



Sustainable Development
Directorate

APPENDICES

Item 12.2.1 – 12.2.7

ORDINARY COUNCIL MEETING

To Be Held

Wednesday, 28th June 2023
Commencing at 5.00pm

At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

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

PRECINCT PLAN

(Appendix ORD: 12.2.1A)

OPPORTUNITIES TABLE

Code	Opportunity	Table
A	Permeable link	DP1
B	Arbour walk Ferguson Rd	DP2
C	Arbour walk Doolan St	DP2
D	Community street Doolan St	DP2
E	Community street Little St	DP2
F	Pedestrian crossing point	DP2
G	Plants to residents scheme	DP2
H	Wayfinding	DP3
I	Public access way upgrade	DP3
J	Groves of trees	DP4

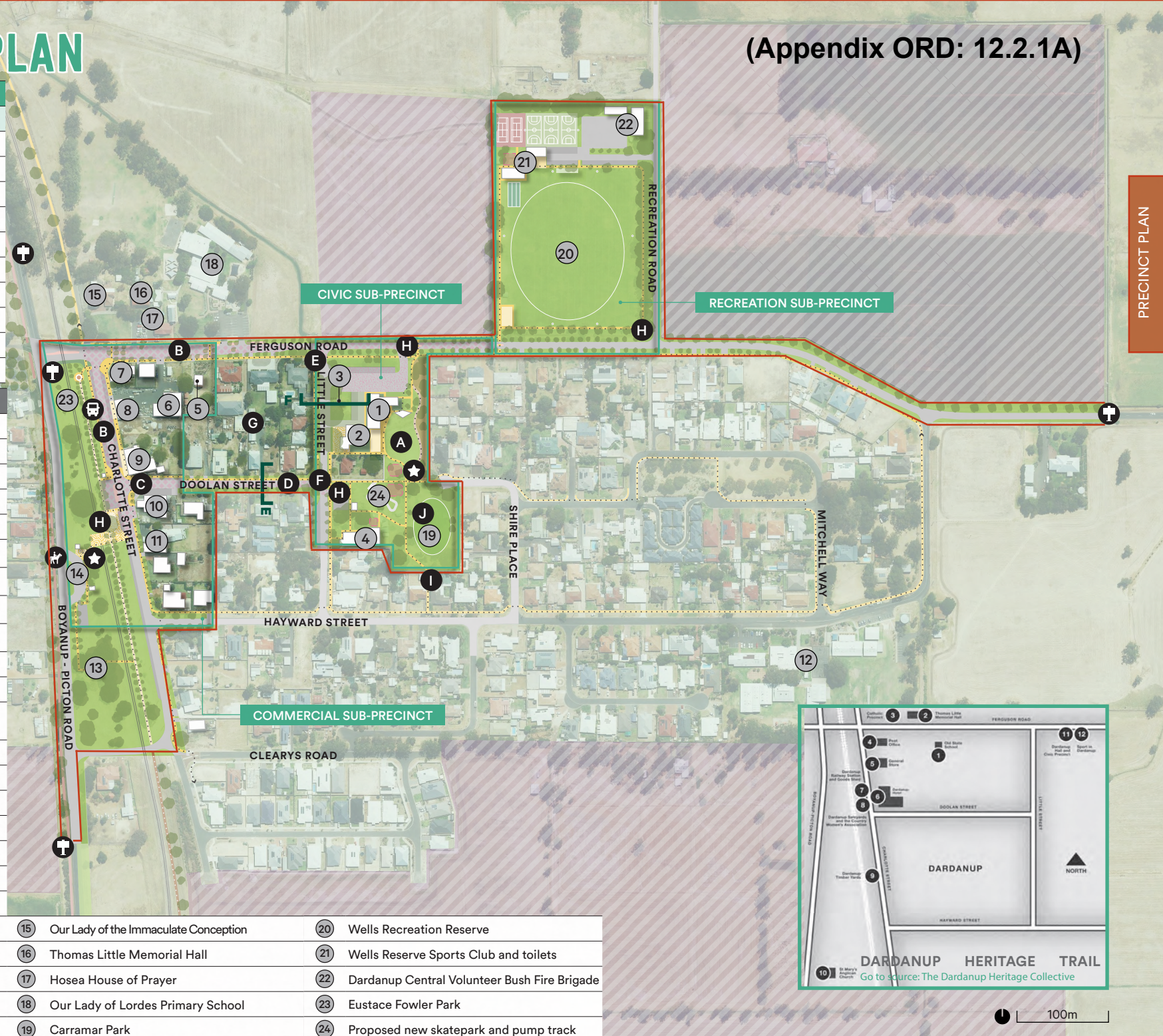
LEGEND

Refer to Opportunities Table

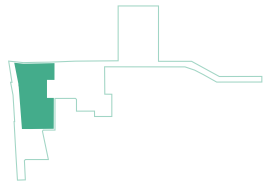
- Bus stop
- Gateway signage
- Public art (Public Art Strategy)
- Bridal trail
- Shared pathways network
- Precinct Plan boundary
- Sub-precinct Plan boundary
- Future residential expansion area

PLACES

- | | | | |
|----|--|----|--|
| 1 | Dardanup Hall | 20 | Wells Recreation Reserve |
| 2 | Dardanup Public Library and Shire Office | 21 | Wells Reserve Sports Club and toilets |
| 3 | Dardanup War Memorial | 22 | Dardanup Central Volunteer Bush Fire Brigade |
| 4 | Dardanup Community Centre | 23 | Eustace Fowler Park |
| 5 | Ferguson Valley Visitor Centre | 24 | Proposed new skatepark and pump track |
| 6 | Dardanup Rural Supplies | | |
| 7 | Dardanup Post Office | | |
| 8 | Dardanup General Store | | |
| 9 | Dardanup Tavern | | |
| 10 | Dardanup Garage | | |
| 11 | Dardanup Barkery | | |
| 12 | Dardanup Primary School | | |
| 13 | St. Mary's Anglican Church | | |
| 14 | Tourist stop | | |
| 15 | Our Lady of the Immaculate Conception | | |
| 16 | Thomas Little Memorial Hall | | |
| 17 | Hosea House of Prayer | | |
| 18 | Our Lady of Lodes Primary School | | |
| 19 | Carramar Park | | |



PRECINCT PLAN



SUB-PRECINCT PLAN 1: COMMERCIAL CENTRE

OPPORTUNITIES TABLE

Code	Opportunity	Table
A	Shared pathways	DSP1.1
B	Traffic calming	DSP1.1
C	Rest stop conveniences	DSP1.2
D	Shelter and play	DSP1.2
E	Verandas	DSP1.3
F	Outdoor eating	DSP1.3
G	Front courtyards	DSP1.3

