCE DOCUMENTS

Shire of Dardanup ~~Town~~ Local Planning Scheme No. ~~3~~9.

4. POLICY

There will be significant development in the plan area which will create the demand for foreshore facilities.

~~The Shire of Dardanup Town Planning Scheme No. 3 contains the following provision regarding contribution to foreshore facilities in the plan area.~~

> ~~*(n) The Local Government will request that the WAPC impose a condition of subdivision requiring a contribution towards the upgrading and construction of foreshore facilities identified in the Structure Plan area in accordance with the Local Government Policy.*~~

The cost of developer and Council funded foreshore facilities that will be required ~~is~~ was estimated at $207,909 as at 1 July 2010. Based on a predicted 25% usage from residents from outside the plan area $51,977 has been deducted from the total resulting in developers being required to fund $155,931 (as at 1 July 2010).

Based on a lot yield of 400 lots in the plan area the developer contribution is calculated at $390 per lot as at 1 July 2010, however these costs will be reviewed on an annual basis and be subject to increases in line with CPI. Where the Shire has an approved foreshore facilities Master Plan, costs are to be based on the actual cost of works in the Master Plan and will be subject to increases in CPI.

4.1 Foreshore Facilities

It is expected that three separate areas with foreshore facilities along the Preston River will be required, and these are indicated on the Dardanup West/Crooked Brook Structure Plan. It has been assumed that each area will consist of the following features, when determining the cost of developing these areas:

- Grassed Area: 2000m^2
- Natural vegetation: 2000m^2
- Picnic Settings x 2
- Pathways adjoining roadside parking and picnic area

4.2 Review of Developer Contributions

The developer contribution amount shall be reviewed on an annual basis in accordance with the following process:

- The review shall be undertaken in June each year.
- The new contribution rate shall come into effect on the latter of the 1st of July of that year or when the review has been completed and a new rate has been adopted by Council under the 'Fees and Charges' for that year.
- The review will consist of a review of estimates for the construction of the shared cost infrastructure unless there is an approved foreshore facilities Master Plan, in which case the actual cost of works in the Master Plan will be used.
- The review will consist of a review of contributions received and interest earned.

The construction estimates are based on works being undertaken by Council construction crews and all required materials being sourced and/or purchased through the Council.

The review of estimates will be carried out in conjunction with Council's annual budget deliberations. Therefore, the estimates shall be adjusted in accordance with plant, labour and construction material rates used in the development of Council's annual budget. All quantities used in the estimates will remain constant and shall not be adjusted during each review.

The Shire will request the WAPC apply the following subdivision condition to all subdivision applications in the Dardanup West/Crooked Brook Structure Plan area:

> *The subdivider making satisfactory arrangements with the Local Government to contribute towards the costs of provision of foreshore facilities identified in the Dardanup West/Crooked Brook Structure Plan area in accordance with ~~TPS3 and~~ the Dardanup West/Crooked Brook Area Road Provision of Community Facilities Developer Contribution Policy.*

Funds will be collected from the subdividers at the time of request for subdivision clearance and will be placed in a reserve for the specific purpose they are collected.

POLICY NO:
SDev CP096 – LOCAL PLANNING POLICY - SEA CONTAINERS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION							
History			OCM	08/03/12	Res: 57/12	**Synopsis:**	Policy created. 08/03/2012
	1	DEV21	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version	2	CP096	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version	3	SDev CP096	OCM:	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version	4	SDev CP096	OCM:	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this policy is to regulate the use of sea containers for storage within the Shire of Dardanup to ensure that they:

(a) are located, screened and/or colour treated to appear visually integrated with the surrounding area; and

(b) do not result in an adverse impact on amenity or streetscape.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

~~This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Part VIII of Town Planning Scheme No. 3.~~

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
Shire of Dardanup ~~Town~~ Local Planning Scheme No. 3 (~~TPS3~~LPS9)

4. DEFINITIONS

'Sea Container' - A re-sealable metal transportable structure designed for the storage, unitized freight handling and/or transport of goods from one location to another by road and sea.

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9~~Part 1, Clause 1.8 of the Shire of Dardanup Town Planning Scheme No.3~~, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

5. POLICY

5.1 The Shire will not permit sea container(s) on land zoned 'Residential' or within any designated townsite boundary as defined under TPS3LPS9, other than in accordance with part 5.2 below.

5.2 Temporary uses: A sea container for temporary use does not require Development Approval in any zone where the following conditions are met:

(a) one sea container only is placed on the lot for up to a maximum of 7 days in any 12 month period, and is used solely for the loading/unloading of goods. The sea container must be located wholly within the lot boundaries and must not interfere with vehicle sightlines; or

(b) one sea container only is placed on a lot for up to a maximum 12 months, and is used only in conjunction with building construction or subdivision works occurring, or approved to occur, on the same lot or adjoining lot. The sea container must be located wholly within the lot boundaries and must not interfere with vehicle sightlines.

5.3 Industrial Lots: On lots zoned General Industry or Light Industry, sea containers do not require Development Approval where all of the following conditions are met:

(a) sea containers must be located wholly within lot boundaries, and must be setback 10m from both front and rear boundaries, and 5m from all other boundaries;
(b) sea containers are stacked no more than two sea containers high;
(c) sea containers are not located over drainage areas, septic tanks, or vehicle access ways; and
(d) no other structures are proposed to be attached to or cover the sea containers.

5.4 Other than in accordance with parts 5.1 - 5.3 above, an application for Development Approval will be required in all other circumstances. All applications will be assessed having regard to this policy, and may only be supported where all of the following conditions are met:

(a) The land is not zoned 'Residential' or located within any designated townsite boundary as defined under ~~TPS3~~LPS9.

(b) The proposed sea container(s)
i) is/are ancillary to an approved or permitted use;
ii) will not be located within the front setback area of any lot;
iii) will not being located in areas designated for car parking, landscaping, effluent control or storm-water control;
iv) will not be used for human habitation;
v) will only be used for the purpose of storage, unless otherwise approved by Council;
vi) Other than on lots zoned General Industry or Light Industry, sea containers being completely screened from view from nearby roads, other public places, and adjoining properties, or:
- the exterior of the sea container(s) being painted to blend in with the surrounding development, or with the surrounding landscape if the lot is not developed, within 3 months of Development Approval, and maintained thereafter; and/or
- screening planting of native vegetation that comprises a range of sizes (including undergrowth and canopy vegetation), provides an effective visual screen and is a minimum 2m deep, being planted within 3 months of Development Approval, and maintained thereafter;

vii) Other than on lots zoned General Industry or Light Industry, sea containers must not be stacked on top of one another; and

(c) On a lot zoned '~~Small Holding~~'Rural Residential', there must be an existing habitable dwelling on the lot and only one sea container will be supported.

Commented [SO1]: Replaces Smallholding in LPS9

5.5 Notwithstanding Part 5.4 above, if the Shire considers that a sea container is likely to have a detrimental effect on the local amenity, or has the potential to visually impair or detract from the exterior design or appearance of other buildings or sightlines in the vicinity, the application will be refused.

6. APPLICATION

a) This policy applies to all land zoned under ~~TPS3~~LPS9.

b) This policy does not apply to sea containers which have been previously approved by Council.

c) The storage of all sea containers in all areas will require development approval from the Shire of Dardanup, prior to placement.

7 APPLICATION FOR DEVELOPMENT APPROVAL REQUIREMENTS

a) An application for development approval shall be made on an Application for Development Approval Form 110 together with the following information:

i) A site plan showing the proposed location of the sea container(s) on the property distance of each sea container to all lot boundaries and the location of any existing buildings/structures , and the location of existing or proposed vegetation screens;

ii) Plans, dimensions and details of the sea container(s) which also includes the existing and proposed exterior colours;

iii) Photographs of the proposed sea container(s);

iv) Written details of proposed modifications and other works to be carried out to improve appearance and address amenity concerns (eg. painting, screen planting etc.).

b) Notwithstanding that development approval may be granted by Council, a building permit may also be required to ensure compliance with all relevant requirements under the Building Code of Australia and relevant Australian Standards, if modifications are to be made to the sea container.

8 STANDARD CONDITIONS OF DEVELOPMENT APPROVAL

If granted, the Shire's Development Approval may include the following conditions, as a minimum:

a) All development being generally in accordance with the approved development plans which form part of this Development Approval.

b) The exterior of the sea container s) shall be painted in a colour scheme that is consistent with the majority of the surrounding development on the lot, or that is consistent with the surrounding landscape if the lot is not developed, within 30 days of the date of Development Approval and maintained thereafter; and/or

c) Screen planting of native vegetation that comprises a range of storeys, provides an effective visual screen and is a minimum of 2m deep, must be planted within 3 months of the date of Development Approval, and maintained thereafter; and

b) The approved sea container(s) shall not be used for human habitation purposes.

POLICY NO:
SDev CP099 - LOCAL PLANNING POLICY - DISPLAY HOMES – DEVELOPMENT STANDARDS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:		Res:		**Synopsis:**	
	1	DEV24	OCM:	26/07/12	Res:	261/12	**Synopsis:**	Policy created. 26/07/2012
Version:	2	CP099	SCM	26/07/18	Res:	251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP099	OCM	30/09/20	Res:	269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP099	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council
Version	5	SDev CP099	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
~~This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Part VIII of Town Planning Scheme No. 3.~~

The objective of this policy is to provide development standards for display homes so that they are appropriately serviced and limit impacts upon residential amenity.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
Shire of Dardanup ~~Town~~ Local Planning Scheme No. ~~3~~9

4. DEFINITIONS

Display home – means a building constructed as a dwelling but used for display purposes to encourage potential customers to purchase and/or construct similar dwellings.

5. POLICY

5.1 Display Homes shall be subject to the following provisions:

a) Unless Council agrees otherwise, a car parking area (which may be in the form of a double garage and double driveway exclusive of roadways and verges) shall cater for a minimum of four cars per display home, being paved and drained to the satisfaction of the Director Infrastructure.

b) Any illumination of a display home is to be directed onto the property itself. The Council will require lighting to be modified if it is of the opinion that adjoining properties and the roadway are unduly affected.

c) Display home signage shall comply with a Shire of Dardanup Signage Policy in the first instance, and in the absence of such a policy, signage shall comply with the following provisions:

i) A maximum of one (1) freestanding advertising sign (maximum of 6m² and no more than 4m high) shall be permitted, provided it is setback a minimum of 2m from the front boundary.

ii) No advertising sign shall be permitted within a corner lot's 6m by 6m visual truncation area.

iii) Advertising shall be permitted on the garage door of an approved display home.

iv) Illumination of advertising signs shall not be permitted.

v) Removable 'A-Frame' advertising signage shall only be located within the property boundary and be securely fixed to the ground to reduce the hazard potential to the public.

vi) Portable signs (including A-Frame signage) shall not be permitted on public reserves, public streets, road verges, vehicle roundabouts, pedestrian paths and accessways.

d) Development Approval for a display home is limited to a continuous36 month period. Any proposed time extension will require an additional application for Development Approval to be submitted and approved.

5.2 Application

a) This policy applies to all land zoned "Residential" and/or "Development".

b) As 'Display Home' is not listed in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9~~Appendix I – Zoning Table in TPS3~~, it will be assessed as a 'Use not listed' and will be subject to Clause ~~2.4~~18(4) – *Interpreting~~ation of the~~ Zoning Table*.

c) The use of any residential property for the purpose of a display home will require an Application for Development Approval (Form 110) to be submitted for assessment accompanied with appropriate plans, details and the applicable application fee. Details of proposed signage shall form part of the application and will also require the submission of Form 110b.

POLICY NO:

SDev CP100 – LOCAL PLANNING POLICY - ANCILLARY DWELLINGS ~~, GROUPED DWELLINGS AND CARETAKER'S DWELLINGS~~ – RURAL RESIDENTIAL, RURAL SMALLHOLDINGS, RURAL AND PRIORITY AGRICULTURE ~~SMALL HOLDING AND GENERAL FARMING~~ ZONES

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION							
History:			OCM:	08/03/12	Res: 56/12	**Synopsis:**	Policy created. 08/03/2012
	1	DEV25	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP100	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP100	SCM	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP100	SCM	31/03/21	Res: 61-21	**Synopsis:**	Amended and Adopted by Council
Version:	5	SDev CP100	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	6	SDev CP100	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

Commented [SO1]: Four new zones in LPS9 replacing Small Holding and General Farming

Grouped Dwellings and Caretakers are both prohibited in these zones in LPS9. Therefore the policy can only relate to Ancillary Dwells.

References to LPS9 and its zones updated. Provisions for Grouped Dwellings and Caretakers removed entirely and clarification in definition added.

Intent of policy unchanged (policy neutral mods)

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

The purposes of the policy are to:

- provide guidance and set minimum standards with regard to proposals for ancillary dwellings~~, grouped dwellings and caretaker's dwellings~~ on properties within the Rural Residential, Rural Smallholdings, Rural, and Priority Agriculture zones~~Small Holding and General Farming zones~~; and
- avoid inappropriate proliferation of residential-type development on individual properties in the Rural Residential, Rural Smallholdings, Rural, and Priority Agriculture zones~~Small Holding and General Farming zones~~, which has the capacity to result in land use conflict and places increased pressure to subdivide rural land.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
Shire of Dardanup ~~Town~~ Local Planning Scheme No. ~~39~~ (TPS~~39~~)
State Planning Policy 7.3 Residential Design Codes (R-Codes)
State Planning Policy 2.5 Rural Planning
State Planning Policy 3.7 Planning in Bushfire Prone Areas

4. DEFINITIONS

For the purpose of this policy, 'Ancillary Accommodation' and 'Ancillary Dwelling' are considered interchangeable and have the same meaning.

Ancillary Dwelling – means a self-contained dwelling on the same lot as a single house which may be attached to, integrated with, or detached from the ~~s~~Single ~~h~~House (R-Codes).

~~**Caretaker's Dwelling** – means a dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation or plant (TPS3).~~

~~**Grouped Dwelling** – means a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise and includes a dwelling on a survey strata with common property (R-Codes).~~

5. POLICY

NOT FOR ADOPTION - INFO ONLY

5.1 Development Approval is required in accordance with the table below, and any application for such approval will be assessed having regard to this policy:

	ANCILLARY DWELLINGS	GROUPED DWELLINGS	CARETAKERS DWELLINGS
SMALL HOLDINGRURAL RESIDENTIAL ZONE	No DA required if: • there is an existing, habitable dwelling on the lot; • no more than one ancillary dwelling is proposed; • the 'development standards' in this policy are complied with; • there are no heritage considerations; and • there are no bushfire considerations that require a DA.	DA is required – all sized lots	Not permitted in this zone (TPS3)
Policy position/conditions	Any lot size: Maximum of one ancillary dwelling per lot is permitted subject to the conditions in this table.	Lot size under 2ha – not supported Lots 2ha or larger: Except where TPS3 Appendix VIII restricts development to a single dwelling, the Shire may support a maximum of two grouped dwellings.	Not permitted in this zone (TPS3)
	For a lot over 2ha in area, Council will only support a maximum of two habitable structures on a single lot, which may consist of: ○ *One single dwelling, plus one ancillary dwelling; or* ○ *Two grouped dwellings.*		
RURAL SMALLHOLDINGS, RURAL, AND PRIORITY AGRICULTURE ZONESGENERAL FARMING ZONE	No DA required if: • there is an existing, habitable dwelling on the lot; • no more than one ancillary dwelling is proposed; • the 'development standards' in this policy are complied with; • there are no heritage considerations; and • there are no bushfire considerations that require a DA.	DA required	DA required
Policy Position/conditions	Any lot size: Maximum of one ancillary dwelling per lot is permitted.	Lot size under 20Ha – not supported Lot size 20Ha or greater, DA is required – see policy position below	Lot size under 20Ha – not supported Lot size 20Ha or greater, DA is required – see policy position below Justification must be provided to demonstrate a genuine need for a caretaker's dwelling, to provide accommodation for an employee directly involved in the rural functions of the property.
	For a lot over 20ha in area, Council will only support a maximum of two habitable structures on a single lot, which may consist of: ○ *One single dwelling, plus one ancillary dwelling or one caretaker's dwelling; or*		

Commented [SO2]: Similar lot sizes and provisions to Smallholding zone, therefore maintains policy intent

Commented [SO3]: Not required - 'ancillary' relies on existing dwelling by definition

Commented [SO4]: Exemption in LPS9 does not limit number of structures and overrides policy

Commented [SO5]: LPS9 exemption requires scheme development standards to be me only; overrides policy

Commented [SO6]: This is stated in LPS9 exemption

Commented [SO7]: This is already dealt with by the Regulations which state that a DA may be required in bushfire prone areas for Ancillary Dwellings despite any other exemption in Regs, Scheme or in any policy.

Commented [SO8]: Exemption in LPS9 does not limit number of structures and overrides policy

NOT FOR CONSULTATION

~~*Two grouped dwellings.*~~

Commented [SO9]: Exemption in LPS9 does not limit number of structures and overrides policy

5.2 Development standards

- Ancillary ~~and caretaker's~~ dwellings are to be 'secondary' to the main dwelling and this should be reflected in their relationship with the main dwelling.
- The appearance of ancillary ~~and caretaker's~~ dwellings shall be of complimentary style to the existing dwelling and uphold the amenity of the locality.
- Ancillary dwellings ~~and caretaker's dwellings~~ should be clustered with the main dwelling, with provision of access and services to be shared with the main dwelling.
- Where an approved building envelope exists on ~~a 'Small Holding' zoned~~ the property, any additional structure shall be wholly contained within the approved building envelope.
- Council will not support transportable and/or 'donga' styled accommodation under this policy.
- Ancillary dwellings ~~and/or caretaker's dwellings~~ should not contain more than one bedroom and are not to exceed a maximum floor area of 100m² (excluding carport/ garage, verandas, patios, pergolas etc.)
- Vehicle access to an ancillary dwelling~~, grouped dwelling or caretaker's dwelling~~ is to be shared with the main dwelling and no new crossovers to public roads will be permitted. Upgrades to the existing crossover may be required dependant on the condition of the existing.
- A minimum of one parking space shall be provided for any ancillary dwelling ~~or caretaker's dwelling,~~ in addition to those required for the main dwelling.
- ~~A minimum of two parking spaces shall be provided for any grouped dwelling.~~
- The existence of any ancillary dwelling~~, grouped dwelling or caretaker's dwelling~~ shall not be used as justification for the subdivision of any property.
- Development in a Bushfire Prone Area will need to comply with AS 3959 (Construction of Buildings in Bushfire Prone Areas) relevant to the Bushfire Attack Level Assessment as determined by an accredited consultant. In considering an application for development approval for development in a Bushfire Prone Area the landowner is to demonstrate compliance with the requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas.*

6 APPLICATION

This policy applies to the development of ancillary accommodation~~, grouped dwellings and caretaker's~~ /dwellings on land zoned Rural Residential, Rural Smallholdings, Rural, and Priority Agriculture zones ~~"Small Holding" and/or "General Farming"~~ under the Shire of Dardanup Town Planning Scheme No. ~~3~~9 inclusive of the land contained within the ~~Landscape Protection~~ Ferguson Valley Tourism Area (SCA2) shown on the Scheme Map according to the legend thereon. Exemptions under this policy does not apply where the development is undertaken on land designated as bush fire prone and development approval is required under clause 78D(3) of the deemed provisions, such as where the bushfire attack level of the development is calculated as BAL-40 or BAL-Flame Zone.

Commented [SO10]: Replaces Landscape Protection Area in LPS9

NOT FOR ADOPTION - INFO ONLY

POLICY NO:
SDev CP102 – LOCAL PLANNING POLICY - 'R100' SOUTHBANK DEVELOPMENT GUIDELINES

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION							
History:				10/05/07	Res: 127/07		Policy created. 10/05/2007
	1	DEV27	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP102	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP102	OCM:	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP102	OCM:	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	5	SDev CP102	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*
~~This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Part VIII of Town Planning Scheme No. 3.~~

This policy provides development guidelines for the proposed Southbank Development:

- To encourage high quality development addressing the prominent riverside location and orientation advantages of the site.
- To facilitate a mix of uses and scale of development enhancing public use of adjacent foreshore.
- Integrating the open spaces of the river foreshore with the urban development.

The Southbank Development Guidelines have been prepared to comply with a requirement of the Garden of Eaton Structure Plan. In order to ensure that the objectives of the development guidelines for the proposed Southbank Development are achieved, the guidelines are incorporated into this Local Planning Policy.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)
Shire of Dardanup ~~Town~~ Local Planning Scheme No. ~~3~~9 (TPS~~3~~9)
State Planning Policy (SPP) 3.7 - Planning in Bushfire Prone Areas
State Planning Policy (SPP) 7.0 - Design of the Built Environment
State Planning Policy (SPP) 7.2 - Precinct Design
State Planning Policy (SPP) 7.3 - Residential Design Codes

4. POLICY

4.1 In assessing proposals for subdivision, or applications for Development Approval (development and/or change of use), the Shire shall consider whether the proposal satisfactorily complies with the requirements of the matters listed below, in order of priority as listed, in addition to any requirements contained in ~~TPS3~~ LPS9 and the Regulations:

a) the State Planning Policies referenced in section 3 of this Policy
b) the 'R100 Southbank Development Guidelines' contained in Appendix 1 which forms part of this Local Planning Policy.

5. APPLICATION

This policy applies to all proposals for subdivision and development of land shown in Figure 1of the Southbank Development Guidelines: Link - R100 Southbank Development Guidelines - Southbank_R100

6. EXPIRATION OF POLICY

Unless rescinded earlier, this policy will expire on 19 October 2025.

POLICY NO:
SDev CP104 - LOCAL PLANNING POLICY - CARAVANS AS TEMPORARY ACCOMMODATION

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:	05/04/00	Res: 184/00	**Synopsis:**	Policy created. 05/04/2000
	1	DEV29	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP104	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP104	OCM:	30/09/20	Res: 270-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP104	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	5	SDev CP104	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015,* ~~This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Part VIII of Town Planning Scheme No. 3~~ and the *Caravan Parks and Camping Grounds Regulations 1997.*

To ensure that the use of a caravan as temporary accommodation (when used in conjunction with the construction of a dwelling) does not impact adversely on the amenity of an area or the environment.

3. POLICY

Council may permit the use of a caravan for temporary accommodation in accordance with this policy, subject to the following conditions:

a. Temporary accommodation is not permitted on land zoned 'Residential' or within any designated townsite boundary and will only be supported on land zoned Rural Residential, Rural Smallholdings, Rural, or Priority Agriculture ~~'Small Holding' or 'General Farming'~~ under TPS3.

b. Approval will be granted for a maximum of 12 months.

c. The property shall have an approved effluent disposal system installed, prior to occupation of the property, to the satisfaction of Environmental Health.

d. The caravan shall be stored inside an approved outbuilding at all times and shall not be visible from any public road or neighbouring property.

e. Council reserves the right to rescind an approval, if it is determined that the use of the property for temporary accommodation is causing it to be maintained in an untidy state or is having an adverse impact on neighbouring landowners, due to the emission of noise or other impacts.

The applicant is to complete and submit a Form 151 – Application Form – *Temporary Accommodation* for the Shire's consideration prior to using a caravan for temporary accommodation. If granted, approval will be provided to the applicant is writing.

POLICY NO:
SDev CP502 - LOCAL PLANNING POLICY – WAIVING AND REFUNDING OF FEES

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
Version:	1	SDev CP502	OCM	30/09/20	Res: 269-20	**Synopsis:**	Policy Created
Version:	2	SDev CP502	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP502	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this Policy is to:

1. To ensure there is a clear policy position within the Sustainable Development Directorate in relation to the waiving or refunding of fees for approvals and services provided by the directorate.

2. Ensure the waiving or refunding of fees is applied in a consistent and justifiable manner.

3. Eliminate the need to source funds from a Shire budgeted capital work project expenditure account for the purpose of paying fees that will ultimately remain with the Shire but transferred into a Shire planning, building or health revenue account at the expense of the project.

4. Reduce the processing time of applications for Shire funded capital works projects by not having to conduct the administration of fees.

5. Guide officers in waiving or refunding fees under delegation from Council.

3. SCOPE OF POLICY

3.1 Introduction

This Policy applies to circumstances where the Shire may consider a request for the waiver or refund of fees for an approval or service provided by the Sustainable Development Directorate and Shire of Dardanup funded capital works projects undertaken by the Shire.

3.2 Statutory Background

Planning fees are imposed in accordance with ~~Regulation 4 and Schedule 1 of the *Planning and Development (Local Government Planning Fees) Regulations 2000*~~the *Planning and Development Regulations 2009*, Schedule 2. The prescribed fees are ~~a~~ the maximum amount a local government can charge and ~~which~~ may be ~~reduced in accordance with regulation 7 or~~ waived or refunded (in whole or part) under regulation ~~14~~52. Regulation ~~8~~ 49 also permits a local government to recover costs and expenses incurred in the provision of a specified service. Building Permit fees are imposed in accordance with *Schedule 2 - Fees* of the *Building Regulations 2012*. Council set inspection fees may also apply. The Schedule of Fees and Charges adopted with the Council's annual budget contains the fees set for the current financial year.

Commented [SO1]: 2000 Regs repealed by P&D Regs 2009. all relevant clauses/regulations updated.

3.3 Exclusions

3.3.1 Financial hardship, personal circumstances or family circumstances are not grounds for the waiver or refunding of fees.

3.3.2 Fees relating to regulatory matters arising under the *Dog Act 1976*, *Cat Act 2011* and the keeping and control of dogs and cats generally are excluded from the provisions of this policy. Requests to waive or refund fees in relation to these matters will not be considered.

3.3.3 For building applications, fees will not be waived or refunded in the following circumstances:

(a) For uncertified domestic building work – where the value of the works is less than $100,000.

(b) For certified domestic building work – where the value of the works is less than $200,000.
(c) For certified commercial building work – where the value of the works is less than $400,000 in value.

3.3.4 The following fees associated with applications for Shire funded capital works projects cannot be waived by the Shire of Dardanup as determined by the relevant legislation and as such, are required to be paid upon lodgement of the relevant application:

- BCTIF for a Building Permit Application if applicable (dependent on construction value);
- BSL for a Building Permit Application;
- Health Department of WA Septic System Application (Application to Construct or Install an Apparatus for the Treatment of Sewerage)

4. WAIVING OF FEES

4.1 The Director ~~Special Projects & Community~~Sustainable Development may consider and decide a request to waive fees in accordance with this policy.

Commented [SO2]: Director Special Project & Community role no longer exists at Shire

4.2 A reduction in fees by 50% may be approved where the applicant is endorsed by the Australian Taxation Office as a not-for-profit organisation.

4.3 The request to waive fees must:

(a) Be made prior to the submission of the application for the approval or services to which the fees relate;
(b) Be in writing setting out reasons for the request; and
(c) Include proof that the applicant has been endorsed by the Australian Tax Office as a not-for-profit organisation.

4.4 A 100% reduction in fees may be granted:

(a) For an application to change or vary an existing approval, where the need to change or vary the approval arises from an administrative error made by the Shire of Dardanup.
(b) For a development application made for approval to reconstruct (like-for-like) a building accidentally destroyed through a natural disaster or event.
(c) For a food business registration and food safety assessment fees, where the food business:
1. is registered and operated by a school; or
2. is registered and operated by a sporting group; or
3. is registered and operated by a non-for-profit or charitable organisation; and
4. the Director ~~Special Projects & Community~~Sustainable Development is satisfied that the amount to be exempted is reflective of the benefit of the food business to the community.

4.5 All statutory application fees (excluding 3.3.4) normally paid to the Shire associated with the required approvals under the relevant planning, building and health legislation shall be waived for capital works projects undertaken by the Shire of Dardanup.

4.6 The waiving of statutory application fees (excluding 3.3.4) can only occur for capital works projects that occur on local Shire of Dardanup owned or managed land and funded by the local government.

5. REFUND OF FEES

5.1 The Director ~~Special Projects & Community~~Sustainable Development may consider and decide a request to refund fees in accordance with this policy.

5.2 Fees may be refunded to an applicant in the following circumstances:

(a) If the application is submitted but subsequently found by the Shire to not have been required – 100% of the fees will be refunded.

(b) When a Building Permit or Building Approval Certificate has not been granted or refused. In line with the *Building Services Regulations 2011.* 100% of the Building Services Levy (BSL) and Building Construction Industry Training Fund (BCITF) 100% will be refunded.

(c) If the Shire has not undertaken any assessment work and the application is subsequently withdrawn in writing within 7 days of the date of the application – 75% of the fees will be refunded.

(d) For applications for development and building approval, if the Shire has commenced the assessment of the application – 50% of the fees will be refunded where:
(i) the application has not been advertised; and
(ii) the application is withdrawn in writing by the applicant within 21 days of lodgement of the application or is withdrawn as a result of a request for further information.

5.3 A fee will not be refunded by the Shire in the following circumstances:

(a) For development applications and building applications, clause 5.2(c) does not apply if more than 21 days have passed since the lodgement date of the application.
(b) For all other applications, assessment of the application by the Shire has commenced.
(c) For the BSL and the BCITF once a Building Permit or Building Approval Certificate has been granted or refused. However applications for refunds on the BSL and BCITF may be considered by those relevant Authorities only.

6. COST AND EXPENSES

6.1 The Shire will not waive or reduce any part of a fee that comprises:

(a) Costs or expenses that may be charged to an applicant where these are incurred through the provision of a service under Regulation 49,~~7~~ or waived or refunded (in whole or part) under Regulation ~~14~~ 52 of the *Planning and Development Regulations 2009*.

(b) Outlays or expenses charged to the Shire by a third party that relate to the application.

7. ACTIVITIES UNDERTAKEN WITHOUT APPROVAL

Fees will not be waived or refunded under any circumstances to applications made under ~~clause 7.10 of Town~~Local Planning Scheme No ~~3~~ 9 where a use or development has already been commenced or carried out unlawfully and the purpose of the application is to render that use or development lawful under the Scheme.

8. DEFINITIONS

Applicant means the person or organisation who makes an application or formal request for an approval or service provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Application means an application or formal request for an approval or service provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Building application means an application for approval submitted in accordance with the *Building Act 2011*.

Development application means an application for approval submitted in accordance with the *Planning and Development Act 2005*.

Fees means fees levied in accordance with the Shire's Schedule of Fees and Charges for approvals and services provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Food business means a business, enterprise or activity as defined in Section 10 of the *Food Act 2008*.

Food business registration means the registration of a food business in accordance with Section 110 of the *Food Act 2008*.

Refund means the repayment of fees paid by a person or organisation to that person or organisation either in part or in full.

Waive means to reduce the fees payable by a person or organisation either in part or the full amount.

9. LEGISLATION REQUIREMENTS

- *Local Government Act 1995*
- *Building Act 2011*
- *Building Regulations 2012*

- *Bush Fires Act 1954*
- *Food Act 2008*
- *Planning and Development Act 2005*
- *Planning and Development Regulations 2009*
- *Public Health Act 2016*

POLICY NO:
SDev CP503 - LOCAL PLANNING POLICY – DEVELOPMENT ASSESSMENT UNIT

GOVERNANCE INFORMATION			
Procedure Link:	N/A	**Administrative Policy Link:**	N/A

ADMINISTRATION INFORMATION								
History:		New	DRAFT	CP129			**Synopsis:**	
Version:	2	SDev CP503	OCM	30/09/20	Res:	269-20	**Synopsis:**	Policy endorsed by Council.
Version:	3	SDev CP503	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council.
Version:	5	SDev CP503	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE

The purpose of this Local Planning Policy is to provide the guidelines, procedure and processes under which the Shire's Development Assessment Unit (DAU) operates.

The role and function of the Shire's DAU is to:

1. Ensure development applications are assessed, considered and determined in a timely, transparent, consistent and appropriate manner.

2. Ensure other applications (if required, including subdivision referrals, scheme amendments and structure plans) are considered in a timely, transparent, consistent and appropriate manner.

3. Ensure that other permits, licences and approvals issued by other operational areas of the Shire are discussed and/or referred to appropriate operational areas at the Shire prior to approval.

3. DEFINITIONS

Development Assessment Unit: The working group of Shire technical officers tasked with ensuring that applications receive relevant input, in order to assist the assessing planning officer to undertake their assessment in accordance with the local planning scheme and determinations in accordance with the assigned delegations.

4. BACKGROUND

The delegated powers and duties of Council to the Chief Executive Officer are listed in the Shire of Dardanup Delegations Register. Delegations are exercised in accordance with delegation granted in Sections 5.42 and 5.44 of the *Local Government Act 1995* and other statutes as applicable to specified officers.

To ensure an efficient and effective process, this policy provides guidance to the membership, scope and function of the DAU. This is to ensure applications are considered in a timely and efficient manner, in accordance with the assigned delegations.

A number of other approvals, licences and/or permits are issued by other operational areas at the Shire under the relevant Local Laws and Regulations. Such matters may be listed for discussion to ensure that appropriate technical input across the Shire's operational areas are taken into account by the assessing planning officer.

The DAU does not make determinations on applications but provides relevant comments for the assessing planning officer to take into account as part of their assessment under the prevailing local planning scheme.

Determination is in accordance with the delegated powers listed in the Delegations Register or by Council if delegation criteria are not met.

The Shire will also advise Council of the development applications received via the Information Bulletin. All delegated determinations are also advised to Council via the register of delegated decisions in the Information Bulletin.

- STATUS

(a) Relationship to the local planning scheme:
This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Deemed Provisions).

(b) Relationship to other documents:
This policy has due regard for, and should be read in conjunction with State Planning Polices, the Shire Local Planning Polices and other legislative documents.

5. PROCEDURES

5.1 Membership

Chairperson	Manager Development Services
Deputy Chairperson	Principal Planning Officer
Statutory Planning	Assessing Planning Officer to present their application
Representative from Building Services	Principal Building Surveyor
Representatives from Engineering Services	Manager Assets
Representatives from Health Services	Principal Environmental Health Officer
Representatives from Emergency Services	Coordinator Emergency Services and Rangers
Representative from Compliance	Statutory Enforcement Officer
Governance / Administration	Staff for minute taking purposes

5.2 Pre-lodgement Processes

The Shire encourages applicants to engage in pre-lodgement discussions on applications. This is intended to:

- Discuss basic considerations such as zoning, land use permissibility, development standards, policy requirements and associated considerations;
- Identify key matters to be addressed as part of a formal application;
- Identify and explore potential issues, and discuss what applicants can do as part of their application to best address these issues (for example undertaking studies on traffic, noise and stormwater management); and
- Suggest potential opportunities that applicants may wish to consider.

The pre-lodgement process is intended to assist with the timely assessment of formal applications. Pre-lodgement processes occur on a without prejudice basis, and are offered free of charge to applicants.

5.3 Applications not required to be presented at the DAU

Applications determined as 'Low Risk' are not required to be presented to DAU. This will be determined by the Principal Planning Officer on allocation. Statutory Planning Officers may however opt to discuss any application at the DAU, provided that this does not impact on the target timeframes for the 'Low Risk' application at their discretion.

Low Risk development applications, not required to be presented at DAU include, but are not limited to, the following:

- Single residential/incidental development;
- Signage;
- Minor amendments to already approved development; and
- Sheds, rainwater tanks and incidental development in the 'Rural' zone for the purposes of a 'rural use'.

5.4 DAU Process

The DAU meets every Wednesday commencing at 8:30am, this may only be varied by the Chairperson / Deputy Chairperson for operational reasons.

At the DAU, the assessing planning officer will present the details of the proposal and specifically address the following matters:

- Zoning;

- Existing land use;
- Description of proposal;
- Key issues; and
- Initial comments on the proposal.

Officers from other departments will have the opportunity to make comments on aspects of the proposal relating to their service area and advise if any further technical information should be provided. The decision of whether any further information shall be requested ultimately rests with the Chairperson. The Shire can only request information where there is such a requirement specified under Clause 63 of the Deemed Provisions. Formal comments are to be made in writing through the internal referral process.

5.5 Authority

The DAU shall deal with those applications, licences and/or permits which are able to be processed under delegated authority as set out in the Shire's Delegations Register. These matters include, but are not limited to, the following:

- Development Applications;
- Modification of Development Standards;
- Subdivision Applications;
- Subdivision Clearances;
- Local Development Plans;
- Structure Plans;
- Building Envelope Variations;
- Removal of indigenous trees or substantial vegetation;
- Liquor Licence Applications (Section 39 and 40);
- Public Works Planning Applications;
- SAT Appeals;
- Local Planning Scheme Amendments;
- Reserves; and
- Building Licence or other permit applications which warrant being drawn to the attention of DAU.