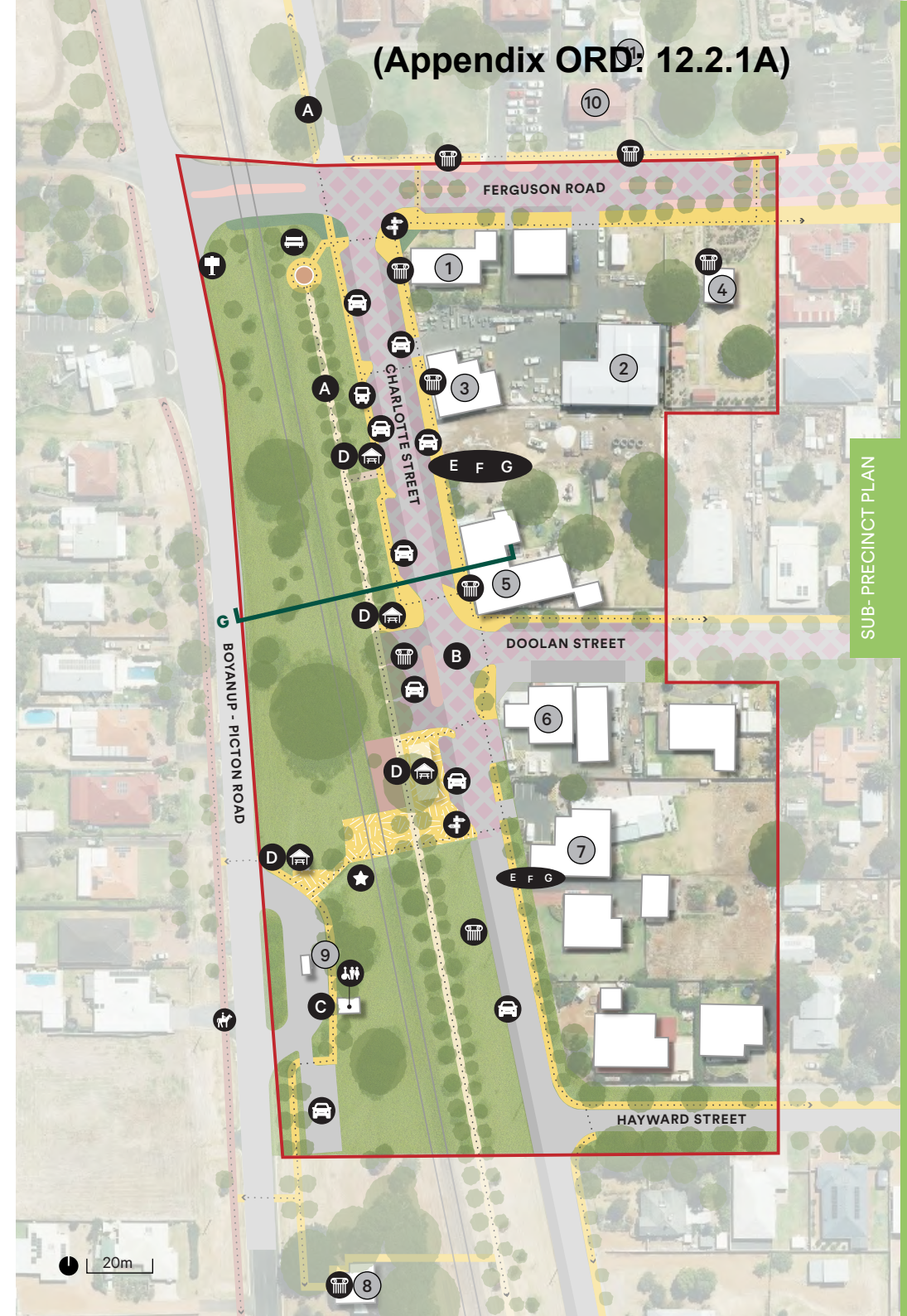
LEGEND

x	Refer to Opportunities Table
	Heritage signage
	Gateway signage
	Wayfinding signage
	Public art (Public Art Strategy)
	Seating
	Bus stop
	Parking
	Toilets
	Shelter & seating
	Bridal trail
.....	Shared path network
	Sub-precinct Plan boundary

PLACES

1	Post Office
2	Dardanup Rural Supplies
3	General Store
4	Ferguson Valley Visitor Centre
5	Dardanup Tavern
6	Dardanup Garage
7	Dardanup Bakery
8	St Mary's Anglican Church
9	Tourist stop
10	Hosea House of Prayer
11	Thomas Little Memorial Hall

(Appendix ORD. 12.2.1A)



Overall: Dardanup Masterplan Gaps and Opportunities

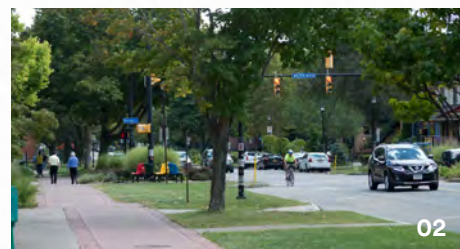


Theme – Safe and Connected

The expansion of Dardanup townsite beyond the adjacent distributor roads has impaired the connectedness of the community. The arterial roads, Boyanup-Picton Road and Ferguson Road, carve through the Dardanup locality, dividing the communities of Dardanup West from Dardanup townsite, and the townsite from the community amenities north of Ferguson Road.

D1 Further strategic investigations and strategies (All Assets Areas)					
Priority	The Shire needs a suite of guidance documents/strategies to support the coordinated delivery of the Place Plan priorities.				
Action	The Shire to commission a suite of strategic investigations and consequential reports or strategies, with appropriate technical documentation to support the delivery of all future improvements.				
Opportunity	A Further strategic investigations and strategic documents are to be undertaken and prepared, including: Design Guidelines, Drainage Study, Road Design and Safety Audit, Road Designs Study (Charlotte St), Traffic Impact Study, Stormwater Management Strategy, Water Quality Strategy, Street Light Audit, CCTV Study, and Greening Plan. The strategic reports need to be prepared to inform detailed design at all scales.				
F.A.C.T.S.	F	A	C	T	S
	All	All	All	All	All

D2 Distributor roads through town (Infrastructure)					
Priority	Popular road connections to the Ferguson Valley and the nearby waste facility bring cars and trucks at relatively high speeds through what should feel like local neighbourhoods.				
Action	Slow the traffic down to mark the arrival into Dardanup town centre.				
Opportunity	B Introduce traffic calming measures along Ferguson Road, such as artful/decorative rumble strips and or large stone country pavers as carriageway, focused on the civic heart. Create a safe pedestrian crossing point further east along Ferguson Road, linking the civic area to the recreation areas just north of the town hall. C Integrate visual cues into the public realm that traffic has entered a small residential town e.g. street trees of dense bright foliage interspersed with car parking e.g. Tallow, Elm, Maple (or similar) densely planted so as to create bulky canopy impact.				
F.A.C.T.S.	F	A	C	T	S
	Shade	Art	Visuals/Materials	Fabrication	Traffic solutions



DSP2.4 Carramar Park playground (Public Realm)					
Priority	The existing play equipment is non-descript, standard coloured that could be anywhere in Western Australia. The existing play equipment is reaching the end of its material life (refer to Playground Audit for details).				
Action	Create a quality public realm that locals can relate to.				
Opportunity	1 Create a themed regional playground e.g. agriculture references, railways and export. Think an “organised and maintained back yard for everyone” with shelter , social outdoor furniture , slide mounds, lighting , and shady trees . Fully fence a playground area appropriate to various age ranges, including for children with special needs. Potentially remove the Community Centre fence and integrate landscaping into Carramar Park. Note it is important that play is for ALL ages, inclusive and fosters health.				
F.A.C.T.S.	F	A	C	T	S
	Shelter	Play/Social	Materials/Forms	Smart benches/bins/ PV cells	Events



(Appendix ORD: 12.2.1A)

PRIORITY	ACTION	CODE	OPPORTUNITY (aspirational)	TASKS	PARTNERSHIPS	TANGIBLE ITEM	UNIT	COST L/M/H	BENEFICIARIES	F	A	C	T	S	STRATEGY KEY WORD	STRATEGY CLAUSE
ALL ASSETS AREAS																
D1 - Further strategic investigations and strategic documents																
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Costing Notes:

Construction Budget includes the outline scope of works plus Main Contractors Preliminaries and Margin

Project Budget includes Contingencies, Professional Fees, Client Cost and Project Contingency

All costs are current day - August 2022

Scope, Quantities and Rates are all Provisional and subject to definition in the next design stage

Excludes GST

Excludes any services infrastructure diversions

Assumes all existing services infrastructure is suitable for new works

Excludes contamination or abnormal ground conditions expect for area of Carramar Park where drainage is an issue

Costs assume Competitive Tender process with local builders using basic selection of materials

Excludes FFE/ICT and AV

Refer to DCWC issue 11 August 2022 for extent of scope allowed where applicable

Cost column referencing 'L/M/H' indicates: Low <\$250K, Medium <\$1M, or High \$1M+

(Appendix ORD: 12.2.1A)

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CONSULTATION SUMMARY

Following initial consultation, broad community consultation was run through the Shire's website and communication platforms for a four week period in April 2023.

Traditional Owners

- Gnaala Karla Booja Native Title Claim Group (Elders)

State Government Agencies

- Department of Water and Environmental Regulation (DWER)
- Department of Biodiversity, Conservation and Attractions (DBCA)
- Department of Local Government, Sport and Cultural Industries (DLGSC)
- Department of Planning, Lands and

Heritage (DPLH)

Local Advisory

- Dardanup Advisory Group

Community Groups

- Bull and Barrel Committee
- Dardanup Day Care
- Dardanup Heritage Collective
- Dardanup Primary School
- Ferguson Valley Marketing
(via the Visitors Centre)



Overall: Eaton Masterplan Gaps and Opportunities

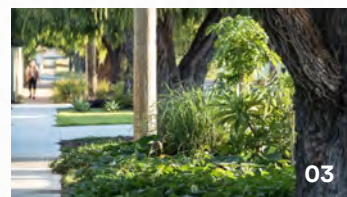
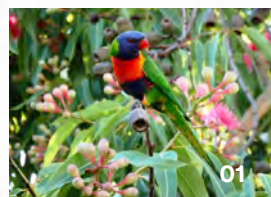
Theme – Permeable Wetlands



The historic natural wetlands and river setting that drew the Traditional Owners to the Collie River foreshore still draw people to live and work in Eaton today. Urban expansion has resulted in weakened connections to nature and put a strain on natural drainage systems. It has also resulted in environmental degradation and threats to local ecological communities, e.g. loss of habitat impacting on populations of endangered Western Ringtail Possums. With urban growth, the visual connection to Eaton foreshore is dependent on the remaining fingers of wetland permeating inland at points like Eagle Wetland Reserve and Hands Creek.