The DAU shall also act as a forum for discussion on planning, compliance, environmental, health, building or development related matters.

Matters which are outside the scope of delegated authority may still be assessed and considered by the DAU, with the recommendation of the DAU being included in the Officers report / agenda item to Council for its consideration.

5.6 Agendas and Minutes

Governance / Administration support shall be responsible for the preparation of Meeting Agendas and Minutes for the applications or matters considered by the DAU.

A call for agenda items shall occur on the Friday preceding the DAU meeting with the cut-off for items being midday Monday prior to the DAU meeting. The agenda is to be circulated to DAU members no later than midday Tuesday prior to the DAU meeting.

Late items received after the agenda cut-off will be considered based on the nature of the item and the urgency for DAU's consideration. The Agenda shall be prepared using the Shire's DAU Agenda / Minutes Template.

The Agenda / Minutes shall contain the following information:

- Subject; (Agenda & Minutes)
- Location; (Agenda & Minutes)
- Applicant; (Agenda & Minutes)
- DA/File Number; (Agenda & Minutes)
- DAU recommendation; (Minutes)
- Applicable Conditions; (Minutes)

The recommendations are required to be forwarded to the Chairperson/Deputy Chairperson for authorisation. The DAU meeting minutes shall accurately state the recommendations made at that DAU meeting of the respective delegated Officer. The minutes of the DAU shall be presented to Council via the register of delegated decisions in the Information Bulletin as the Delegations exercised, and therefore will fulfil the role of the Delegations Register in accordance with Regulation 19 or the *Local Government (Administration) Regulations 1996.*

6. DEVELOPMENT ASSESSMENT UNIT PROCESSES

6.1 Application - Advertising Not Required

6.1.1 When an application is received, it is checked upon receipt to ensure that all the required information has been submitted in accordance with the Local Planning Policy/Checklist and fees have been paid. An application is not considered as lodged until the fees are paid, the application form has been signed by all landowners, and all information required for the application as detailed on the checklist has been submitted.

6.1.2 Within 7 days of receipt of an application for Development Approval, Planning Officers will advise the applicant in writing that that application has been accepted for assessment, or that the application cannot be accepted because it is deemed to be incomplete.

6.1.2 The application is recorded and date stamped, and Governance Officers (within 2 days from lodgement date):

i) Registers the application on TARDIS;
ii) Lists it as a new application received on the agenda for the next DAU; and
iii) Arranges internal referral (when required) to other departments.

6.1.3 The application is referred to the Principal Planning Officer who assigns the application to an Officer.

6.1.4 Internal referral (to be completed within 14 days from lodgement date) enables other departments to provide technical opinion in relation to their relevant field of expertise, request further information and/or advise of necessary conditions/advice notes.

6.1.5 The Planning Officer undertakes technical assessment within 21 days from the lodgement date to determine if any additional information is required and to confirm if the application requires advertising in accordance with the Deemed Provisions or any adopted Local Planning Policy.

6.1.6 Within 21 days from the lodgement date, the application is brought to DAU to:

i) Determine whether further information is required. If so, the applicant is notified in writing, specifying the type and form of the information to be submitted and requesting that such information be provided within 21 days of the date of the correspondence unless the type of information warrants more time;
ii) The applicant may request that the application is placed on 'hold' until the further information is obtained. The application can be kept on hold for up to two months (or further time as agreed upon by the Chairperson).

6.1.7 Once the additional information has been received and considered sufficient, the Officer finalises the assessment which includes the recommendation and all conditions. The application is then listed at the next possible DAU or if the application is considered minor, the Manager Development Services may determine the application without it being presented back to DAU. Where delegations do not allow for a delegated decision, applications will be referred to an Ordinary Council Meeting or Joint Development Assessment Panel.

6.1.8 Relevant Officer signs technical assessment and Notice of Determination.

6.2 Application – Advertising Required

6.2.1 When an application is received, it is checked upon receipt to ensure that all the required information has been submitted in accordance with the Local Planning Policy/Checklist and fees have been paid. An application is not considered as lodged until the fees are paid, the application form has been signed by all landowners, and all information required for the application as detailed on the checklist has been submitted

6.2.2 The application is recorded and date stamped, and Planning Administration (within 2 days from lodgement date):

i) Registers the application on TARDIS;
ii) Lists it as a new application received on the agenda for the next DAU; and
iii) Arranges internal referral (when required) to other departments.

6.2.3 The application is referred to the Principal Planning Officer who assigns the application to an Officer.

6.2.4 Internal referral (to be completed within 14 days from lodgement date) enables other departments to provide technical opinion in relation to their relevant field of expertise, request further information and/or advise of necessary conditions/advice notes.

6.2.5 The Planning Officer undertakes technical assessment within 21 days from the lodgement date to determine if any additional information is required and to confirm that the application requires advertising in accordance with the Deemed Provisions or any adopted Local Planning Policy.

6.2.6 Within 21 days from the lodgement date, the application is brought to DAU for determination of whether:

i) Further information is required. If so the applicant is notified in writing, specifying the type and form of the information to be submitted and requesting that such information be provided within 21 days of the date of the correspondence unless the type of information warrants more time;

ii) The applicant may request that the application is placed on 'hold' until the further information is obtained. The application can be kept on hold for up to two months (or further time as agreed upon by Chairperson).

iii) The application requires advertising. Once all relevant information has been received and is deemed appropriate and complete, advertising will occur;

iv) Notwithstanding Clause 64 of the Deemed Provisions, advertising shall be carried out for a period of no less than 14 days or 42 days for Agencies. Upon conclusion of the advertising period, the Planning Officer is to assess the submissions and:

a. If necessary, based on submissions received, request further clarification from the applicant, and where appropriate the applicant may be required to respond or address matters raised

by submitters;

b. Internal departments are to prepare additional advice and propose conditions based on the further information and submissions received; and

c. The Planning Officer re-assesses the application and prepares an assessment which includes a recommendation and all conditions proposed.

d. If needed, a schedule of submissions to be forwarded to the applicant and comment requested to be provided within 5 working days, or applicant need to agree to an extension of time for the assessment of the proposal.

6.2.7 The application is listed at the next possible DAU with a recommendation for determination to be included in the minutes. Where delegations do not allow for a delegated decision, applications will be referred to an Ordinary Council meeting or Joint Development Assessment Panel.

6.2.8 Relevant Officer signs technical assessment and Notice of Determination.

6.3 Referral To Council

6.3.1 Where referral to Council is required, a report will be prepared and presented to Council at the next available Council meeting once all relevant information has been obtained.

6.3.2 All submitters are notified that the application will be presented to Council, at the time the Council meeting agenda is published, and that they are able to make a deputation in this regard.

6.3.3 The Council meeting minutes are to be published on the Shire's website.

6.3.4 The Notice of Determination is issued in accordance with the Council resolution and any submitters are notified of the decisions soon as practicable after the Ordinary Council meeting.

7. REFERENCES

Name of Policy	Local Planning Policy SDev CP503– Development Assessment Unit
Previous Policy	N/A
Date of Adoption and Resolution Number	
Review Dates and Resolution Numbers	
Next Review Date	
Related Documents	**Acts / Regulations** *Local Government Act 1995* *Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Regulations 2015* **Plans / Strategies** Strategic Community Plan 2018 – 2028 **Policies** **Delegations** **Work Procedures**

COUNCIL POLICY NO:-
SDev CP513 – STRATEGIC WATER TANKS FOR FIRE FIGHTING PURPOSES IN NON-RETICULATED AREAS

GOVERNANCE INFORMATION			
Procedure Link:	PR0?? – or NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION					
Version:		New	OCM xx/xx/2025 Res: ???/??	**Synopsis:**	Policy created.
Version:					

1. RESPONSIBLE DIRECTORATE

Sustainable Development.

2. PURPOSE OR OBJECTIVE

The objectives of this Policy are to:

- Promote and a well-developed network of strategic water tanks for firefighting within the Shire.
- Ensure that water supply within a locality is sufficient to cater for an increasing population when a Strategic Planning Proposal, Structure Plan or Subdivision Application is proposed.
- Ensure the impact of a bushfire on lives, homes and infrastructure within a locality is managed by the provision of an adequate supply of water being made available for firefighting purposes.
- This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Commented [SO1]: Consistent with LPS9 draft policies

3. SCOPE

- To provide developers direction on when the Shire of Dardanup will require strategic water tanks to meet Element 4 of the *Guidelines for Planning in Bushfire Prone Areas (2024)* or require individual water tanks to be supplied on the lot.
- To guide developers in identifying future water supply sources for firefighting purposes in non-reticulated areas during the Strategic Planning Proposal stage within the Shire of Dardanup. This Policy aligns with Element 4, *Guidelines for Planning in Bushfire Prone Areas (2024)* and provides information on where the Shire of Dardanup's discretion for strategic water supply for firefighting purposes is applicable.

4. DEFINITIONS

Bushfire protection Criteria: A performance-based system of assessing bushfire risk management measures contained in these Guidelines and applied to all strategic planning proposals, subdivisions and development applications.

5. INTRODUCTION

The Guidelines for Planning in Bushfire Prone Areas (2024) seeks to ensure Local Governments take a coordinated approach to managing the impacts of a bushfire upon a locality when considering plans of subdivision or a Local Structure Plan (LSP).

Element 4 of the *Guidelines for Planning in Bushfire Prone Areas (2024)* contains acceptable solutions to ensure that water is available to enable people, property and infrastructure to be defended from bushfire. The Guidelines specifically refers to ensuring an adequate water supply is provided when a Local

Government considers a proposal to increase the population either through a subdivision application or Structure Plan within non-reticulated water areas.

Under Table 11 of Element 4 of the Guidelines, it is at the discretion of the Local Government when considering the options available for an adequate water supply being provided as part of a subdivision or structure plan proposal by a developer. The Guidelines provide the options of either the supply of 10,000 litre individual water tanks being provided by future occupants of lots being created through subdivision or for the provision of a 50,000 litre strategic water tank being provided at subdivision clearance or designated within a structure plan.

This policy provides direction to guide developers in the Shire's preferred option of ensuring an adequate water supply when considering an application for subdivision or structure plan and of the broader construction requirements/standards for strategic water tanks for firefighting purposes.

6. THE REQUIREMENTS OF THE POLICY ARE AS FOLLOWS:

PLANNING APPLICATION	Rural Residential and Rural Smallholdings zones
Structure Plan / Subdivision: Creation of 1-2 lots	- 10,000L tank per lot; and - Memorial to be placed on Titles notifying future occupants of their obligations to supply a water tank on site for firefighting purposes.
Structure Plan / Subdivision: Creation of three -24 lots	- 50,000L strategic water tank.
Structure Plan / Subdivision: 25 lots or more	- 50,000L strategic water tanks per 25 lots or part thereof.

Commented [SO2]: Small Holding zone lots in TPS3 are either 'Rural Residential' or 'Rural Smallholdings' zones in LPS9

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6.1 Existing strategic water tanks within 10 minutes of a subject site cannot be considered to meet Element 4 of the Guidelines where it already services 25 lots or more, or in the opinion of the local emergency services that the water has been fully allocated.

6.2 Where strategic water tank/s are required, it is to be shown on the Structure Plan proposal, where the lot layout is known, plan of Subdivision and Bushfire Management Plan mapping.

6.3 The installation of strategic water tanks will need to be completed and operational at the time of the of bushfire compliance site audit of the subdivision.

6.4 The strategic water tanks should be designed by a qualified and registered Civil Engineer in accordance with Schedule 2 of the Guidelines and in consultation with the Shire of Dardanup's Chief Bushfire Control Officer and DFES Rural Fire Officer.

7. STANDARDS FOR STRATEGIC FIRE FIGHTING WATER TANKS

These Standards have been developed by Shire of Dardanup officers in collaboration with the Dardanup West Fire Control Officer. These Standards are to also be read in conjunction with the requirements within the Guidelines for Planning in Bushfire Prone Areas (2024).

7.1 Site and Access

- A portion of land with minimum dimensions of 15m x 15m to be provided as a Shire of Dardanup reserve in a strategic location and to be approved by the Shire of Dardanup. If a strategic water tank has already been established in a nearby location, the Shire of Dardanup may allow for the required strategic tank to be installed alongside the tank at that site.
- The whole site to have a finished level equivalent to the centerline level of the adjacent road.
- The water tank to be placed on a compacted sand pad of 150mm thickness and to manufacturer's specifications. Tank pad to be located towards a front corner to allow maximum room for future second tank in opposite rear corner.

- Blue metal to be placed around the base of the tank (75mm thick) and to extend out to the boundary covering all unsealed area.

- A sealed gravel verge to be provided to suit a 3.4 fire truck. The hardstand should be a minimum 4m wide and 15m long with a 4m wide sealed gravel connection back to the tank.

- The hardstand should be a minimum 200mm thick gravel compacted to 98% MDD and bitumen sealed.

- The hardstand area should have grade towards the road to allow for drainage.

7.2 Water Supply

- A groundwater bore is to be provided to keep the tank topped up during and after use. Due to the minimal water usage, the water allocation can be taken from the Shire of Dardanup existing water allocation license.

- Approvals must be sought for the drilling of the bore from the Department of Water and Environmental Regulation (DWER).

- The bore license must be transferred to the Shire of Dardanup on completion of the development.
- (the license holder must apply to DWER for the transfer of the license).

- The bore must include a pump and pipe connection to the tank. The Pump must be sold and serviced in the South West of Western Australia.

- The bore pump infrastructure must be lockable to prevent vandalism.

- All Infrastructure shall be handed over to the Shire of Dardanup, free of cost, after completion of the development.

- If the bore pump and infrastructure is older than 12 (twelve) months, it is to be serviced before handover to the Shire of Dardanup.

- If a bore is considered not possible an alternative supply (e.g. truck water in to fill the tank) is to be investigated.

7.3 Power Supply

- A connection to the power network associated with the subdivision must be provided to the Shire of Dardanup reserve with a metered supply. The electrical cabinet is to include an auxiliary power isolation switch and single phase socket so that in the event of power failure, a generator can be plugged in to provide auxiliary power.

- The bore pump must be connected to the metered power supply and include a float valve to control when the bore pump turns on and off to maintain a full tank.

- All electrical work to be completed by a certified electrical contractor.

- If power cannot be supplied for the bore pump, an alternative is to be investigated.

7.4 Tank

- A Building Application is to be submitted to the Shire of Dardanup for a class 10B structure.
- Minimum capacity to be 50,000 litres.
- To be constructed from Bluescope steel corrugated wall and roof with galvanized roof trusses.
- Rhino Infinity Tank Liner (5 layer Reinforced) or similar.
- Must have a 20 year warranty.
- Tank to include dust and vermin proofing seal.

- Must include tank level gauge with applicable signage indicating tank levels.
- Include set of sacrificial anodes.
- Include removable internal/external ladder and lockable access hatch.
- Tank colour to be Paperbark.
- Tank to include signage "*Water not for drinking*" and "*Water for firefighting".*
- Tank to be fitted with 100mm bell mouth overflow with vermin proof mesh and 50mm scour drain.
- Tank outlets to be

- 1 x 100mm gate valve facing road;
- 1 x 80mm gate valve 2m offset from valve 1) towards centre of reserve; and
- 1 x 100mm gate valve facing future tank location.

7.5 Tank Outlet Pump

- Pump required to provide pressurized supply from tank. In times of need, alternative vehicles are used to deliver water to fire sites which are not equipped with onboard pumps.

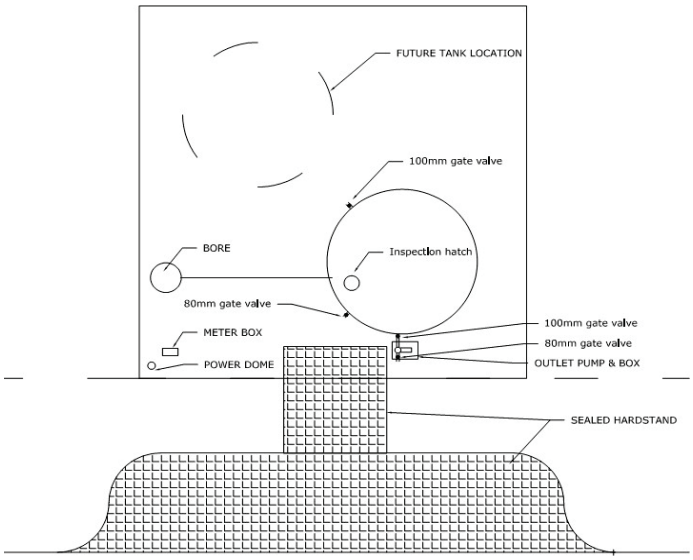
- The tank outlet pump must be connected to the metered power supply and be fitted with a pressure safety shutoff switch to ensure if the outlet valve is closed, the pump will stop.

- Pump to be minimum 3 HP single phase 240v 2.2kW with maximum flow of 900 litres/minute. (Example Aussie GMP Model B3KQ-A/ST) Must be sold and serviced in South West of Western Australia.

- Pump inlet to be connected to tank outlet 1) and pump outlet to be directed to 80mm gate valve with extension protruding out of pump box with 80mm camlock (male).

- Pump to be enclosed in a lockable steel box with a hinged lid.

7.6 Example Site Layout



8. ASSEST MANAGEMENT PLAN

Upon completion of the strategic water tank/s construction the Shire of Dardanup will assume all maintenance responsibilities and the tank/s will be captured within the Shire of Dardanup's Asset Management Plan.

9. REFERENCE DOCUMENTS

Relevant Policies/Council Documents

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)*
- *Shire of Dardanup Local Planning Scheme No. 9 (LPS9).*
- *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*

Commented [SO3]: References current scheme

Legislation/Local Law Requirements

- *Local Government Act 1995*
- *Land Administration Act 1997*

Shire of Dardanup

POLICY NO:
SDev CP028 – LOCAL PLANNING POLICY - VARIATION TO DEEMED-TO-COMPLY REQUIREMENTS OF THE R-CODES: MEDIUM-DENISTY SINGLE HOUSE DEVELOPMENT STANDARDS [R-MD CODES]

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:	1	NEW CP028	OCM	27/04/16	Res:	91/16	**Synopsis:**	Policy created.
Version:	2	CP028	SCM	26/07/18	Res:	251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP028	OCM	30/09/20	Res:	269-20	**Synopsis**	Reviewed and Adopted by Council
Version:	4	SDev CP028	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and Adopted by Council
Version	4	SDev CP028	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The purpose of the policy is to outline acceptable variations to the deemed-to-comply provisions of the R-Codes for medium-density Single Houses in 'Development' zones as prescribed in Planning Bulletin PB112/2016, and in which locations these variations will apply.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

3. DEFINITIONS

Front Load:	Lots where the primary vehicle access is via the front of the lot and the garage / carport is located at the front of the dwelling.
Rear Load:	Lots where the primary vehicle access is via the rear of the lot, from a street or right of way (ROW) and the garage / carport is located at the back of the dwelling.
R-MD / R-MD Codes:	Single House standards for medium density housing.
Structure Plan:	A Structure Plan or Activity Centre Plan that has been approved by the WAPC under Part 4 of the Planning and Development (Local Planning Scheme) Regulations 2015.

4. POLICY

4.1 Application

This Policy will apply in the following Structure Plan areas:

- Garden of Eaton Local Structure Plan
- Parkridge Eaton Local Structure Plan
- Roselands at Dardanup Local Structure Plan

4.2 Process

On submitting an application for a building permit for a Single House on a R30 or R40 zoned lot, the application will be assessed against the provisions of this Policy.

Development approval will not be required for a Single House that complies with the provisions of this policy (and all other deemed-to-comply requirements of the R-Codes), in accordance with clause 61(4)(c) of the deemed provisions of the Regulations.

The R-MD Codes provisions are provided in Appendix 1 to this Policy.

5. REFERENCE DOCUMENTS

Planning and Development (Local Planning Scheme) Regulations 2015
Planning Bulletin 112/2016 – Medium-density single house development standards – Development Zones

SINGLE HOUSE STANDARDS FOR R40 – MEDIUM DENSITY HOUSING:

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R40	Rear load 7.5m x 30m – 225m² Front load 8.5m x 30m – 255m² 8.5m x 25m – 212.5m² 10 x 20m – 200m² 10 x 25m – 250m² 12.5m x 20m – 250m²	4m	2m minimum, no average 1.5m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings Boundary walls To both side boundaries subject to: No maximum length to one side boundary, 2/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 20m² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Rear load 0.5m garage setback to laneway Front load 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: - Garage setback a minimum of 0.5m behind the building alignment - A major opening to a habitable room directly facing the primary street - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and - No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces

(Appendix ORD: 12.2.4B)

SINGLE HOUSE STANDARDS FOR R30 – MEDIUM DENSITY HOUSING:

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision	R-Codes	R-MD provision
R-MD – R30	Rear load 10m x 30m – 300m² Front load 10m x 30m – 300m² 15m x 20m – 300m²	4m	2m minimum, no average 1.5m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	Boundary setbacks 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) Boundary walls 2/3 length one side boundary, maximum 3.5m high and 3m average height	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings Boundary walls To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 24m² courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	Rear load Nil – provided laneway is minimum of 6m wide Front load 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	Rear load 0.5m garage setback to laneway Front load 4.5m garage setback from the primary street and 1.5m from a secondary street The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: - Garage setback a minimum of 0.5m behind the building alignment - A major opening to a habitable room directly facing the primary street - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and - No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces

(Appendix ORD: 12.2.4B)

Shire of Dardanup

POLICY NO:
SDev CP030 – LOCAL PLANNING POLICY - CONSTRUCTION OF OUTBUILDINGS IN THE 'RURAL RESIDENTIAL' ZONE PRIOR TO COMPLETION OF A DWELLING

GOVERNANCE INFORMATION			
Procedure Link:		**Administrative Policy Link:**	

ADMINISTRATION INFORMATION								
History	1	NEW	OCM	18/05/16	Res: 112/16	**Synopsis**	Policy created.
Version	2		SCM	26/07/18	Res: 251-18	**Synopsis**	Reviewed and Adopted by Council
Version	3	SDev CP030	OCM	30/09/20	Res: 269-20	**Synopsis**	Reviewed and Adopted by Council
Version	4	SDev CP030	OCM	28/09/22	Res: 243-22	**Synopsis**	Reviewed and adopted by Council.
Version	5	SDev CP030	OCM	23/10/24	Res: 275-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of the policy is for Council to establish a clear position for the construction of outbuildings on lots zoned 'Rural Residential', prior to the construction of an approved dwelling on the same lot.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the Planning and Development (Local Planning Scheme) Regulations 2015.

3. DEFINITIONS

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No.9, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

4. POLICY

4.1 Unless otherwise exempt in LPS9, the Regulations, or 'SDev CP091 – LPP - Exempted Development and Land Use Policy', all outbuildings within the Rural Residential zone require Development Approval prior to their construction.

4.2 All Development Approval applications under the scope of this policy will be assessed having regard to this policy, and may only be supported where the following conditions are met:

a) Building permit for a dwelling on the lot has been issued.

b) Only one (1) outbuilding prior to the completion of a dwelling may be supported.

c) The proposed outbuilding shall not be used for human habitation purposes. Temporary occupation within a caravan will be considered under *SDev CP104 Local Planning Policy Caravans as Temporary Accommodation.*

d) The proposed outbuilding shall not be used for any commercial or industrial use.

4.3 Notwithstanding Part 4.2 above, if the Shire considers that the outbuilding proposed on the vacant lot has the potential to visually impact upon the amenity of the locality, the application will be refused.

Application

This policy applies to the development of all outbuildings in the 'Rural Residential' zone under LPS9, where a proposed outbuilding will be constructed prior to completion of a dwelling on same lot.

This policy does not apply if there is an existing dwelling on the same lot.

5 REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)

Shire of Dardanup

POLICY NO:
SDev CP067 - LOCAL PLANNING POLICY - NEW ROADS AND UPGRADES – PROVISION FOR AND CONTRIBUTIONS BY DEVELOPERS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM	20/10/10	Res: 358/10	**Synopsis:**	Policy created. 20/10/2010
	1	ENG28	OCM	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP067	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP067	OCM	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP067	OCM	29/09/22	Res:	**Synopsis:**	Reviewed and Adopted by Council
Version	5	SDev CP067	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This policy ensures that new roads are constructed and/or existing roads are upgraded where necessary on and for new developments. The policy also ensures that financial contributions are made towards the upgrading of road infrastructure that is required immediately or in future as a result of development in existing areas.

The objective of this policy is to:

2.1 Identify the circumstances where a financial contribution to be paid by developers for funding of new roads or upgrades to existing roads; and

2.2 Provide a method of determining the contribution required.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. POLICY

3.1 Application of Policy

This Policy applies to all developments, whether within existing built-up areas (i.e. infill development fronting an existing road network and includes town sites) or outside built-up areas and town sites and includes rural and semi-rural areas.

No contribution is required unless:

3.1.1 A specific contribution scheme (Development Contribution Plan) has been prepared and is applicable to the subject land; or

3.1.2 The Shire requires a Traffic Impact Assessment (TIA) in order to assess a proposal, and the TIA indicates that modifications to the existing road network to accommodate increased traffic, manoeuvres and road safety are required. In these circumstances, if Development Approval is granted it will include a condition stating that all costs associated with the design and construction of the upgrade will be met directly by the developer. The Council may consider accepting a contribution equal to the value of the design and construction of the upgrade plus a 5% administration charge.

3.1.3 The standards to be adopted for road upgrades under clause 3.1 shall be in accordance with the requirements stipulated in the Shire's Road Asset Management Plan, for the location of the land (i.e. within or outside built up areas).

3.2 The need to upgrade an existing road is based on the understanding that developments that significantly intensify road usage will create the need to upgrade existing roads to a higher standard. As each development incrementally

adds to an increase in traffic volume, each development approved which identifies the need for upgrades in a TIA must contribute proportionally to fund future upgrades.

3.3 Road upgrades will be carried out when traffic volumes require an increase in road standard. Therefore, the funds collected should be sufficient to enable the upgrade of the road to the next standard as depicted in the Road Asset Management Plan.

3.4 Where a development will generate additional traffic volumes in excess of ten vehicles per day per lot and/or includes vehicle types larger than Austroads Vehicle Classification System Class 2, a road upgrade shall be carried out as a condition of approval to the satisfaction of the Shire of Dardanup. The upgrade required shall meet the Shire standards for the increased traffic volume and class. An estimation of traffic volume shall be determined by the Shire of Dardanup or by an appropriately qualified consultant approved by the Shire of Dardanup and at the cost of the applicant.

4. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)
Shire of Dardanup Local Planning Scheme No. 9 (LPS9).

Shire of Dardanup Local Planning Scheme No. 9 (LSP9).
SDev CP104 Local Planning Policy Caravans as Temporary Accommodation

Shire of Dardanup

POLICY NO:
SDev CP068 – LOCAL PLANNING POLICY - UNIFORM FENCING ABUTTING PUBLIC LAND AND STREET LANDSCAPING WITHIN SUBDIVISIONS – MAINTENANCE

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:	20/10/10	Res:	358/10	**Synopsis:**	Policy created. 20/10/2010
	1	ENG29	OCM:	10/05/12	Res:		**Synopsis:**	Reviewed Policy Adopted
Version	2	CP068	SCM	26/07/18	Res:	251-18	**Synopsis:**	Reviewed and Adopted by Council
Version	3	SDev CP068	OCM	30/09/20	Res:	269-20	**Synopsis**	Reviewed and Adopted by Council
Version	4	SDev CP068	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and Adopted by Council
Version	4	SDev CP068	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

There may be a requirement within subdivisions in the Shire of Dardanup for the provision of uniform fencing which abuts public land and also street landscaping. If these areas are not satisfactorily maintained prior to Council assuming control, expensive remediation may need to be undertaken at Council's expense.

The purpose of this policy is to ensure that when the Shire assumes the maintenance role for uniform fencing abutting public land, it is in a good clean order and that street landscaping is adequately established.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. POLICY

3.1 Any future requirement for the provision of uniform fencing abutting public land and street landscaping within any subdivision in the Shire of Dardanup shall be subject to being constructed and maintained to the satisfaction of Council.

3.2 The developer is required to pay a maintenance bond of 2.5% of the cost of construction of the fence, as a condition of this policy.

3.3 It is the developer's responsibility to ensure that for a 24 months after the date of completion of a fence abutting public land, the fence is maintained to its original condition and is free from graffiti and/or other unsightly stains or markings, at the expense of the developer.

3.4 It is the developer's responsibility to ensure that for 24 months after the date of completion of street landscaping, the landscaping is maintained in a healthy condition, all weeds are removed, and any dead or diseased plants are replaced, all at the expense of the developer.

3.5 The Shire will not support a subdivision, or clear a condition of subdivision, unless the developer agrees to comply with the provisions of this policy and has paid the appropriate maintenance bond to the Shire.

Application

The requirements of this policy will be considered where a condition of subdivision requires the provision of uniform fencing abutting public land and/or street landscaping.

4. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)
Shire of Dardanup Local Planning Scheme No. 9 (LPS9).

POLICY NO:
SDev CP084 – LOCAL PLANNING POLICY – ADVERTISING SIGNAGE

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:		Draft	OCM	29/07/2020			**Synopsis:**	
Version:	1	SDev CP084	OCM	30/09/20	Res:	269-20	**Synopsis:**	Policy reviewed and endorsed by Council.
Version:	2	SDev CP084	OCM	31/03/21	Res:	61-21	**Synopsis:**	Amended and adopted by Council.
Version:	3	SDev CP084	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	4	SDev CP084	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE AND OBJECTIVE

This Policy provides guidance on the assessment of advertisement signs within the Shire of Dardanup. This Policy outlines when advertisement signs require development approval, and the objectives and standards against which the Shire will assess applications for advertisement signs.

This Policy also seeks to exempt certain advertisement signs from the need to obtain development approval where minimum requirements are met.

The objectives of this Policy are to:

2.1 Ensure that advertisement signs are appropriate for their location, relate to the land and/or buildings for which it is placed, and do not adversely impact the amenity of the surrounding area.

2.2 Ensure advertising signage is of a scale appropriate to buildings, lot size and lot frontage/s of the site relevant to the application.

2.3 Ensure that advertisement signs only advertise services offered and/or products produced, sold, and/or manufactured on the land or building/s related to the approved use/s taking place.

2.4 To ensure advertisement signs do not pose an unnecessary risk to the safety of people and vehicles by virtue of their location, design, use and function.

2.5 To ensure that advertising signs are simple, clear, easy to read and maintained to a high standard.

2.6 Protect the cultural heritage significance of particular places and/or areas.

2.7 To provide for the rationalisation of signage on properties with multiple advertising requirements.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Under clause 3(5) and clause 67(g) of the Deemed Provisions the Local Government is to have due regard to a local planning policy in making a determination under the local planning scheme and applications for development approval.

3. REFERENCE DOCUMENTS

- Planning and Development Act, 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Dardanup Local Planning Scheme No.9 (LPS9)

4. DEFINITIONS

4.1 The words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, and as defined below.

4.2 The meaning of other specific words and expressions relevant to this Policy given below:

Advertisement Sign: Has the same meaning as an 'Advertisement' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Electronic Display Screen/Panel: Means an advertisement sign or a portion of an advertisement sign that displays an electronic image or video, which may or may not include text.

Election Sign: **Means a sign that is -**

a) The advertisement is erected or installed in connection with an election, referendum or other poll conducted under the *Commonwealth Electoral Act 1918* (Commonwealth), the *Referendum (Machinery Provisions) Act 1984* (Commonwealth), the *Electoral Act 1907*, the *Local Government Act 1995* or the *Referendums Act 1983*.

b) The primary purpose of the advertisement is for political communication in relation to the election, referendum or poll.

Fence: a freestanding structure put in place to mark a boundary and restrict movement across a property. It can be a permeable or solid structure. A fence may consist of several sections each section defined by a clear edge at which the angle of alignment of the adjoining fence changes.

Gable: is the generally triangular portion of a wall between the edges of a sloping roof.

Heritage Area: Has the same meaning as 'Heritage Area' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Heritage Place: Has the same meaning as 'Heritage Place' as defined in section 3(1) of the *Heritage of Western Australia Act 1990.*

Heritage Protected Place: Has the same meaning as 'Heritage protected place' as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* – Schedule 2 – Deemed Provisions.

Sign: includes all forms of advertising devices, signage and bill posting including a notice, flag, mark, structure or device, or part thereof, whether or not words, numbers, expressions or symbols are shown thereon.

Sign surface area: where the sign is painted, printed or affixed on a building or fence and there is no contrasting background used to the predominant colour of the building elevation or fence, the surface area of the sign taken as the outer edge of the lettering, symbols images used. In the event contrasting colour(s) are used, the outer edge of the contrasting colour(s) will form the sign surface area. The surface area of the sign in a co-joined 'V' shape is the sum of both surfaces.

Third Party Signage: Means any advertisement sign advertising services and products unrelated to the subject site.

Wall: is the vertical external face of a constructed building comprising solid building material and includes any openings (windows/doors) but does not include a fence. A building may consist of several walls each wall being defined by a clear edge at which the angle of alignment of the adjoining wall changes

4.3 The definitions of various advertisement signs are contained within Table 1, 2 and 3: Advertisement Sign Requirements.

5. POLICY

5.1 This Policy exempts advertisement signs from requiring development approval where the advertisement sign is permitted in a Zone and complies with the development standards in Table 1 and the General Requirements listed in Part 7.1 of this Policy.

5.2 A Development Approval application is required for all other signs within the Shire, excluding signs for which approval is not required under Clause 61 of the Deemed Provisions. Development applications will be assessed against the Development Standards contained in Table 2 where applicable, and the Development Requirements listed in Part 7 of this Policy. Advertisement signs that do not comply with the objectives listed in Part 2 of this policy are deemed unacceptable and will not be supported unless exceptional circumstances exist.

5.3 The exemption afforded by Clause 5.1 of this Policy does not apply in any of the following situations where the advertisement sign:

a) is located on land reserved under the Greater Bunbury Region Scheme or on a lot abutting land reserved under the Greater Bunbury Region Scheme, unless the development is exempted under the Greater Bunbury Region Scheme;

b) is located in a road reserve under the care and control of the Shire of Dardanup except for signs approved under Infr CP040 and Infr CP041;

c) does not comply with the Development Requirements listed in Part 7 of this Policy;

d) is illuminated or contains an electronic display screen and/or panel components;

e) is inconsistent with any relevant Design Guidelines or other Local Planning Policy;

f) is located in a place that is included on a Heritage List or on land located within a Heritage Area designated under the Scheme or located in a Heritage Protected Place;

g) is to be erected or installed within 1.5m of any part of a crossover or street truncation;

h) Where multiple signs are proposed **on** a single property and/or lot.

5.4 If a particular advertisement sign is not listed or defined, it shall be assessed on its individual merits in accordance with the objectives outlined in Part 2 of this Policy and the Scheme.

5.5 Before carrying out of any development listed associated with advertising signs, any other licences, permits or approvals required is to be obtained in accordance with any other law. A building permit may be required and applicants should consult with the Shire Building Division to determine if a building permit application is required to be submitted.

5.6 Signs listed in Table 3 <u>are not</u> permitted in the Shire of Dardanup.

6. INFORMATION REQUIRED TO ACCOMPANY DEVELOPMENT APPLICATION

An application for development approval for an advertisement sign is to be accompanied by the required information listed by Clauses 62 and 63 of the Deemed Provisions. At a minimum, a signage plan/s shall be submitted with each application with the following information:

- The name of the sign type as described in this Policy, for example, 'Wall Sign', 'Roof Sign' etc. or a full description of the sign;
- Details of the business or land use conducted on the premises to which the sign relates including the business name, business owner/proprietor, business address and contact details;
- Site plan: indicating the location of each proposed sign on the building and/or site and any existing signage that will be retained or removed;
- Elevations: showing the details/display of each sign, including wording, images, logos, colours and size dimensions, drawn to a professional standard;
- Specifications: including materials to be used, fixing methods, proposed illumination (if any) and any support structure/s;
- All application for development approval are to include footing details of the signage structure, or detail as to how the sign is intended to be fixed to the land or the building to which it applies;
- Fee: if a signage application does not form part of a larger development application, the fee will apply based on the cost of the proposed signage; and
- Approximate cost of the proposed sign.

Applications for development approval, which are not accompanied by the necessary information, will not be accepted for assessment and processing.

All applications for Electronic Display Screen/Panel Signs are required to be accompanied with an electronic display screen/panel lighting impact report from a qualified lighting engineer that specifies the maximum daytime, dawn/dusk, and night-time brightness relative to the surrounding development and land uses and the dwell/transition time.