E1 Further strategic investigations and strategies (All Assets Areas)					
Priority	The Shire needs a suite of guidance documents/strategies to support the coordinated delivery of the Place Plan priorities.				
Action	The Shire to commission a suite of strategic investigations and consequential reports or strategies, with appropriate technical documentation to support the delivery of all future improvements.				
Opportunity	A Further strategic investigations and strategic documents are to be undertaken and prepared, including: Design Guidelines, Drainage Study, Road Design and Safety Audit, Hands Avenue traffic calming design, Stormwater Management Strategy, Water Quality Strategy, Street Light Audit, CCTV Study, Erosion Management Plan – Lower Collie River (including limestone wall along river edge), Eaton Drive dedicated bus lane investigation, and Greening Plan. The strategic reports need to be prepared to inform detailed design at all scales.				
F.A.C.T.S.	F	A	C	T	S
	All	All	All	All	All

E2 Expansion and opening up to walkable blue-green realms (Public Realm)					
Priority	The commercial expansion of the town centre has created a thriving economy but is at risk of losing touch with its riverine setting. Away from Eaton foreshore, the public realm feels hard and dry.				
Action	Integrate more 'green' (land) and 'blue' (water) landscaping into the public realm.				
Opportunity	B Support walkability with more street tree canopy along footpaths ; native flowering canopy trees will create place-defining visual impact. Integrate visual cues along the streets to reinforce the linkages e.g. using signature shady street trees. Endemic species should be encouraged to enhance the townscape's connection to its immediate natural surroundings, increase local wildlife habitat and contribute to connection to Country. Increase quality and quantity of streetscape planting along the arterial roads with planted median strips . Improve medians with better planting with shady street trees (e.g. Eaton Drive median and Eaton Fair verges, and in all verges where there are no power lines, e.g. Hamilton Road south side). C Wetlands (such as Eagle and Duck Pond Wetland Reserves which are Department of Planning, Lands and Heritage sites) are an opportunity to continue protocols and collaborative activities that recognise Aboriginal culture and respect and preserve natural places of heritage and cultural significance .				
F.A.C.T.S.	F	A	C	T	S
		Move	Environment		Paths/Access



E6 Encourage routes through town (Public Realm)					
Priority	Encourage routes through town with increased use of walkable and cyclable routes to destinations.				
Action	Improve wayfinding through the precinct highlighting the underlying natural assets.				
Opportunity	<p>I Create civic walks that lead to and speak of the river in material and forms, e.g. winding timber boardwalks.</p> <p>J Use distinctly Eaton wayfinding street furniture and interpretive signage at tertiary points, to tell important cultural heritage stories. Examples include integrating Elders' stories into wayfinding art pieces in the street perhaps relating planting knowledge or natural wayfinding on high ground near the river. Interpretative signage at the Eaton Foreshore is to compliment the design of the Kalgulup Regional Park signage.</p> <p>K Integrate 'sticky spaces' and rest spots like small play along the way encouraging children to hop on the timber stumps, count the features on the art trail or dip a toe in the water rivulets.</p> <p>General note: E1 needs to be completed first.</p>				
F.A.C.T.S.	F	A	C	T	S
		Play	Materials/Forms	Signs	Paths



PRECINCT 1: CIVIC CENTRE MASTERPLAN

OPPORTUNITIES TABLE

Code	Opportunity	Table
A	Pedestrian crossing	EP1.1
B	Improve existing footpath	EP1.1
C	Tree planting on banks	EP1.1
D	Redress drain capacity	EP1.2
E	Urban stormwater basins	EP1.2
F	Write design guidelines	EP1.3
G	Rest spots along public realm	EP1.3
H	'Percent for Art' policy	EP1.3
I	Aesthetic edges and signage	EP1.4
J	Frontage activation	EP1.4
K	Pedestrianised main street	EP1.5
L	Shady tree planting	EP1.5
M	Library	EP1.6
N	Cultural initiatives	EP1.6
O	Alfresco dining	EP1.6
P	Playground	EP1.6
Q	Power	EP1.7
R	Lighting	EP1.7
S	Half court	EP1.8
T	Public toilet	EP1.8
U	Smart tech apps	EP1.8
V	Remove fencing	EP1.8

LEGEND

X	Refer to Opportunities Table
Seating	
Bus stop	
Parking	
Food and Beverage	
Town Square	
Cinema	
Wayfinding	
.....	Shared pathways network
Red outline	Sub-precinct Plan boundary

(Appendix ORD: 12.2.1B)

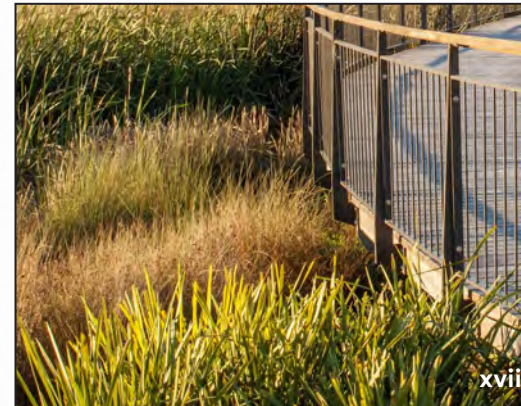
PLACES

1 Eaton Fair Shopping Centre	8 Petrol station
2 Shire of Dardanup Office (new)	9 Fast food outlets
3 Bunbury and Districts Softball Association	10 Eaton Tavern
4 Playground	11 Eaton Recreation Centre
5 Skatepark	12 Eaton Community College
6 Eaton Sports Club, change rooms and toilet	13 Spectator seating
7 Proposed town houses	14 Glen Huon Reserve



Precinct 2 place palette

The place palette should be considered in general urban design of the place, e.g. landscaping, footpaths, amenities and public art, etc.



Landscape assessment

- The river is a natural asset and a primary destination in Eaton and surrounding area.
- Scattered native trees within wide, relatively flat mown grass areas between Pratt Road and Collie River.
- Large public open space areas evident along foreshore reserve support community gatherings.
- Precinct includes cultural trail along foreshore edge which provides important link. Cultural heritage represented through interpretive information connects community to First Nations culture.
- Walking trail also provides important connection and proximity of the community to the river edge and to enjoy the riverine environment. Some seating areas to dwell evident along Eaton foreshore.
- Upgraded children's playground with more nature-based elements contributes to natural setting and character of foreshore reserve. The remaining reserve does not have any secondary offerings for families to pause and play.
- Existing trees along river edge, with glimpses of river still possible from Pratt Road.
- Noticeable iron staining on footpaths and fixtures, furniture, and equipment from high concentration in bore water.
- Parking provision to access river edge with watercraft as well as foreshore trail and open spaces.
- Connections to Eaton foreshore, and recreational open spaces are weak in terms of wayfinding. Signage including identifying key entry into Eaton from the west is not defined.
- Bus route and bus stop along section of Pratt Road.

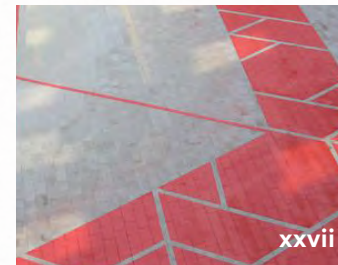
- Water Sensitive Urban Design (WSUD) interventions in practice in some areas is an existing positive/win, stormwater and management of high rain events cause flooding in wetter months and reduce use of open grass areas and recreational facilities.
- The lower Collie River shows a significant level of erosion along the river bank due to wave action.
- Hands Creek is also suffering from erosion, resulting in environmental degradation, and potentially a public safety hazard.

Sub-precinct 2 place palette

The place palette should be considered in general urban design of the place, e.g. landscaping, footpaths, amenities and public art, etc.



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PRECINCT PLAN 2:
EATON FORESHORE



LEGEND	
	Gateway signage
	Bus stop
	Parking
	Community garden
	Wayfinding
	Public art
	Shared pathways network
	Precinct Plan boundary
	Sub-precinct Plan boundary

PLACES	
1	Eaton Reserve
2	Eaton Hall
3	Colin Spragg Adventure Play
4	Boat ramp
5	Apex Park
6	Lions Park
7	Eaton Reserve clubrooms and toilets
8	Slater's Corner (Ampol and pharmacy)
9	Eaton Bowling and Social Club
10	Eagle Wetland Reserve
11	Duck Pond Wetland Reserve
12	Pratt Road Reserve
13	Pratt Reserve viewing platform
14	Hands Creek

EATON FORESHORE SUB-PRECINCT

Context and Character

Eaton Foreshore Reserve is a pretty, festive part of town.