All applications for advertisement signs within a Heritage Area/Place are required to be accompanied with a heritage assessment or statement prepared by a qualified practitioner that specifies the impact of the sign on the heritage of the area.

7. DEVELOPMENT REQUIREMENTS

7.1 General Requirements

a) Advertisement signs shall only advertise services and products available on the premises where the sign is located. Third party advertising not permitted.

b) Advertisement signs must be contained wholly within the property boundaries of a lot and a nil setback may apply where the sign will not overhang and the sign and its footings will not encroach into any reserve (including road reserve).

c) A sign is not to be erected or installed within 1.5m of any part of a crossover or street truncation and is not to cause interference with or be hazardous to vehicular traffic and pedestrians.

d) Street numbering shall be incorporated into advertisement signage, and shall be clearly visible from the street.

e) Except where required by clause 5.3 of this Policy, development approval is not required where the content of an approved advertisement sign is proposed to be changed, provided the dimensions, location and structure remain unchanged, and the wording is not to be of an offensive nature.

f) Advertisement signs shall not be located in a location or manner that unreasonably obstructs the view of existing public artwork or murals.

g) Signs are required to be securely fixed to the structure by which it is supported.

h) A signage strategy is required for multiple signs on a single property and/or lot.

i) Where a proposed sign is exempt, the applicant is to provide written correspondence of the proposed signage for the Shire to keep on record.

j) Signs needs to be of a high quality, and maintained to a high quality. If in the opinion of the local government, the sign is in conflict with the aims of the Scheme the local government may require the owner of the advertisement to repair or remove the advertisement.

7.2 Illuminated and Electronic Display Screen/Panel Signs

a) All Electronic Display Screen/Panel signs shall:

   i. be restricted to static images that are:
      - externally illuminated during hours of darkness; or
      - displayed electronically, i.e. in a digital format.
   ii. have a minimum dwell time duration of 30 seconds;
   iii. not contain a transition time from one display to another that exceeds 0.1 seconds; and
   iv. no display transitional effects such as fly-in, fade-out and scrolling.

b) Illuminated advertising signs, including electronic display screens/panels, abutting any road must:

   i. use a low level of illumination, not exceeding 300cd/m2, not flash, pulsate, or chase, and not cause a nuisance, by way of light spillage, to light received to the abutting sites to a maximum of 50 lux;
   ii. not contain fluorescent, reflective or retro reflective colours or materials;

iii. not interfere with or be likely to be confused with traffic control signals;
iv. screen any electrical cables from the public realm and be maintained in a tidy manner; and
v. not be located in Residential areas.

7.3 Signage Strategy

a) A Signage Strategy (example illustrated in Appendix 1) required by Clause 7.1 of this Policy shall include the following information:

i. a scaled site plan, illustrating the location of any existing and proposed signage;
ii. elevation details illustrating the location and dimensions of any existing and proposed/future signage;
iii. details of any illumination if signage is proposed to be illuminated;
iv. evidence that all tenancies have equitable access to signage locations and
v. other plans and information that the Shire may reasonably require to enable the signage strategy to be assessed and determined.

b) All advertisement signs shall comply with the approved Signage Strategy, unless otherwise approved by the Shire under a separate development approval.

c) Further development approval is not required where an advertisement sign complies with an approved signage strategy.

7.4 Heritage Places

a) Any original and early signage (including remnants) that contribute to the cultural heritage significance of a heritage place shall be preserved.
b) The size, scale, location, materials and colours of any proposed advertisement sign on a heritage place must respect the heritage value of the site.
c) Advertisement signs shall not impact the heritage value/significance of an area.

7.5 Performance Criteria

Where standards in Clause 7.1 and 7.2 are not met, the variations will be assessed in accordance with the performance criteria outlined below:

a) Response to location and character

- Signs shall not result in an adverse impact upon the character or historical significance of the site.
- Signs shall not dominate the streetscape or detract.
- Signs shall not block important views or vistas to environmental or heritage areas or obscure architectural detailing.

b) Scale and design of signage

- The scale and design of signage is appropriate to the building and architectural details to which it relates.
- The scale and design is compatible with surrounding development and general nature of land use.
- Signs shall not contain reflective materials or finishes that would adversely affect amenity within the public realm or adjacent buildings.
- Signs shall not incorporate sound or vibration
- Signs shall not incorporate offensive content.
- All supporting structures, cabling and conduits shall be screened from public view.

c) Rationalisation of signage

- The rationalisation of signage is supported where possible.
- Multiple signs on a single site will not be supported, where rationalisation opportunities are possible.

d) Design, construction and maintenance

- Signs shall be constructed using high quality, durable materials and installed in a professional manner.
- Signs are maintained to a high standard.

e) Safety

- Signs shall be adequately installed and secured.
- Signs shall not cause confusion with, or reduce the effectiveness of, traffic control devices.
- Signs shall not cause driver distraction or otherwise impact on traffic or driver safety.
- Signs shall not obstruct safe and convenient pedestrian movement.
- Signs shall not pose a threat to public safety or health.

7.6 Contents of Signs

The content of any sign shall not contain any information that may be deemed by the Local Government to be misleading, offensive or derogatory in nature. Where a sign is deemed to fall into one or more of the categories above, the Local Government will request that revised content be provided.

7.7 Advertisement Signs required by Shire of Dardanup and Public Authorities

Advertisement signs required by the Shire of Dardanup and/or a public authority are exempt from requiring development approval.

8. APPLICATION

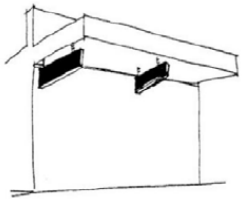
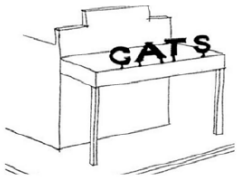
This Policy applies to the entire Shire of Dardanup Scheme Area and is to be read in conjunction with the Scheme and any other relevant local planning policy. This Policy does not deal with:

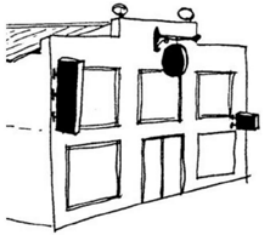
- warning signs and risk management signage installed by the Local Government on Local Government controlled land in accordance with the *Public Works Act, 1902*; and

- street parking signs, information signs, road signs, regulatory traffic signs and directional signs installed by the Local Government in local road reserves in accordance with the *Public Works Act, 1902*. The Local Government's approach to such signage is set out in Policy CP040 Directional Signage Policy for Fixed Signs within Road Reserves and Policy CP041 Directional Signage for Public Events and Activities – Temporary Signs within Road Reserves.

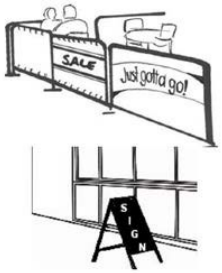
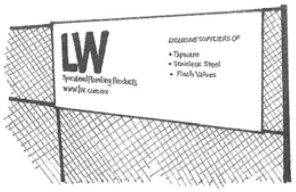
Signs which do not require approval.

The following signs do not require approval if the sign meets all applicable development standards and it only applies to the Permitted Zones. Any variations to the development standards proposed, requires an application for development approval. The signs types in Table 1 in all other Zones will require development approval.

SIGN TYPE		EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
SIGNS ON BUILDINGS	PERMITTED ZONES	
Awning Signs (below) An advertisement sign fixed to or suspended from the underside of a verandah, balcony or awning. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes	Awning Signs (below) shall: • Is a single faced sign • achieve a minimum height clearance of 2.7m from the natural ground level; • not exceed a height of 500mm; • not exceed an area of 4 m2; • not be within 3m of another such sign attached to the underside of the same verandah; • not project or overhang beyond the boundaries of the lot; • consist of one sign per tenancy; and • only be located near the entrance to a tenancy.
Awning Signs (above) An advertisement sign located above the outer fascia of a verandah, balcony or awning. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes	Awning Signs (above) shall: • Is a single faced sign • not exceed 500mm in height; • not exceed 500mm in depth; • not project beyond the outer metal frame or the surround of the fascia of the building to which it is attached; • not project or overhang beyond the boundaries of the lot; • consist of one sign per tenancy; and • only be located near the entrance to a tenancy.
Community Service Sign Is a temporary sign on non-rigid material hung on a building or fence to which advertises non-for-profit, short term events such as a fete, fair or festival for a charitable, religious, education, child care, sporting organisation or the like. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes	• One sign per street frontage. • Maximum area of 4sqm; • Located on the site of the proposed activity or the property of the relevant organisation where the activity is to occur; and • Not be displayed more than four weeks prior to the event advertised and removed not later than one week after the conclusion of the event.

SIGN TYPE		EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
SIGNS ON BUILDINGS	PERMITTED ZONES	
Freestanding Banner Signs A freestanding banner sign is an advertising device made from lightweight material attached to a pole weighted to the ground. These signs come in a variety of shapes and may also be referred to as 'Bali', 'Teardrop', 'Blade' or 'Wing' signs. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes	• Dimension: max. 2.5m height max. 1.2m width • Must: • be limited to 2 per street frontage; • be securely fixed to a building or pole of sufficient size and strength to support the banner under all conditions; • be erected within the boundaries of the lot and not project beyond any lot boundary; • not be located within the street setback line; • not impede vehicle • sightlines for access to and from the property; and • not impede pedestrian access to and from the property
Projecting Signs An advertisement sign which projects more than 300mm out from a wall of a building, below the eaves or ceiling height. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes	All Projecting Signs shall: • be limited to a maximum of one sign per tenancy; • have a minimum clearance of 2.7m from the natural ground level; • not project out more than 1m from the wall of which it is attached; • not exceed 4m2 in area; • not be placed within 2m of either end of the wall to which they are attached; and • not project above the top of the wall to which they are attached.
Wall Signs An advertisement sign which is affixed to the external part of a wall of a building, a gable end, or a building façade and no part of which is above the roofline of the building. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes	Wall Signs shall: • not extend laterally beyond either end of the wall or protrude above the top of the wall; and • not cover more than 10% of the façade for each tenancy within a building and/or development site visible from the public realm; or • where there is an approved signage strategy, not cover more than 25% of a façade within a building and/or development site visible from the public realm.

SIGN TYPE		EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
SIGNS ON BUILDINGS	PERMITTED ZONES	
Window Signs An advertisement sign which is painted or affixed to either the interior or exterior surface of the glazed area of the window. **Note: This includes all areas of non-advertising window coverings which block views into or out of the window of the building to which they are affixed.* 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes	Window Signs that: • do not cover more than 50% of the total window area per tenancy; • not obstruct views onto the public realm; and • not detract from the streetscape
Property Transaction, Display Home, and Building Construction Signs An advertisement sign advertising the display, sale, construction or lease of buildings, land and/or development.   	All Zones	Property Transaction, Display Home, and Building Construction Signs pertaining to Single Houses, Grouped and Multiple Dwellings that: • a double faced sign having not exceeding an area of 2m2 for property transactions and building construction and 4m2 for Display Homes; • are limited to a maximum of one sign per street frontage for each property or tenancy; and • illumination is not permitted. Property Transaction and Building Construction Signs for shopping centres, commercial developments, that: • do not exceed an area of 5m2; • are limited to a maximum of one sign per street frontage for each property or tenancy; and • do not exceed a maximum height of 3m, inclusive of supporting posts/structures.

SIGN TYPE PORTABLE TEMPORARY SIGNAGE	PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
Ground Based Signs An advertisement sign not permanently attached to the ground including, but not limited to a sandwich board sign which consists of two sign boards attached to each other at the top or elsewhere by hinges or other means, which is no higher than 1.2m above natural ground level. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes Tourism Rural	Ground Based Signs that: • contain a maximum area of 1m2 each side; • are only displayed during the operating hours of the business to which the sign relates; • provide a clearance of a minimum of 1.8m to a footpath or pedestrian walkway; • are limited to a maximum of one sign per tenancy on a lot; • are not located more than 5m from the building to which the sign relates; • do not exceed a maximum height of 0.75m measured from natural ground level (including supporting structures).
Fence Sign An advertisement sign attached to a fence. 	Light Industry General Industry	Fence Signs shall: • Is a single faced sign; • be limited to a maximum of one sign per street frontage on any one lot; • be securely attached; • sit flush on the fence to which it is attached; • not contain any sharp or pointed edges below a height of 2.7m; • not cover more than 30% of the total area of the fence; and • not impact on views to the street and/ or building.
Signage for sponsorships at sports grounds/ovals	**All zones and reserves where the use is permitted and approved.**	**Signs shall:** • be securely attached to a fence; • be no higher than 1.2m from the ground; • sit flush on the fence to which it is attached; • not be illuminated; • always be internally facing.
Rural Producer Sign A sign erected on land lawfully used for rural or faming purposes which advertises goods or products produced, grown or lawfully manufactured on the land within the boundaries of which the sign is located. 	Tourism Rural Rural Residential	Rural Producer Sign shall; • Not exceed 2.5m² in area; • Not exceed 3m in height; • Be no more than one sign per lot; and • Only be erected and maintained on land on which the goods or products are produced, grown or lawfully manufactured

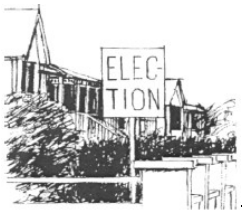
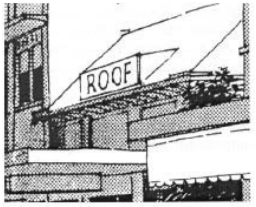
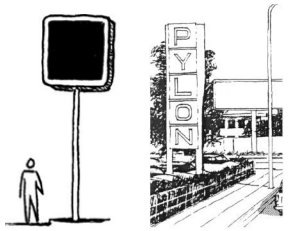
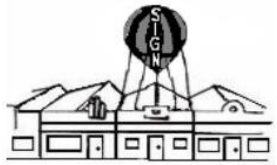
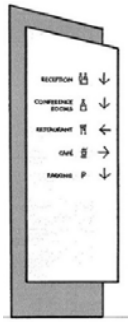
SIGN TYPE PORTABLE TEMPORARY SIGNAGE	PERMITTED ZONES	EXEMPTED ADVERTISEMENTS – DEVELOPMENT STANDARDS
Home Occupation/Home Business Sign	Residential	Specific signage provisions – areas Signage on residential properties: • Shall be associated with an approved home occupation or home business. • No more than one sign per street frontage shall be supported • Signage shall be sited appropriately and not obscure vehicle and pedestrian sightlines. • Individual signage shall not exceed 0.5 of a square metres • No illumination permitted.
Election sign **As per the definition in Part 4 of this policy.** 	**All Zones**	• Not to be displayed on local government controlled land or a road or other public place. • The advertisement is not erected or installed until the writ or writs have been issued or, for an election, referendum or poll under the Local Government Act 1995, until the 36th day before the day on which the election, referendum or poll is to be held. • The advertisement is removed no later than 48 hours after the election, referendum or poll is conducted. • The advertisement is not erected or installed within 1.5 m of any part of a crossover or street truncation.
Roof sign Is an advertisement positioned at the top of a building (above an awning, verandah roof or the like) where the roof of that building would normally form the predominant backdrop to the sign when it is viewed from the ground. 	Mixed Use District Centre Light Industry General Industry Commercial Service Commercial Private Community Purposes Tourism	• A maximum area of 20% of the area of the roof panel on which it is located or 4m2 whichever is the lesser. • A maximum width of 2/3 of the width of the roof. • Does not protrude above the roof ridgeline. • Does not project more than 300mm from the portion of the building to which it is attached.

TABLE 2 – SIGNS THAT REQUIRE DEVELOPMENT APPROVAL

Signs that Require Development Approval

The following signs require development approval in all circumstances. Applications will be assessed on their merit and need to demonstrate compliance with the Development Standards in Table 2.

SIGN TYPE	DEVELOPMENT STANDARDS
Pylon Signs An advertisement sign which affixed to the ground having one or more supports where the overall height (inclusive of any supports) is greater than the sign's horizontal dimension. 	Pylon Signs shall: • The maximum sign face area is 10m2 per face, for a maximum of two faces; • Must not be located less than 1.5m from the front property boundary (including the primary and secondary street frontages of a corner lot), and must not project beyond the alignment of any property boundary; • have a minimum clearance of 2.7m from the natural ground level; • be restricted to a maximum of either one pylon or monolith sign per street frontage, or where a lot has numerous tenancies/units, multiple pylon or monolith signs may be approved where separated by a minimum distance of 50m; • not exceed 2.5m measured horizontally across the face of the sign; • Where practical, make provision for infill panels to accommodate the needs of a property containing multiple tenancies/units; • not be more than 6m above natural ground level (including supporting structures), except where: • multiple tenancies/units are located on a lot, then the height can be increased to 7m above natural ground level (including supporting structures).
Balloon Sign An inflatable advertisement sign. 	Balloon Signs shall: • not exceed 7m in diameter; • not exceed 9m in height; • not be displayed for more than 14 days in aggregate for any one calendar year; and • be securely attached.
Monolith Signs An advertisement sign comprising of a solid, ground mounted structure, where the vertical dimension exceeds the horizontal dimension, but does not include a Pylon Sign or a Directional Sign: 	Monolith Signs shall: • not be more than 6m above natural ground level (including supporting structures), except where multiple tenancies/units are located on a lot, then the height can be increased to 7m above natural ground level. • have a maximum area of 15m2 • be restricted to a maximum of either one pylon or monolith sign per street frontage, or where a lot has numerous tenancies/units, multiple monolith or pylon signs may be approved where separated by a minimum distance of 50m. • Where practical, make provision for infill panels to accommodate the needs of a property containing multiple tenancies/units.

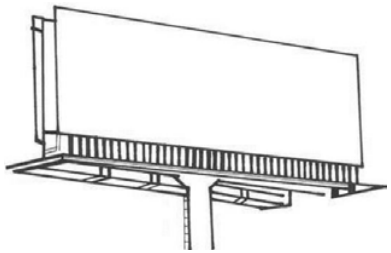
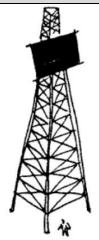
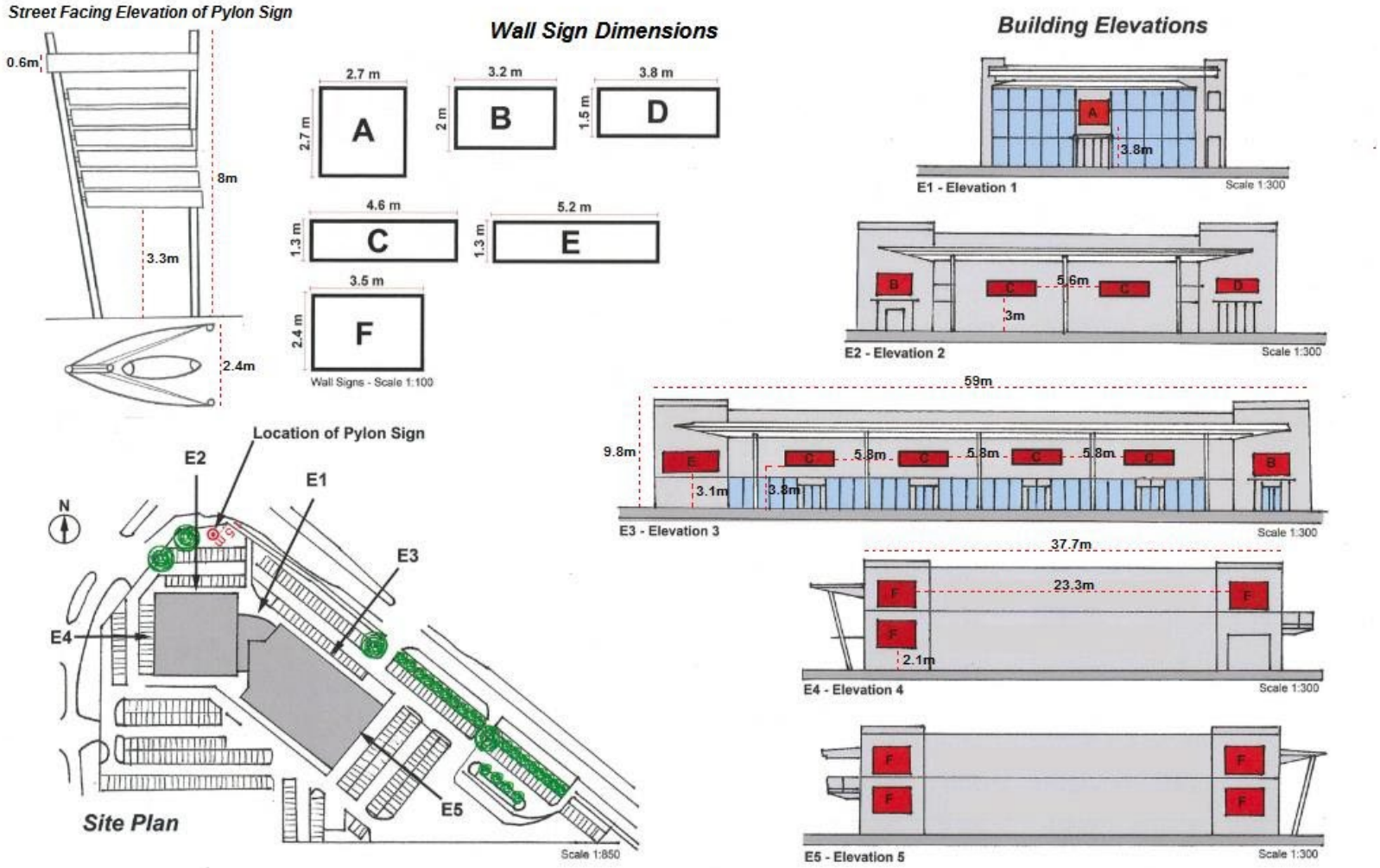
SIGN TYPE	DEVELOPMENT STANDARDS
Billboards An advertisement sign fixed to a freestanding structure or building may include LED components, however not classified as a pylon or wall sign. 	Not permitted, but Council may consider a hoarding sign subject to the following; • Number of similar signs approved by Council within 1km of the proposed sign; • Must be mounted as a freestanding structure; • Must not be located on a street frontage of a premises along which is located another billboard sign, billboard sign large, ground sign, pole sign, pylon sign or pylon sign – large; • Sign not exceed a maximum of 85m² in area; • Sign not less than 1.2m or greater than 20m (top of sign inclusive of supporting posts) above ground level; • Setback of the sign from the property boundary to be determined subject to the adjoining road hierarchy, width of road reserve, proximity of sensitive uses, size of the sign and any existing vegetation/screening; • Consideration to advice received from agencies upon referral of the proposal to the affected agencies.
Trailer Mounted Signs An object which is displayed for the purposes of advertisement (including a variable message sign); or an advertisement sign which is attached to or placed on a vehicle (car, truck, boat, trailer, caravan, machinery, whether moveable or not).  	• Maximum horizontal or vertical dimension being 2.0m • The vehicle Is removed when Cyclone warning 'Yellow' alert is issued • The sign is adequately secured to not cause risk to other road users. • Public authorities exempted.
Any Other Sign - Is a sign that is not listed or defined within the general terms of the definitions or otherwise mentioned in this Policy.	These are to be considered against the provisions of a sign definition of 'nearest fit' and the performance criteria.

TABLE 3 – ADVERTISEMENTS NOT PERMITTED

Signs not Permitted - the signs below are not permitted.

SIGN TYPE	ADVERTISEMENTS NOT PERMITTED
Tower Sign A sign affixed to, or placed on an open structural mast or tower. 	Tower Signs are not permitted.

APPENDIX 1 – Signage Strategy Example



Shire of Dardanup

POLICY NO:
SDev CP092 – LOCAL PLANNING POLICY - MILLBRIDGE ESTATE – SPECIAL PROVISIONS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:						**Synopsis:**	
	1	DEV17	OCM:	21/09/16	Res: 239/16	**Synopsis:**	Policy created. 21/09/2016
Version:	2	CP092	OCM:	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council – Advertised
Version	3	SDev CP092	OCM	30/09/20	Res: 269-20	**Synopsis**	Reviewed and Adopted by Council
Version:	4	SDev CP092	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	5	SDev CP092	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this policy is to apply site specific development and design controls to address the unique characteristics of properties in the Millbridge Estate adjacent to Millars Creek to prevent inappropriate development.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the Planning and Development (Local Planning Scheme) Regulations 2015.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
Shire of Dardanup Local Planning Scheme No. 9 (TPS9)

4. DEFINITIONS

Rural-styled Fencing - means treated pine logs in a post and rail style to a maximum height of 1.2m above the adjoining natural ground level with infill being ring lock wire mesh.

Open-style Fencing - means tubular pool style fencing.

Soft Landscaping - means the planting of native species and/or mulch with a maximum depth of 100mm and being kept clear from the base of existing mature trees.

Outbuilding - under the R-Codes means an enclosed non-habitable structure that is detached from the dwelling.

5. POLICY

5.1 In considering an application to approve a Local Development Plan on land abutting Millars Creek, Council shall be satisfied that matters contained in LPS9 and the Regulations are met and may impose appropriate conditions on any approval.

5.2 A Local Development Plan adopted in accordance with the Policy shall:

i) Include a 3 metre wide development setback from the property boundary abutting the Millars Creek reserve, to be known as the designated Protection Area;

ii) Not alter the existing ground level for that portion of land within the designated Protection Area;

iii) Retain all vegetation within the designated Protection Area;

iv) Refrain from developing land within the designated Protection Area, except for the following:

- Rural-styled fencing or open-style fencing including a single pedestrian gate.
- Pedestrian access pathway (including steps or stairs) with a maximum width of 1.5m;
- Soft landscaping.

Dwelling setbacks are to be in accordance with the adopted Local Development Plan for the relevant lot and may be varied under the R-Codes to meet the objectives of this policy;

v) Outbuildings and ancillary development are to be sited in accordance with the adopted Local Development Plan for the relevant lot.

vii) It is the landowner's obligation to ensure that the development is in accordance with any Developers Restrictive Covenant and the Millbridge Private Estate Building Design Guidelines registered against the land;

viii) All lots along Millars Creek are in a designated Bushfire Prone Area and all development will need to comply with AS 3959 (Construction of Buildings in Bushfire Prone Areas) relevant to the Bushfire Attack Level (BAL) assessment as determined by an accredited consultant. Local Development Plans are to site building locations giving due regard to the relevant BAL assessment to achieve suitable separation.

viii) In considering a Development Application proposing to vary any of the provisions of an approved Local Development Plan, the Shire will undertake consultation with adjoining landowners and any external agencies as and where appropriate to ensure development is consistent with the objectives of the policy and any other legislative requirements.

5.3 All proposed Local Development Plans shall give due regard to the provisions of this policy which will form the basis for assessment.

5.4 Council will request that the Western Australian Planning Commission include as a condition of subdivision approval that all land to be used for residential purposes abutting Millars Creek shall require the preparation of a Local Development Plan, prior to development.

5.5 Local Development Plans will be assessed against the criteria contained in this policy and shall be processed in accordance with the measures outlined in the Regulations.

6. APPLICATION

This policy applies to all land zoned "Residential" and/or "Development" with a R10 density coding along Millars Creek in the area known as Millbridge Estate.

Shire of Dardanup

POLICY NO:
SDev CP094 – LOCAL PLANNING POLICY - DARDANUP WEST/CROOKED BROOK AREA – PROVISION OF FORESHORE FACILITIES DEVELOPER CONTRIBUTION

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:	08/09/10	Res:	303/10	**Synopsis:**	Policy created. 08/09/2010
	1	DEV19	OCM:	10/05/12	Res:		**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP094	SCM	26/07/18	Res:	251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP094	OCM	30/09/20	Res:	269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP094	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	5	SDev CP094	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

In 2007 the "Dardanup West/Crooked Brook Structure Plan" (plan) was approved by the Western Australian Planning Commission. The plan provides strategic direction is for the development of Small Holding zoned (rural residential) lots in the area with the potential additional lot yield estimated to be 400 lots. As part of this policy, developers of land within the plan area are required to contribute to the establishment of foreshore facilities.

This policy shall only apply to land which has been rezoned to 'Small Holding' and is being subdivided into rural residential lots.

The objective of the policy is to ensure that the future development of foreshore facilities in the area covered by the plan is sufficiently funded via developer contributions so as not to place added burden on ratepayers.

3. REFERENCE DOCUMENTS

Shire of Dardanup Local Planning Scheme No. 9.

4. POLICY

There will be significant development in the plan area which will create the demand for foreshore facilities.

The cost of developer and Council funded foreshore facilities that will be required ~~is~~ was estimated at $207,909 as at 1 July 2010. Based on a predicted 25% usage from residents from outside the plan area $51,977 has been deducted from the total resulting in developers being required to fund $155,931 (as at 1 July 2010).

Based on a lot yield of 400 lots in the plan area the developer contribution is calculated at $390 per lot as at 1 July 2010, however these costs will be reviewed on an annual basis and be subject to increases in line with CPI. Where the Shire has an approved foreshore facilities Master Plan, costs are to be based on the actual cost of works in the Master Plan and will be subject to increases in CPI.

4.1 Foreshore Facilities

It is expected that three separate areas with foreshore facilities along the Preston River will be required, and these are indicated on the Dardanup West/Crooked Brook Structure Plan. It has been assumed that each area will consist of the following features, when determining the cost of developing these areas:

- Grassed Area: 2000m^2
- Natural vegetation: 2000m^2
- Picnic Settings x 2
- Pathways adjoining roadside parking and picnic area

4.2 Review of Developer Contributions

The developer contribution amount shall be reviewed on an annual basis in accordance with the following process:

- The review shall be undertaken in June each year.
- The new contribution rate shall come into effect on the latter of the 1st of July of that year or when the review has been completed and a new rate has been adopted by Council under the 'Fees and Charges' for that year.
- The review will consist of a review of estimates for the construction of the shared cost infrastructure unless there is an approved foreshore facilities Master Plan, in which case the actual cost of works in the Master Plan will be used.
- The review will consist of a review of contributions received and interest earned.

The construction estimates are based on works being undertaken by Council construction crews and all required materials being sourced and/or purchased through the Council.

The review of estimates will be carried out in conjunction with Council's annual budget deliberations. Therefore, the estimates shall be adjusted in accordance with plant, labour and construction material rates used in the development of Council's annual budget. All quantities used in the estimates will remain constant and shall not be adjusted during each review.

The Shire will request the WAPC apply the following subdivision condition to all subdivision applications in the Dardanup West/Crooked Brook Structure Plan area:

> *The subdivider making satisfactory arrangements with the Local Government to contribute towards the costs of provision of foreshore facilities identified in the Dardanup West/Crooked Brook Structure Plan area in accordance with the Dardanup West/Crooked Brook Area Road Provision of Community Facilities Developer Contribution Policy.*

Funds will be collected from the subdividers at the time of request for subdivision clearance and will be placed in a reserve for the specific purpose they are collected.

POLICY NO:
SDev CP096 – LOCAL PLANNING POLICY - SEA CONTAINERS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History			OCM	08/03/12	Res: 57/12	**Synopsis:**	Policy created. 08/03/2012
	1	DEV21	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version	2	CP096	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version	3	SDev CP096	OCM:	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version	4	SDev CP096	OCM:	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this policy is to regulate the use of sea containers for storage within the Shire of Dardanup to ensure that they:

(a) are located, screened and/or colour treated to appear visually integrated with the surrounding area; and

(b) do not result in an adverse impact on amenity or streetscape.

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
Shire of Dardanup Local Planning Scheme No. 3 (LPS9)

4. DEFINITIONS

'Sea Container' - A re-sealable metal transportable structure designed for the storage, unitized freight handling and/or transport of goods from one location to another by road and sea.

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

5. POLICY

5.1 The Shire will not permit sea container(s) on land zoned 'Residential' or within any designated townsite boundary as defined under TPS3LPS9, other than in accordance with part 5.2 below.

5.2 Temporary uses: A sea container for temporary use does not require Development Approval in any zone where the following conditions are met:

(a) one sea container only is placed on the lot for up to a maximum of 7 days in any 12 month period, and is used solely for the loading/unloading of goods. The sea container must be located wholly within the lot boundaries and must not interfere with vehicle sightlines; or

(b) one sea container only is placed on a lot for up to a maximum 12 months, and is used only in conjunction with building construction or subdivision works occurring, or approved to occur, on the same lot or adjoining lot. The sea container must be located wholly within the lot boundaries and must not interfere with vehicle sightlines.

5.3 Industrial Lots: On lots zoned General Industry or Light Industry, sea containers do not require Development Approval where all of the following conditions are met:

(a) sea containers must be located wholly within lot boundaries, and must be setback 10m from both front and rear boundaries, and 5m from all other boundaries;

(b) sea containers are stacked no more than two sea containers high;

(c) sea containers are not located over drainage areas, septic tanks, or vehicle access ways; and
(d) no other structures are proposed to be attached to or cover the sea containers.

5.4 Other than in accordance with parts 5.1 - 5.3 above, an application for Development Approval will be required in all other circumstances. All applications will be assessed having regard to this policy, and may only be supported where all of the following conditions are met:

(a) The land is not zoned 'Residential' or located within any designated townsite boundary as defined under LPS9.

(b) The proposed sea container(s)
i) is/are ancillary to an approved or permitted use;
ii) will not be located within the front setback area of any lot;
iii) will not being located in areas designated for car parking, landscaping, effluent control or storm-water control;
iv) will not be used for human habitation;
v) will only be used for the purpose of storage, unless otherwise approved by Council;
vi) Other than on lots zoned General Industry or Light Industry, sea containers being completely screened from view from nearby roads, other public places, and adjoining properties, or:
- the exterior of the sea container(s) being painted to blend in with the surrounding development, or with the surrounding landscape if the lot is not developed, within 3 months of Development Approval, and maintained thereafter; and/or
- screening planting of native vegetation that comprises a range of sizes (including undergrowth and canopy vegetation), provides an effective visual screen and is a minimum 2m deep, being planted within 3 months of Development Approval, and maintained thereafter;

vii) Other than on lots zoned General Industry or Light Industry, sea containers must not be stacked on top of one another; and

(c) On a lot zoned 'Rural Residential', there must be an existing habitable dwelling on the lot and only one sea container will be supported.

5.5 Notwithstanding Part 5.4 above, if the Shire considers that a sea container is likely to have a detrimental effect on the local amenity, or has the potential to visually impair or detract from the exterior design or appearance of other buildings or sightlines in the vicinity, the application will be refused.

6. APPLICATION

a) This policy applies to all land zoned under LPS9.

b) This policy does not apply to sea containers which have been previously approved by Council.

c) The storage of all sea containers in all areas will require development approval from the Shire of Dardanup, prior to placement.

7 APPLICATION FOR DEVELOPMENT APPROVAL REQUIREMENTS

a) An application for development approval shall be made on an Application for Development Approval Form 110 together with the following information:

i) A site plan showing the proposed location of the sea container(s) on the property distance of each sea container to all lot boundaries and the location of any existing buildings/structures , and the location of existing or proposed vegetation screens;

ii) Plans, dimensions and details of the sea container(s) which also includes the existing and proposed exterior colours;

iii) Photographs of the proposed sea container(s);

iv) Written details of proposed modifications and other works to be carried out to improve appearance and address amenity concerns (eg. painting, screen planting etc.).

b) Notwithstanding that development approval may be granted by Council, a building permit may also be required to ensure compliance with all relevant requirements under the Building Code of Australia and relevant Australian Standards, if modifications are to be made to the sea container.

8 STANDARD CONDITIONS OF DEVELOPMENT APPROVAL

If granted, the Shire's Development Approval may include the following conditions, as a minimum:

a) All development being generally in accordance with the approved development plans which form part of this Development Approval.

b) The exterior of the sea container s) shall be painted in a colour scheme that is consistent with the majority of the surrounding development on the lot, or that is consistent with the surrounding landscape if the lot is not developed, within 30 days of the date of Development Approval and maintained thereafter; and/or

c) Screen planting of native vegetation that comprises a range of storeys, provides an effective visual screen and is a minimum of 2m deep, must be planted within 3 months of the date of Development Approval, and maintained thereafter; and

b) The approved sea container(s) shall not be used for human habitation purposes.

Shire of Dardanup

POLICY NO:
SDev CP099 - LOCAL PLANNING POLICY - DISPLAY HOMES – DEVELOPMENT STANDARDS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:		Res:		**Synopsis:**	
	1	DEV24	OCM:	26/07/12	Res:	261/12	**Synopsis:**	Policy created. 26/07/2012
Version:	2	CP099	SCM	26/07/18	Res:	251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP099	OCM	30/09/20	Res:	269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP099	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council
Version	5	SDev CP099	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The objective of this policy is to provide development standards for display homes so that they are appropriately serviced and limit impacts upon residential amenity.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
Shire of Dardanup Local Planning Scheme No. 9

4. DEFINITIONS

Display home – means a building constructed as a dwelling but used for display purposes to encourage potential customers to purchase and/or construct similar dwellings.

5. POLICY

5.1 Display Homes shall be subject to the following provisions:

a) Unless Council agrees otherwise, a car parking area (which may be in the form of a double garage and double driveway exclusive of roadways and verges) shall cater for a minimum of four cars per display home, being paved and drained to the satisfaction of the Director Infrastructure.

b) Any illumination of a display home is to be directed onto the property itself. The Council will require lighting to be modified if it is of the opinion that adjoining properties and the roadway are unduly affected.

c) Display home signage shall comply with a Shire of Dardanup Signage Policy in the first instance, and in the absence of such a policy, signage shall comply with the following provisions:

   i) A maximum of one (1) freestanding advertising sign (maximum of 6m² and no more than 4m high) shall be permitted, provided it is setback a minimum of 2m from the front boundary.

   ii) No advertising sign shall be permitted within a corner lot's 6m by 6m visual truncation area.

   iii) Advertising shall be permitted on the garage door of an approved display home.

   iv) Illumination of advertising signs shall not be permitted.

v) Removable 'A-Frame' advertising signage shall only be located within the property boundary and be securely fixed to the ground to reduce the hazard potential to the public.

vi) Portable signs (including A-Frame signage) shall not be permitted on public reserves, public streets, road verges, vehicle roundabouts, pedestrian paths and accessways.

d) Development Approval for a display home is limited to a continuous36 month period. Any proposed time extension will require an additional application for Development Approval to be submitted and approved.

5.2 Application

a) This policy applies to all land zoned "Residential" and/or "Development".

b) As 'Display Home' is not listed in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9, it will be assessed as a 'Use not listed' and will be subject to Clause 18(4) – *Interpreting Zoning Table*.

c) The use of any residential property for the purpose of a display home will require an Application for Development Approval (Form 110) to be submitted for assessment accompanied with appropriate plans, details and the applicable application fee. Details of proposed signage shall form part of the application and will also require the submission of Form 110b.

Shire of Dardanup

POLICY NO:
SDev CP100 – LOCAL PLANNING POLICY - ANCILLARY DWELLINGS – RURAL RESIDENTIAL, RURAL SMALLHOLDINGS, RURAL AND PRIORITY AGRICULTURE ZONES

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:	08/03/12	Res: 56/12	**Synopsis:**	Policy created. 08/03/2012
	1	DEV25	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP100	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP100	SCM	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP100	SCM	31/03/21	Res: 61-21	**Synopsis:**	Amended and Adopted by Council
Version:	5	SDev CP100	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	6	SDev CP100	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

The purposes of the policy are to:

- provide guidance and set minimum standards with regard to proposals for ancillary dwellings on properties within the Rural Residential, Rural Smallholdings, Rural, and Priority Agriculture zones; and
- avoid inappropriate proliferation of residential-type development on individual properties in the Rural Residential, Rural Smallholdings, Rural, and Priority Agriculture zones, which has the capacity to result in land use conflict and places increased pressure to subdivide rural land.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)
Shire of Dardanup Local Planning Scheme No. 9 (TPS9)
State Planning Policy 7.3 Residential Design Codes (R-Codes)
State Planning Policy 2.5 Rural Planning
State Planning Policy 3.7 Planning in Bushfire Prone Areas

4. DEFINITIONS

For the purpose of this policy, 'Ancillary Accommodation' and 'Ancillary Dwelling' are considered interchangeable and have the same meaning.

Ancillary Dwelling – means a self-contained dwelling on the same lot as a single house which may be attached to, integrated with, or detached from the Single House (R-Codes) .

5. POLICY

5.1 Development Approval is required in accordance with the table below, and any application for such approval will be assessed having regard to this policy:

	ANCILLARY DWELLINGS		
RURAL RESIDENTIAL ZONE	No DA required if: • there is an existing, habitable dwelling on the lot;		

NOT FOR ADOPTION - INFO ONLY

	• no more than one ancillary dwelling is proposed; • the 'development standards' in this policy are complied with; • there are no heritage considerations; and • there are no bushfire considerations that require a DA.		
Policy position/conditions	Any lot size: Maximum of one ancillary dwelling per lot is permitted subject to the conditions in this table. *For a lot over 2ha in area, Council will only support a maximum of two habitable structures on a single lot.*		
RURAL SMALLHOLDINGS, RURAL, AND PRIORITY AGRICULTURE ZONES	No DA required if: • there is an existing, habitable dwelling on the lot; • no more than one ancillary dwelling is proposed; • the 'development standards' in this policy are complied with; • there are no heritage considerations; and • there are no bushfire considerations that require a DA.		
Policy Position/conditions	Any lot size: Maximum of one ancillary dwelling per lot is permitted. *For a lot over 20ha in area, Council will only support a maximum of two habitable structures on a single lot.*		

5.2 Development standards

- Ancillary dwellings are to be 'secondary' to the main dwelling and this should be reflected in their relationship with the main dwelling.
- The appearance of ancillary dwellings shall be of complimentary style to the existing dwelling and uphold the amenity of the locality.
- Ancillary dwellings should be clustered with the main dwelling, with provision of access and services to be shared with the main dwelling.
- Where an approved building envelope exists on the property, any additional structure shall be wholly contained within the approved building envelope.
- Council will not support transportable and/or 'donga' styled accommodation under this policy.
- Ancillary dwellings should not contain more than one bedroom and are not to exceed a maximum floor area of 100m² (excluding carport/ garage, verandas, patios, pergolas etc.)

NOT FOR ADOPTION - IN

- Vehicle access to an ancillary dwelling is to be shared with the main dwelling and no new crossovers to public roads will be permitted. Upgrades to the existing crossover may be required dependant on the condition of the existing.

- A minimum of one parking space shall be provided for any ancillary dwelling in addition to those required for the main dwelling.

- The existence of any ancillary dwelling shall not be used as justification for the subdivision of any property.

- Development in a Bushfire Prone Area will need to comply with AS 3959 (Construction of Buildings in Bushfire Prone Areas) relevant to the Bushfire Attack Level Assessment as determined by an accredited consultant. In considering an application for development approval for development in a Bushfire Prone Area the landowner is to demonstrate compliance with the requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas.*

6 APPLICATION

This policy applies to the development of ancillary accommodation/dwellings on land zoned Rural Residential, Rural Smallholdings, Rural, and Priority Agriculture zones under the Shire of Dardanup Town Planning Scheme No. 9 inclusive of the land contained within the Ferguson Valley Tourism Area (SCA2) shown on the Scheme Map according to the legend thereon. Exemptions under this policy does not apply where the development is undertaken on land designated as bush fire prone and development approval is required under clause 78D(3) of the deemed provisions, such as where the bushfire attack level of the development is calculated as BAL-40 or BAL-Flame Zone.

NOT FOR ADOPTION - INFO ONLY

Shire of Dardanup

POLICY NO:
SDev CP102 – LOCAL PLANNING POLICY - 'R100' SOUTHBANK DEVELOPMENT GUIDELINES

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION							
History:				10/05/07	Res: 127/07		Policy created. 10/05/2007
	1	DEV27	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP102	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP102	OCM:	30/09/20	Res: 269-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP102	OCM:	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	5	SDev CP102	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015.*

This policy provides development guidelines for the proposed Southbank Development:

- To encourage high quality development addressing the prominent riverside location and orientation advantages of the site.
- To facilitate a mix of uses and scale of development enhancing public use of adjacent foreshore.
- Integrating the open spaces of the river foreshore with the urban development.

The Southbank Development Guidelines have been prepared to comply with a requirement of the Garden of Eaton Structure Plan. In order to ensure that the objectives of the development guidelines for the proposed Southbank Development are achieved, the guidelines are incorporated into this Local Planning Policy.

3. REFERENCE DOCUMENTS

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)
Shire of Dardanup Local Planning Scheme No. 9 (TPS9)
State Planning Policy (SPP) 3.7 - Planning in Bushfire Prone Areas
State Planning Policy (SPP) 7.0 - Design of the Built Environment
State Planning Policy (SPP) 7.2 - Precinct Design
State Planning Policy (SPP) 7.3 - Residential Design Codes

4. POLICY

4.1 In assessing proposals for subdivision, or applications for Development Approval (development and/or change of use), the Shire shall consider whether the proposal satisfactorily complies with the requirements of the matters listed below, in order of priority as listed, in addition to any requirements contained in LPS9 and the Regulations:

a) the State Planning Policies referenced in section 3 of this Policy
b) the 'R100 Southbank Development Guidelines' contained in Appendix 1 which forms part of this Local Planning Policy.

5. APPLICATION

This policy applies to all proposals for subdivision and development of land shown in Figure 1of the Southbank Development Guidelines: Link - R100 Southbank Development Guidelines - Southbank R100

6. EXPIRATION OF POLICY

Unless rescinded earlier, this policy will expire on 19 October 2025.

(Appendix ORD: 12.2.4B)

POLICY NO:
SDev CP104 - LOCAL PLANNING POLICY - CARAVANS AS TEMPORARY ACCOMMODATION

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:			OCM:	05/04/00	Res: 184/00	**Synopsis:**	Policy created. 05/04/2000
	1	DEV29	OCM:	10/05/12	Res:	**Synopsis:**	Reviewed Policy Adopted
Version:	2	CP104	SCM	26/07/18	Res: 251-18	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP104	OCM:	30/09/20	Res: 270-20	**Synopsis:**	Reviewed and Adopted by Council
Version:	4	SDev CP104	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	5	SDev CP104	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015,* and the *Caravan Parks and Camping Grounds Regulations 1997.*

To ensure that the use of a caravan as temporary accommodation (when used in conjunction with the construction of a dwelling) does not impact adversely on the amenity of an area or the environment.

3. POLICY

Council may permit the use of a caravan for temporary accommodation in accordance with this policy, subject to the following conditions:

a. Temporary accommodation is not permitted on land zoned 'Residential' or within any designated townsite boundary and will only be supported on land zoned Rural Residential, Rural Smallholdings, Rural, or Priority Agriculture under TPS3.

b. Approval will be granted for a maximum of 24 months.

c. The property shall have an approved effluent disposal system installed, prior to occupation of the property, to the satisfaction of Environmental Health.

d. The caravan shall be stored inside an approved outbuilding at all times and shall not be visible from any public road or neighbouring property.

e. Council reserves the right to rescind an approval, if it is determined that the use of the property for temporary accommodation is causing it to be maintained in an untidy state or is having an adverse impact on neighbouring landowners, due to the emission of noise or other impacts.

The applicant is to complete and submit a Form 151 – Application Form – *Temporary Accommodation* for the Shire's consideration prior to using a caravan for temporary accommodation. If granted, approval will be provided to the applicant is writing.

POLICY NO:
SDev CP502 - LOCAL PLANNING POLICY – WAIVING AND REFUNDING OF FEES

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
Version:	1	SDev CP502	OCM	30/09/20	Res: 269-20	**Synopsis:**	Policy Created
Version:	2	SDev CP502	OCM	28/09/22	Res: 243-22	**Synopsis:**	Reviewed and Adopted by Council
Version:	3	SDev CP502	OCM	25/09/24	Res: XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

The objective of this Policy is to:

1. To ensure there is a clear policy position within the Sustainable Development Directorate in relation to the waiving or refunding of fees for approvals and services provided by the directorate.

2. Ensure the waiving or refunding of fees is applied in a consistent and justifiable manner.

3. Eliminate the need to source funds from a Shire budgeted capital work project expenditure account for the purpose of paying fees that will ultimately remain with the Shire but transferred into a Shire planning, building or health revenue account at the expense of the project.

4. Reduce the processing time of applications for Shire funded capital works projects by not having to conduct the administration of fees.

5. Guide officers in waiving or refunding fees under delegation from Council.

3. SCOPE OF POLICY

3.1 Introduction

This Policy applies to circumstances where the Shire may consider a request for the waiver or refund of fees for an approval or service provided by the Sustainable Development Directorate and Shire of Dardanup funded capital works projects undertaken by the Shire.

3.2 Statutory Background

Planning fees are imposed in accordance with the *Planning and Development Regulations 2009*, Schedule 2. The prescribed fees are the maximum amount a local government can charge and may be waived or refunded (in whole or part) under regulation 52. Regulation 49 also permits a local government to recover costs and expenses incurred in the provision of a specified service. Building Permit fees are imposed in accordance with *Schedule 2 - Fees* of the *Building Regulations 2012*. Council set inspection fees may also apply. The Schedule of Fees and Charges adopted with the Council's annual budget contains the fees set for the current financial year.

3.3 Exclusions

3.3.1 Financial hardship, personal circumstances or family circumstances are not grounds for the waiver or refunding of fees.

3.3.2 Fees relating to regulatory matters arising under the *Dog Act 1976*, *Cat Act 2011* and the keeping and control of dogs and cats generally are excluded from the provisions of this policy. Requests to waive or refund fees in relation to these matters will not be considered.

3.3.3 For building applications, fees will not be waived or refunded in the following circumstances:

(a) For uncertified domestic building work – where the value of the works is less than $100,000.

(b) For certified domestic building work – where the value of the works is less than $200,000.

(c) For certified commercial building work – where the value of the works is less than $400,000 in value.

3.3.4 The following fees associated with applications for Shire funded capital works projects cannot be waived by the Shire of Dardanup as determined by the relevant legislation and as such, are required to be paid upon lodgement of the relevant application:

- BCTIF for a Building Permit Application if applicable (dependent on construction value);
- BSL for a Building Permit Application;
- Health Department of WA Septic System Application (Application to Construct or Install an Apparatus for the Treatment of Sewerage)

4. WAIVING OF FEES

4.1 The Director Sustainable Development may consider and decide a request to waive fees in accordance with this policy.

4.2 A reduction in fees by 50% may be approved where the applicant is endorsed by the Australian Taxation Office as a not-for-profit organisation.

4.3 The request to waive fees must:

(a) Be made prior to the submission of the application for the approval or services to which the fees relate;
(b) Be in writing setting out reasons for the request; and
(c) Include proof that the applicant has been endorsed by the Australian Tax Office as a not-for-profit organisation.

4.4 A 100% reduction in fees may be granted:

(a) For an application to change or vary an existing approval, where the need to change or vary the approval arises from an administrative error made by the Shire of Dardanup.
(b) For a development application made for approval to reconstruct (like-for-like) a building accidentally destroyed through a natural disaster or event.
(c) For a food business registration and food safety assessment fees, where the food business:
1. is registered and operated by a school; or
2. is registered and operated by a sporting group; or
3. is registered and operated by a non-for-profit or charitable organisation; and
4. the Director Sustainable Development is satisfied that the amount to be exempted is reflective of the benefit of the food business to the community.

4.5 All statutory application fees (excluding 3.3.4) normally paid to the Shire associated with the required approvals under the relevant planning, building and health legislation shall be waived for capital works projects undertaken by the Shire of Dardanup.

4.6 The waiving of statutory application fees (excluding 3.3.4) can only occur for capital works projects that occur on local Shire of Dardanup owned or managed land and funded by the local government.

5. REFUND OF FEES

5.1 The Director Sustainable Development may consider and decide a request to refund fees in accordance with this policy.

5.2 Fees may be refunded to an applicant in the following circumstances:

(a) If the application is submitted but subsequently found by the Shire to not have been required – 100% of the fees will be refunded.

(b) When a Building Permit or Building Approval Certificate has not been granted or refused. In line with the *Building Services Regulations 2011.* 100% of the Building Services Levy (BSL) and Building Construction Industry Training Fund (BCITF) 100% will be refunded.

(c) If the Shire has not undertaken any assessment work and the application is subsequently withdrawn in writing within 7 days of the date of the application – 75% of the fees will be refunded.

(d) For applications for development and building approval, if the Shire has commenced the assessment of the application – 50% of the fees will be refunded where:
(i) the application has not been advertised; and
(ii) the application is withdrawn in writing by the applicant within 21 days of lodgement of the application or is withdrawn as a result of a request for further information.

5.3 A fee will not be refunded by the Shire in the following circumstances:

(a) For development applications and building applications, clause 5.2(c) does not apply if more than 21 days have passed since the lodgement date of the application.
(b) For all other applications, assessment of the application by the Shire has commenced.
(c) For the BSL and the BCITF once a Building Permit or Building Approval Certificate has been granted or refused. However applications for refunds on the BSL and BCITF may be considered by those relevant Authorities only.

6. COST AND EXPENSES

6.1 The Shire will not waive or reduce any part of a fee that comprises:

(a) Costs or expenses that may be charged to an applicant where these are incurred through the provision of a service under Regulation 49, or waived or refunded (in whole or part) under Regulation 52 of the *Planning and Development Regulations 2009*.

(b) Outlays or expenses charged to the Shire by a third party that relate to the application.

7. ACTIVITIES UNDERTAKEN WITHOUT APPROVAL

Fees will not be waived or refunded under any circumstances to applications made under Local Planning Scheme No 9 where a use or development has already been commenced or carried out unlawfully and the purpose of the application is to render that use or development lawful under the Scheme.

8. DEFINITIONS

Applicant means the person or organisation who makes an application or formal request for an approval or service provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Application means an application or formal request for an approval or service provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Building application means an application for approval submitted in accordance with the *Building Act 2011*.

Development application means an application for approval submitted in accordance with the *Planning and Development Act 2005*.

Fees means fees levied in accordance with the Shire's Schedule of Fees and Charges for approvals and services provided by the Health, Ranger, Building and Planning Departments at the Shire of Dardanup.

Food business means a business, enterprise or activity as defined in Section 10 of the *Food Act 2008*.

Food business registration means the registration of a food business in accordance with Section 110 of the *Food Act 2008*.

Refund means the repayment of fees paid by a person or organisation to that person or organisation either in part or in full.

Waive means to reduce the fees payable by a person or organisation either in part or the full amount.

9. LEGISLATION REQUIREMENTS

- *Local Government Act 1995*
- *Building Act 2011*
- *Building Regulations 2012*

- *Bush Fires Act 1954*
- *Food Act 2008*
- *Planning and Development Act 2005*
- *Planning and Development Regulations 2009*
- *Public Health Act 2016*

POLICY NO:
SDev CP503 - LOCAL PLANNING POLICY – DEVELOPMENT ASSESSMENT UNIT

GOVERNANCE INFORMATION			
Procedure Link:	N/A	**Administrative Policy Link:**	N/A

ADMINISTRATION INFORMATION								
History:		New	DRAFT	CP129			**Synopsis:**	
Version:	2	SDev CP503	OCM	30/09/20	Res:	269-20	**Synopsis:**	Policy endorsed by Council.
Version:	3	SDev CP503	OCM	28/09/22	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council.
Version:	5	SDev CP503	OCM	25/09/24	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE

The purpose of this Local Planning Policy is to provide the guidelines, procedure and processes under which the Shire's Development Assessment Unit (DAU) operates.

The role and function of the Shire's DAU is to:

1. Ensure development applications are assessed, considered and determined in a timely, transparent, consistent and appropriate manner.

2. Ensure other applications (if required, including subdivision referrals, scheme amendments and structure plans) are considered in a timely, transparent, consistent and appropriate manner.

3. Ensure that other permits, licences and approvals issued by other operational areas of the Shire are discussed and/or referred to appropriate operational areas at the Shire prior to approval.

3. DEFINITIONS

Development Assessment Unit: The working group of Shire technical officers tasked with ensuring that applications receive relevant input, in order to assist the assessing planning officer to undertake their assessment in accordance with the local planning scheme and determinations in accordance with the assigned delegations.

4. BACKGROUND

The delegated powers and duties of Council to the Chief Executive Officer are listed in the Shire of Dardanup Delegations Register. Delegations are exercised in accordance with delegation granted in Sections 5.42 and 5.44 of the *Local Government Act 1995* and other statutes as applicable to specified officers.

To ensure an efficient and effective process, this policy provides guidance to the membership, scope and function of the DAU. This is to ensure applications are considered in a timely and efficient manner, in accordance with the assigned delegations.

A number of other approvals, licences and/or permits are issued by other operational areas at the Shire under the relevant Local Laws and Regulations. Such matters may be listed for discussion to ensure that appropriate technical input across the Shire's operational areas are taken into account by the assessing planning officer.

The DAU does not make determinations on applications but provides relevant comments for the assessing planning officer to take into account as part of their assessment under the prevailing local planning scheme.

Determination is in accordance with the delegated powers listed in the Delegations Register or by Council if delegation criteria are not met.

The Shire will also advise Council of the development applications received via the Information Bulletin. All delegated determinations are also advised to Council via the register of delegated decisions in the Information Bulletin.

- STATUS

(a) Relationship to the local planning scheme:
This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Deemed Provisions).

(b) Relationship to other documents:
This policy has due regard for, and should be read in conjunction with State Planning Polices, the Shire Local Planning Polices and other legislative documents.

5. PROCEDURES

5.1 Membership

Chairperson	Manager Development Services
Deputy Chairperson	Principal Planning Officer
Statutory Planning	Assessing Planning Officer to present their application
Representative from Building Services	Principal Building Surveyor
Representatives from Engineering Services	Manager Assets
Representatives from Health Services	Principal Environmental Health Officer
Representatives from Emergency Services	Coordinator Emergency Services and Rangers
Representative from Compliance	Statutory Enforcement Officer
Governance / Administration	Staff for minute taking purposes

5.2 Pre-lodgement Processes

The Shire encourages applicants to engage in pre-lodgement discussions on applications. This is intended to:

- Discuss basic considerations such as zoning, land use permissibility, development standards, policy requirements and associated considerations;
- Identify key matters to be addressed as part of a formal application;
- Identify and explore potential issues, and discuss what applicants can do as part of their application to best address these issues (for example undertaking studies on traffic, noise and stormwater management); and
- Suggest potential opportunities that applicants may wish to consider.

The pre-lodgement process is intended to assist with the timely assessment of formal applications. Pre-lodgement processes occur on a without prejudice basis, and are offered free of charge to applicants.

5.3 Applications not required to be presented at the DAU

Applications determined as 'Low Risk' are not required to be presented to DAU. This will be determined by the Principal Planning Officer on allocation. Statutory Planning Officers may however opt to discuss any application at the DAU, provided that this does not impact on the target timeframes for the 'Low Risk' application at their discretion.

Low Risk development applications, not required to be presented at DAU include, but are not limited to, the following:

- Single residential/incidental development;
- Signage;
- Minor amendments to already approved development; and
- Sheds, rainwater tanks and incidental development in the 'Rural' zone for the purposes of a 'rural use'.

5.4 DAU Process

The DAU meets every Wednesday commencing at 8:30am, this may only be varied by the Chairperson / Deputy Chairperson for operational reasons.

At the DAU, the assessing planning officer will present the details of the proposal and specifically address the following matters:

- Zoning;

- Existing land use;
- Description of proposal;
- Key issues; and
- Initial comments on the proposal.

Officers from other departments will have the opportunity to make comments on aspects of the proposal relating to their service area and advise if any further technical information should be provided. The decision of whether any further information shall be requested ultimately rests with the Chairperson. The Shire can only request information where there is such a requirement specified under Clause 63 of the Deemed Provisions. Formal comments are to be made in writing through the internal referral process.

5.5 Authority

The DAU shall deal with those applications, licences and/or permits which are able to be processed under delegated authority as set out in the Shire's Delegations Register. These matters include, but are not limited to, the following:

- Development Applications;
- Modification of Development Standards;
- Subdivision Applications;
- Subdivision Clearances;
- Local Development Plans;
- Structure Plans;
- Building Envelope Variations;
- Removal of indigenous trees or substantial vegetation;
- Liquor Licence Applications (Section 39 and 40);
- Public Works Planning Applications;
- SAT Appeals;
- Local Planning Scheme Amendments;
- Reserves; and
- Building Licence or other permit applications which warrant being drawn to the attention of DAU.

The DAU shall also act as a forum for discussion on planning, compliance, environmental, health, building or development related matters.

Matters which are outside the scope of delegated authority may still be assessed and considered by the DAU, with the recommendation of the DAU being included in the Officers report / agenda item to Council for its consideration.

5.6 Agendas and Minutes

Governance / Administration support shall be responsible for the preparation of Meeting Agendas and Minutes for the applications or matters considered by the DAU.

A call for agenda items shall occur on the Friday preceding the DAU meeting with the cut-off for items being midday Monday prior to the DAU meeting. The agenda is to be circulated to DAU members no later than midday Tuesday prior to the DAU meeting.

Late items received after the agenda cut-off will be considered based on the nature of the item and the urgency for DAU's consideration. The Agenda shall be prepared using the Shire's DAU Agenda / Minutes Template.

The Agenda / Minutes shall contain the following information:

- Subject; (Agenda & Minutes)
- Location; (Agenda & Minutes)
- Applicant; (Agenda & Minutes)
- DA/File Number; (Agenda & Minutes)
- DAU recommendation; (Minutes)
- Applicable Conditions; (Minutes)

The recommendations are required to be forwarded to the Chairperson/Deputy Chairperson for authorisation. The DAU meeting minutes shall accurately state the recommendations made at that DAU meeting of the respective delegated Officer. The minutes of the DAU shall be presented to Council via the register of delegated decisions in the Information Bulletin as the Delegations exercised, and therefore will fulfil the role of the Delegations Register in accordance with Regulation 19 or the *Local Government (Administration) Regulations 1996.*

6. DEVELOPMENT ASSESSMENT UNIT PROCESSES

6.1 Application - Advertising Not Required

6.1.1 When an application is received, it is checked upon receipt to ensure that all the required information has been submitted in accordance with the Local Planning Policy/Checklist and fees have been paid. An application is not considered as lodged until the fees are paid, the application form has been signed by all landowners, and all information required for the application as detailed on the checklist has been submitted.

6.1.2 Within 7 days of receipt of an application for Development Approval, Planning Officers will advise the applicant in writing that that application has been accepted for assessment, or that the application cannot be accepted because it is deemed to be incomplete.

6.1.2 The application is recorded and date stamped, and Governance Officers (within 2 days from lodgement date):

i) Registers the application on TARDIS;
ii) Lists it as a new application received on the agenda for the next DAU; and
iii) Arranges internal referral (when required) to other departments.

6.1.3 The application is referred to the Principal Planning Officer who assigns the application to an Officer.

6.1.4 Internal referral (to be completed within 14 days from lodgement date) enables other departments to provide technical opinion in relation to their relevant field of expertise, request further information and/or advise of necessary conditions/advice notes.

6.1.5 The Planning Officer undertakes technical assessment within 21 days from the lodgement date to determine if any additional information is required and to confirm if the application requires advertising in accordance with the Deemed Provisions or any adopted Local Planning Policy.

6.1.6 Within 21 days from the lodgement date, the application is brought to DAU to:

i) Determine whether further information is required. If so, the applicant is notified in writing, specifying the type and form of the information to be submitted and requesting that such information be provided within 21 days of the date of the correspondence unless the type of information warrants more time;
ii) The applicant may request that the application is placed on 'hold' until the further information is obtained. The application can be kept on hold for up to two months (or further time as agreed upon by the Chairperson).

6.1.7 Once the additional information has been received and considered sufficient, the Officer finalises the assessment which includes the recommendation and all conditions. The application is then listed at the next possible DAU or if the application is considered minor, the Manager Development Services may determine the application without it being presented back to DAU. Where delegations do not allow for a delegated decision, applications will be referred to an Ordinary Council Meeting or Joint Development Assessment Panel.

6.1.8 Relevant Officer signs technical assessment and Notice of Determination.

6.2 Application – Advertising Required

6.2.1 When an application is received, it is checked upon receipt to ensure that all the required information has been submitted in accordance with the Local Planning Policy/Checklist and fees have been paid. An application is not considered as lodged until the fees are paid, the application form has been signed by all landowners, and all information required for the application as detailed on the checklist has been submitted

6.2.2 The application is recorded and date stamped, and Planning Administration (within 2 days from lodgement date):

i) Registers the application on TARDIS;
ii) Lists it as a new application received on the agenda for the next DAU; and
iii) Arranges internal referral (when required) to other departments.

6.2.3 The application is referred to the Principal Planning Officer who assigns the application to an Officer.

6.2.4 Internal referral (to be completed within 14 days from lodgement date) enables other departments to provide technical opinion in relation to their relevant field of expertise, request further information and/or advise of necessary conditions/advice notes.

6.2.5 The Planning Officer undertakes technical assessment within 21 days from the lodgement date to determine if any additional information is required and to confirm that the application requires advertising in accordance with the Deemed Provisions or any adopted Local Planning Policy.

6.2.6 Within 21 days from the lodgement date, the application is brought to DAU for determination of whether:

i) Further information is required. If so the applicant is notified in writing, specifying the type and form of the information to be submitted and requesting that such information be provided within 21 days of the date of the correspondence unless the type of information warrants more time;

ii) The applicant may request that the application is placed on 'hold' until the further information is obtained. The application can be kept on hold for up to two months (or further time as agreed upon by Chairperson).

iii) The application requires advertising. Once all relevant information has been received and is deemed appropriate and complete, advertising will occur;

iv) Notwithstanding Clause 64 of the Deemed Provisions, advertising shall be carried out for a period of no less than 14 days or 42 days for Agencies. Upon conclusion of the advertising period, the Planning Officer is to assess the submissions and:

a. If necessary, based on submissions received, request further clarification from the applicant, and where appropriate the applicant may be required to respond or address matters raised

by submitters;

b. Internal departments are to prepare additional advice and propose conditions based on the further information and submissions received; and

c. The Planning Officer re-assesses the application and prepares an assessment which includes a recommendation and all conditions proposed.

d. If needed, a schedule of submissions to be forwarded to the applicant and comment requested to be provided within 5 working days, or applicant need to agree to an extension of time for the assessment of the proposal.

6.2.7 The application is listed at the next possible DAU with a recommendation for determination to be included in the minutes. Where delegations do not allow for a delegated decision, applications will be referred to an Ordinary Council meeting or Joint Development Assessment Panel.

6.2.8 Relevant Officer signs technical assessment and Notice of Determination.

6.3 Referral To Council

6.3.1 Where referral to Council is required, a report will be prepared and presented to Council at the next available Council meeting once all relevant information has been obtained.

6.3.2 All submitters are notified that the application will be presented to Council, at the time the Council meeting agenda is published, and that they are able to make a deputation in this regard.

6.3.3 The Council meeting minutes are to be published on the Shire's website.

6.3.4 The Notice of Determination is issued in accordance with the Council resolution and any submitters are notified of the decisions soon as practicable after the Ordinary Council meeting.

7. REFERENCES

Name of Policy	Local Planning Policy SDev CP503– Development Assessment Unit
Previous Policy	N/A
Date of Adoption and Resolution Number	
Review Dates and Resolution Numbers	
Next Review Date	
Related Documents	**Acts / Regulations** *Local Government Act 1995* *Planning and Development Act 2005* *Planning and Development (Local Planning Schemes) Regulations 2015* **Plans / Strategies** Strategic Community Plan 2018 – 2028 **Policies** **Delegations** **Work Procedures**

COUNCIL POLICY NO:-
SDev CP513 – STRATEGIC WATER TANKS FOR FIRE FIGHTING PURPOSES IN NON-RETICULATED AREAS

GOVERNANCE INFORMATION			
Procedure Link:	PR0?? – or NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION					
Version:		New	OCM xx/xx/2025 Res: ???/??	**Synopsis:**	Policy created.
Version:					

1. RESPONSIBLE DIRECTORATE

Sustainable Development.

2. PURPOSE OR OBJECTIVE

The objectives of this Policy are to:

- Promote and a well-developed network of strategic water tanks for firefighting within the Shire.
- Ensure that water supply within a locality is sufficient to cater for an increasing population when a Strategic Planning Proposal, Structure Plan or Subdivision Application is proposed.
- Ensure the impact of a bushfire on lives, homes and infrastructure within a locality is managed by the provision of an adequate supply of water being made available for firefighting purposes.
- This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. SCOPE

- To provide developers direction on when the Shire of Dardanup will require strategic water tanks to meet Element 4 of the *Guidelines for Planning in Bushfire Prone Areas (2024)* or require individual water tanks to be supplied on the lot.

- To guide developers in identifying future water supply sources for firefighting purposes in non-reticulated areas during the Strategic Planning Proposal stage within the Shire of Dardanup. This Policy aligns with Element 4, *Guidelines for Planning in Bushfire Prone Areas (2024)* and provides information on where the Shire of Dardanup's discretion for strategic water supply for firefighting purposes is applicable.

4. DEFINITIONS

Bushfire protection Criteria: A performance-based system of assessing bushfire risk management measures contained in these Guidelines and applied to all strategic planning proposals, subdivisions and development applications.

5. INTRODUCTION

The Guidelines for Planning in Bushfire Prone Areas (2024) seeks to ensure Local Governments take a coordinated approach to managing the impacts of a bushfire upon a locality when considering plans of subdivision or a Local Structure Plan (LSP).

Element 4 of the *Guidelines for Planning in Bushfire Prone Areas (2024)* contains acceptable solutions to ensure that water is available to enable people, property and infrastructure to be defended from bushfire. The Guidelines specifically refers to ensuring an adequate water supply is provided when a Local

Government considers a proposal to increase the population either through a subdivision application or Structure Plan within non-reticulated water areas.

Under Table 11 of Element 4 of the Guidelines, it is at the discretion of the Local Government when considering the options available for an adequate water supply being provided as part of a subdivision or structure plan proposal by a developer. The Guidelines provide the options of either the supply of 10,000 litre individual water tanks being provided by future occupants of lots being created through subdivision or for the provision of a 50,000 litre strategic water tank being provided at subdivision clearance or designated within a structure plan.

This policy provides direction to guide developers in the Shire's preferred option of ensuring an adequate water supply when considering an application for subdivision or structure plan and of the broader construction requirements/standards for strategic water tanks for firefighting purposes.

6. THE REQUIREMENTS OF THE POLICY ARE AS FOLLOWS:

PLANNING APPLICATION	Rural Residential and Rural Smallholdings zones
Structure Plan / Subdivision: Creation of 1-2 lots	- 10,000L tank per lot; and - Memorial to be placed on Titles notifying future occupants of their obligations to supply a water tank on site for firefighting purposes.
Structure Plan / Subdivision: Creation of three -24 lots	- 50,000L strategic water tank.
Structure Plan / Subdivision: 25 lots or more	- 50,000L strategic water tanks per 25 lots or part thereof.

6.1 Existing strategic water tanks within 10 minutes of a subject site cannot be considered to meet Element 4 of the Guidelines where it already services 25 lots or more, or in the opinion of the local emergency services that the water has been fully allocated.

6.2 Where strategic water tank/s are required, it is to be shown on the Structure Plan proposal, where the lot layout is known, plan of Subdivision and Bushfire Management Plan mapping.

6.3 The installation of strategic water tanks will need to be completed and operational at the time of the of bushfire compliance site audit of the subdivision.

6.4 The strategic water tanks should be designed by a qualified and registered Civil Engineer in accordance with Schedule 2 of the Guidelines and in consultation with the Shire of Dardanup's Chief Bushfire Control Officer and DFES Rural Fire Officer.

7. STANDARDS FOR STRATEGIC FIRE FIGHTING WATER TANKS

These Standards have been developed by Shire of Dardanup officers in collaboration with the Dardanup West Fire Control Officer. These Standards are to also be read in conjunction with the requirements within the Guidelines for Planning in Bushfire Prone Areas (2024).

7.1 Site and Access

- A portion of land with minimum dimensions of 15m x 15m to be provided as a Shire of Dardanup reserve in a strategic location and to be approved by the Shire of Dardanup. If a strategic water tank has already been established in a nearby location, the Shire of Dardanup may allow for the required strategic tank to be installed alongside the tank at that site.

- The whole site to have a finished level equivalent to the centerline level of the adjacent road.

- The water tank to be placed on a compacted sand pad of 150mm thickness and to manufacturer's specifications. Tank pad to be located towards a front corner to allow maximum room for future second tank in opposite rear corner.

- Blue metal to be placed around the base of the tank (75mm thick) and to extend out to the boundary covering all unsealed area.

- A sealed gravel verge to be provided to suit a 3.4 fire truck. The hardstand should be a minimum 4m wide and 15m long with a 4m wide sealed gravel connection back to the tank.

- The hardstand should be a minimum 200mm thick gravel compacted to 98% MDD and bitumen sealed.