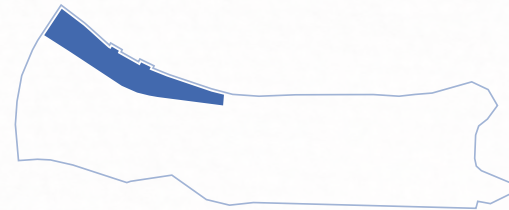
Context

Recent landscaping works and heritage interpretation trail have elevated the appeal of this treasured reserve for active sports and gentle walks. There is a fine balance here of protecting the natural habitat and supporting the community's desire to enjoy recreation on and by the water.

This area is activated daily, weekly and annually by its playground, water sports and foreshore festival. New public toilets support longer visits to Eaton foreshore, and a regular coffee and refreshment outlet would encourage even more use by all ages.

Growing popularity is putting pressure on both parking and equipment storage. Eaton foreshore area is prone to flooding and erosion. Any alterations to the landscape need to be carried out with careful respect to natural environmental processes, and any erosion protection always needs to be carefully designed to avoid impacts to upstream and downstream sections of banks.

The Eaton Foreshore lies within the Kalgulup Regional Park. The Kalgulup Regional Park Management Plan (KRPMP) should be considered in the design of works and activities within this area.



Character

Built form

There are no buildings on Eaton foreshore.

Public realm

There is Colin Spragg adventure playground with its well-chosen deep colours, shared pathways along the river, the new parking pod of red asphalt for trailers near Eaton Boat Ramp, nearby timber jetties, and its pea gravel beds.

Environment

The low-lying land of the floodway prevails here with its associated fauna and flora including water birds, fish and water-tolerant trees.

Sense of place

Blue and green breathing space where water and vegetation merge, fringed by linear reeds, winding tree roots and dense bush. Glimpses through trees reveal stunning skies and calming mirror like river.

ESP2.5	Structures for water activity (Built Environment)				
Priority	The growing water sports clubs need permanent storage and easy access to the river's edge. As they continue to grow, club storage space on Eaton foreshore would be desirable.				
Action	Build a permanent structure designed to deal with fluctuating water levels e.g. sacrificial ground floor or raised deck.				
Opportunity	<p>P A storage structure for water sports clubs could be provided, designed to address the foreshore landscape (environmentally and aesthetically), and may include either a floating pontoon or a building setback from the waters' edge, on stilts. New finger jetty platforms and slips structures may be suitable for water sports craft and fishers, and there is an opportunity to improve the current beach access for water sports craft and handicapped access also. A small fish cleaning station could be located near the existing boat ramp.</p> <p>Q Unite the sub-precinct through similar design elements and use of materials (water sports storage structures, community garden, café), that compliment the foreshore landscape and respect its natural beauty.</p>				
F.A.C.T.S.	F	A	C	T	S
	Structures/Storage	Move/Fish/Boat	Materials/Forms	Built form/Flood gauges	Access



ESP2.6 Foreshore protection (Infrastructure)					
Priority	Eaton foreshore is subject to ongoing erosion from climate change influences such as changes in water levels and flooding.				
Action	<p>Continue to protect the natural edge from erosion, maintain Eaton foreshore stabilisation works and the buffer to the river, focus on nodal access points for connection to Eaton foreshore, thus minimising footprint across the zone.</p> <p>Continue protocols and collaborative activities that recognise Aboriginal culture and that respect and preserve places of heritage and cultural significance.</p> <p>Ensure landscaping responds to the natural land in this precinct.</p>				
Opportunity	R Incorporate further WSUD options such as infiltrating water at the source via more swales and using stormwater for irrigation.				
F.A.C.T.S.	F	A	C	T	S
		Move/Plant	Environment	Bioengineering	Irrigation



ESP2.7 Existing toilet upgrade (Built Environment)					
Priority	There is currently no baby change facility inside the existing toilet building.				
Action	Improve the amenity and comfort of the area for the parent and child user groups.				
Opportunity	S Add a baby changing place to upgrade the existing toilet building . Any external works would need to consider the location of proposed DBCA information panels.				
F.A.C.T.S.	F	A	C	T	S
	Toilet	Play			

ESP2.8 Smart technology including apps and CCTV (Infrastructure)					
Priority	Create a safe environment for the many public events and activation initiatives that take place on the foreshore.				
Action	Following the CCTV Study, implement opportunities for smart infrastructure in the foreshore public realm.				
Opportunity	T Add CCTV and smart technology apps to Eaton foreshore.				
F.A.C.T.S.	F	A	C	T	S
		Events and activity		Smart apps	

ACTIVATION

SCHEDULE OF ACTIONS, PROJECTS AND PROGRAMMING BASED ON THE PLACE AND COMMUNITY PLAN 2020-2030

Local community groups and organisations in Eaton

- Accordwest
- Basketball WA
- Bethanie Group
- Bunbury and Districts Softball Association
- Bunbury Repertory Club
- Coastal Rowing WA Inc
- Country Women's Association Eaton
- Eaton Advisory Group
- Eaton Basketball Association
- Eaton Boomers Football Club
- Eaton Boomers Netball Club
- Eaton Bowling Club and Social Club
- Eaton Community College
- Eaton Cricket Club
- Eaton Eagles Hockey Club
- Eaton Family Centre
- Eaton Foreshore Festival
- Eaton Junior Football Club
- Eaton Lions
- Eaton Primary School (and P&C)
- Eaton Recreation Centre and 24hr Gym
- Eaton Senior Citizens Association
- Eaton Sports Club
- Eaton Tennis Club
- Eaton - Australind Volunteer Fire and Rescue Service
- Enable WA
- Glen Huon Primary School
- Gnaala Karla Booja Native Title Claim Group (Elders)
- Leschenault Scout Group
- Paddling WA
- Probus Club of Eaton
- South West Cycle Club
- South West Football League
- South West Slammers
- Southern Youth Justice Services
- Tae Kwon Do Central
- Tigers Softball Club
- WA Country Health Service South West
- Wavemasters Outrigger Canoe Club
- Wheelchair Sports SW Inc

(Appendix ORD: 12.2.1B)

PRIORITY	ACTION	CODE	OPPORTUNITY (aspirational)	TASKS	PARTNERSHIPS	TANGIBLE ITEM	UNIT	COST	BENEFICIARIES	F	A	C	T	S	STRATEGY KEY WORD	STRATEGY CLAUSE
ALL ASSETS AREAS																
E1 - Further strategic investigations and strategic documents																
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Costing Notes:

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Excludes contamination or abnormal ground conditions expect for area of Carramar Park where drainage is an issue

Costs assume Competitive Tender process with local builders using basic selection of materials

Excludes FFE/ICT and AV

Refer to DCWC issue 11 August 2022 for extent of scope allowed where applicable

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(Appendix ORD: 12.2.1B)