- The hardstand area should have grade towards the road to allow for drainage.

7.2 Water Supply

- A groundwater bore is to be provided to keep the tank topped up during and after use. Due to the minimal water usage, the water allocation can be taken from the Shire of Dardanup existing water allocation license.

- Approvals must be sought for the drilling of the bore from the Department of Water and Environmental Regulation (DWER).

- The bore license must be transferred to the Shire of Dardanup on completion of the development.
- (the license holder must apply to DWER for the transfer of the license).

- The bore must include a pump and pipe connection to the tank. The Pump must be sold and serviced in the South West of Western Australia.

- The bore pump infrastructure must be lockable to prevent vandalism.

- All Infrastructure shall be handed over to the Shire of Dardanup, free of cost, after completion of the development.

- If the bore pump and infrastructure is older than 12 (twelve) months, it is to be serviced before handover to the Shire of Dardanup.

- If a bore is considered not possible an alternative supply (e.g. truck water in to fill the tank) is to be investigated.

7.3 Power Supply

- A connection to the power network associated with the subdivision must be provided to the Shire of Dardanup reserve with a metered supply. The electrical cabinet is to include an auxiliary power isolation switch and single phase socket so that in the event of power failure, a generator can be plugged in to provide auxiliary power.

- The bore pump must be connected to the metered power supply and include a float valve to control when the bore pump turns on and off to maintain a full tank.

- All electrical work to be completed by a certified electrical contractor.

- If power cannot be supplied for the bore pump, an alternative is to be investigated.

7.4 Tank

- A Building Application is to be submitted to the Shire of Dardanup for a class 10B structure.
- Minimum capacity to be 50,000 litres.
- To be constructed from Bluescope steel corrugated wall and roof with galvanized roof trusses.
- Rhino Infinity Tank Liner (5 layer Reinforced) or similar.
- Must have a 20 year warranty.
- Tank to include dust and vermin proofing seal.

- Must include tank level gauge with applicable signage indicating tank levels.
- Include set of sacrificial anodes.
- Include removable internal/external ladder and lockable access hatch.
- Tank colour to be Paperbark.
- Tank to include signage "*Water not for drinking*" and "*Water for firefighting".*
- Tank to be fitted with 100mm bell mouth overflow with vermin proof mesh and 50mm scour drain.
- Tank outlets to be

- 1 x 100mm gate valve facing road;
- 1 x 80mm gate valve 2m offset from valve 1) towards centre of reserve; and
- 1 x 100mm gate valve facing future tank location.

7.5 Tank Outlet Pump

- Pump required to provide pressurized supply from tank. In times of need, alternative vehicles are used to deliver water to fire sites which are not equipped with onboard pumps.

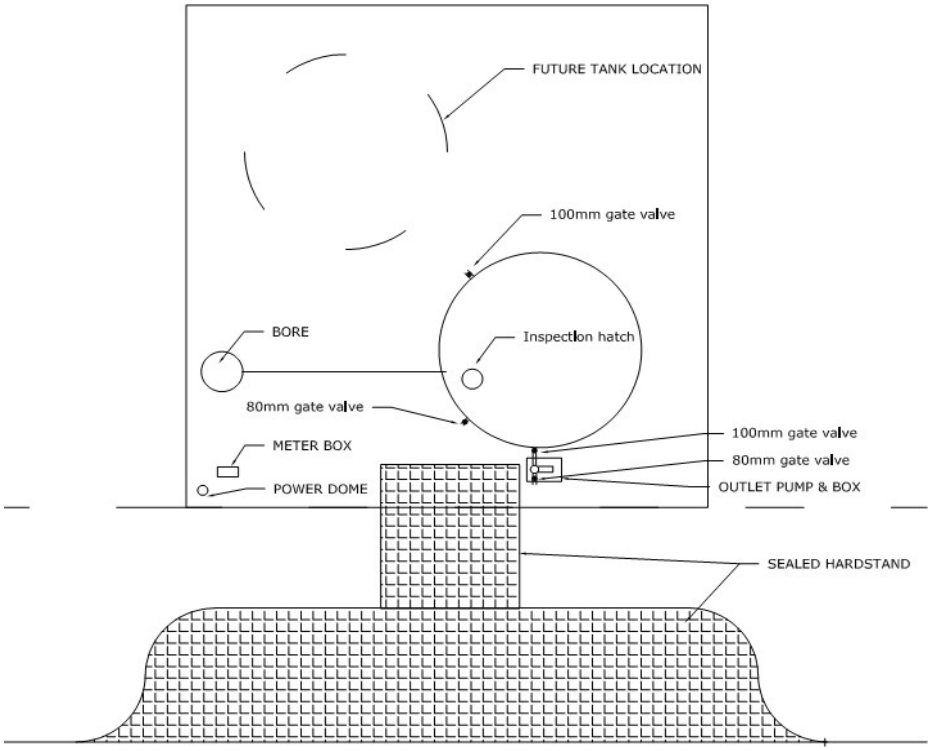
- The tank outlet pump must be connected to the metered power supply and be fitted with a pressure safety shutoff switch to ensure if the outlet valve is closed, the pump will stop.

- Pump to be minimum 3 HP single phase 240v 2.2kW with maximum flow of 900 litres/minute. (Example Aussie GMP Model B3KQ-A/ST) Must be sold and serviced in South West of Western Australia.

- Pump inlet to be connected to tank outlet 1) and pump outlet to be directed to 80mm gate valve with extension protruding out of pump box with 80mm camlock (male).

- Pump to be enclosed in a lockable steel box with a hinged lid.

7.6 Example Site Layout



8. ASSEST MANAGEMENT PLAN

Upon completion of the strategic water tank/s construction the Shire of Dardanup will assume all maintenance responsibilities and the tank/s will be captured within the Shire of Dardanup's Asset Management Plan.

9. REFERENCE DOCUMENTS

Relevant Policies/Council Documents

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)*
- *Shire of Dardanup Local Planning Scheme No. 9 (LPS9).*
- *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*

Legislation/Local Law Requirements

- *Local Government Act 1995*
- *Land Administration Act 1997*

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RISK ASSESSMENT TOOL

OVERALL RISK EVENT: *Local Planning Policies for LPS9 Final Adoption*

RISK THEME PROFILE: .

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

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATEMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Not required.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Failure to regularly review and update policies could result in the Shire not meeting its obligations at law	Moderate (3)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	The Shire's reputation could be viewed negatively for not undertaking regular reviews of policies of Council	Moderate (3)	Possible (3)	Moderate (5 - 11)	Note required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

POLICY NO:
SDev CP091 - LOCAL PLANNING POLICY – EXEMPTED DEVELOPMENT AND LAND USE

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History:							**Synopsis:**	
Version	1	New	OCM	26/02/2020	Res:	25-20	**Synopsis:**	Draft Policy created
Version	2	Adopted	OCM	29/04/2020	Res:	82-20	**Synopsis:**	Adopted by Council
Version	3	SDev CP091	OCM	30/09/2020	Res:	269-20	**Synopsis**	Reviewed and Adopted by Council
Version	4	SDev CP091	OCM	31/03/2021	Res:	61-21	**Synopsis**	Amended and Adopted by Council
Version	5	SDev CP091	OMC	28/09/2022	Res:	243-22	**Synopsis:**	Reviewed and adopted by Council.
Version	6	SDev CP091	OCM	25/09/2024	Res:	XXX-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE OR OBJECTIVE

This Policy establishes the Shire's position in relation to development that is exempt from requiring development approval. These exemptions are in addition to the use and development types identified as being exempt in Schedule 2 ('Deemed Provisions') of the Planning and Development (Local Planning Schemes) Regulations 2015.

The objectives of this Policy are to:

1. Provide certainty about what is considered minor development and to exempt such development from the need for development approval;
2. To streamline the land use planning regulatory process and to reduce red tape;
3. Ensure acceptable development outcomes are maintained;

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Schedule 2, Part 2, Div. 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3. REFERENCE DOCUMENTS

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Dardanup Local Planning Scheme No. 9 (LPS9)

4. DEFINITIONS

In this policy, ***substantially commenced*** means that the footings of an approved dwelling have been completed.

short-term rental accommodation —

(a) means a **dwelling** provided, on a commercial basis, for occupation under a **short-term rental arrangement**; but

(b) does not include a dwelling that is, or is part of, any of the following —

(i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);

(ii) a caravan park;

(iii) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);

(iv) a park home park;

(v) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);

(vi) workforce accommodation;

short-term rental arrangement means an arrangement under which —

(a) a **dwelling**, or part of a dwelling, is provided for occupation by a person; and

(b) the person occupies the dwelling, or part of the dwelling, for a period or periods not exceeding a total of 3 months in any 12-month period;

hosted short-term rental accommodation means any of the following —

(a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the **short-term rental arrangement**;

(b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;

(c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.

unhosted short-term rental accommodation means short-term rental accommodation that—

(a) is not hosted short-term rental accommodation; and

(b) accommodates a maximum of 12 people per night.

All other words and expressions in this policy have their normal and common meaning, and as defined in Part 6, Clauses 37-38 of the Shire of Dardanup Local Planning Scheme No. 9Clause, the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015* or State Planning Policy 7.3 - Residential Design Codes of WA.

5. POLICY

Prior to the commencement of development works, land owners and applicants are encouraged to discuss all development proposals with Shire Planning Staff to determine whether the terms and requirements of this policy apply.

Exemptions in Schedule 2 ('Deemed Provisions') of the Planning and Development (Local Planning Schemes) Regulations 2015 apply to land even though it may be located in the Ferguson Valley tourism area (SCA2) under LPS9. Exemptions in Schedule 2 ('Deemed Provisions') do not apply to land that is designated as Bushfire Prone Area under the Fire and Emergency Services Act 1998 and development approval is required under Clause 78D(3) for the development.

Before carrying out any development listed in Table 1, any other licences, permits or approvals required must be obtained in accordance with any other law.

In addition to the exemptions in Schedule 2, Development approval is not required for any development listed in Table 1 'Exempted Development' providing:

5.1 The proposal complies with the listed zones and criteria contained in the corresponding 'Applicable Zone' and 'Conditions' columns;

5.2 The land use or development does not represent an 'X' (Prohibited Use) in Clause 17 Table 3 – Zoning Table of the Shire of Dardanup Local Planning Scheme No.9;

5.3 The proposal does not vary any standards or requirements prescribed in the Scheme or the Planning and Development (Local Planning Schemes) Regulations 2015, or any other requirements of the R-Codes (if applicable).

Table 1 – Development Exempt from Development Approval

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
Arbor, archway or gateway - or similar type of decorative structure that defines a pedestrian entrance.	All zones	• Maximum height 3 metres; and • Maximum width 2.5 metres
Ancillary Dwelling	All zones	• one ancillary dwelling on the same lot as a Single House or Grouped Dwelling; • clustered with the main dwelling with provision of access and

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		services to be shared with the main dwelling; • the works comply with the deemed-to- comply provisions of the R-Codes and/or the general development requirements specified in this Scheme, except that the internal floor area may be up to a maximum of 100m^2 (i.e. excluding carport/garage, verands, patios, pergolas, etc.); and • the works are not located in a heritage- protected place.
Family Day Care	All zones	Where development complies with the Scheme definition of a 'Family Day Care'
Fences	Residential	Where the fence is not located within a Heritage Area or on a lot that contains a place on the Heritage List and meets any of the following criteria: • is a front fence and meets the acceptable development provisions of the Residential Design Codes, including; ○ front fences within the primary street setback area being visually permeable 1.2 metres above natural ground level; and ○ fences being truncated or reduced to no higher than 0.75 metres within 1.5 metres of where the fence adjoins a vehicle access point, where the driveway meets a public street and where 2 streets intersect; • is located on a common boundary, is located greater than 4.5 metres from a primary street boundary and is no greater than 2 metres in height; • is located on a secondary street boundary and is not greater than 1.8 metres in height.
	General / Light Industry, Service commercial	• Constructed of 50mm steel mesh; • Maximum height of 1.8m from natural ground level with a maximum overall height of 2.1m

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		where barbed wire is placed on top of the fence; • Supported by steel galvanised pipe posts: o 2.7m in length o Nominal bore of 40mm and outside diameter of 48mm o Spaced at 4m centres o Sunk 0.6m into the ground, encased in concrete having diameter of 150mm; and o Terminal posts are braced in line of the fence with diagonal pipe braces having nominal bore of 50mm and outside diameter of 60mm • Centre and bottom high tensile galvanised steel wire.
	Rural, Rural Residential, Tourism	Where the fence meets all of the following criteria: • is located within a 14 metre visual truncation on a corner lot and is no higher than 1.5 metres; • is located within a 3 metre visual truncation to a vehicular access way and is no higher than 1.5 metres; • is no higher than 1.8 metres in all other cases; • is constructed of post and wire or post and rail; • is not located within a heritage area and is not on a lot that contains a place on the Heritage List
Feature walls (Landscape Walls)	All zones	• Maximum 3m width at a max height of 2.1m from natural ground level; and • Setback behind the primary and/or secondary street setback.
Outdoor Cooking facilities - Pizza Oven, BBQ	All zones	• Maximum height 1.8m from natural ground level excluding chimney or flue; and • Structures above 1.8m from natural ground level need to be

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		setback as required by the R-Codes (if applicable) or Scheme Setbacks. • The size of the structure shall not be larger than $3m^2$
Home Business	All Zones	Where development complies with the Scheme definition of a 'Home Business'
Horse Shelters	Rural Rural Residential	Where the development meets all of the following criteria: • External surfaces are clad with non-reflective materials. • No clearing of vegetation is required. • Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation. • A Greater Bunbury Region Scheme application is not triggered due to the land being affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS. In the Rural Residential zone where the number of livestock kept on the lot is equal to or less than the base (dry) stocking rate that applies to the land (as defined in the Agriculture Western Australia document titled "Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp").
Industry – Cottage	Rural Rural Residential	Where development complies with the Scheme definition of a 'Industry – Cottage' and the following criteria is met: a) The cottage industry is attached or detached from the dwelling located on the property; b) The use is to remain ancillary to the main dwelling or the principal land use of the property;

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		c) Retail of goods produced on-site is only permitted through the establishment of a small gallery located within the scheme floor area restrictions; d) Art and craft classes or demonstrations may be conducted at a rate of no more than 2 classes or demonstrations per week; e) The development does not involve the construction of any permanent works, structures or buildings unless otherwise approved by the Shire of Dardanup; f) Does not unduly impact on vehicular or pedestrian accessibility; g) May include temporary works small in scale which includes, but is not limited to, the following: • Marquees; • Stall setups; • Tables; or • Umbrellas h) Operates within the hours of 7.00am and 10.00pm i) Noise must be compliant with the Environmental (Noise) Regulations 1997
Keeping of Livestock	Rural	No Conditions.
	Rural Residential Tourism	Where the number of livestock kept on the lot is equal to or less than the base (dry) stocking rate that applies to the land (as defined in the Agriculture Western Australia document titled "Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp").
Outbuildings, Patios, detached garage, carports and lean-to structures attached to an outbuilding	Residential	**Outbuildings** and **detached Garages** where the development meets all of the following criteria: • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy;

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		• Maximum outbuilding floor area - 80m² in aggregate or 10% in aggregate of the site area (whichever is the lessor); • A maximum wall height of 3m; • A maximum ridge height of 4.2m as per the Residential Design Codes; • Located behind the street setback; • A nil setback to the side and/or the rear boundary setback and 1m setback to a secondary street boundary is permitted for a maximum wall length of 9m. **Carports** and **Patios** where the development meets all of the following criteria: • A maximum wall height of 3.5m; • A maximum ridge height of 4.2m as per the Residential Design Codes; • Located behind the street setback; • A nil side and/or rear boundary setback, and 1m setback to a secondary street boundary is permitted, for a maximum length of 12m along any boundary; • The roof cover being setback a minimum of 500mm from all lot boundary; • All other 'deemed to comply' requirements of the R-Codes being met; and • All stormwater including roof run off disposal is to be contained on site.
	Residential zoned lots in the Bushland Development Area	Where the development meets all of the following criteria: • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy; • Maximum outbuilding floor area - 80m² in aggregate or 10% in aggregate of the site area (whichever is the lessor); • A maximum wall height of 3.5m; • A maximum ridge height of 4.4m; • A minimum setback of 2m to the side and the rear for Burekup; • A minimum setback of 2m to the side and 10m to the rear in Eaton;

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		• Patios must be constructed in accordance with the above listed criteria however are not subject to a maximum aggregate floor area. • All other 'deemed to comply' requirements of the R-Codes being met. • All Stormwater including roof run off disposal is to be contained on site.
	Rural Residential	Where the development meets all of the following criteria: • Where the outbuilding is to be constructed on a lot where a building permit for a dwelling has already been issued and the dwelling has been "substantially commenced" according to the definition in this policy. • Maximum floor area – 300m² in aggregate where the lot size is less than 3ha. • Maximum floor area – 400m² in aggregate where the lot size is larger than 3ha. • A maximum wall height of 5m. • Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation. • A Greater Bunbury Region Scheme application is not triggered due to the land being affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS. • All Stormwater including roof run off disposal is to be contained on site.
Rural shed or farm outbuilding	Rural	Where the development meets all of the following criteria: • Buildings to be clustered with the farmhouse and other outbuildings, if there are existing buildings on the lot. • Compliant with the relevant setbacks for the zone. Notwithstanding these exemptions, approval under the Greater Bunbury Region Scheme (GBRS) application may be required due to the land being

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		affected by the Floodplain Management Policy 2017 and/or the Strategic Minerals and Basic Raw Materials Resource Policy and/or the land abuts a Region Scheme Reservation under the GBRS.
Parking of one (1) Commercial Vehicle	Residential	Where the parking of the vehicle complies with ClauseSchedule 7 Part (9)(a) – (e) of the Scheme.
	All other zones	Where: a) The parking of the commercial vehicle/s is ancillary to the approved use; or b) Only one (1) commercial vehicle and one (1) associated trailer is parked per property; and c) Where the subject lot has a total area of equal to or greater than 10,000m^2 (1 hectares); and d) The subject vehicle is rated a gross vehicle mass of less than or equal to 6.5 tonnes.
Pool Pump Shed	All zones	Subject to compliance with the provisions part 5.4.3 Outbuildings of the Residential Design Codes.

<table>
<tr><th>EXEMPTED DEVELOPMENT</th><th>APPLICABLE ZONE
(UNLESS ‘X’ IN LAND USE TABLE)</th><th>EXEMPTION CRITERIA</th></tr>
<tr><td>Water tank</td><td>All zones</td><td>

Maximum height 2.7m above natural ground level;
Compliant with the relevant setbacks/building envelope and building exclusion area requirements for the applicable zone/designation.

<table>
<tr><td colspan="2">Permitted sizes by lot area:</td></tr>
<tr><td>≥4,000m^2</td><td>10m in diameter
212 000L tank</td></tr>
<tr><td><4,000m^2
but ≥2000m^2</td><td>3.88m in diameter
32 000L tank</td></tr>
<tr><td><2,000m^2</td><td>6000L tank no greater than 2.4m in height</td></tr>
</table>

More than one water tank is permitted in the Rural and Rural Residential Zones where the water tanks are clustered with the farmhouse and other outbuildings, and no clearing of vegetation is required.

</td></tr>
<tr><td>Satellite Dishes, microwave antennae and radio masts</td><td>All zones</td><td>The installation of satellite dishes, microwave antennae and radio masts or other low impact facilities which satisfy the following requirements:
(i) there are no other existing satellite dishes, microwave antennae or radio masts on the subject lot;
(ii) in the case of satellite dishes in residential areas, the maximum diameter is 1.0 metres or less and is not located within any of the street setbacks; and in non-residential areas the maximum diameter is 3 metres;
(iii) in the case of microwave antennae, the maximum diameter is 1.0 metre or less, the antennae does not project higher than 3 metres above the ridge line of the building and is not utilised to transmit electromagnetic waves;
(iv) in the case of radio masts, the height does not exceed 8</td></tr>
</table>

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		metres, the radio mast is setback in accordance with the Scheme from any of the lot boundaries (or 6 metres whichever is greater) and the dimension of the antennae does not exceed 6 metres and is fully contained within the subject lot; (v) where the structure involves Amateur (Ham) Radio equipment shall be less than 10m above natural ground level and is setback no less than 4m from any lot boundaries; (vi) Is not visible from the primary street; (vii) and shall be clustered or located with existing development on site.
Site Works and Retaining walls	All zones	• Where the extent of fill and/or height of the retaining wall(s) does not exceed 500mm above the natural ground level; or • Where extent of fill and/or height of the retaining wall(s) exceeds 500mm above the natural ground level, retaining walls shall be located on the boundary and fencing located atop to prevent overlooking (where the R-Codes apply); • Is located on a boundary other than the primary street boundary; • Is not located within a Flood Prone Area; • Is not located within a heritage Area and is not on a lot that contains a place on the Heritage List.
Trading or Events - The use of any land which is approved through a license or permit issued under a local law	All zones	• The activity does not involve alterations to the land or construction of permanent structure(s); • Each event is in existence for less than 48 hours; • Does not require a greater period than 5 days setup and breakdown of event infrastructure, or such

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		other period as is specified in the approval by the Shire; and • The cumulative total number of events at the property does not exceed more than 5 events in any 12 month period.
Trellis – or similar perforated material attached to Common or Dividing Fence	Residential	If located adjacent to a side or rear (not secondary street) dividing fence, • The combined height of the fence and trellis does not exceed 2.4m from natural ground level; and • Setback 6m from primary street boundary. OR If located on a primary street dividing fence. • The combined height of the fence and trellis does not exceed 1.5m; and • The trellis does not cover more that 25% of the frontage.
Temporary Offices and sheds	All zones	(i) offices and sheds (including sea containers) used by builders directly associated with the building works occurring on site for the duration of completing the works; and/or (ii) offices (including sea containers) used by real estate agents directly associated to the sale of lots and/or dwellings on the development site for a period of 24 months.
Vegetation Removal	All zones	For removal, destruction or lopping of any vegetation that is not identified as being significant vegetation or identified as such on a Structure Plan or a Local Development Plan, and meets any of the following: (i) to create or maintain a 20m wide Asset Protection Zone from the external walls of the primary dwelling on the property, for bushfire management; (ii) To create or maintain a 20m wide Asset Protection Zone from the external walls of any building that is 10m or less from the primary dwelling on a property; (iii) all vegetation other than trees within 80m of the Asset Protection Zone (i) above, for bushfire hazard reduction. (iv) any harmful weed species identified on an approved list of

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		any Federal or Western Australian Government Agency, including those listed by Department of Primary Industries and Regional Development (DPIRD) as Declared Plant, prescribed as a pest plant under the *Biosecurity and Agriculture Management Act 2007* (BAMA), or any other weed species as advised by DPIRD or (v) Where the vegetation removal does not require a 'Clearing Permit' under the (WA) *Environmental Protection Act 1986.* * Note: Despite any exemption in this section, approval may still be required under the (Cwlth) *Environmental Protection and Biodiversity Conservation Act 1999,* or a Clearing Permit may be required under the (WA) *Environmental Protection Act 1986,* in some instances. **The applicant should check with DWER.**
Water Feature	All zones	Where the structure constructed on a residential lot and associated with a dwelling – • Maximum height of 2.4m above natural ground level if located behind the primary street setback; • Maximum height of 1.2m above natural ground level if located within the primary street setback; and • Permitted with a nil boundary setback. All other zones shall be located in accordance with the Scheme setbacks
Windmills and Wind Turbines	Rural Rural Residential Tourism *Where development is located in the Ferguson Valley tourism area (SCA2), Development Approval is required	• Incidental to a use occurring on the land which has Council approval, or does not require Council approval; • Compliant with the relevant setbacks/building envelope requirements for the applicable zone/designation. • A maximum height of 12m. • One Windmill or Wind Turbine is permitted per lot.

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		• Noise must be compliant with the Environmental (Noise) Regulations 1997
Works to a building in a dangerous state or state of emergency (i.e. a building that presents a public hazard) Or Painting / Maintenance of a Building	All zones	• The repairs will replicate the external appearance of the structure in its original state; and • No additions are applied or implemented to the structure as part of the works.

Unhosted Short-Term Rental Accommodation (Unhosted STRA) of:
• Single houses;
• Grouped Dwellings;
• Multiple Dwellings;
• Holiday House.
	All zones	• The Policy excludes the following:
		  ○ Workforce accommodation;
		  ○ Park home parks and lifestyle villages.
		• the period of accommodation ~~for each guest does~~ shall not exceed **90 days in a relevant 12-month period***; and
		• the number of guests accommodated within an Un-hosted STRA at any time, where such comprises a Single House, Grouped or Multiple Dwelling, complies with all of the following standards:
		  ○ A maximum of **12 persons at any time;**
		  ○ A minimum 4m2 per person in each bedroom containing beds; and
		  ○ A minimum 2.5m2 per person in each bedroom containing bunks; and
		• the dwelling is **registered** under the *Short-Term Rental Accommodation Act 2024* Part 3.
		• Car parking is provided at the rate required by the Local Planning Scheme for the relevant land use and is accommodated wholly within the lot boundary.
		• For a Single House, Grouped or Multiple Dwelling on a lot over 1,000m2, and for any other land use listed under this exemption on any sized lot, a Bushfire Attack Level assessment by a registered Level 1 bushfire practitioner being submitted that demonstrates the Bushfire Attack Level does not exceed BAL-29.
		• Despite an exemption for Short Term Rental Accommodation of the predominant use,

EXEMPTED DEVELOPMENT	APPLICABLE ZONE (UNLESS 'X' IN LAND USE TABLE)	EXEMPTION CRITERIA
		Development Approval may be required for the predominant use in accordance with the Local Planning Scheme. * A **relevant 12-month period** is: (a) the period of 12 months commencing on the day on which the owner or occupier registered the dwelling under the Short-Term Rental Accommodation Act 2024 Part 3; or (b) any subsequent 12-month period commencing on the anniversary of that day.

6. APPLICATION

This Policy applies to all zoned land applicable under the Shire of Dardanup Local Planning Scheme No.9 inclusive of the land contained within the Ferguson Valley tourism area (SCA2) shown on the Scheme Map according to the legend thereon, unless specified in the Table above.

It should be noted that whilst the Policy identifies certain development types that do not require development approval, a building permit or other approval may still need to be obtained from the Shire.

POLICY NO:
SDev CP044 – COMMUNITY & EVENT GRANTS

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
History			OCM		Res:		**Synopsis**	Policy created
	1	DEV10	OCM	10/05/12	Res:		**Synopsis**	Reviewed Policy Adopted
Version	2	CP044	SCM	26/07/18	Res:	251-18	**Synopsis**	Reviewed and Adopted by Council
Version	3	CP044	OCM	14/08/19	Res:	243-19	**Synopsis**	Reviewed and Adopted by Council
Version	4	CP044	OCM	29/07/20	Res:	208-20	**Synopsis**	Amended and adopted by Council
Version	5	SDev CP044	OCM	30/09/20	Res:	270-20	**Synopsis**	Reviewed and Adopted by Council
Version	6	SDev CP044	OCM	28/09/22	Res:	243-22	**Synopsis**	Reviewed and Adopted by Council
Version	7	SDev CP044	OCM	25/01/23	Res:	04-23	**Synopsis**	Reviewed and Adopted by Council
Version	8	SDev CP005	OCM	23/10/24	Res:	275-24	**Synopsis**	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Sustainable Development

2. PURPOSE AND OBJECTIVES

To provide financial support to not-for-profit community groups and organisations for projects and events that benefit the Shire of Dardanup community.

3. POLICY

The policy sets out the criteria for each category of financial support available. There are three (3) categories:

Community Grants
Community Event Grants
Regional Event Grants

3.1 Community Grants

The Shire of Dardanup will make an annual allocation of funds in its budget to provide financial assistance to not-for-profit community groups and organisations that can demonstrate an association with the Shire.

Community grants are available for projects and activities within the Shire of Dardanup that;

Foster the distinctiveness of places through the personalisation of community areas;
Activate public places;
Build the skills and capacity of the community;
Leave a lasting positive impact on the community;
Promote accessibility and inclusivity for all members of the community; or
Empower groups to be proactive in the community.

Funding falls into three levels: -

Level 1: Quick Response Community Grants ($0 - $500)

Funding of up to $500 and a maximum 100% of the total project cost is available to incorporated not-for-profit community groups and organisations.

Level 1 grants will be open for application on an ongoing basis until the allocated funding has been exhausted.

Level 2: Community Grants ($0 - $1000)

Funding of up to $1,000 and a maximum 100% of the total project cost will be available to not-for-profit incorporated community groups and organisations.
Level 2 grants will be open for application twice per year.

Level 3: Community Grants ($1,001 - $5,000)

Funding between $1,001 to $5,000 and a maximum 50% of the total project cost will be available to not-for-profit incorporated community groups and organisations. The applicant must contribute at least 50% of the total project cost from either the applicant's organisation or confirmed funding or donations from other sources.
Level 3 grants will be open for application twice per year.

3.2 Community Event Grants

The Shire of Dardanup will make an allocation of funds in its budget to provide financial assistance to community groups and organisations who can demonstrate the capacity to run quality, well-organised events within the Shire of Dardanup.

Community event grants are available for free-to-attend events held within the Shire of Dardanup that benefit the community and activate places.

Funding falls into three levels: -

Level 1: Quick Response Minor Community Events ($0 - $500)

Funding of up to $500 and a maximum 100% of the total event cost is available to incorporated not-for-profit community groups and organisations.

Level 1 grants will be open for application on an ongoing basis until the allocated funding has been exhausted.

Level 2: Community Event Grants ($0 - $1000)

Funding of up to $1,000 and a maximum 100% of the total event cost will be available to not-for-profit incorporated community groups and organisations.

Level 2 grants will be open for application twice per year.

Level 3: Community Event Grants ($1,001 - $5,000)

Funding between $1,001 to $5,000 and a maximum 50% of the total event cost will be available to not-for-profit incorporated community groups and organisations. The applicant must contribute at least 50% of the total project cost from either the applicant's organisation or confirmed funding or in-kind support from other sources.

Level 3 grants will be open for application twice per year.

3.3 Regional Event Grants

The Shire of Dardanup will make an allocation of funds in its budget to provide financial assistance to community groups, organisations and businesses who can demonstrate the capacity to run quality, well-organised events with a regional attraction. Events should be held within the Shire of Dardanup and/or raise the profile of the Shire of Dardanup.

Regional Event Grants are available for events that;

Results in an economic impact to the Shire by way of increasing visitor numbers and expenditure;
Attracts media coverage that raises the profile of the region as a tourist destination;
Involves and inspires the local community;
Improves the vibrancy and vitality of the Shire of Dardanup;
Supports job creation; and
Highlights and profiles the unique features of the place and/or Shire.

Funding will be available of up to $10,000 per application and a maximum 50% of the total event cost. The applicant must contribute at least 50% of the total project cost from either the applicant's organisation or confirmed funding or in-kind support from other sources.

Regional Events Grants will be open for application on an ongoing basis until the allocated funding has been exhausted.

3.4 Eligibility

To be eligible to receive a grant from the Shire of Dardanup, the applicant must:

- Meet the criteria as detailed in items 3.1, 3.2, and 3.3 of this policy.
- Be based within the Shire of Dardanup, or the majority of members of the application organisation are residents of the Shire of Dardanup, or the application organisation provides a benefit to residents and/or business owners within the Shire of Dardanup.
- Submit an application through the prescribed forms and within the timelines specified. No late applications will be accepted.
- Submit documented estimates of expenditure as part of the application.
- Have all appropriate insurances.
- Carry out the activity within 12 months of approval of funding; or for Regional Event Grants within 18 months from approval of funding.
- Receive prior approval for any substantial changes to an application.
- Projects are only permitted to receive funding once, irrespective of financial year.
- Maximum one application per group/organisation in same funding round.
- Quick Response Grants (Community & Event): only one application per stream will be accepted each financial year.
- Successful applicants will be asked to submit photographic evidence and testimonial after completion of project for use on the Shire's promotional platforms to advise community of benefit and outcomes of the Shire's Grants Scheme.

The following are eligible for funding:

- Promotion and advertising;
- Event or conference sponsorship, and award ceremonies;
- Traffic management;
- Waste management;
- Security;
- Entertainment, artist and/or talent fees;
- Facilitator fees;
- Professional fees for services required for one-off events and activities, such as consultant fees;
- Venue hire;
- Catering;
- First aid;
- Portable toilets, public use only;
- Equipment hire;
- The purchase of capital equipment and minor assets;
- Materials and resources;
- Repairs and maintenance to facilities and assets;
- Insurances, licenses and permits required for one-off events and activities (excluding liquor licensing);
- Shire of Dardanup in-kind services on application. Any in-kind funding requested must be discussed with a council officer and is subject to availability and approval by the Chief Executive Officer.

Funding will not be available for the following:

- Ongoing operational costs including salaries and wages;
- Ongoing operational expenses;
- Retrospective funding or items already ordered;
- Deficit funding – for organisations that are experiencing a shortfall in cash or revenue or anticipated revenue;
- State or Commonwealth Government Departments or Agencies, or profit-based business enterprises;
- Events/gatherings or activities that are not open for attendance by the general public (for example: end of year wind-ups);
- Team uniforms;
- Personal travel;
- Activities or events that are in relation to an awareness campaign or charity event;
- Activities that exclude or offend minority groups within the Shire of Dardanup;
- Activities that already receive Shire of Dardanup funding the same financial year;
- Expenses related to a Lease or Hire Agreement with the Shire of Dardanup
- Applications that conflict with the Shire of Dardanup Strategic Community Plan.

- Organisations who have outstanding, overdue grant acquittals or any unspent funds owing to the Shire will not be considered for new grant applications until such time as outstanding funds and reports are resolved.
- If a satisfactory acquittal has not been submitted for previously funded applicants no further grants will be made available to the applicant.

3.5 Application Assessment Procedure

Applications will be assessed based on their merits however priority will be given to applicants who have not previously received funding. Applications are required to demonstrate the benefits to the Shire of Dardanup community. Preference will be given to projects with demonstrated community support.

It is anticipated that funding will not be provided every year for the same event or project as organisers should aim to become financially self-sufficient in the medium to long term.

The application and assessment procedure are as follows:

Applications must be made on the prescribed forms and within the timeframe specified.
Applications for Community Grants (Level 1) and Community Events (Level 1) will be assessed by the Manager Community Development and Director Special Projects & Community and referred to the Chief Executive Officer for determination under the delegation of Council. Decision on applications will be made within 6 weeks of receiving application.
Applications for Community Grants (Levels 2 & 3) and Community Events (Levels 2 & 3) will be assessed by the Manager Community Development and referred to the Grants, Awards & Scholarships Committee for determination. All applications will be presented to Council for final approval. Approval process takes a minimum of six weeks.
Applications for Regional Event Grants will be assessed by the Manager Community Development and referred to Council for determination. Approval process takes a minimum of six weeks.
All applicants will be notified in writing of the outcome of their application for Shire of Dardanup assistance.
Decisions regarding funding applications are final and will not be reconsidered in that funding round.
A Grant Acquittal (Form 116) and supporting documentation of the total expenditure must be submitted to the Shire of Dardanup, within three (3) months of the completion of the project.

3.6 Events Not Requiring Application

The following events will be funded annually through the Regional Event Grants category and will not be considered as part of the competitive funds:

Bull and Barrel Festival
Eaton Foreshore Festival
Dardanup Art Spectacular

RISK ASSESSMENT TOOL

OVERALL RISK EVENT: Community and Event Grants Round 1 2025-2026

RISK THEME PROFILE:

6 - Community Engagement

RISK ASSESSMENT CONTEXT: Operational

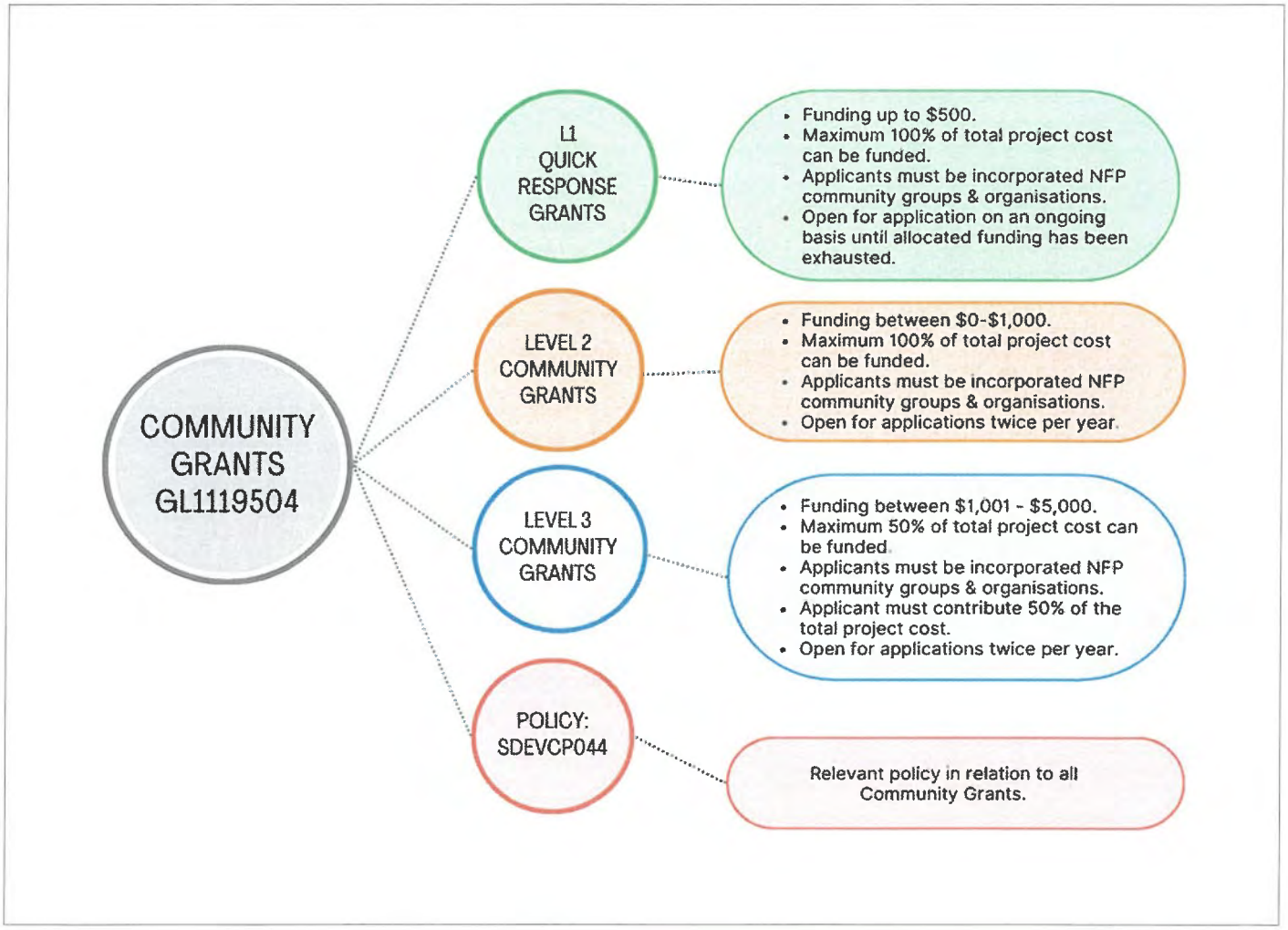
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATEMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	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.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	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: 12.2.5C)

Shire of Dardanup

RECOMMENDATIONS TO COUNCIL
COMMUNITY GRANTS

ROUND 1
2025-2026



Overview of Applications:

COMMUNITY GRANTS – LEVEL 2 ($0 - $1,000)		
#CL2-01	Eaton CWA	$1,000.00
#CL2-02	Lions Club of Eaton Inc.	$1,000.00
#CL2-03	CWA River Valley Belles	$960.84
#CL2-04	Eaton Community Hive	$1,000.00
#CL2-05	Dardanup Primary School P&C	$979.75

COMMUNITY GRANTS – LEVEL 3 ($1,001 - $5,000)		
#CL3-01	Coastal Rowing WA Inc	$3,750.00
#CL3-02	Burekup and District Country Club	$3,625.00
#CL3-03	Ferguson Community Church	$2,986.00
#CL3-04	Dardanup Sporting & Community Clubs	$2,315.50
#CL3-05	Bunbury & Districts Softball Association Inc.	$5,000.00

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 2	Application # CL2-01
Applicant	**Eaton CWA**
Shire of Dardanup based	Yes
Incorporated	Yes
Funding request $	$1,000.00
Project details	**Purchase and install outdoor table** *As per application:* The funding will go towards the purchase of an R U OK pine and steel table handcrafted by the Leschenault Men's Shed. The Eaton C.W.A is prepared to cover the gap between funding and the cost of the table installation.
Benefits to the community as per application	*The purchase of the table will benefit the Shire of Dardanup community in several ways:* To *foster the distinctiveness of our places, leave a lasting positive impact on the community* and support *proactive community engagement*, the Eaton CWA has taken a creative and heartfelt approach to enhancing their local area. Located on a prominent corner that serves as a thoroughfare for pedestrians, cyclists, and vehicles, the Eaton CWA building sits in a shady and exposed site, naturally drawing the public in. On several occasions, the association has placed tables and chairs under the trees and to their delight, they've seen the community regularly using the space to rest, connect, and share a meal. Unfortunately, due to the lightweight and unsecured nature of the previous furniture including steel and pallet-style seating the CWA has experienced multiple incidents of theft. In response, the CWA approached the Shire with a proposal to fund a larger, more secure table with concrete footings. The CWA will name the installation the "R U OK? Table" a dedicated space encouraging connection, conversation, and community care.
SoD Community Grant funding history	**Amount** / **Description** / **Post Yr** 380.00 — Community Grant Funding R2 2022-2023. Council approved, resolution 41-23 — 22/23 1000.00 — Community Grant Payment, Round 1 2022-2023. Council resolution 261-22 — 22/23 1000.00 — Community Grant Payment R1 2021-2022 (Council Resolution 284-21), Community Grant Payment, Round 1 2021-2022 — 21/22 464.00 — Funding of Community Grant R2 2020/2021, Funding of Community Grant R2 2020/2021 — 21/22
Officer comments	The applicant meets all eligibility criteria as per the Policy *SDEV CP044*. It is recommended to approve funding for the purchase of the "R U OK? table" for the Eaton CWA. This initiative supports the Shire's strategic outcome *3.3.2 Support volunteer groups within the Shire of Dardanup* and outcome *3.2.1 foster social connectedness, facilitates an accessible, inclusive environment for our diverse community.*
Recommend approval	Yes

Application attached

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 2

$0 - $1,000

FORM 115 (B)

(Appendix ORD: 12.2.5C)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- [x] Foster the distinctiveness of places through the personalisation of community areas
- [ ] Activate public spaces
- [ ] Build the skills and capacity of the community
- [x] Leave a lasting positive impact on the community
- [ ] Promote accessibility and inclusivity for all members of the community
- [ ] Empower groups to be proactive in the community

Part 1 Applicant Details

Applicant/Organisation Name

EATON C.W.A.

Postal Address

27 Hamilton Rd.

EATON

Name of Contact Person

DOT JARVIS

Email

hill-dor@bigpond.com

Phone

Mobile

0412 763 418

Are you incorporated?

- [ ] NO – Can you approach an Incorporated group to action your request?
- [x] YES C.W.A. of W.A. Inc

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

Service to the Community for Non profit Organisation that unites Women in the Community through friendship & education

(Appendix ORD: 12.2.5C)

Provide list of committee members and contact details

Dot Jarvis . President . 0412 763 418.
Marleau Keane . Secretary . 0409 892 640.
Patsy Hills . Treasure . 0428 . 330 960

Next AGM Meeting

11/8/2025

Have you previously received funding from the Shire of Dardanup Community Grants Scheme?

☐ NO

☑ YES; please provide details below:

What Year? 2021.

Amount approved $ 464—

Have you successfully acquitted the funds?

☐ NO

☑ YES

Part 3 Grant Application Details

What are the proposed funds being used for? (*Be specific how you will be using the funds and give as much detail as possible*)

R U OK Blue Table for front garden. So people within the Community know we are there To Support them.

Provide address / project location (*if applicable*)

C.W.A. Hall 27 Hamilton Rd Eaton.

Expected Start Date: ASAP.

Expected Completion Date: December 2025—

How will the funds benefit the Shire of Dardanup community? (*Be specific and give as much detail as possible*)

Service To the Community and providing a space that is function friendly both within the building and on the grounds.

Amount Requested

$ 1,000—

Part 4 Budget

TOTAL PROJECT COST	$ 1077-85
GRANT REQUEST AMOUNT	
Council Contribution (grant funds requested in this application, up to $1,000 + GST if registered)	$ 1,000—
TOTAL	$ 1,000—

(Appendix ORD: 12.2.5C)

Part 5 Expenditure – please detail each item

Item	Amount
1 Table. Pine Top. for outdoors Yalumat.. Frame with 1 leg To cement into ground	1,000.
Kwikset Concrete Bunning. 9 ~ $8.65	77-85
TOTAL EXPENDITURE	$ 1077-85

Part 6 Checklist

- [x] All boxes filled in with as much detail as possible
- [x] Budget complete
- [x] Quotes attached
- [x] I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy.

Part 7 Undertakings and Conditions

(Appendix ORD: 12.2.5C)

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup. *Please contact Shire of Dardanup Grants officer to discuss prior to returning funds.*
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced / completed. *No retrospective funding will be provided in any circumstances.*
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed.
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- ❖ Keep a copy of your application for your own record.
- ❖ A Shire Officer will contact you if more information is required.
- ❖ All applicants are advised in writing of the outcome.
- ❖ Applications are processed in the order in which they are received.
- ❖ Assessment will take a minimum of one month.

Part 8 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and;
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

EATON C. WA.

Contact Person (if not Applicant)

DOT JARVIS

Position

President (Branch)

Signature

D. C

Date

23/7/2025

Part 9 Return form to:

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

QUOTATION

Quote No. 584660

Date 21/07/25

FROM	TO
CWA EATON	Leschenault ~~Men's Shed Inc.~~
ABN	Telephone No. 0431334472

Thank you for your enquiry. We have pleasure in submitting the following quotation.

Qty	Description	Amount
	1500 x 900 TABLE PINE TOP (SEALED)	
	GALVMAT FRAME + LEGS	1000.00
		1000.00

This quotation remains valid for 28 days from the date of issue, after which a revised quote may be necessary.

SIGNED

Sub Total	1000.00
GST	
TOTAL INCLUDING GST	

© ZIONS SYSTEMS — SBE2

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 2		Application # CL2-02
Applicant	**Lions Club of Eaton Inc.**	
Shire of Dardanup based	Yes	
Incorporated	Yes	
Funding request $	$1000.00	
Project details	**Request for assistance to gain a building certification** *As per application:* To offset the costs of building certification for two garden sheds to be constructed on site at Bobin Street: • Class7b Building approval Certificate of Design Compliance BAO3 • Upon completion: CCC Inspection and Travel • Certificate of Construction Compliance BA17 and inspection report The Lions Club of Eaton Inc. is prepared to cover the gap between funding and the cost of the building certification.	
Benefits to the community as per application	The additional storage will allow us to manage our equipment more efficiently as we work to serve the Community of Dardanup.	
SoD Community Grant funding history	**Amount**	**Description** / **Post Yr**
	1000.00	Budget Allocation - 2024 Christmas Hampers Donation — 24/25
	478.50	Community Grant Payment Round 2, 2023-2024. Council resolution # 53-24 — 23/24
	1000.00	Budget Allocation - 2023 Christmas Hampers Donation — 23/24
	350.00	22/23
	704.00	Community Grant Funding R2 2022-2023. Council approved, resolution # 41-23 — 22/23
	747.86	Community Grant Payment, Round 1 2022-2023. Council resolution # 261-22 — 22/23
	998.00	Community Grant Funding L2 Round 2 2021-2022 — 21/22
	1011.59	Community Grant Payment L2 R1 2021/2022 — 21/22
	993.75	Community Grant Funding R2 2020/21, Community Grant Funding R2 2020/21 — 20/21
Officer comments	The applicant meets all eligibility criteria as per the Policy *SDEV CP044*. It is recommended to approve funding to assist with the building certification costs for the two garden sheds at Eaton Lions, Bobin Street. The Eaton Lions Club has been a consistent supporter of the Shire, and approving this request will further strengthen the Shire's relationship with the club while acknowledging their broader contribution to the local community.	
Recommend approval	Yes	

Application attached

(Appendix ORD: 12.2.5C)

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 2

$0 - $1,000

FORM 115 (B)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- ☐ Foster the distinctiveness of places through the personalisation of community areas
- ☐ Activate public spaces

xBuild the skills and capacity of the community

- ☐ Leave a lasting positive impact on the community

xPromote accessibility and inclusivity for all members of the community
xEmpower groups to be proactive in the community

Part 1 Applicant Details

Applicant/Organisation Name

Lions Club of Eaton Inc.

Postal Address

38 Bobin Street

Eaton WA 6232

Name of Contact Person

Paul Sanderson

Email

shaniandpaulsandersonl@gmail.com

Phone

0897971170

Mobile

0407985796

Are you incorporated?

	NO – Can you approach an Incorporated group to action your request?
X	YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

The Eaton Lions Club is a part of local community life and is affiliated with Lions Australia and Lions International Association. Lions clubs are comprised of civic-minded people who are joined by a common desire to improve our communities. Every Lions club is different with its own mix of activities but we all adhere to our International Motto of 'We Serve". Our main activities include hosting the Australia Day Breakfast on the Eaton Foreshore, Eaton Foreshore Festival parking; BBQ's for and sponsorship of Camp Quality; maintaining preparedness of our Emergency Catering Trailer and supporting Lions Institutions such as the Lions Eye Institute.

We have provided community resources for the Eaton Foreshore (BBQ's and Shelters) and support locals in need Through our Xmas Hamper project, by doing odd jobs for the aged and infirm and supporting local schools.

Provide list of committee members and contact details

President: Gary Power email – garypower51@outlook.com

Secretary: Edward David Whitney, email – eaton.wa@lions.org.au

Treasurer: Michael Macpherson, email – mfmkmac@gmail.com

Next AGM Meeting

October 2025

Have you previously received funding from the Shire of Dardanup Community Grants Scheme?

[ ] NO

[X] YES; please provide details below:

What Year?

Round 1 2024-2025

Amount approved $

$478.50

Have you successfully acquitted the funds?

[ ] NO

[X] YES

Part 3 Grant Application Details

What are the proposed funds being used for? (*Be specific how you will be using the funds and give as much detail as possible*)

To offset the costs of building certification for our 2 garden sheds to be constructed on site at Bobin Street.

Provide address / project location (*if applicable*)

38 Bobin Street, Eaton.

Expected Start Date:

17th September 2025

Expected Completion Date:

17th December 2025

How will the funds benefit the Shire of Dardanup community? (*Be specific and give as much detail as possible*)

The additional storage will allow us to manage our equipment more efficiently us we work to serve the Community of Dardanup.

Amount Requested

$1000.00

Part 4 Budget

TOTAL PROJECT COST	$1220.00

(Appendix ORD: 12.2.5C)

GRANT REQUEST AMOUNT

Council Contribution (grant funds requested in this application, up to $1,000 + GST if registered)	$1000.00
TOTAL	$1000.00

Part 5 Expenditure – please detail each item

Item	Amount
Class7b Building approval Certificate of Design Compliance BAO3	$520.00
Upon completion: CCC Inspection and Travel	$360.00
Certificate of Construction Compliance BA17 and inspection report	$340.00
TOTAL EXPENDITURE	$1220.00

Part 6 Checklist

- [X] All boxes filled in with as much detail as possible
- [X] Budget complete
- [X] Quotes attached
- [X] I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy.

Part 7 Undertakings and Conditions

(Appendix ORD: 12.2.5C)

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup. *Please contact Shire of Dardanup Grants officer to discuss prior to returning funds.*
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced / completed. *No retrospective funding will be provided in any circumstances.*
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed.
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- ❖ Keep a copy of your application for your own record.
- ❖ A Shire Officer will contact you if more information is required.
- ❖ All applicants are advised in writing of the outcome.
- ❖ Applications are processed in the order in which they are received.
- ❖ Assessment will take a minimum of one month.

Part 8 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and;
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

Lions Club of Eaton Inc.

Contact Person (if not Applicant)

Paul Sanderson

Position

Club Member

Signature



Date

23/07/2025

Part 9 Return form to

(Appendix ORD: 12.2.5C)

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

sgdeane.deane@gmail.com

From: bsbi@westnet.com.au
Sent: 4 July, 2025 11:39 AM
To: sgdeane.deane@gmail.com
Subject: Re: Certification of garden sheds for Eaton Lions
Attachments: Template_CBC_Procedures for unauthorised Class 2-9.pdf

Hi Graham

Thank you for your enquiry.

Please find attached a procedure sheet FYI.

Fees for Class 7b Building approval:

Certificate of Design Compliance BA03 $520 – includes GST

Please confirm acceptance of the fees if acceptable.

Upon completion: CCC

Inspection & travel $360

Certificate of Construction Compliance BA17

and inspection report. $340

Fees include GST **Total $1,200**

This quote does not include any additional costs for other services, Shire fees, engineering, electrical, drafting. etc.

Please confirm acceptance of the fees if acceptable.

Please contact if further clarification is required.

Please be advised that our work days and hours are as follows:
Tuesday to Friday – 9.00am to 5.00pm.

Kind Regards

Peter Butcher

Principal
BeSafe Building Inspections
Building Surveyor Practitioner ***Reg No. BSP149***
Building Surveyor Contractor ***Reg No. BSC2018***

(Appendix ORD: 12.2.5C)

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 2		Application # CL2-03
Applicant	**CWA River Valley Belles**	
Shire of Dardanup based	Yes	
Incorporated	Yes	
Funding request $	$960.84	
Project details	**Paint and accessories for hall improvements** *As per application:* The funds will be allocated to enhance the overall appearance of the hall, both internally and externally. This includes the installation of picture-hanging equipment to showcase a collection of photographs spanning 70 years, creating a "wall of history." Additionally, seat covers will be applied to our existing plastic chairs, improving comfort during group sessions and meetings.	
Benefits to the community as per application	The group aims to make the hall more welcoming and inviting, as the current colour scheme does not achieve this. This improvement will help communicate to the community that the hall is still an active space, dedicated to growth, inclusion, and fostering friendships. With the hall being 70 years old, we plan to create a historical feature wall showcasing photographs. These images, representing the hall's rich history, can also be borrowed for other events within the shire, helping to preserve and share local heritage. The existing chairs are outdated and uncomfortable, particularly for long events. By adding cushions, we aim to make activities like craft days more comfortable, encouraging greater participation and enjoyment.	
SoD Community Grant funding history	**Amount**	**Description** / **Post Yr**
	840.36	Community Grant Payment Round 2, 2023-2024. Council resolution # 53-24 (OCM 27-03-2024) — 23/24
	991.53	Community Grant Funding R2 2022-2023. Council approved, resolution # 41-23 — 22/23
	300.00	2021-2022 Silent Super Hero Payment - Rosemary Pittard — 21/22
	1000.00	Community Grant Funding L2 Round 2 2021-2022. — 21/22
	500.00	Quick Response Event Grant 2021-2022 (Event: 18 December 2021). — 21/22
	314.05	2020/21 Quick Response Grant - Community Event: CWA River Valley Belles. Approved by CEO, 30 October 2020., GST — 20/21
	5500.00	2017/2018 Grant - CWA Hall Refurbishment, GST — 17/18
Officer comments	The applicant meets all eligibility criteria as per the Policy *SDEV CP044*. This initiative aligns with the Shire of Dardanup's strategic goals to enhance community spaces and promote inclusion and social engagement.	
Recommend approval	Yes	

Application attached

(Appendix ORD: 12.2.5C)

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 2

$0 - $1,000

FORM 115 (B)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- ☐ Foster the distinctiveness of places through the personalisation of community areas
- ☐ Activate public spaces
- X Build the skills and capacity of the community
- X Leave a lasting positive impact on the community
- X Promote accessibility and inclusivity for all members of the community
- X Empower groups to be proactive in the community

Part 1 Applicant Details

Applicant/Organisation Name

CWA River Valley Belles

Postal Address

29, Russell Road

Burekup WA 6226

Name of Contact Person

Rosemary Pittard

Email

rpittard!@bigpond.com

Phone

Mobile

0404226850

Are you incorporated?

☐ NO – Can you approach an Incorporated group to action your request?

x YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organization?

Our group is dedicated to fostering a safe, inclusive, and empowering environment for women in Burekup. We aim to enrich both the local community and the lives of our members through friendship, skill-sharing, and mutual support. By building meaningful connections and learning together, we strive to make a positive difference and continue the legacy of our historic hall, which has stood for over 70 years. Our ongoing goal is to grow, improve, and uplift one another—creating a stronger, more connected community for all.

Provide list of committee members and contact details

Julia Burge Branch President (0499 521 025)

Rosemary Pittard (Branch Secretary) 0404226850

Melanie Williams (Branch Treasurer) 0452 225 774

Next AGM Meeting

28/2/2026

Have you previously received funding from the Shire of Dardanup Community Grants Scheme?

[ ] NO

[x] YES; please provide details below:

What Year? 2024

Amount approved $ $84.36

Have you successfully acquired the funds?

[ ] NO

[x] YES

Part 3 Grant Application Details

What are the proposed funds being used for? (*Be specific how you will be using the funds and give as much detail as possible*)

1. Paint and accessories. The funds will be used to uplift the appearance of the hall both inside and out.
2. Picture hanging equipment … this is to create a wall of history with some of the 70 years' worth of photographs
3. Seat covers are to be used on our existing old plastic chairs for our group sessions and meetings. Making time more comfortable.

Provide address / project location (*if applicable*)

Expected Start Date: Oct 2025

Expected Completion Date: Dec 2025

How will the funds benefit the Shire of Dardanup community? (*Be specific and give as much detail as possible*)

1. The group would like to make the hall feel warm and more inviting. The color at the moment does not do that.

Hard at encouraging the community that we are still here and intend to grow. We are encouraging inclusion and friendship.

2. The hall is 70 years old, so we have decided to make a historical feature on one wall in the hall. The photos used for this feature can also be borrowed for other events in the shire if needed

3 The existing seats are rather old and cold so the use of cushions would help in making craft days more comfortable.

Amount Requested $960.84

Part 4 Budget

TOTAL PROJECT COST $960.84

(Appendix ORD: 12.2.5C)

GRANT REQUEST AMOUNT

Council Contribution (grant funds requested in this application, up to $1,000 + GST if registered)	$960.84
TOTAL	$960.84

Part 5 Expenditure – please detail each item

	Item	Amount
1	Molding Hooks x 10@3.94	$ $39.40
	Picture Rail x1 @ 67.40	67.40
	Pine screws x 2 @ 13.78	27.56
	Cutting in paint brush x 2 @ 13.55	27.10
	Roller and paint trays x 2 @ 22.39	44.78
	Dimpled chain for hanging x 10@ 13.23	132.30
	Clean & protect exterior paint x 2 ltrs	54.80
	British paint interior x 2 ltr @ 58.50	58.50
	Exterior paint x 10 Ltr @ 179.50	179.50
	Interior paint x 10 ltr @ 184.90	184.90
	Seat pads x12 @ 12	144.00
	TOTAL EXPENDITURE	$960.24

Part 6 Checklist

- [x] All boxes filled in with as much detail as possible
- [x] Budget complete
- [ ] Quotes attached
- [x] I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy.

Part 7 Undertakings and Conditions

(Appendix ORD: 12.2.5C)

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup. *Please contact Shire of Dardanup Grants officer to discuss prior to returning funds.*
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced / completed. *No retrospective funding will be provided in any circumstances.*
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed.
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- ❖ Keep a copy of your application for your own record.
- ❖ A Shire Officer will contact you if more information is required.
- ❖ All applicants are advised in writing of the outcome.
- ❖ Applications are processed in the order in which they are received.
- ❖ Assessment will take a minimum of one month.

Part 8 Declaration

I, the undersigned, certify that I have been authorized to:

- submit this application, and.
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organization Name

CWA Burekup Belles

Contact Person (if not Applicant)

Rosemary Pittard

Position

Brance Secretary

Signature

R Pittard

Date

28/07/2025

Part 9 Return form to

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 2	Application # CL2-04
Applicant	**Eaton Community Hive (formerly Eaton Family Centre)**
Shire of Dardanup based	Yes
Incorporated	Yes
Funding request $	$ 1,000.00
Project details	**Purchase a laptop** Eaton Community Hive is joining 50 CRC's and Neighbourhood Houses throughout WA to manage a "Stay in Place" project aimed at helping older people stay in their homes with local support. The program focuses on matching local support workers with older people to meet their needs, offering an alternative to residential care. The program aims to help older people receive Commonwealth Home Care Packages and choose which agency to engage for services (e.g., Belong, Silver Chain). The program will primarily focus on Eaton residents and later expand to the Shire of Dardanup. Coordinators will use a laptop to conduct interviews with homeowners or tenants, recording their needs and matching them with support workers. The laptop will also help manage checks and balances (insurance, police clearances, qualifications, etc.). An additional laptop is needed as there are currently two trained staff members ready to begin the program, who will be using personal equipment temporarily.
Benefits to the community as per application	The project aligns with the Shire's Vision of becoming a safe and vibrant community for all ages, particularly focusing on older adults. The 2050 Vision emphasizes the importance of services to ensure the community is vibrant, active, and engaged, and the Staying in Place program supports this by enhancing local services for aging residents. The program offers local employment opportunities for residents wishing to contribute to their community while earning a wage. The Staying in Place program will empower older citizens by providing them with the support they need, creating a win-win situation for both employees and the people they assist. Eaton Community Hive is prepared to pay the $98.00 balance required for the laptop if the Shire would consider funding most of the cost. Eaton Community Hive will also seek alternative sources of funding to purchase a second laptop, ensuring staff don't need to rely on their personal equipment.

Shire of Dardanup

SoD Community Grant funding history	**Amount**	**Description**	**Post Yr**
	1100.00	Eaton Family Centre - End of Life Planning Expo 2025 - R2 - L2 Community Grant, GST	24/25
	1100.00	Community Grant Funding, R1 2024-2025. Council OCM 25-09-2024 (resolution # 246-24), GST	24/25
	1100.00	Community Grant Payment Round 2, 2023-2024. Council resolution # 53-24 (OCM 27-03-2024), GST	23/24
	715.00	Community Event Grant Funding, Round 1 2023-2024 Resolution # 213-23, GST	23/24
	1100.00	Community Grant Funding R2 2022-2023. Council approved, resolution # 45-23, GST	22/23
	1745.99	Community Grant Payment, Round 1 2022-2023. Council resolution # 261-22	22/23
	981.99	Community Grant Payment, Round 1 2022-2023. Council resolution # 261-22, GST	22/23
	764.00	Community Event Grant Payment, Round 1 2022-2023. Council resolution # 261-22, GST	22/23
	550.00	Quick Response Grant Payment 2020/21, Quick Response Grant Payment 2020/21, GST	20/21
	1100.00	Community Grant Funding R2 2020/21, Community Grant Funding R2 2020/21, GST	20/21
	1071.40	Community Grant R2 2019-2020, Community Grant R2 2019 - 2020, GST	19/20
Officer comments	The applicant meets all eligibility criteria as per the Policy *SDEV CP044*. The program supports the Shire of Dardanup's commitment to enhancing community well-being, fostering inclusion, and addressing the specific needs of vulnerable populations. It aligns with broader public health and social care strategies. *Note – the Eaton Community Hive receives an annual contribution from Council towards running costs. 2025/2026 $9,000 (IPC 23-25).*		
Recommend approval	Yes		

Application attached

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 2

$0 - $1,000

FORM 115 (B)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- ☐ Foster the distinctiveness of places through the personalisation of community areas
- ☐ Activate public spaces
- X Build the skills and capacity of the community
- X Leave a lasting positive impact on the community
- X Promote accessibility and inclusivity for all members of the community
- ☐ Empower groups to be proactive in the community

Part 1 Applicant Details

Applicant/Organisation Name

Eaton Community Hive Inc.

Postal Address

PO Box 7010 Eaton WA 6232

Name of Contact Person

Jan Pedersen

Email

eatonfamilycentre@gmal.com

Phone

08 9725 1655

Mobile

0493 618 184

Are you incorporated?

[ ] NO – Can you approach an Incorporated group to action your request?

[x] YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

Eaton Community Hive Inc. currently t/a Eaton Family Centre is a public institution which has the charitable purpose of advancing social and publ welfare by: (1) Advancing mental health and preventing social isolation; (2) Providing a physical location where individuals are supported and encouraged to undertake activities or work on projects in the company of others.

Our community centre offers a range of programs and activities for people of all ages and interests and is well known for its excellent pre-school educational programs, physic dance-exercise groups, adult activities such as tai chi, yoga, meditation, square dance club, Indian dance group an groups, worship groups and more recently also our mental health hub services and the End of Life Planning project, various support group meetir as Dementia Carers and Foster Carers and Narcotics Anonymous. The facilities are used by community for holding parties and celebrations with focal points. Various groups for young people with disabilities enjoy a range of activities and Children's and Youth holiday activities are popular.

The Bunbury Regional Toy Library partners with and is situated within the Centre and Buy for Baby safety seating and baby hire equipment is a re weekly service addition. A number of Expos with varying focal points are an increasingly popular activity welcoming a range of people from throug the district – bringing new people to recognize the Centre and what it has to offer.

Some 620 people of all ages make use of the Centre facilities each week. The Centre fulfills a unique community service role in the Shire of Darc complementing the Senior Citizens, Recreation Centre, Library and services and indigenous services through SWAMS in Pratt Road and various facilities.

The Board is comprised of all volunteers.

Provide list of committee members and contact details

Billie Hagan Chairperson wbhagan@outlook.au; Laura Brennan Laurabrennan@outlook.com
Grace McGlade gaeastland@gmail.com

Sarah Mills tommy_gmeiner@hotmail.com; Rachel Weiszbach Rachel.taylor.07@hotmail.com; Tracy Young Tracy@livingourlives.com.au;

Phillip Rowley ndovu.in.dang@gmail.com; Mac Du Plessis mightymac@live.com.au; Helen Foan MissFong23@gmail.com;
Sage Castledine sagenicholls77@outlook.com; Hannah Lukies lukies.hannah@gmail.com;

Rebecca Warburton rebeccawarburton95@hotmail.com;

Next AGM Meeting

May 2026

Have you previously received funding from the Shire of Dardanup Community Grants Scheme?

[ ] NO

[x] YES; please provide details below:

What Year?

2024 & 2025

Amount approved $

2 @ $1,000 grant

Have you successfully acquitted the funds?

[ ] NO

[x] YES

Part 3 Grant Application Details

What are the proposed funds being used for? *(Be specific how you will be using the funds and give as much detail as possible)*

Eaton Community Hive is joining some 50 CRC's and Neighbourhood Houses throughout WA managing a "Stay in Place" project noting the outstanding success these Centres are achieving with older people who are enjoying the thoughtful 'matching' of local support workers with themselves in meeting their needs.

We wish to purchase a Laptop computer to be used by our Coordinators as they visit people in their homes, as we introduce this excellent program which supports people who wish to live at home in their own community in preference to moving out of the community they are familiar with into residential care. Many are in need of support workers to carry out regulat tasks to meet their specific needs and make their lies specific needs and make them moe independent and comfortable.

As aged persons are accepted by Government to receive Commonwealth Home Care Packages, ie funds allocated to arrange support workers to deliver services that they need (services that may change over time) they have the freedom to choose which agency they wish to engage to provide these services eg Belong, Silver Chain or several others.

** Our "Stay in Place" program differs from other Home Care providers in that we will be seeking people in our local community who wish to work for a few hours, doing the work they are skilled at or love or wanting to play a role in helping others, as we will be "matching people" in our community interested in becoming paid support workers with people in their own homes and ensuring that both parties are eager to work together.

This work may include cleaning and laundry, home and gardening, persoanal care (showering and dressing); shopping and errands, nutrition and meal preparation, companionship and socializing, and for those with appropriate qualifications - nursing and medication management , equipment and assistive technology etc..

We will be focusing particularly on Eaton residents and then further afield in the Shire of Dardanup, while not refusing requests from surroudig areas.
Our Coordinators will take the Laptop with them as they conduct detailed interviews with home-owners or tenants, recording the support needed and the type of person they would welcome into their homes, giving the home owner a choice. All the checks and balances, insurances, national police clearances etc. are built into the program and, as expected, some services require workers with specific quaifications.

The program requires detailed recording of both home owner/tenant and also of employees, hours, pays etc ..

We envisage that at least 1 additional Laptop will be required as we have 2 trained staff ready to commence immediately. They will need to use their own personal equipment until we can obtain funding for Laptops, which is less than ideal but will suffice.

Provide address / project location (*if applicable*)

Based from Eaton Community Hive

Expected Start Date:

Anticipated late August. The program will start when we identify home-owners needing this service, but progress with the Laptop would be on success of this application.

Expected Completion Date:

Ongoing……building to empowering local residents with more power over their support at home.

How will the funds benefit the Shire of Dardanup community? (*Be specific and give as much detail as possible*)

This project identifies with the Shire's Vision in becoming the community that values COMMUNITY – A SAFE AND VIBRANT COMMUNITY for all ages – specifically older adults in this instance PROSPERITY that offers opportunities for local employment for local people wishing to give to their community while earning a wage (minimum wage for joining Staying in Place is $38.00/h rut the worker sets their own fee)

The 2050 Vision states "POPULATION BY LIFE STAGE": People who live in the Shire care about each other and their environment and their future, stressing "services" as one of the Population by life stages that ensure that the Shire of Dardanup's community is vibrant, active and engaged.

The Staying in Place program could have profound impact on paid employment within our Shire – at the number of hours the individual is comfortable with as well as empowerment of older citizens, creating a win:win situation for all.

Eaton Communuity Hive is prepared to pay the $98.00 balance required if the Shire would consider providing the bulk of the costs for the Laptop – and we will look for alternative sources of funding to enable the purchase of another Laptop to avoid staff having to use their own personal equipment.

Amount Requested

$ 1,000.00

Part 4 Budget

TOTAL PROJECT COST	$1,098.00
GRANT REQUEST AMOUNT	
Council Contribution (grant funds requested in this application, up to $1,000 + GST if registered)	$1,000.00 +GST
TOTAL	$1,100.00

Part 5 Expenditure – please detail each item

Item	Amount
Purchase a Laptop computer for the use of Staying in Place Coordinators working primarily in our Shire	$ 1,098.00
TOTAL EXPENDITURE	$1,098.00

Part 6 Checklist

- [x] All boxes filled in with as much detail as possible
- [x] Budget complete

x	Quotes attached
x	I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy.

Part 7 Undertakings and Conditions

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup. *Please contact Shire of Dardanup Grants officer to discuss prior to returning funds.*
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced / completed. *No retrospective funding will be provided in any circumstances.*
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed.
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- ❖ Keep a copy of your application for your own record.
- ❖ A Shire Officer will contact you if more information is required.
- ❖ All applicants are advised in writing of the outcome.
- ❖ Applications are processed in the order in which they are received.
- ❖ Assessment will take a minimum of one month.

Part 8 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and;
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

Eaton Community Hive Inc

Contact Person (if not Applicant)

Jan Pedersen

Position

Centre Manager

Signature

M Jeanette Pedersen

Date

29/7/2025

Part 9 Return form to

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

(Appendix ORD: 12.2.5C)

BUNBURY RETRAVISION
DOCKET

ABN: 30 100 205 329
59 FORREST AVE CNR BLAIR ST

BUNBURY WA 6230
Phone: 08 9722 4100

Email: bunbury@retravision.com.au

Quotation For

EATON COMMUNITY HIVE
10 CHARTERHOUSE ST

EATON WA 6232

Order :
Reference :
Invoice :
Docket : 6215 01435347
Customer : 000190410
Date : 16/07/25
Salesperson : JOEL

LINE	PRODUCT	DESCRIPTION / STATUS	QTY	PRICE	EXTENDED
1	LENOVO/82XM00MBAU *Quotation*	IDEAPAD SLIM 3 15.6IN RYZEN 5 5625	1.00	$ 1098.00	$
2	SUNDRY/SERIALNUMBER *Quotation*	SCAN SERIAL NUMBER HERE	1.00	$	$

Notes

Total Ex GST	$ 998.18
GST Amount	$ 99.82
Total	$ 1098.00

Deliver To **Delivery Instructions**

EATON COMMUNITY HIVE
10 CHARTERHOUSE ST
H: W: M:

EATON WA 6232

Quote Terms and Conditions; 0493618184

Unless previously withdrawn, a quotation is valid for 30 days or such other period as stated in it.A quotation is not to be construed as an offer to sell but merely an invitation to treat and no contractual relationship shall from it. No Seller shall be bound by any condition attaching to the Buyer's order or acceptance of a Quotation and, unless such conditions are expressly accepted by the relevant Seller in writing, the Buyer acknowledges that such conditions are expressly negated.