PRIORITY	ACTION	CODE	OPPORTUNITY (aspirational)	TASKS	PARTNERSHIPS	INFRASTRUCTURE	UNIT	COST L/M/H	BENEFICIARIES	F	A	C	T	S	STRATEGY KEY WORD	STRATEGY CLAUSE
		J	Use distinctly Eaton <u>wayfinding street furniture and interpretative signage at tertiary points</u> , to tell important cultural heritage stories. Examples include integrating Elders' stories into wayfinding art pieces in the street perhaps relating planting knowledge or natural wayfinding on high ground near the river. Interpretative <u>signage at the Eaton Foreshore</u> is to <u>compliment</u> the design of the <u>Kalgulup Regional Park signage</u> .	Design; Construct	Elders; Artists Landscape Architects; Suppliers; MRWA; PTA	Furniture & Signage Benches, bollards signs etc *bespoke - proprietary	Item	High (>\$1M)	Community; Visitors; Commerce; Government;	✓	✓	✓	✓	✓	Tourism x 3 Creativity x 3 Heritage Aboriginal Place making Programmes Vibrancy	SCP2.4 V5.4 SCP3.1.1 SCP3.1.2 SCP3.1.3 SCP3.2.1 SCP4.1.1 V2.1 SCP4.2.1 SCP4.2.4 V4.3
		K	Integrate 'sticky spaces' (and rest spots) like <u>small play</u> along the way encouraging children to hop on the timber stumps, or count the features on the art trail or dip a toe in the water rivulets	Design; Construct	Landscape Architects; Play Specialists; Suppliers	Small Play Steppers, Water Rivulets *timber, steel, concrete	Item	High (>\$1M)	Community; Visitors; Commerce; Government	✓	✓	✓	✓	✓	Walkways Physical/Movement Social/Residents Vibrancy Place making	SCP5.1.5 SCP5.2.1 V1.1 V4.0 SCP5.1.6 V4.3 SCP3.2.1
E7B - Connectivity between activity nodes										F	A	C	T	S		
<i>The destinations are strong but need to have stronger connections to support an active and connected community e.g. homes, foreshore, recreation reserves, play areas, retail and Civic Centre</i>	Improve activity, walkability and connectivity for pedestrians and cyclists (via public realm)	Q	Improve the pedestrian amenity along existing routes with increased tree canopy and low-level <u>planting</u> to support walkability	Plan; Procure; Implement	Landscape Architects; Suppliers; Education; Training	Planting, shade, canopy *species list created	Item	Medium (<\$1M)	Community; Visitors; Commerce; Government; Wildlife	✓	✓	✓	✓	✓	Walkways Physical/Movement Greening/Vegetation Social/Residents Vibrancy Place making	SCP5.1.5 SCP5.2.1 V1.1 SCP2.1.2 V3.1 V4.0 SCP5.1.6 V4.3 SCP3.2.1
		R	Integrate street verge gardens as planting spaces for biodiverse natives for greening impact and to engage residents in the physical transformation of their local streets via a ' <u>Plants to Residents' Scheme</u>	Plan; Procure; Implement	Landscape Architects; Suppliers; Education; Training	Plants to Residents Scheme program *(human) resources, plants, soil	Item	Medium (<\$1M)	Community; Visitors; Commerce; Government	✓	✓	✓	✓	✓	Walkways Physical/Movement Greening/Vegetation Social/Residents Vibrancy Place making Programmes	SCP5.1.5 SCP5.2.1 V1.1 SCP2.1.2 V3.1 V4.0 SCP5.1.6 V4.3 SCP3.2.1
		S	The <u>redesign of Hamilton Road</u> is to be investigated and designed appropriately as a separate project. This Place Plan will be used to provide the project's scope definition	Plan; Procure; Implement	Engineers; Landscape Architects	Redesign of Hamilton Rd *(human) resources	Item	Excluded	Community; Visitors; Commerce; Government; Wildlife	✓	✓	✓	✓	✓	Safe Transport x 7 Creativity x 3 Place making Aboriginal Walkways Exchange Tourism x 3 Physical/Movement Vibrancy	SCP3.4 V4.2 SCP2.2.2 SCP5.1.1 SCP5.1.2 SCP5.1.3 SCP5.1.4 V5.4 SCP3.1.1 SCP3.1.2 SCP3.2.1 SCP3.1.3 SCP5.1.5 SCP4.1.1 V2.1 SCP4.2.1 SCP4.2.4 SCP5.2.1 V1.1 V4.3

(Appendix ORD: 12.2.1B)

PRIORITY	ACTION	CODE	OPPORTUNITY (aspirational)	TASKS	PARTNERSHIPS	INFRASTRUCTURE	UNIT	COST L/M/H	BENEFICIARIES	F	A	C	T	S	STRATEGY KEY WORD	STRATEGY CLAUSE						
ESP1.1B - Parking court & theatre																						
Improve the functionality, safety of the whole space for all users	Upgrade the older amenity to modern standards, e.g. Eaton Hall	C	Extend Eaton Hall with a sympathetic glazed and timber which are lightweight link to a new amenity building shared with the tennis club. Lightweight, natural materials will support the Shire's sustainable direction statement and local supply chain. Provide new <u>toilets</u> , a <u>bar</u> and <u>storage</u> . Improve and activate the theatre with a revamp and wine bar for evening events. Activate the days with the proposed clubrooms to the west	Design; Construct	Engineers; Architects; Suppliers	Eaton Hall Upgrade toilets, bar, store *timber, glazing, surfacing	Item	High (>\$1M)	Community; Visitors; Government	✓	✓	✓	✓	✓	Building	V3.3						
										Creativity x 3	V5.4											
										Technologies	SCP3.1.1											
										Place making	SCP3.1.2											
										Tourism x 3	V5.5											
										Social/Residents	SCP3.2.1											
											V2.1											
											SCP4.2.1											
											SCP4.2.4											
											V4.0											
	SCP5.1.6																					
ESP2.2 - Food on Eaton foreshore																						
Entice more visits to Eaton foreshore with additional and improved amenity e.g. somewhere to buy a coffee, light refreshments or even an evening meal.	Provide more permanent and semi-permanent amenity for food and beverage	D	Provide <u>services, hardstand and signage</u> for a regular coffee van close to the playground. Make the hardstand for trucks permeable so as to <u>reduce environmental damage</u>	Design; Construct	Engineers; (Landscape) Architects; Vendors	Coffee Van Space (Foreshore) *structure, surface, line marking	Item	Medium (<\$1M)	Community; Visitors; Government	✓	✓	✓	✓	✓	Food	V2.2						
										Vibrancy	V4.0											
										Creativity x 3	SCP5.1.6											
										Tourism x 3	V4.3											
										Programmes	SCP3.2.1											
	E	Build a lightweight <u>structure</u> for a café operator to run from. Consider sacrificial floor or raised ground level in case of flooding. Co-locate this near play	F	Hold street-eats festival <u>events</u> along the foreshore, vans parked along the peripheral parking strip along Pratt Road. Food trucks need to feel like a permanent offering, so the timing needs to be regular and reliable	Plan; Procure; Implement	(Events) Planners; Vendors	Events (Foreshore) *(human) resources	Item	High (>\$1M)	Community; Visitors; Government	✓	✓	✓	✓	✓	Food	V2.2					
											Vibrancy	V4.0										
											Creativity x 3	SCP5.1.6										
											Tourism x 3	V4.3										
											Programmes	SCP3.2.1										
	Social/Residents	V2.1																				
		SCP4.2.1																				
		SCP4.2.4																				
ESP2.3C - Festive foreshore services																						
Support the activation of the foreshore with cultural and community events	Create a permanent or semi-permanent cultural installation	L	'Art in the park' along Eaton foreshore reserve would draw locals and visitors to the foreshore to experience sculptures in nature, showcasing local artists and stories. Could be permanent or an annual exhibition	Design; Install	Artists; (Event) Planners; Landscape Architects; Suppliers	Art In The Park Event (Lions Park) *bespoke art	Item	High (>\$1M)	Community; Visitors; Government	✓	✓	✓	✓	✓	Creativity x 3	SCP2.4						
											V5.4											
											Tourism x 3	SCP3.1.1										
											Aboriginal	SCP3.1.2										
											Heritage	SCP3.1.3										
											Place making	SCP3.2.1										
											Vibrancy	SCP4.1.1										
											Exchange	V2.1										
												SCP4.2.1										
												SCP4.2.4										
		V4.3																				
ESP2.5 - Structure for water activity																						
The growing water sports clubs need permanent storage and easy access to the river's edge. As they continue to grow, club storage space on Eaton foreshore would be desirable	Build a permanent structure designed to deal with fluctuating water levels e.g. sacrificial ground floor or raised deck	P	A <u>storage structure for water sports clubs</u> could be provided, designed to address the foreshore landscape (environmentally and aesthetically), and may include either a floating pontoon or a building setback from the waters' edge, on stilts. New <u>finger jetty platforms and slips structures</u> may be suitable for water sports craft and fishers, and there is an opportunity to <u>improve the current beach access</u> for water sports craft and handicapped access also. A small <u>fish cleaning station</u> could be located near the existing boat ramp.	Design; Construct	Engineers; Landscape Architects; Suppliers	Storage Facility (Apex Park) *steel, concrete	Item	High (>\$1M)	Community; Visitors; Government	✓	✓	✓	✓	✓	Building	V3.3						
											Physical/Movement	V4.0										
											Tourism x 3	SCP5.1.6										
											Social/Residents	SCP5.2.1										
											Vibrancy	V1.1										
																						V2.1
																						SCP4.2.1
																						SCP4.2.4
																						V4.3
																		V3.3				
																		V4.0				
																		SCP5.1.6				
																		SCP5.2.1				
	V1.1																					
	V2.1																					
	SCP4.2.1																					
	SCP4.2.4																					
	V4.3																					

(Appendix ORD: 12.2.1B)

PRIORITY	ACTION	CODE	OPPORTUNITY (aspirational)	TASKS	PARTNERSHIPS	INFRASTRUCTURE	UNIT	COST L/M/H	BENEFICIARIES	F	A	C	T	S	STRATEGY KEY WORD	STRATEGY CLAUSE
		Q	Unite the sub-precinct through <u>similar design elements and use of materials</u> (water sports storage structures, community garden, café), that compliment the foreshore landscape and respect its natural beauty.	Design; Construct	Engineers; Landscape Architects; Suppliers	Container Forms (Apex Park/Lions Park) uniting idea *sea containers, plants, decks	Item	High (>\$1M)	Community; Visitors; Government	✓	✓	✓	✓	✓	Building Physical/Movement Tourism x 3 Social/Residents Vibrancy	V3.3 V4.0 SCP5.1.6 SCP5.2.1 V1.1 V2.1 SCP4.2.1 SCP4.2.4 V4.3
ESP2.7 - Existing toilet upgrade										F	A	C	T	S		
<i>There is currently no baby change facility inside the existing toilet building</i>	Improve the amenity and comfort of the area for the parent and child user group	S	Add a baby changing place to <u>upgrade the existing toilet building</u> . Any external works would need to consider the location of proposed DBCA information panels.	Design; Install	Engineers; Landscape Architects; Suppliers	Toilet Upgrade (Lions Park) *built form	Item	Medium (<\$1M)	Community; Visitors; Government	✓	✓				Safe Physical/Movement	V3.4 SCP5.2.1

Image Credits - Opportunities Tables	
77	https://www.theurbanlist.com/perth/a-list/meet-the-health-nut-eat-no-evil
78	https://www.theurbanlist.com/perth/a-list/perths-most-beautiful-restaurants
79	https://www.rewardsnetwork.com/blog/restaurant-food-trucks/
80	https://articles.bplans.com/restaurant-or-food-truck-which-is-better-for-a-beginner/
81	https://bouldercolorado.gov/locations/glen-huntington-band-shell
82	https://www.codaworx.com/projects/limelight-bandshell-city-of-toronto/
83	https://www.weekendnotes.com/regional-fetes-festivals-perth/
84	https://springboardperformance.com/containr-images
85	https://taiwantoday.tw/news.php?unit=10&post=21011
86	https://www.mlive.com/news/ann-arbor/2018/02/ann_arbor_oks_2m_list_of_publi.html
87	http://www.roadsworth.com/street
88	http://www.roadsworth.com/street
89	https://ourtownbelfast.org/crosswalk/
90	https://www.aw-arch.com/community-rowing-boathouse
91	Coastal Rowing WA
92	Coastal Rowing WA
93	element
94	element

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95	https://create.vista.com/unlimited/stock-photos/429263086/stock-photo-handicapped-man-in-wheelchair-crossing/
96	https://www.companionstairlifts.co.uk/news/the-top-wheelchair-and-scooter-friendly-towns-across-the-uk
97	https://create.vista.com/unlimited/stock-photos/425287724/stock-photo-handicapped-man-in-wheelchair-walk/
98	https://landezine-award.com/tumbling-bay-playground/
99	https://christineknight.me/2016/04/melbourne-the-ian-potter-foundation-childrens-garden/
100	https://landezine-award.com/tumbling-bay-playground/
101	https://www.etsy.com/listing/885175622/minature-optimist-sailing-dinghy
102	South Perth StrEATS by City of South Perth
103	https://www.perthnow.com.au/community-news/wanneroo-times/food-trucks-serve-up-goodies-in-parks-around-wanneroo-c-798801
104	https://www.bayswater.wa.gov.au/city-and-council/news/2019/may/native-plants-for-local-green-thumbs
105	https://www.paccar.com.au/2018/08/15/revegetation-at-paccar-australia/

Suzanne Occhipinti

From: SANDRA DWIGHT <davedg@bigpond.com>
Sent: Monday, 24 April 2023 8:19 AM
To: Records
Subject: URGENT Response to Dardanup Place Plan

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PO Box 61

Dardanup 6236 WA

24 April 2023

To the CEO

I am the owner/ operator of the business known as The Dardanup Garage, located at 11 Charlotte Street in Dardanup.

I have just finished reading the proposal for future development for the Dardanup townsite and am looking forward to seeing the Shire invest in the future of this town.

The Shire's 2050 vision describes a future healthy, self-sufficient, sustainable community that is connected and inclusive. As a local resident and business owner, I fully support these values and believe that they are the cornerstones of community growth.

I have owned and operated the Dardanup Garage since 2010, and have run it as a family business, and plan to continue to do so into the future; and therefore, you can imagine my surprise when I saw the Sub- Precinct Plan 1: Commercial Centre which clearly shows parking alongside my business in Doolan Street. This parking plan will heavily impact my ability to run my business as it will make access for myself and my customers into the workshop

impossible if cars are parked in front of the workshop access doors. Furthermore, if cars are parked adjacent to the doors, there will be a very high safety risk for people being hit by moving vehicles when vehicles enter or leave the workshop.

Currently, on Doolan Street, I have two industrial roller doors and two large sliding doors which open and allow the only access to the mechanical workshop.

I also have a double-gated access to the rear of the premises from Doolan Street.

The Dardanup Garage is an important business within the townsite, and has operated for over 70 years from this site. Prior to the industrialisation of Dardanup, a push bike shop was operated from this premises in the original part of the building at the front.

The business is an integral part of the community, and has the trust and respect of community members both old and new.

The Rural community rely on the business for the fuelling of tractors which drive up to fill at the bowsers. I also supply bulk fuel, fuel for farming vehicles, and jerry cans for local farmers to operate plant and machinery at their local farms. I offer mechanical services for agricultural equipment including tractors, trucks, quad bikes, farm vehicles and motorcycles. Having a local mechanical workshop and fuel supply means a lot to local farming families where they can rely on great service and easy access. Without this service, farmers would have to take their tractors into Bunbury or Picton.

Tourists who are regional, state wide, and national are also great visitors to the area, and having the access to fuel and mechanical workshops means a lot of travellers are stopping in the townsite, sometimes for a period of days. I offer a range of services to tourists including vehicle servicing, break down service and emergency repairs. I also operate a vehicle recovery service, rescuing tourists from being bogged, lost, broken down and out of fuel. I offer repairs to caravans, motor homes, camper trailers and generators. As I am open for fuel sales 24 hours a day, tourists are able to access emergency services by phoning me.

During sporting events, I supply fuel to participants and spectators, as well as offer mechanical repairs for horse floats and horse trucks, quad bikes, dirt bikes, and minor repairs for push bikes.

Local residents rely on the Dardanup Garage for friendly and caring service. I supply fuel for many school busses, residents' vehicles, and on the weekend, there is a rush for fuel for mowers, chainsaws and plant such as bobcats, diggers, backhoes and tractors. Many is the time I am called out to jump start, replace batteries, and unlock keys from within vehicles. I also offer logbook and break down servicing, and am the preferred agent for many families who have been bringing their vehicles to me for years. Changing the Dardanup Garage to 24-hour fuel sales was done at the request of my customers, many of whom work shift work, and appreciate the safety of being able to fuel up in their own townsite at a well lit and security monitored location at any time of the day or night.

Over the years, I have employed a number of local people, and have spent time training apprentices and trainees in mechanical work. I have also conducted community mentoring programmes offering skills training to people who are displaced or at risk. Those people have gone on to be employees and business owners in other locations around the district.

From the Dardanup Garage, I also operate a service to the community offering heavy vehicle transport options to agricultural, mining and commercial enterprises both locally and across the state, as well as nationally. I regularly supply and transport grain and hay, fertiliser, soil conditioner, gravel and sand to agriculture, mining and regional projects such as the Outer Ring Road project.

I also run a Heavy Vehicle Piloting business from this location offering high level vehicle transport services and support to the industry. This business operates for agriculture, allowing the movement of large agricultural vehicles; for mining, offering assistance to mining and support services for the movement of plant up to 5 metres wide; and to local businesses, assisting with the movement of built objects up to 5 metres wide and 5.5 metres in height. This is highly specialised work, and the country has a severe shortage of qualified operators in this field. Having a local business available to conduct this work is an asset to the community. I come and go from the access doorways on Doolan Street at all hours of the day and night, 7 days a week.

As your Plan has identified, most people rely on driving to work, play, explore and go about their businesses. Having a family operated garage and service station gives the community the ability to move about, recreate, meet up with friends and family, and operate farms and local businesses.

The Dardanup Garage prides itself on operating this business at the highest level; complying with legislation, maintaining the site and

liaising with stakeholders. There are plans in place for future upgrades including restyling of the front façade.

The Dardanup Garage has also invested a significant sum of money into security, and is known to WA Police for the high quality of gathered data. On many occasions, officers will request images and video of incidents happening in the townsite, and these have been used for a number of police cases, as well as the additional monitoring of the townsite by Police.