Warranty;

Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to be a major failure. Full details on our Returns Policy can be found on our website at http://www.retravision.com.au.

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 2		Application # CL2-05
Applicant	**Dardanup Primary School P&C**	
Shire of Dardanup based	Yes	
Incorporated	Yes	
Funding request $	$979.75	
Project details	**Purchase lockable outdoor storage cage and a 100-piece sand and water play equipment** *As per application:* As part of our 2025 focus on reviewing and enhancing the outdoor learning environment in line with the National Quality Standard (NQS), we are seeking funding for a lockable outdoor storage cage and a 100-piece sand and water play equipment set to enhance the quality, accessibility, and organisation of our loose parts and sandpit play resources.	
Benefits to the community as per application	Dardanup Primary School, with approximately 120 families, is seeking to enhance its Early Childhood area. The addition of a lockable outdoor storage cage near the sandpit will provide easy access to play resources, promoting independence and purposeful play. It will streamline set-up and pack-away, reduce equipment wear, and minimize lost learning time for both educators and young learners. The new sand and water play equipment will foster imaginative, collaborative, and open-ended play, key to early childhood development. For the broader community, this durable storage solution ensures shared resources remain in good condition and reflects a sustainable approach to public investment. It will also help maintain a tidy, safe, and attractive play area, boosting community pride and attracting new families. Furthermore, this investment supports the school's alignment with National Quality Standard (NQS) Quality Area 3: Physical Environment, ensuring high-quality, progressive early childhood education.	
SoD Community Grant funding history	Amount / Description / Post Yr 5000.00 — 2014/2015 Grant for nature playground — 14/15 5000.00 — Budget 13/14 - Round 1 — 13/14 5000.00 — Community Grant Payment GF010002 — 12/13 100.00 — Providing security at art spectacular, GST — 09/10 4460.00 — Dardanup Primary School - Early Learning Program, GST — 08/09	
Officer comments	The applicant meets all eligibility criteria as per the Policy *SDEV CP044.* By investing in purposeful play equipment and an organised storage solution, the school supports a progressive, high-quality learning environment that enhances educational and community outcomes.	
Recommend approval	Yes	

Application attached

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 2

$0 - $1,000

FORM 115 (B)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- ☐ Foster the distinctiveness of places through the personalisation of community areas
- ☐ Activate public spaces
- ☐ Build the skills and capacity of the community
- ☐ Leave a lasting positive impact on the community
- ☐ Promote accessibility and inclusivity for all members of the community
- ☐ Empower groups to be proactive in the community

Part 1 Applicant Details

Applicant/Organisation Name

Dardanup Primary School P and C Ass.

Postal Address

41 Hayward Street

Dardanup WA 6236

Name of Contact Person

Jen Ellis

Email

Jennifer.ellis@education.wa.edu.au

Phone

9728 2060

Mobile

Are you incorporated?

☐ NO – Can you approach an Incorporated group to action your request?

☐ YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

Dardanup Primary School has approximately 220 students enrolled, with 60 of these students in the Early Childhood Learning Area in Kindergarten and Pre-Primary. Dardanup Primary Sschool embraces its values of Care, Respect, and Responsibility and that is the common theme that we attempt to follow in all our dealings with our work, our environment and the relationships within our school.

Provide list of committee members and contact details

School Principal Darryl Owen

P&C President Jodie North

Secretary P&C Claudia Roney

School Phone Number: 9728 2060

Next AGM Meeting

Monday 4 August

Have you previously received funding from the Shire of Dardanup Community Grants Scheme?

[x] NO

[ ] YES; please provide details below:

What Year?

Amount approved $

Have you successfully acquitted the funds?

[ ] NO

[ ] YES

Part 3 Grant Application Details

What are the proposed funds being used for? (*Be specific how you will be using the funds and give as much detail as possible*)

As part of our 2025 focus on reviewing and enhancing the outdoor learning environment in line with the National Quality Standard (NQS), we are seeking funding for a lockable outdoor storage cage and a 100-piece sand and water play equipment set to enhance the quality, accessibility, and organisation of our loose parts and sandpit play resources.

The addition of a lockable cage positioned near the sandpit will allow students to easily see and access the materials available, helping them make intentional choices about what they need for their play. This supports the development of critical thinking, creativity, and independence as students plan, construct, and adapt their play experiences.

Currently, our equipment shed is located at the opposite end of the playground from the sandpit area. This creates inefficiencies in both setup and pack-away times, often cutting into valuable play opportunities. Locating storage near the play space will be a time-saver, enabling smoother transitions and reducing the burden on staff and students alike.

Additionally, having the new sand and water play resources stored visibly and safely in this area will encourage greater use, extend imaginative play opportunities, and promote collaborative, open-ended play—all vital components of early childhood development

Provide address / project location (*if applicable*)

Early Childhood Playground. 41 Hayward Street, Dardanup

Expected Start Date:

Expected Completion Date:

How will the funds benefit the Shire of Dardanup community? (*Be specific and give as much detail as possible*)

Dardanup Primary School has approximately 120 families as part of its vibrant school community. Within the Early Childhood area, there are typically two to three classes each year—all of whom will directly benefit from the proposed new equipment.

The addition of a lockable outdoor storage cage near the sandpit will make these resources easily accessible to students and staff, helping to promote independence and purposeful play. It will also

significantly improve the efficiency of set-up and pack-away times, reducing wear and tear on equipment and minimising lost learning time—especially important for busy educators and young learners. The sand and water play equipment will enhance opportunities for imaginative, collaborative, and open-ended play, which are all vital components of early childhood development.

For the broader Dardanup community, this well-organised and durable storage solution helps ensure that shared school resources are maintained in good condition for long-term use, which reflects a responsible and sustainable approach to public investment. The storage cage will keep the play area tidy, safe, and visibly appealing for all visitors. Improved outdoor learning spaces demonstrate a visible commitment to providing high-quality educational environments, which helps build community pride and attracts new families to the area.

Investing in purposeful, developmentally appropriate outdoor play equipment also supports the school's ongoing alignment with National Quality Standard (NQS) Quality Area 3: Physical Environment, ensuring that the Dardanup community continues to receive a standard of early childhood education that is both progressive and grounded in best practice.

Amount Requested

$979.75

Part 4 Budget

TOTAL PROJECT COST	$ 979.75
GRANT REQUEST AMOUNT	
Council Contribution (grant funds requested in this application, up to $1,000 + GST if registered)	$ 979.75
TOTAL	$ 979.75

Part 5 Expenditure – please detail each item

Item	Amount
Modern Teaching Aid Code VP0895 **NYBY Big Sand Set 100 Pieces**	329.95
Educational Resources EDU-21. **Product Code:** 15254 Heavy Duty Storage Cage 112cmL x 70.5cmD x 83cmH	$599.90
EDU-21 Freight	49.90
TOTAL EXPENDITURE	$ 979.75

Part 6 Checklist

X	All boxes filled in with as much detail as possible
x	Budget complete
x	Quotes attached
x	I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy.

Part 7 Undertakings and Conditions

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup. *Please contact Shire of Dardanup Grants officer to discuss prior to returning funds.*
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced / completed. *No retrospective funding will be provided in any circumstances.*
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed.
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- Keep a copy of your application for your own record.
- A Shire Officer will contact you if more information is required.
- All applicants are advised in writing of the outcome.
- Applications are processed in the order in which they are received.
- Assessment will take a minimum of one month.

Part 8 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and;
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

Dardanup Primary School P and C Ass.

Contact Person (if not Applicant)

Jodie North

Position

Dardanup Primary School P&C President

Jodie North

Date

31/7/25

Part 9 Return form to

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup



Heavy Duty Storage Cage 112cmL x 70.5cmD x 83cmH

Product Code: 15254

Price:

Excl. GST: $599.90

Incl. GST: $659.89

Add to Cart

The sturdy and weatherproof storage cage is perfect for storing sand accessories, balls and other sports equipment both indoors and out. A top and side panel can be folded to allow easy access for children. With lockable castors the cage can be easily moved around in the gym as well as outdoor areas. The additional anti-trap protection ensures optimum safety.

Powder coated and mounted on strong lockable castors. Fantastic for storing all your outdoor play equipment. Minimal assembly is required.

Measures 112cmL x 70.5cmD x 83cmH.

Quick View

Item	Price	Qty	Subtotal
 Heavy Duty Storage Cage 112cmL x 70.5cmD x 83cmH	Excl. GST: $599.90	1	Excl. GST: $1,199.80

Edit Remove item

Continue Shopping

Update Shopping Cart

Summary

Subtotal	$1,199.80
Shipping	$49.90
GST	$124.97
Order Total Excl. GST	$0.00
Order Total Incl. GST	$1,374.67

Apply Discount Code

Proceed to Checkout



Available soon

NYBY Big Sand Set 100 Pieces

VP0895

MTA Teachers Resource Catalogue Page: 861

$329.95 ex. GST

$362.95 inc. GST

Estimated Despatch Date 22/08/2025

1

Add to cart

(Appendix ORD: 12.2.5C)

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 3		Application # CL3-01
Applicant	**Coastal Rowing WA Inc**	
Shire of Dardanup based	Yes	
Incorporated	Yes	
Funding request $	$ 3,750.00	
Project details	**Assist with the installation costs of sea container pilings/ anchor**	
Benefits to the community as per application	Coastal Rowing WA Inc currently operates from a container at Eaton Foreshore (installed in 2021) under conditions developed in partnership with the Shire and the Department of Water, which focused on flood mitigation strategies such as opening the doors in the event of rising water. However, in June 2025, a new anchoring requirement was introduced. While we fully support efforts to maintain safety and compliance, this anchoring requirement represents a sudden and unfunded $7,500 burden on our newly formed organisation. Coastal Rowing WA Inc have already fundraised for the cost of the containers on-site. However, this unexpected building requirement formalised on the 25 June 2025 - now stands as the final obstacle to delivering our fully funded community program. We are respectfully requesting Shire support for 50% of this anchoring cost to ensure *She Paddles* can continue expanding in 2025–2026. This modest investment would activate meaningful outcomes for the Shire: • **Community Health**: Empowers women through safe, social outdoor activity • **Tourism & Place Activation**: Animates underutilized natural assets, including Watson Reserve • **Economic Development**: Creates pathways for employment and training • **Vision 2050 Alignment**: Advances goals across the Healthy, Connected, and Leading-Edge pillars • **Recreation Growth** – Establishes the only paddle sports program in the Greater Bunbury Region, creating a fantastic point of difference for the Shire of Dardanup.	
SoD Community Grant funding history	**Amount** / **Description** / **Post Yr** 8000.00 – Sea Container (Coastal Rowing) IPC minutes – Item 8.11. Refer page 68 – 25/26 1000.00 – Community Event Grant Funding - Round 1 2023-2024 Community Kayak workshop – 23/24 500.00 – Community Quick Response Grant Payment 2022-2023 – 22/23 979.19 – Community Grant Funding R2 2022-2023. Council approved, resolution # 41-23 – 22/23 300.00 – 2021-2022 Silent Superhero Payment – 21/22 419.80 – Quick Response Grant Payment 2021-2022 – 21/22 290.00 – Quick Response Community Grant 2021-2022, Quick Response Community Grant 2021-2022 – 21/22	
Officer comments	The applicant does not meet the eligibility criteria outlined in the Shire of Dardanup Policy *SDEV CP044.* Specifically, the applicant's activities are categorised as those that have already received Shire funding within the same financial year. As per the IPC minutes *(IPC 23-25),* Coastal Rowing has already been allocated $8,000 for a Sea Container, and therefore, this application cannot be supported as per the Policy: *Funding will not be available for the following:* • *Activities that already receive Shire of Dardanup funding the same financial year;* This application for funding is specifically in relation to the sea containers to which Council has financially Supported this year ($8,000).	
Recommend approval	No	

Application attached

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 3

$1,001 to $5,000

FORM 115 (C)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- ☐ **YES** Foster the distinctiveness of places through the personalisation of community areas
- ☐ **YES** Activate public spaces
- ☐ **YES** Build the skills and capacity of the community
- ☐ **YES** Leave a lasting positive impact on the community
- ☐ **YES** Promote accessibility and inclusivity for all members of the community
- ☐ **YES** Empower groups to be proactive in the community

Part 1 Applicant Details (to be completed by ALL applicants)

Applicant/Organisation Name

Coastal Rowing WA Inc

Postal Address

PO Box 1006

Bunbury WA 6231

Name of Contact Person

Nancy Churchill

Email

4321njc@gmail.com or coastalrowingwa@gmail.com

Phone

Mobile

0428960173

Are you incorporated?

☐ NO – Can you approach an Incorporated group to action your request?

☒ YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

We provide community paddle sports programming. Last year from December to June, we provided more than 50 on water sessions for women to engage in paddle sports through our ShePaddles program. 95%+ of our participants were not club members. In addition, we target priority populations including seniors, culturally and linguistically diverse, economically disadvantaged, situationally disadvantaged, rural, disabled, and LGBTQIA+. Over 50% of our participants were from one or more of these populations. We are also committed to developing local capability and are in the process of training 21 new Guides/Instructors to continue this effort. It is important to note that paddle sports (kayak, stand up paddle boards, canoe) are not currently available in an organized way in the Greater Bunbury Region except through our new programming. Nor have there been qualified Guides/Instructors for these paddle sports in our region. Paddle sports are very popular, especially with women national (ranked in the top 10). We are bringing these sports to our community.

Provide list of committee members and contact details

Nancy Churchill, Chairperson – coastalrowingwa@gmail.com
Dee O'Neill, Treasurer – coastalrowingwa@gmail.com
Jessica Bird, Treasurer – coastalrowingwa@gmail.com
Lynette Sleight, Safety Advisor – coastalrowingwa@gmail.com

Next AGM Meeting

18 August 2025

Please indicate membership numbers for the past 3 years (including current year):

82	Current Year	61	Previous Year	54	Third Year

Have you applied to any other funding body for additional funds for this project?

[X] NO; are you planning to apply to other funding bodies?

[ ] YES

[X] NO

[ ] YES; please provide information below:

Which Organisation?	What Year?
Was it Successful?	**Grant approved $**

Part 3 Project Details

Name of Project *(if applicable)*

Sea containers Tiedowns/Anchors at Eaton Foreshore and Watson Reserve

Overview of Project Details *(give details of your project)*

In 2024, Coastal Rowing WA Inc. was awarded $355,000 through the Commonwealth's *Play Our Way* program to support the launch of our flagship initiative: **She Paddles**—a groundbreaking program dedicated to increasing women's participation in paddle sports and supporting equitable access to outdoor recreation.

With these funds, we've already delivered inclusive, community-driven activities and purchased 60 paddle craft, laying the foundation for sustainable growth across the region. Since December, we've engaged a group of dedicated local women in kayaking and tested both Eaton Foreshore and Watson Reserve as locations.

After trialling programs at both Eaton Foreshore and Watson Reserve, Watson emerged as a standout location—particularly for beginners—demonstrating clear demand for accessible, safe, outdoor recreation for women in the region. We plan to further scale She Paddles in 2025–2026 to include stand-up paddleboarding, with canoeing to follow in 2026–2027. These inclusive, low-barrier activities directly support the **Shire of Dardanup's Vision 2050 goals** of creating a *Healthier* and more *Connected* community. They also contribute to building a *Leading-Edge* region through skills development and local leadership. Our organisation offers safe, social, and health-promoting opportunities specifically tailored to increase female participation in sport.

It's important to note that accessible paddle sports are not currently available anywhere in the Greater Bunbury Region. Through *She Paddles*, we are building this capacity from the ground up—including training 21 new Paddle Australia Guides and Instructors, where previously we had none. These locally based women outdoor adventure leaders will ensure the region has the infrastructure and talent to support paddle sports for years to come.

To deliver She Paddles, we require accessible and secure equipment storage. In early 2025, we requested approval to install three new sea containers—one at Eaton Foreshore and two at Watson Reserve. Council formally approved and then re-approved this installation in April and June 2025 respectively.

We currently operate a container at Eaton Foreshore (installed in 2021) under conditions developed in partnership with the Shire and the Department of Water, which focused on flood mitigation strategies such as opening the doors in the event of rising water. However, in June 2025, a new anchoring requirement was introduced. While we fully support efforts to maintain safety and compliance, this anchoring requirement represents a sudden and unfunded $7,500 burden on our newly formed organisation.

We have already successfully fundraised for the cost of the containers, and generous businesses have offered to donate services to move them on-site. However, this unexpected requirement—formalized only on 25 June 2025—now stands as the final obstacle to delivering our fully funded community programming.

We are respectfully requesting Shire support for 50% of this anchoring cost to ensure *She Paddles* can continue expanding in 2025–2026.

This modest investment would activate meaningful outcomes for the Shire:

- **Community Health**: Empowers women through safe, social outdoor activity
- **Tourism & Place Activation**: Animates underutilized natural assets, including Watson Reserve
- **Economic Development**: Creates pathways for employment and training
- **Vision 2050 Alignment**: Advances goals across the *Healthy*, *Connected*, and *Leading-Edge* pillars
- **Recreation Growth –** Establishes the only paddle sports program in the Greater Bunbury Region, creating a fantastic point of difference for the Shire of Dardanup.

As the Shire continues to expand recreational offerings and position itself as a forward-thinking, community-first region, programs like *She Paddles* provide a proven model for scalable, inclusive activation of local assets. We welcome the opportunity to work closely with the Shire to realise this shared vision.

Expected Start Date	Expected Finish Date
30 July 2025	Unknown

If this project is expected to extend over several years? Please explain why, and what is the expected end date?

The sea containers will remain in place until such time as we can obtain funding for the new boat storage facility approved in the Eaton Foreshore Concept Plan. We expect the programming we deliver to be offered far into the future.

What benefits to the Shire of Dardanup Community will your project offer?

The benefits to the Shire are as follow. First, paddle sports (kayak, stand up paddle board, and canoe) are not offered in the Greater Bunbury Region in an organised way. We are the first organisation to offer these sports, all of which are high participation sports nationally. They are not high participation sports in our region because they are not offered. Second, many independent paddlers do not have access to technical and safety training. We have begun to offer that training to community members and will expand our offerings. Third is that being located in the Shire of Dardanup in Eaton, the focus of our participation will be local community members, particularly those from Eaton which is a location of socioeconomic disadvantage. Next is that ShePaddles is a program of national importance. It provides an avenue for underserved women to participate in a highly desirable sport and also provides opportunities for underserved women to become sports leaders. Because of the federal strategic intent to increase sports participation, particularly of underserved and older women because of their costs to the health care system, ShePaddles is likely to receive a significant amount of attention in the future. The Shire's support of this program puts the Shire in a leadership position. Last, this is a significant new resource for the Shire and one that has been primarily funded by the club through its own fundraising and grant writing capabilities.

The other benefits to the Shire have been described in the Overview of Project details above and include alignment with several of the Shire's visionary and strategic objectives such as community health, tourism & place activation, economic development, Vision 2025 alignment, and recreation growth.

What are the objectives and expected benefits of your project?

Foster the distinctiveness of places through the personalisation of community areas
We have personalised the Eaton Foreshore by establishing a paddle sports community programming operation here. Our hope is to further personalize Eaton Foreshore by constructing the boat storage facility contained in Council's approved Eaton Foreshore Master Plan. We will now also personalise Watson Reserve by creating a community program operation here. Previously, Watson Reserve has served primarily as a dog park. The addition of a community resource that provides an opportunity for community members to be active and engage in healthy activities at this location will provide a distinctive change.

Activate public spaces
Coastal Rowing WA Inc helps activate public spaces by regularly using the Eaton Foreshore and surrounding facilities. Our visible presence on the water, particularly during mornings and weekends, encourages safe, consistent use of the area especially by women and promotes a sense of community. We will be extending the impact of our activation by now providing two sea containers at Watson Reserve which has been underutilized as a water sports resource. We are also working with the Shire to improve the paddle sport launch area at Watson Reserve to improve access for the general public.

Build the skills and capacity of the community
The programs we deliver to the community all include technical and safety components. For example, one the personalization fastest growing sports in Australia is stand up paddle boarding. This is also one of the sports with the greatest increase in safety incidents, primarily through paddle boarders being untrained and blow offshore. Our START classes instruct paddle boards in basic skills and safety. This is the only training available in the Greater Bunbury Region for paddle boarders. We also offer EXPLORE classes which are the next step up in technical and safety education. The final series of classes we are developing for the community programming delivery will be ADVENTURE classes. As mentioned in below, we are aggressively involved in developing Paddle Australia Guides/Instructors, who will provide for long term sustainability, building skills and capacity of community members far into the future.

Leave a lasting positive impact on the community
We will leave a lasting positive impact in three ways. First, paddle sports (kayak, stand up paddle board, and canoe) are not sports that are currently available in the Greater Bunbury Region in an organised way. We are the first club to bring these sports to our region and, specifically, to the Shire of Dardanup. Two, most paddle sports enthusiasts are not members of clubs. There is not available training for those who wish to engage in these sports independently. We have provided that technical and safety training and will continue to develop and offer that training to the community at large, not just club members. Third, in 2024 there were no Paddle Australia paddle sports Guides/Instructors in the Greater Bunbury Region. We are now developing 21 Guides/Instructors and add another organized intake of candidates in 2025/2026. These

Guides/Instructors will provide the local capability to ensure ShePaddles and other programming we develop is sustainable locally far into the future.

Promote accessibility and inclusivity for all members of the community
Our club is dedicated to fostering a welcoming and inclusive environment. We focus on removing participation barriers by offering affordable and accessible programs, and we actively encourage involvement from people of all ages, genders, abilities, and backgrounds. Our ShePaddles program, in particular, targets priority populations of women who are underserved in sports participation and sports leadership. Our priority populations are seniors, culturally and linguistically diverse, economically disadvantaged, seniors, situationally disadvantaged, rural, LGBTQIA+ and disabled. In 2024-2025, over 50% or our ShePaddles participants were from our priority populations. Over 50% of our new Guides/Instructors are likewise from the priority populations. In addition, 95% of the participants in our programs last year were not club members but rather members from the community at large. We are committed to community program and will continue it into the future.

Empower groups to be proactive in the community
Aside from our own members who have become very active in the community, we liaise closely with Eaton Bowling and Social Club (EBSC) as well as the Lions Club. We are partners at EBSC and use the EBSC facility as our club rooms. This partnership was established in 2021 and has worked beneficially for both organisations. We are currently working with EBSC to identify time slots for offering a new fitness program at the facility. We are also working with the Lions Club on boat storage and trailer storage. We have been in contact with the Cricket Club as well to explore opportunities for facilities use for a fitness program. Working together, we are able to develop community program opportunities that would not otherwise be available.

Any other details or supporting information?

We have attached the support letters received by the Shire for the installation of the sea containers. These come from individuals, businesses, and other local governments.

Part 4 Budget (if insufficient space is provided, please attach additional pages)

INCOME	Net Income
Council Contribution (grant funds requested in this application)	$3,750.00
Other Council Contribution (e.g.: site works)	$
(A) Total Council Contribution Requested – If Registered for GST please gross up	$4,075.50

Other Grant Funding (please specify)	$
	$
	$
	$
(B) Total Other Grant Funding	$

Donations (external contributions)	$
Organisation Cash Contribution	$3,750.00
Organisation in Kind Contribution (max 1/3 of total cost)	$

(C) Total Organisation Contribution Requested	$4,075.50
TOTAL INCOME A, B & C	$8,151.00

[X] **I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy**

Part 5 Expenditure – please detail each item

Item	In Kind	Cash	Total
Purchase of SurePiles and accessory equipment to install tiedowns/anchors plus concrete pilings		$4,800.00	$4,800.00
Installation costs (construction estimate)		$3,351.00	$3,351.00
TOTAL EXPENDITURE	$	$8,151.00	$8,151.00

Part 6 Undertakings and Conditions

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup.
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced/completed.
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- ❖ Keep a copy of your application for your own record.
- ❖ A Shire Officer will contact you if more information is required.
- ❖ All applicants are advised in writing of the outcome.
- ❖ Applications are processed in the order in which they are received.
- ❖ Assessment will take a minimum of one month

Part 7 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and;
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

Coastal Rowing WA Inc

Contact Person (if not Applicant)

Nancy Churchill

Position

Chairperson

Signature

Nancy Churchill

Digitally signed by Nancy Churchill
DN: cn=Nancy Churchill, o, ou, email=njc@gwi.net, c=AU
Date: 2025.07.07 09:52:27 -04'00'

Date

Part 8 Return form to

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 3		Application # CL3-02
Applicant	**Burekup and District Country Club**	
Shire of Dardanup based	Yes	
Incorporated	Yes	
Funding request $	$ 3,625.00	
Project details	**Upgrade and replace existing air-conditioning unit to the Burekup Country Club** Burekup Country Club propose to replace and upgrade the existing rooftop air-conditioning unit with a modern system that has the capacity to efficiently and effectively cool the hall, appropriate to its size. The new unit will also meet the required bushfire rating for the area, providing added protection to the Shire-owned asset. Currently, the hall has no functioning air-conditioning, which will make it club use uncomfortable during the upcoming warmer months. This impacts the many community groups who regularly use the facility. Ensuring a comfortable environment supports the health and well-being of existing users and plays a key role in attracting new members to the space.	
Benefits to the community as per application	Upgrading the air-conditioning will create a more comfortable and inviting environment, allowing users to feel at ease in their community space. The improved amenity will better support regular groups and strengthen the hall's role as a valuable resource for the wider community. Ensuring the comfort and well-being of our members and the broader community is vital, not only for retaining current users but also for attracting new members.	
SoD Community Grant funding history	**Amount** / **Description** / **Post Yr** 500.00 – Burekup Country Club - Christmas Party 2024 - QR Events Grant 24/25 – 24/25 5819.00 – 2024/2025 Shire Donations, Burekup & Districts Country Club – 24/25 5000.00 – Community Grant Payment Round 2, 2023-2024. Council resolution # 53-24 (OCM 27-03-2024) – 23/24 500.00 – Community Event Quick Response Grant Payment 2023-2024. – 23/24 5665.00 – Club Donations for 2023/2024 – 23/24 1000.00 – Community Grant Funding R2 2022-2023. Council approved, resolution # 41-23 – 22/23 150.00 – Catering for Burekup Youth Water Day: 17/01/2023 – 22/23 5515.00 – 3 x Donations - Council Resolution: 195-22 – 22/23 408.40 – Best buy infant baby horizontal change table – 21/22 1250.00 – Budget Allocation - Donation for Seniors Luncheon - 2021 – 21/22 4156.00 – Budget Allocation - Donation Hall Committee - 2021, Budget Allocation - Australia Day 2022 Breakfast – 21/22 5000.00 – Community Grant R2 2020-2021 – 20/21 1068.76 – Payment for Toilet Repairs - Replacement of Toilet Suite – 20/21	
Officer comments	The applicant meets all eligibility criteria as per the Policy *SDEV CP044*. Application for replacing the air-conditioning unit is **not** supported through the community grants round. Instead, the replacement should be considered under the asset management budget. It has been confirmed that funds are available through the proper budget allocations.	
Recommend approval	No	

Application attached

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 3

$1,001 to $5,000

FORM 115 (C)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- ☐ Foster the distinctiveness of places through the personalisation of community areas
- ☐ Activate public spaces
- ☐ Build the skills and capacity of the community
- X Leave a lasting positive impact on the community
- X Promote accessibility and inclusivity for all members of the community
- ☐ Empower groups to be proactive in the community

Part 1 Applicant Details (to be completed by ALL applicants)

Applicant/Organisation Name

BUREKUP DISTRICT COUNTRY CLUB

Postal Address

37 RUSSELL ROAD, BUREKUP, WA, 6227

Name of Contact Person

ANDY MURRAY

Email

AMURRAY@SAMIOS.NET.AU

Phone

0418 411 286

Mobile

0418 411 286

Are you incorporated?

☐ NO – Can you approach an Incorporated group to action your request?

X YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

THE BUREKUP COUNTRY CLUB PROVIDES A SAFE AND INCLUSIVE SPACE FOR COMMUNITY GROUPS TO HOLD EVENTS & LOCAL COMMUNITY MEMBERS TO SOCIALISE AND INTEGRATE. WE ALSO PROVIDE WEEKLY MEALS ON A FRIDAY NIGHT, BAR FACILITIES, WEEKLY PRIZE DRAWS FOR MEMBERS AND MANY OPPORTUNITIES THROUGHOUT THE YEAR FOR COMMUNITY MEMBERS TO CELEBRATE MILESTONE OCCASIONS UTILISING THE CLUBS FACILITIES. WE HAVE MULTIPLE REGULAR USES OF THE HALL - INCLUDING YOGA CLASSES, LADIES BADMINTON, TAE KWON DO CLASSES, ABORIGINAL CORPORATION CATCH-UPS, MOTORING CLUB MEETINGS, MUSIC CLUB JAM SESSIONS AND MANY MANY MORE

Provide list of committee members and contact details

MICHAEL SHEEDY – 0438 261 429 (PRESIDENT) / PATRICIA PERKS – 0404 773 525 (TREASURER)

ANDY MURRAY – 0418 411 286 (SECRETARY) / NOEL HOVEY – 0438 348 582 (VICE-PRESIDENT)

Next AGM Meeting

SUNDAY 17TH AUGUST 2025 @ 2:30PM

Please indicate membership numbers for the past 3 years (including current year):

220	Current Year	180	Previous Year	160	Third Year

Have you applied to any other funding body for additional funds for this project?

[X] NO; are you planning to apply to other funding bodies?

- [ ] YES
- [X] NO

[ ] YES; please provide information below:

Which Organisation?	What Year?
Was it Successful?	**Grant approved $**

Part 3 Project Details

Name of Project *(if applicable)*

AIR-CONDITIONING REPLACEMENT AND UPGRADE

Overview of Project Details *(give details of your project)*

REPLACE AND UPGRADE THE AIR-CON UINIT ON THE ROOF TO A NEWER UNIT THAT HAS THE CAPACITY TO PROVIDE EFFICIENT AND EFFECTIVE COOLING FOR THE SIZE OF THE HALL. AT THE SAME TIME THE SPECS OF THE UNIT WILL BE UPGRADED TO ENSURE IT MEETS THE BUSHFIRE RATING REQUIRED FOR THE AREA, FURTHER PROTECTING THE SHIRE ASSET

Expected Start Date	Expected Finish Date
SEPTEMBER 2025 (SOONER IF POSSIBLE)	SEPTEMBER 2025 (SOONER IF POSSIBLE)

If this project is expected to extend over several years? Please explain why, and what is the expected end date?

NO, WE ARE READY TO GO AS SOON AS FUNDING IS APPROVED

What benefits to the Shire of Dardanup Community will your project offer?

A MORE INCLUSIVE AND INVITING ENVIRONMENT FOR THE WIDER COMMUNITY, A MORE SUITABLE SPACE FOR COMMUNITY GROUPS TO HIRE AND ATTEND, A SAFER SPACE FOR CURRENT HIRING GROUPS TO CONTINUE TO USE, SAFEGUARDING THE SHIRE ASSET FOR FUTURE GROWTH IN MEMBER NUMBERS, A MORE COST-EFFECTIVE COOLING OPTION THAN THE PREVIOUS MODEL, A MORE COMFORTABLE EXPERIENCE FOR CURRENT MEMBERS THAT ATTEND THE FRIDAY NIGHT MEALS NIGHT AND THE UPCOMING SATURDAY/SUNDAY SESSIONS DURING THE WARMER MONTHS

What are the objectives and expected benefits of your project?

AT PRESENT THERE IS NO WORKING AIR-CON, SO UTILISING THE HALL IN THE COMING WARMER MONTHS WILL BE DIFFICULT FOR THE MANY COMMUNITY GROUPS THAT USE IT. THE COMFORT AND WELL-BEING OF OUR MEMBERS AS WELL AS THE WIDER COMMUNITY IS KEY FOR NOT ONLY THE CURRENT USERS, BUT IS ALSO A BIG FACTOR IN ATTRACTING NEW MEMBERS AND USERS OF THE HALL IN THE FUTURE. WITH A MORE COMFORTABLE AND INVITING SPACE, THE COMMUNITY WILL BE IN A MUCH BETTER POSITION TO FEEL AT EASE IN THEIR CLUB AS WELL AS THE NEW AMENITY PROVIDING AN UPGRADED ENVIRONMENT FOR THE GROUPS USING IT REGULARLY, HELPING TO SUPPORT THEM AS WELL AS THE WIDER COMMUNITY

Any other details or supporting information?

PLEASE SEE ATTACHED QUOTE FROM HEARTH HOUSE

Part 4 Budget (if insufficient space is provided, please attach additional pages)

INCOME	Net Income
Council Contribution (grant funds requested in this application)	$3625
Other Council Contribution (e.g.: site works)	$
(A) Total Council Contribution Requested – If Registered for GST please gross up	$
Other Grant Funding (please specify)	$
	$
	$
	$
(B) Total Other Grant Funding	$
~~Donations (external contributions)~~	$
Organisation Cash Contribution	$3625
Organisation in Kind Contribution (max 1/3 of total cost)	$
(C) Total Organisation Contribution Requested	$
TOTAL INCOME A, B & C	$7250

X **I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy**

Part 5 Expenditure – please detail each item

Item	In Kind	Cash	Total
FREIGHT		50	
FIREWALL AUTO SEAL		286	
EX* MESH LARGE		642	
1500W VARIABLE SPEED MOTOR		1264	
111353 – UPGRADE KIT		1009	
BREEZAIR EXS220 SUPERCOOL BEIGE		3999	
TOTAL EXPENDITURE	$	$7250	$

Part 6 Undertakings and Conditions

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup.
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced/completed.
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- Keep a copy of your application for your own record.
- A Shire Officer will contact you if more information is required.
- All applicants are advised in writing of the outcome.
- Applications are processed in the order in which they are received.
- Assessment will take a minimum of one month

Part 7 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and;
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

ANDY MURRAY / BUREKUP AND DISTRICT COUNTRY CLUB

Contact Person (if not Applicant)	Position
ANDY MURRAY	SECRETARY

Signature	Date
	12/07/25

Part 8 Return form to

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

Hearth House Bunbury
39 Spencer Street
Bunbury WA 6230
+ 61 8 9721 2826
bunbury@hhsouthwest.com.au
www.hearthhousesouthwest.com.au
ABN 50 534 341 357

HEARTH
HOUSE

Quote

QT05581

BES Electrical Solutions WA
Pty Ltd
74 Ommaney Road
Brunswick
Western Australia
6224
Australia

Date 11 February 2025
Expiry Date 13 March 2025
ABN 50534341357

If the control box is gone you will need to perform the upgrade kit

Description	Quantity	Unit Price	Amount
Freight - Seeley	1	50.00	50.00
Firewall Auto-Seal	1	286.00	286.00
EX* Mesh Large	1	642.00	642.00
		Total	**978.00**
Motor			
1500W Variable Speed Motor	1	1,264.00	1,264.00
		Total	**1,264.00**
Upgrade Kit			
111353 - Upgrade Kit	1	1,009.00	1,009.00
		Total	**1,009.00**
LCQ1450			
You will need bushfire equipment			
Braemar LCQ1450 SuperStealth Invertar Slate Grey	1	3,799.00	3,799.00
		Total	**3,799.00**
EXS220			
You will need bushfire equipment			
Breezair EXS220 Supercool Beige	1	3,999.00	3,999.00
		Total	**3,999.00**

Subtotal	11,049.00
Includes GST	1,004.46
Total AUD	**11,049.00**

Terms

- This is a quote only. If you would like to proceed with the works outlined above, any outstanding invoices plus a 50% deposit for this quote is due prior to the job being scheduled and/or parts being ordered.
- Online credit card payments transacted through *Stripe* will incur a 1.95% of the invoice total + 0.30 per successful card charge.
- All goods belong to Hearth House Bunbury until invoice is paid for in full.
- Full payment is required upon collection of the good(s) from Hearth House Bunbury. Please note:
  - If you are collecting a wood fire, gas heater, reversed cycle unit or evaporative cooler, we recommend a flatbed ute or trailer.
  - Please advise Hearth House Bunbury a day and time for collection so the good(s) can be dispatched.
  - Good(s) will not be released from Hearth House Bunbury until payment is received in full.
  - It is the responsibility of the collector to inspect the good(s) prior to the good(s) leaving Hearth House Bunbury. Hearth House Bunbury is not liable for any damage once the good(s) have left the Hearth House Bunbury premises.
- Warranty on replacement parts is twelve (12) months excluding labour.
- Hearth House does not deal directly with insurance companies. Should this quote form part of an insurance claim we request payment directly from the owner within 7 days of the repair being carried out. Authorisation of your fusion claim by Hearth House can only be completed once the account has been paid in full.
- A 20% restocking fee will be applied for any 'supply only' goods returned.
- As per the 'Department of Commerce' website, we are not required to refund your product if you:
  - Change your mind
  - Ordered a wrong product
  - Found the product cheaper elsewhere
  - Were aware of the relevant fault before buying the product, such as if the fault was written on the tag, or indicated in the photos or item description online
  - Damaged the product by misusing it
  - Used the product for a very long time and the problem is as a result of usual wear and tear

How To Pay Your Deposit

EFT/Bank Transfer

- **Bank:** NAB
- **Name:** Hearth House Bunbury
- **BSB:** 086554
- **Acc.:** 944886424
- **Reference:** Your surname and quote reference

In Person

- We accept cash, EFTPOS, Visa, MasterCard and cheque payments.
- Please note Visa and MasterCard credit card payments may incur a 0.9% surcharge.