When the property was purchased, there was discussion with members of the Shire in relation to the access, and an agreement for the continued use of Doolan Street as access to the workshop and rear yard was discussed. As a result of that discussion, I agreed to maintain the access, and have spent over \$17,000 on drainage, earthworks, and hardstand in this area. I maintain the area in a neat and tidy appearance.

During the streetscape which was completed a number of years ago, the Shire demanded the removal of the Dardanup Garage business sign board and pricing board which are legal requirements under the Dangerous Goods Act. This caused me significant difficulty in dealing with the Department of Mines (now the Department of Mines, Industry Safety and Regulation) who immediately served me with a violation of my operating licence.

Should the Shire proceed with the parking plan as afore mentioned, this will render the services unviable as access to the workshop will be impossible. I am disappointed and surprised that there has been no consultation in relation to this plan, and bring to your attention that the number is on the front door, and I am very accessible on it.

Thank you for the opportunity to raise my concerns, and I expect that sense will prevail, and the area will continue to be available for the ongoing running of Dardanup g

Garage and the additional services which rely on access from Doolan Street.

I will be in contact.

Regards,

Dave Morgan

From: Kerry Edwards <sec@eatonbowling.com.au>
Sent: Tuesday, 8 March 2022 1:57 PM
To: André Schönfeldt <Andre.Schonfeldt@dardanup.wa.gov.au>
Subject: UPGRADE OF UNUSED BOWLING GREEN

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Hi Andre,
Letter attached
Regards
Kerry Edwards
Secretary
EBSC

EATON BOWLING AND SOCIAL CLUB INC.

Pratt Road EATON WA 6232

Phone: (08) 9725 1074

Fax: (08) 9725 0124

President: Mr Les Brook

Secretary: Mr Kerry Edwards

Email: sec@eatonbowling.com.au

ABN 65 634 667 792

Thursday, 3 March 2022

Mr Andre Schonfeldt CEO
Dardanup Shire
PO Box 7016
EATON WA 6232

Dear Andre,

Re: Development of old unused Eaton bowling green

I am writing to you, on behalf of the Members of Eaton Bowling Club, to request the Dardanup Shire's authority for us to investigate the possibility of re-developing the old, unused bowling green on the eastern side of the new club building.

This green has not been in use for some time and was, in the original plans for the new bowls club building, to be turned into a carpark. There was also some talk of it being turned into tennis courts, or similar. However, none of these suggestions have been gone ahead with. Currently, that green is just a sand patch and warrants cleaning up and making it a useful again.

The Members of Eaton Bowling Club would like to pursue the idea of developing it into a bowling green for the disabled.

The Club has not done any costings of such a project at this stage, but to pursue the idea further and for us to research information; as to what work will be required, what costs would be involved and if funding would be available, we would need Shire endorsement and authority to continue.

The development of this facility as a disabled bowling green would be, in our opinion, a great asset to the local community. Disabled bowlers did use these premises previously, when we were occupying the old clubhouse, this seemed quite popular but eventually proved unsuccessful due to the lack of disabled facilities within the building. However, with these new premises, which are disable friendly and easily accessible, this should become a very popular venue.

We also feel that, if developed right, this green, when not being used by the disabled, could be used by other community sports as well, such as 5 a side football etc. Thus, could become quite a popular community facility.

Would it be possible for you to please present this proposal to Council on our behalf? We would be very grateful for your assistance and look forward to the Shire's endorsement and permission to research further into, what we feel is, a very worthy project.

Yours sincerely,



Kerry Edwards
Club Secretary



PO Box 1006
Bunbury WA 6231
coastalrowingwa@gmail.com
ABN 29 430 192 0412



29 March 2023

Susan Oosthuizen
Director Sustainable Development
Shire of Dardanup
1 Council Drive
Eaton WA 6232

BY EMAIL

Dear Susan

COMMENTS REGARDING THE EATON PLACE PLAN
ESP2.5: STRUCTURES FOR WATER ACTIVITY (BUILT ENVIRONMENT)

We were delighted to see that consideration has been given to a built environment for water activities in the draft Eaton Place Plan. We agree this is crucial given our current temporary sea container housing. However, we would suggest that some amendments be made to the language in item ESP2.5 for the following reasons.

ESP2.5 Priority. As the referred to water sports club, we do not need clubroom space. Our clubroom space is at Eaton Bowling and Social Club, where we are very happy, and our strategic plan intends for us to stay there. We suggest the language be changed to:

“The growing water sports club needs permanent boat storage and easy access to the river’s edge.”

ESP2.5 Action. As we all know, there are very specific limitations as to what can be constructed in a flood zone. In this location, a shed to state planning standards. We suggest the language of this item be changed to:

“Build an appropriately designed permanent water sports storage facility for the location.”

EPSP2.5 Opportunity “P”. A structure on floating pontoons or built on stilts does not meet the design standards for the location. Such a statement will only raise unwarranted concerns. We are also coastal rowers and even though our club will be moving into kayaking, we do not need finger jetty platforms and

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(Appendix ORD 12.2.1C)

slip structures. These only add complexity, costs, and flood hazards that aren't necessary. What we do need is better access to the beach and removal of all the rocks that have fallen in there. In addition, the facility should not be located near the vegetated edge and will not receive state planning approval if it is. It can be located next to the vegetated trees where the topography is appx 1m higher. Finally, washdown facilities cannot be located near the water because they will drain treated water into a natural waterway. We suggest the language be changed to:

“A water sports club boat storage structure could be provided to minimise visual impact. There is an opportunity to improve the current beach access, improving both access for water sports craft and handicapped access.”

EP2.5 Opportunity “Q”. This item appears to embrace the sea container, which is temporary and not permanent. Our intention is for the permanent water sports facility to be aesthetically pleasing and consistent with the place. For our growth plans we would need about four sea containers which, I don't think, is what we would all view as aesthetically pleasing. We suggest the language be changed to:

“Unite the sub-precinct through design and materials, e.g. water sports storage shed designed aesthetically consistent with other construction in the place, including artwork and/or interpretive signage on the building and/or with an integrated café.”

Photos 90 and 91. Photo 90 is of a massive structure that will draw, we believe, criticism. Our projected storage facility is significantly lower (so that boats can be demounted from racks) and smaller. Photo 91 is of a flatwater rower in an urban area. We have attached one photo that we think shows the water craft more accurately with an accompanying photo that shows one of our rowers on the Collie River.

Please feel free to contact me directly if there are question or concerns about our comments.

Sincerely

Nancy Churchill
Chairperson

Suzanne Occhipinti

From: Krish Seewraj <krish.seewraj@dwer.wa.gov.au>
Sent: Friday, 14 April 2023 2:37 PM
To: Suzanne Occhipinti
Subject: RE: Eaton & Dardanup Place Plans

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14 April 2023
Our Reference: PA055364, DWERT50~90
Your reference:
To: Shire of Dardanup
From: Department of Water and Environmental Regulation

RE: Eaton & Dardanup Place Plans

Thank you for providing the above referenced place plans for the Department of Water and Environmental Regulation (Department) to consider.

The Department has no comments, noting that key elements of water sensitive urban design approaches for stormwater management, establishment of blue/green corridors, expanding tree canopies, creating passive transport corridors, protecting and enhancing wetlands and waterways, and consideration of erosion control and active erosion along the Collie River foreshore are incorporated.

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

Yours sincerely,

Krish Seewraj
Planning Advice Program Manager
South West Region

Department of Water and Environmental Regulation

35-39 McCombe Road, BUNBURY, WA 6230
PO Box 261, BUNBURY, WA 6231
T: (08) 9726 4137 | F: (08) 9726 4100 | Ext: 1137
E: krish.seewraj@dwer.wa.gov.au | www.dwer.wa.gov.au
Twitter: [@DWER_WA](https://twitter.com/DWER_WA)

From: Suzanne Occhipinti <Suzanne.Occhipinti@dardanup.wa.gov.au>
Sent: Wednesday, 29 March 2023 9:00 AM
Subject: Eaton & Dardanup Place Plans

Hello there!

You were recently invited to provide input on development of our Eaton and Dardanup Place Plans. We wanted to provide you with advanced notice that Council has endorsed the draft Place Plans and agreed to proceed to a formal period of community submissions which will open publicly next week.

Suzanne Occhipinti

From: secretary@eatonbasketball.com.au
Sent: Wednesday, 19 April 2023 10:17 PM
To: Records
Subject: Place Plans Feedback

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Good Evening Shire Councillors and staff,

On behalf of the Eaton Basketball Association, we would like to present our feedback on the excellent piece of work that is your Eaton and Dardanup Place Plans.