Credit Card

- Call the Accounts Department on 9721 2826 (ext. 3). We accept Visa and MasterCard only.
- Please note Visa and MasterCard credit card payments may incur a 0.9% surcharge.

Online

- Please note online credit card payments may incur up to a 1.95% of the invoice total + $0.30 surcharge (per successful card charge).

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 3	Application # CL3-03
Applicant	**Ferguson Community Church**
Shire of Dardanup based	Yes
Incorporated	Yes
Funding request $	$ 2,986.00
Project details	**Maintenance and restoration - Repair and paint windows to the St Aidens Church** Repair and repaint the windows of St. Aiden's Church, a locally historic building with a local heritage listing, to preserve and maintain the asset for future generations.
Benefits to the community as per application	**Preservation of Local Heritage:** Repairing and maintaining the windows of St. Aiden's Church ensures the preservation of a significant local historical asset, enriching the community's cultural identity and fostering a sense of pride. **Long-term Sustainability:** By maintaining the building, the community ensures that future generations can continue to appreciate and connect with the historical and cultural significance of the church.
SoD Community Grant funding history	No funding history to date.
Officer comments	The applicant meets all eligibility criteria as per the Policy *SDEV CP044*. The maintenance and restoration of St. Aiden's Church supports the Shire's objective to preserve and celebrate its heritage and cultural assets, enhancing community identity and connection. The restoration work reflects the Shire's commitment to sustainable management of local assets, ensuring that important community structures are well-maintained for future generations with alignment with strategic outcome *2.4.1 Encourage the preservation of significant heritage properties and precincts*. The future vision for use of the St Aiden church as a creative space strongly aligns with strategic outcome *4.2.1 Develop the local tourism sector to become a choice destination for tourists, visitors and our own residents* and *4.2.3 Foster and promote the Ferguson valley as a tourist destination.*
Recommend approval	Yes

Application attached

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 3

$1,001 to $5,000

FORM 115 (C)

(Appendix ORD: 12.2.5C)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- [x] Foster the distinctiveness of places through the personalisation of community areas
- [x] Activate public spaces
- [ ] Build the skills and capacity of the community
- [x] Leave a lasting positive impact on the community
- [x] Promote accessibility and inclusivity for all members of the community
- [x] Empower groups to be proactive in the community

Part 1 Applicant Details (to be completed by ALL applicants)

Applicant/Organisation Name

FERGUSON COMMUNITY CHURCH

Postal Address

754 FERGUSON RD

FERGUSON, WA. 6236

Name of Contact Person

DAVID BIDDLES.

Email

davidbiddles34@gmail.com

Phone

0404 030 036

Mobile

Are you incorporated?

- [ ] NO – Can you approach an Incorporated group to action your request?
- [x] YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

CHURCH SERVICES - MULTI-DENOMINATIONAL

WEDDINGS, BAPTISMS, FUNERALS

BURIALS IN THE ADJOINING CEMETERY

COMMUNITY GATHERINGS SUCH AS CONCERTS, ART

BOOKED TOURIST VISITS eg. historical societies

Provide list of committee members and contact details

DAVID BIDDLES (as above.)

ELLIE JONES: ellenjones@education.wa.edu.au

IRENE BELL Ferguson Rd. 9728 3123

(overseas until mid-August).

Next AGM Meeting

April 2026

Please indicate membership numbers for the past 3 years (including current year):

25	Current Year	25	Previous Year	25	Third Year

Have you applied to any other funding body for additional funds for this project?

[X] NO; are you planning to apply to other funding bodies?

- [ ] YES
- [ ] NO

[ ] YES; please provide information below:

Which Organisation?

What Year?

Was it Successful?

Grant approved $

Part 3 Project Details

Name of Project *(if applicable)*

MAINTENANCE AND RESTORATION

Overview of Project Details *(give details of your project)*

Maintenance and restoration of the fabric of the building. Reason for application for a grant is specifically for the repair and painting of the windows - estimated cost not more than $7000

Expected Start Date

spring/early summer 2025

Expected Finish Date

Christmas 2025

If this project is expected to extend over several years? Please explain why, and what is the expected end date?

Not this first stage. However, continued and ongoing works are expected to be undertaken over several years.

What benefits to the Shire of Dardanup Community will your project offer?

Maintenance and protection of a historic building which has been an integral part of the Ferguson community since 1879. An attraction for visitors as well as a place of worship for local residents.

(Appendix ORD: 12.2.5C)

What are the objectives and expected benefits of your project?

Essential maintenance of the building.

Any other details or supporting information?

The existing church was built by local community effort and funding after the original building was destroyed in the devastating fire of 1950.

Part 4 Budget (if insufficient space is provided, please attach additional pages)

INCOME	Net Income
Council Contribution (grant funds requested in this application)	$ 2,986-00.
Other Council Contribution (e.g.: site works)	$
(A) Total Council Contribution Requested – If Registered for GST please gross up	$

Other Grant Funding (please specify)	$
N/A.	$
	$
	$
(B) Total Other Grant Funding	$

Donations (external contributions)	$
Organisation Cash Contribution	$ 2,986-00.
Organisation in Kind Contribution (max 1/3 of total cost)	$
(C) Total Organisation Contribution Requested	$
TOTAL INCOME A, B & C	$

[X] **I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy**

Part 5 Expenditure – please detail each item

Item	In Kind	Cash	Total
Repair and painting of windows.			
TOTAL EXPENDITURE	$	$ 5,972.00	$ 5,972.00

Part 6 Undertakings and Conditions

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup.
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced/completed.
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- ❖ Keep a copy of your application for your own record.
- ❖ A Shire Officer will contact you if more information is required.
- ❖ All applicants are advised in writing of the outcome.
- ❖ Applications are processed in the order in which they are received.
- ❖ Assessment will take a minimum of one month

Part 7 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and;
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

FERGUSON COMMUNITY CHURCH

Contact Person (if not Applicant)

DAVID BIDDLES

Position

CHAIRMAN

Signature

Date

21/07/25

Part 8 Return form to

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

CELENTANO
PAINTING

QUOTE

David Biddles
754 Ferguson Rd
FERGUSON WA 6236
AUSTRALIA

Date
18 Jul 2025

Expiry
17 Aug 2025

Account Number

Quote Number
QU-0111

Reference
St Aidan Church

ABN
79 646 983 835

CELENTANO PAINTING
Reg No. PC101737
8 Sheoak St
GELORUP WA 6230
AUSTRALIA
0419 945 256
Luc@celentanopainting.com

Description	Quantity	Unit Price	GST	Amount AUD
St Aidan Church				
Exterior painting				
Prepare surfaces, including removing existing paint to bare timber where required. Apply new linseed oil putty to windows where required. Gap fill and patch any defects as required. Apply a three coat system using Dulux paints and materials.	1.00	5,429.09	10%	5,429.09
x 6 windows 1st coat - Dulux oil based undercoat 2nd and 3rd coats - Dulux weathershield gloss				
			Subtotal	5,429.09
			Total GST 10%	542.91
			TOTAL AUD	**5,972.00**

Terms

Payment due within 7 days of receiving invoice.

(Appendix ORD: 12.2.5C)

Shire of Dardanup

COMMUNITY GRANTS – LEVEL 3		Application # CL3-04
Applicant	**Dardanup Sporting & Community Clubs**	
Shire of Dardanup based	Yes	
Incorporated	Yes	
Funding request $	$ 2,315.50	
Project details	**Purchase water storage tank for Wells Recreation Park changerooms** *As per application:* It is planned to purchase a water storage tank of 27,500 litre capacity to replace the current water storage tank of 4,500 litre capacity that supply's the Wells Recreation Park Changerooms.	
Benefits to the community as per application	Continual supply of water to the changerooms regardless of demand so DSCC Club members and visiting Clubs can continually use the facilities without experiencing a disrupted water supply. Adequate water pressure supplying the showers so DSCC members and visiting Clubs can facilitate the use of all the showers at any one time regardless of demand. Bull and Barrel Festival visitors being able to satisfactorily use the toilets in the changerooms during the festival. Cost saving for the Bull and Barrel Festival Committee as won't necessitate the hire of extra portable toilets. Convenience for our community in being able to fully use the Wells Recreation facility as it was intended.	
SoD Community Grant funding history	**Amount**	**Description** / **Post Yr**
	1000.00	Community Grant Funding, R1 2024-2025. Council OCM 25-09-2024 (resolution # 246-24). — 24/25
	2670.00	Community Grant Funding L2 Round 2 2021-2022 — 21/22
	5000.00	Community Grant Funding (Round 1) 2020-2021, council resolution # 299-20. — 20/21
	610.50	Community Grant Funding Round 2, 2018-2019, as per resolution 62-19. — 18/19
	1000.00	Community Grant Funding 2017 - 2018 Round 2. — 17/18
Officer comments	The applicant does not meet the eligibility criteria as per the Policy *SDEV CP044*. The DSSC is responsible for coordinating the use of the clubrooms and the Wells Recreation Oval, which are accessible to a range of local sporting and recreational clubs. This project seeks to provide a continuous and reliable water supply to the changerooms, ensuring sufficient water pressure for showers and toilets, especially during peak demand periods. While the application is supported in principle, the water tank will ultimately become a Shire asset, and as such, pursuing funding through the Community Grants Scheme would be considered cost-shifting. It is therefore recommended that funding for the water tank upgrade at the Wells Recreation Facility be sourced from the Building Reserve, rather than the Community Grants Round. The unbudgeted expenditure of $2,315.50 can be accommodated within the 2025-26 budgeted surplus.	
Recommend approval	No	

Application attached

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 3

$1,001 to $5,000

FORM 115 (C)

SHIRE OF DARDANUP
RECEIVED
29 JUL 2025
Name: M·S
Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- ☐ Foster the distinctiveness of places through the personalisation of community areas
- ☐ Activate public spaces
- ☐ Build the skills and capacity of the community
- X Leave a lasting positive impact on the community
- ☐ Promote accessibility and inclusivity for all members of the community
- X Empower groups to be proactive in the community

Part 1 Applicant Details (to be completed by ALL applicants)

Applicant/Organisation Name

Dardanup Sporting and Community Club

Postal Address

P.O. Box 79 Dardanup, 6236

Name of Contact Person

Jill Cross

Email

Jill.cross@bigpond.com

Phone

Mobile

0418281201

Are you incorporated?

☐ NO – Can you approach an Incorporated group to action your request?

X YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

To coordinate the usage of the Wells Recreation Park and Clubrooms for all members represented by the Dardanup Bull and Barrel Festival, Dardanup Tennis Club, SW Veteran Car Club, SW Rose Soc, Dardanup Cricket Club, Eaton/ Dardanup Football Club and Ferguson Valley Mountain Bike Club

Provide list of committee members and contact details

President – Andrew Spokes, 0419 925 901, andrew@professionalsaustralind.com.au
Vice President – David Wells –0438 281 257, djwells.ffl@westnet.com.au
Secretary – Jill Cross (Dardanup Bull and Barrel Festival Rep) - 0418 281 201, jill.cross@bigpond.com, P.O. Box 79, Dardanup, 6236
Treasurer – Ros Ruland, 0407 992 870, rruland215@gmail.com

Dardanup Cricket Club Reps - David Wells –0438 281 257, djwells.ffl@westnet.com.au , Sean Childs, 0422 295 053, hi_2552@hotmail.com
South West Veteran Car Club Reps – Neil Dyer, ndyer@bunbury.wa.gov.au 0418 588 159; Colby Stubbs 0409 110 054 melandcolby@bigpond.com 11 Zircon Way Treendale 6233
SWVCC Secretary - P.O. Box 482, Bunbury 6231, swvccincsecretary@gmail.com
Dardanup Basketball Club Reps – in recess
Dardanup Tennis Club Reps –Ben Gardiner benno984@live.com.au, 0439 978 620, Raymond Gardiner, 0404 832 914, rgardinerno3@gmail.com
S.W. Rose Soc Reps –Suzanne Biddles suzannebiddles@gmail.com and Kevin Molloy, 97972402, 0439 633 358 kevinw1946@bigpond.com
Eaton/Dardanup Football Club Reps – Ros Ruland 0407 992 870, rruland215@gmail.com
Dardanup Bull and Barrel Festival Reps- Jill Cross, 0418 281 201, jill.cross@bigpond.com and Kerry Lowe, 0402 094 830, kerrylowe2@gmail.com
Ferguson Valley Mountain Bike Club Reps – Damon Willmore 0413 510 508 damonwillmore@icloud.com

Next AGM Meeting

18 February 2026

Please indicate membership numbers for the past 3 years (including current year):

530	Current Year	480	Previous Year	420	Third Year

Have you applied to any other funding body for additional funds for this project?

[x] NO; are you planning to apply to other funding bodies?

- [ ] YES
- [x] NO

[ ] YES; please provide information below:

Which Organisation?

What Year?

Was it Successful?

Grant approved $

Part 3 Project Details

Name of Project *(if applicable)*

Water Storage Tank for the Changerooms @ Wells Recreation Park

Overview of Project Details *(give details of your project)*

It is planned to purchase a water storage tank of 27,500 litre capacity to replace the current water storage tank of 4,500 litre capacity that supplys the Wells Recreation Park Changerooms

Expected Start Date

As soon as the funding becomes available

Expected Finish Date

Prior to 11 October 2025

If this project is expected to extend over several years? Please explain why, and what is the expected end date?

What benefits to the Shire of Dardanup Community will your project offer?

Continual supply of water to the changerooms regardless of demand so DSCC Club members and visiting Clubs are able to continually use the facilities without experiencing a disrupted water supply

Adequate water pressure supplying the showers so DSCC Club members and visiting Clubs can facilitate the use of all of the showers at any one time regardless of demand.

Bull and Barrel Festival visitors being able to satisfactorily use the toilets in the changerooms during the Festival

Convenience for our community in being able to fully use a facility as it was intended

What are the objectives and expected benefits of your project?

Continual supply of water to the changerooms and as per above benefits

adequate water pressure for showering and as per above benefits

cost saving for the Festival Committee as wont necessitate the hire extra portable toilets

Any other details or supporting information?

Part 4 Budget (if insufficient space is provided, please attach additional pages)

INCOME	Net Income
Council Contribution (grant funds requested in this application)	$2315.50
Other Council Contribution (e.g.: site works)	$
(A) Total Council Contribution Requested – If Registered for GST please gross up	$2315.50
Other Grant Funding (please specify)	$
	$

	$
	$
(B) Total Other Grant Funding	$

Donations (external contributions)	
Organisation Cash Contribution- storage tank plus installation and sand pad	$2815.50
Organisation in Kind Contribution (max 1/3 of total cost)	$
(C) Total Organisation Contribution Requested	$2815.50

TOTAL INCOME A, B & C	5131.00

[x] **I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy**

Part 5 Expenditure – please detail each item

Item	In Kind	Cash	Total
27,500 litre West Coast Poly tank		4631.00	4631.00
Installation and sand pad(if required)- estimation		500.00	500.00
TOTAL EXPENDITURE	$	$	$5131.00

Part 6 Undertakings and Conditions

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup.
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced/completed.
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying.
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- Keep a copy of your application for your own record.
- A Shire Officer will contact you if more information is required.
- All applicants are advised in writing of the outcome.
- Applications are processed in the order in which they are received.
- Assessment will take a minimum of one month

Part 7 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and;
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

Dardanup Sporting and Community Club

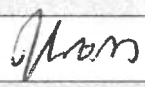
Contact Person (if not Applicant)

Jill Cross

Position

Secretary

Signature



Date

28/07/25

Part 8 Return form to

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

WATER STORAGE TANKS

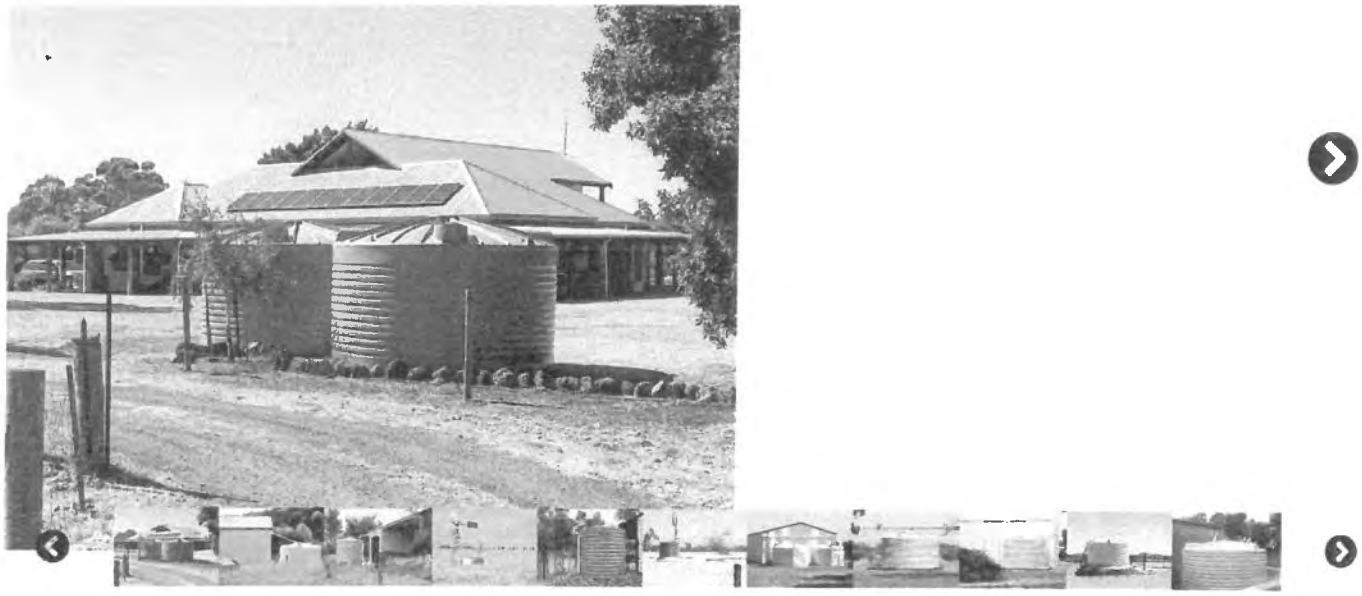
WATER TANKS

Built for the Land. Engineered to Last

Reliable water storage is essential for life on the land, and at West Coast Poly, we build water tanks you can trust. Designed to be both strong and lightweight, our agricultural water tanks are easy to install, relocate when needed, and built to withstand WA's harsh conditions. UV-stabilised, rigorously tested, and backed by a 20-year guarantee, they're made for long-term reliability.

Every water tank is crafted using advanced roto-moulding technology for a seamless, durable construction with thick, impact-resistant walls. Fitted with high-quality components like Philmac ball valves, they're built for reliability and ease of use.

With ISO 9001 certification and WaterMark accreditation, we stand by the quality of every tank we produce. Whether you're storing stock water, spray water, or bore water, West Coast Poly delivers a water tank solution that's **Engineered. Tested. Certified. Trusted.**





Built for Excellence

ENGINEERED. TESTED. CERTIFIED. TRUSTED.

FEA-CERTIFIED DESIGN & ADVANCED ULTRASONIC THICKNESS TESTED

WaterMark 20 YEAR GUARANTEE

1800 555 185 ENQUIRE NOW



RANGE OF WATER TANK PRODUCTS

ENQUIRE NOW CALL US

4,500L to 50,000L

Volume	Price Inc GST	Tank Combo Deal (x2 Tanks)	Diameter	Inlet Height	Overall
4500L/1000G	**$1,375**	-	1.80M	1.89M	2.(
5300L/1175G	**$1,595**	-	1.93M	2.13M	2.1
9000L/2000G	**$2,233**	-	2.35M	2.19M	2.3
10000L/2200G	**$2,662**	-	2.35M	2.53M	2.6
14000L/3100G	**$2,871**	-	2.85M	2.34M	2.4
23000L/5100G	**$3,850**	**$7,590**	3.78M	2.33M	2.4
25000L/5600G	**$3,993**	**$7,832**	3.78M	2.50M	2.6
27500L/6100G	**$4,631**	~~$9,452~~	3.78M	2.75M	2.8
38000L/8400G	**$7,458**	**$14,586**	4.3M	3.07M	3.1
50000L/11100G	**$9,834**	**$19,338**	4.6M	3.30M	3.4

STANDARD FITTINGS

Installed in tank at time of delivery



SCREW TOP LID | MESH LEAF STRAINER | BUG PROOF OVERFLOW PORT | BRASS OUTLET | QUALITY PHILMAC POLY BALL VALVE



Shire of Dardanup

COMMUNITY GRANTS – LEVEL 3	Application # CL3-03
Applicant	**Bunbury & Districts Softball Association Inc.**
Shire of Dardanup based	Yes
Incorporated	Yes
Funding request $	$ 5,000.00
Project details	**Shade and safety shelter between the two diamonds** - Construct a stand-alone steel-framed structure with colour bond roofing to provide shade and safety between the two diamonds.
Benefits to the community as per application	The construction of this shelter will serve multiple purposes: 1. **Safety**: The primary objective is to provide a permanent, physical barrier to safeguard spectators from fly balls, ensuring their safety during events. 2. **Sun Protection**: Softball, being a summer sport, often sees spectators and players exposed to extended periods of sunlight. The proposed shelter will offer much-needed relief from the sun, creating a comfortable viewing area for those attending and playing at games.
SoD Community Grant funding history	No funding history to date.
Officer comments	The applicant meets all eligibility criteria as per the Policy *SDEV CP044*. The grant request is contributing 8.5% to the value of the structure. It is recommended that the Shire Council approve the funding of a stand-alone steel-framed shade and safety shelter.
Recommend approval	Yes

Application attached

Shire of Dardanup

APPLICATION FOR COMMUNITY GRANT – LEVEL 3

$1,001 to $5,000

FORM 115 (C)

Date stamp

Please indicate which of the following objectives your project or activity will achieve:

- ☐ Foster the distinctiveness of places through the personalisation of community areas
- X Activate public spaces
- ☐ Build the skills and capacity of the community
- X Leave a lasting positive impact on the community
- ☐ Promote accessibility and inclusivity for all members of the community
- ☐ Empower groups to be proactive in the community

Part 1 Applicant Details (to be completed by ALL applicants)

Applicant/Organisation Name

Bunbury & Districts Softball Association Inc.

Postal Address

P.O Box 7035. Australind

Name of Contact Person

Belinda Lefroy

Email

secretary.badsa@outlook.com

Phone

Mobile

0419 198 179

Are you incorporated?

☐ NO – Can you approach an Incorporated group to action your request?

X YES

Part 2 Information about your Organisation

What are the main services and/or activities of your organisation?

Promote and manage Tee Ball, Junior & Senior Softball competitions in the greater Bunbury area

Provide list of committee members and contact details

John Penman -President 0400 093 295

Belinda (Bindy) Lefroy – Secretary 0419 198 179 secretary.badsa@otlook.com

Lia Smith – Treasurer 0409 116 366 treasurer.badsa@outlook.com

Warren Jones – Facility Manager 0407 441 942 functions.badsa@outlook.com

Next AGM Meeting

May 2026

Please indicate membership numbers for the past 3 years (including current year):

415	Current Year	316	Previous Year	324	Third Year

Have you applied to any other funding body for additional funds for this project?

[X] NO; are you planning to apply to other funding bodies?

- [ ] YES
- [X] NO

[ ] YES; please provide information below:

Which Organisation?	What Year?
Was it Successful?	**Grant approved $**

Part 3 Project Details

Name of Project *(if applicable)*

Erect a safety shelter between the two diamonds

Overview of Project Details *(give details of your project)*

Erect a stand-alone steel framed structure with color bond roof cladding

Expected Start Date	Expected Finish Date
September 2025	October 2025

If this project is expected to extend over several years? Please explain why, and what is the expected end date?

No

What benefits to the Shire of Dardanup Community will your project offer?

This will also provide a sheltered outdoor space for members of the community who hire the facility for functions and events.

What are the objectives and expected benefits of your project?

Currently there is no protection for spectators who sit between the two diamonds from getting hit with fly balls from the opposite fields.

The erection of this shelter will provide permanent protection as well as adding an area that will be protected from the sun as softball is a summer sport.

Any other details or supporting information?

Part 4 Budget (if insufficient space is provided, please attach additional pages)

INCOME	Net Income
Council Contribution (grant funds requested in this application)	$ 5,000-00
Other Council Contribution (e.g.: site works)	$
(A) Total Council Contribution Requested – If Registered for GST please gross up	$ 5,000-00
Other Grant Funding (please specify)	$
	$
	$
	$
(B) Total Other Grant Funding	$
Donations (external contributions)	$
Organisation Cash Contribution	$ 54,056.00
Organisation in Kind Contribution (max 1/3 of total cost)	$
(C) Total Organisation Contribution Requested	$ 59,056.00
TOTAL INCOME A, B & C	$ 59,056.00

[X] **I meet the eligibility criteria detailed in CP044 Community & Events Grant Policy**

Part 5 Expenditure – please detail each item

Item	In Kind	Cash	Total
Material		$22,522	$22,522
Labour		$12,598	$12,598
Concrete Footings		$3,866	$3,688
Concrete Slab		$14,670	$14,670
Site Works		$2,900	$2,900
Engineering and Design Compliance Docs		$2,500	$2,500
Miscellaneous (Extras)		$178	$178
TOTAL EXPENDITURE	$	$59,056.00	59,056.00

Part 6 Undertakings and Conditions

If a grant is provided the organisation/individual agrees to the following conditions:

1. The grant must be used for the purpose for which it was given and must be expended within the financial year granted, unless otherwise agreed in writing by the Shire of Dardanup.
2. Copies of receipts or invoices, certified by the Chairperson, or delegated officer as true copies of originals, to support expenditure will be returned to the Shire of Dardanup along with the grant acquittal within 3 months of completion.
3. Any unexpended funds will be returned to the Shire of Dardanup within 3 months of payment of the grant, unless otherwise agreed in writing by the Shire of Dardanup.
4. If there is to be any delay in the expenditure of the grant, a written request will be made seeking approval for the extension of time.
5. A grant will not be approved for a development/project/request that has been commenced/completed.
6. Any special conditions that are attached to the grant must be met.
7. All relevant records will be kept for a period of 7 years and will be made available for audit at any time.
8. The Shire of Dardanup will be acknowledged in any publications or media coverage for its support. Any use of the Shire of Dardanup's logo must be approved before being distributed
9. Your development/project/request should be discussed with the Shire of Dardanup prior to applying
10. If satisfactory acquittal is not submitted no further grants will be made available to the group.

Please note:

- Keep a copy of your application for your own record.
- A Shire Officer will contact you if more information is required.
- All applicants are advised in writing of the outcome.
- Applications are processed in the order in which they are received
- Assessment will take a minimum of one month

Part 7 Declaration

I, the undersigned, certify that I have been authorised to:

- submit this application, and
- accept the undertakings and conditions of the application as described in Part 7.

I also acknowledge that the information contained herein and attached is to the best of my knowledge true and correct.

Applicant/Organisation Name

Bunbury & Districts Softball Association Inc

Contact Person (if not Applicant)

Belinda Lefroy

Position

Secretary

Signature

Date

11/08/2025

Part 8 Return form to

Shire of Dardanup
1 Council Drive/PO Box 7016
EATON WA 6232

Phone: (08) 9724 0000 Fax: (08) 9724 0091
Email: records@dardanup.wa.gov.au

Shire of Dardanup

POLICY NO:-
SDev CP509 – PUBLIC ART POLICY

GOVERNANCE INFORMATION			
Procedure Link:	NA	**Administrative Policy Link:**	NA

ADMINISTRATION INFORMATION								
Version	1	New	OCM	27/09/23	Res:	225-23	**Synopsis**	Policy created.
Version	1	SDev CP059	OCM	23/10/24	Res:	275-24	**Synopsis**	Reviewed and adopted by Council.

1. RESPONSIBLE DIRECTORATE

Sustainable Development – Place and Community Engagement Department.

2. PURPOSE OR OBJECTIVE

The Public Art Policy seeks to guide the delivery and maintenance of public art projects that contribute to creating a sense of place, promote the expression of local identity, and reflect on the shared values of the community.

3. DEFINITIONS

Public art:	Refers to an artistic creation that is developed and located for public accessibility. The defining principle of public art is that the work has been designed by an artist for enrichment of a public realm and is usually permanent or semi-permanent. Public art may take many forms or style; from traditional media to contemporary approaches; functional objects; multimedia installations; or interactive works. The Shire extends this definition to its Public Art Collection as approved art created by professional artists for public spaces.
Public artist:	Means an artist that is involved in the design, planning, making and/or installation of public artworks. Responsibilities include site research and project development, often involving consultation and involvement with stakeholders.
Professional artist:	Refers to a person who is actively engaged in and conducts a professional artistic practice, and has industry recognition and remuneration for their work.
Public space:	Includes places such as parks, scenic stops, foreshores, town squares and precincts, streets, indoor spaces of public buildings such as entrance halls, meeting rooms and outdoor spaces of public buildings such as courtyards and forecourts.
Commissioning:	Means the act of procuring the services of an artist or service provider to fulfil a brief for an art project for the payment of a fee.
Ephemeral art:	Ephemeral art is art that lasts a short time. Some examples of ephemeral art are: paper pieces, chalk drawings, ice / sand sculptures, projections and performance art.
Non-ephemeral art:	Non-ephemeral art is art that lasts a medium to long period of time. Some examples of ephemeral art are: painted murals, sculptures, display panels, etc.
Community art:	Community art is a collaboration between professional artists and non-professional artists, often around dealing with a social issue, community building initiative, or as a form of community consultation.

4. POLICY

The Shire of Dardanup acknowledges the important role played by public art in the growing of participation in arts and culture. Public art projects and installations help to develop a sense of community identity that is uniquely Dardanup. The Shire of Dardanup is committed to adopting best-practice and operational standards advice on the implementation, commissioning and on-going maintenance of public art works.

4.1 Public Art Projects

Council will fund the commissioning or development of new public art projects through an annual budget allocation which may be permanent (capital), semi-permanent (operating) or temporary in nature. Further project specific funding may be applied for within appropriate sponsorship, grants and community partnership avenues.

4.2 Percent for Art

Public art may be required to be installed in the instance of a Council-owned refurbishments of properties or new developments where the overall project costs are over $1,000,000. This consideration may include an artwork budget allocation of one percent, with the final decision made by Council.

4.3 Commissioning Artworks

The commissioning process for public art projects are guided by the overall budget and specifics of the project. The overall project budget may include artist fees, fabrication costs, materials, installation costs (including landscaping or any additional operational requirements) consultation fees, selection panel costs or any other costs directly arising from the project such as unveiling events, workshops, activations, directional signage or plaques.

For projects that require significant specialist knowledge and expertise, it is acknowledged that there may be a limited number of artists that can respond to the project brief. Council reserves the right to cancel or reconsider the project brief of a public art project where it considers there have not been a substantial number of responses to the project brief or inadequate response to the project or site.

4.4 Community Art

The Shire is committed to supporting opportunities for community and / or ephemeral art and may make budgetary allocations and/or project specific allocation for these initiatives.

4.5 Donations and Gifts

Council will consider suitable donations and gifts of artworks intended for public display at Shire places and facilities. Considerations will be made to the quality, materials, subject matter and appropriateness prior to addition to the Council art collections database. Council reserves the right to respectfully decline the addition of any art work to the database.

4.6 Capitalisation of Art

In determining whether to capitalise or expense costs associated with a non-ephemeral artwork, it must first be determined whether or not the artwork meets the 'asset' definition. An 'asset' is defined as "future economic benefits controlled by the entity as a result of past transactions or other past events" (SAC 4).

An asset should be recognised and recorded when "(a) it is probable that future economic benefits associated with the item will flow to the entity; and (b) the cost of the item can be measured reliably" (AASB 116 para. 7).

Future economic benefits are not limited to situations involving future cash inflows, as they are also synonymous with the notion of service potential. Future economic benefits refer to the capacity to provide goods and services in accordance with the entity's objectives, including the provision of goods or services to the public e.g. provision of facilities to sporting clubs or groups.

Public artworks on Shire owned or managed land will be valued and capitalised by the Shire of Dardanup where it meets the following criteria:

i.) The art piece is a new item that meets the definition of an asset, subject to the following:

   a. the artwork has a capital value greater than $5,000.00 in accordance with CP127 – Asset Capitalisation Threshold Policy; and

   b. the artwork meets the capitalisation criteria defined in CP306 – Accounting Policy for Capital Works.

ii.) Where the art piece has a capital value greater than $300 but less than $5,000.00, then this item must be recorded in the Portable & Attractive Items Asset Register in accordance with CP127 – Asset Capitalisation Threshold Policy.

Where the art piece has been capitalised, then this item is to be recorded on the Parks & Reserves Asset Register and maintained in accordance with CP074 – Asset Management Policy. Capitalised public art pieces are to be recorded within the "Parks & Reserves" Asset Class, "Other Structures" sub-class.

Murals painted on building walls are not recorded as separate assets, but may be included in the original building construction/upgrade or maintenance painting costs. When the building that the mural is on is revalued at a future date, any mural cost would not be considered in the building asset revaluation.

Sculptures created when a new building is constructed are to be recorded as separate assets if they meet the asset capitalisation criteria.

Public artworks on private land will be the responsibility of the land owner.

4.7 Insurance

Public artworks on Shire owned or managed land will be insured by the Shire of Dardanup where it meets the Capitalisation of Art criteria in Clause 4.6.

Insurance of public artworks on private land will be the responsibility of the land owner.

4.8 Installation and Maintenance

Artists will be responsible for the installation of the art works, and in the case of ephemeral art works, they will also be responsible for the removal and clean up.

In relation to non-ephemeral art works, artists will also be required to outline a maintenance program, estimated useful life of the artwork, and provide an estimate of yearly maintenance costs.

Non-ephemeral artworks will not be replaced at the end of their useful life, or if they are damaged during their useful life. However, in some circumstances and subject to available financial resources (ie: insurance claim, new grant), Council may recommission an artist to develop a similar ephemeral artwork as a replacement to an existing artwork.

4.9 Documentation

The Shire will maintain an art collection database which Council and staff can access for information about the artworks.

4.10 De-accessioning and Disposal

Should the artworks deteriorate to the point that Council agree they cannot be feasibly maintained or they no longer fulfil the objectives of this Policy, or are not in the best interests of the community, they may be deaccessioned and will be disposed of in accordance with the requirements of Section 3.58 of the Local Government Act 1995.

Where possible and appropriate, the artist responsible for the original artwork will be consulted on the procedures for removal. For artworks located on public land, the Shire will be responsible for the cost of deaccessioning and disposal. For artworks on private land, the landowner will be responsible for this cost.

5. REFERENCE DOCUMENTS

- The Western Australian State Government Percent for Art Scheme Guidelines
- Community Development Policy Exec CP090– Community Engagement.
- SDev CP507 - CORPORATE SPONSORSHIP (INCOMING)
- The Local Government Act 1995
- Heritage of Western Australia Act 1990
- National Trust of Australia (WA) Act 1964
- Aboriginal Heritage Act 1972

(Appendix ORD: 12.2.6B)

RISK ASSESSMENT TOOL

OVERALL RISK EVENT: *Public Art – Watson Reserve*

RISK THEME PROFILE:

Choose an item.
10 - Management of Facilities, Venues, Events and Services

RISK ASSESSMENT CONTEXT: Project

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATEMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	There is an expectation that Shire will support and protect commissioned artists and public art.	Minor (2)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.