Overall, the Place plans are written beautifully and expressed in great detail. We feel optimistic with the scope and directions of the plans for our community. On individual personal levels and as our committee, we perceive these as very positive plans and we very much look forward to the results coming to fruition.

The inclusion of a new Basketball court to the Eaton foreshore area in a better location than the existing courts and the refurbishment of the courts in Dardanup are a very positive inclusion.

We are not sure if you are aware, but basketball is the fastest growing sport in Australia right now. Basketball Australia reports a growth in participation of over 13.6%. There are around 1.3 million people playing basketball recreationally in Australia right now, with nearly 1 million adults and almost 340,000 children. In our own association where our summer league has just been completed, we saw an increase of 24 teams between our 2021/22 season and our 2022/23 season, with around 190 extra kids playing the sport in Eaton alone (over the roughly 560 registered players we had already). Basketball has been so popular, that when we proposed a possible winter season to be held at the Eaton Rec centre if only we could get parents to help us make a special winter committee, we had 11 new parents volunteer for the committee. We will be the first association in the southwest to host a junior winter basketball competition! And spots in our Monday night competition filled up within days (we only have space for 1 ½ courts for the night). With the registration so far of 21 teams of boys aged between 11 and 14 and more teams who were disappointed to have to be left out due to space and time restrictions. Our Friday night (where we have 3 courts) are almost full as well, with kids from year 1 through year 5 for boys, and year 1 -9 for girls all taking part.

So many parents have come to us suggesting their kids do not want to play outdoor winter sports like Football and Soccer and are only interested in continuing basketball. And why not, its much warmer and dryer in the stadium during the winter 😊

We are only disappointed we were not able to give our consultation to the process as a major sporting organisation in the area.

Page 67, Activation lists the community groups, for which we are glad you recognised Basketball WA and the Southwest Slammers. However we regret we (Eaton Basketball Association) were not recognised and consequently, I don't believe we were invited directly.

We feel like we could provide some valuable and insightful input to your consultation process, and if there is a way we could register to be part of that, it would be much appreciated.

Kind Regards

Zee Rijkuris
Secretary



Suzanne Occhipinti

From: Jewel Rose [REDACTED]
Sent: Thursday, 27 April 2023 5:00 PM
To: Records
Subject: Fwd: Comments on the Shire of Dardanup Masterplan

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----- Forwarded message -----

From: Jewel Rose [REDACTED]
Date: Thu, Apr 27, 2023 at 4:58 PM
Subject: Comments on the Shire of Dardanup Masterplan
To: <Suzanne.occhipinti@dardanup.wa.go.au>

Dear Suzanne

The Bunbury Repertory Club (BRC) would like to take this opportunity to respond to the Shire of Dardanup's Sub-Precinct Plan 1: Eaton Reserve Oval and Eaton Hall.

The BRC is very happy with its current location at the Eaton Hall, having leased the building since February 2014 and we're excited to be involved in the upcoming plans for renovation, activation and improvement.

- The BRC has funds in reserve to purchase required theatrical equipment (lights, sound, seating, etc) required to furnish the performance space as our contribution to the re-development the Eaton Hall, based on continuation of current lease, exclusive use, and right to hire out the building to other organisations.
- The BRC has previously paid for internal electrical upgrades.
- The BRC has already purchased and installed three air-conditioning units and retains ownership of these units

The BRC does have some queries that we would like to draw attention to, many of which will potentially be resolved during the next stage of planning, which we kindly request to be involved with.

- Page 47 Opportunity C – Extend Eaton Hall with sympathetic glazing and timber which are light weight. Link to a new amenity building shared with tennis club. ... Provide new toilets, a bar and storage. Improve and activate the theatre with a revamp and wine bar for evening events. Activate the days with proposed club rooms to west.
 - We have specific needs for where toilets can be located. Currently they are inside the performance space, making them un-usable by anyone whilst performers are on stage and un-usable for our cast members at any time. Ideally, we would need public and accessible toilets to be located in the foyer (South end of building) and a single, unisex, private toilet in the cast changing area (North end of building).
 - Will the BRC have any input into the design of building renovations and extensions (Layout, internal toilet for cast use, kitchen/bar amenities etc)?
 - Which amenities will be in the shared space with the Tennis Club? We need exclusive, unrestricted access to certain things and are concerned that using a shared

(Appendix ORD 12.2.1C)

space for anything other than storage and one of the several toilets the theatre space requires will cause conflict with the other group. We are more than happy to work with the council and the Tennis Club in designing a space which works for all.

- How will the shared amenity building impact on the current lease, which gives the BRC exclusive use? Who will be responsible for the upkeep, cleaning, electrical and water usage, monitoring and negotiating access etc to the shared building?
- “Activate the days with proposed clubrooms to the west” seems to indicate the theatre building will be used for football club events to some extent. We would need to understand more about this to make any comment on how this may impact the club for better or worse.
- The BRC has already identified and informed the Shire of several issues relating to the current building, including (but not restricted to) the following.
 - Lack of accessible access at southern entrance to building (now used as main entrance to building by audiences).
 - Asbestos in the building, mainly in the kitchen (eastern addition)
 - Leaks in the building (between original hall and most recent northern addition)
 - The guttering and downpipes in very poor condition
 - The car-port roof and supports are in very poor condition.
 - Kitchen is almost in its original 1960s state, so does not meet current standards for preparing food.
 - External door to current “accessible” toilet was damaged during a break-in and has been boarded up by council
 - The fire exit doors on the eastern side (under carport) do not meet current standards.
 - The fire exit doors on the southern side, currently used as audience entrance) do not meet current standards.
 - The Eaton Hall needs separate electric and water meters.
- There is a shed south of the current basketball court. We believe this was originally erected by a basketball association. It was purchased from the Rose Society by the BRC and the area is part of the BRC lease.
 - This is not shown on the map or mentioned in the plan.
 - Is this to be removed?
- Lease queries
 - Will the BRC lease payments be suspended during any period of development?
 - Current conditions of lease, relating to exclusive use and right to hire out the facilities to other groups (generally other community groups, performing arts groups, musical groups, etc) needs to be retained.
 - What are our rights and obligations concerning our continuation with the lease if the new changes make the space impractical for our use?

On behalf of the BRC committee, members and patrons we would like to thank the Council for including us in the Masterplan and we look forward to being intimately involved with each step in the process from here. We share the Council’s intention to activate the area and engage the

(Appendix ORD 12.2.1C)

community and we anticipate a long and mutually beneficial relationship between the Club & The Council.

Looking forward to the next step in the process,

Jewel O'Shaughnessy & Wendy Taylor on behalf of the Bunbury Repertory Club



Department of Biodiversity,
Conservation and Attractions



Your ref: 2019/002233 2022/001879
Our ref: 47269
Enquiries: Joanna Hugues-dit-Ciles
Phone: (08) 9725 4300
Email: Joanna.hugues@dbca.wa.gov.au

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

ATTENTION: Suzanne Occhipinti

EATON AND DARDANUP PLACE PLANS

I refer to your email dated 29 March 2023 forwarding a copy of the Eaton and Dardanup Place Plans for the Department of Biodiversity, Conservation and Attractions' (DBCA) Parks and Wildlife Service comment.

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

Advice to Shire

Signage

Eaton Foreshore is not only an important reserve within Bunbury and the Shire of Dardanup (Shire), but also a key recreational location within the Kalgulup Regional Park. To date, sign planning for Kalgulup Regional Park, and specifically Eaton Foreshore, consists of both approved elements (the Regional Park entry statement, that has already been installed as illustrated in figure 1 and 2 below) and additional elements that are proposed and subject to approval (two large orientation and interpretation panels located near the toilet block and a trailhead for the existing set of six cultural interpretation signs along the Collie River Heritage Trail).

The Kalgulup Regional Park Management Plan was developed by an Inter-agency Working Group, which included representatives from the Shire of Dardanup. The final Kalgulup Regional Park Management Plan was also endorsed by the Shire of Dardanup in April 2021.

At the first meeting of the regional park Inter-agency Working Group in April 2019 it was agreed by all land management agencies that the existing DBCA Regional Parks sign system manual (copy of the manual is attached) would be adopted for use on all lands in the Kalgulup Regional Park. This outcome and agreement are reflected in the Kalgulup Regional Park Management Plan under Section 19 Visitor information, interpretation and education, management strategy No 3, which states *Wherever possible, implement a consistent regional park sign system or park branding based on DBCA's Regional Parks Sign Manual (DBCA, City of Bunbury, Shire of Dardanup, Shire of Harvey).*

There is currently no recognition in the Eaton Place Plan for the above adopted signage system for the Kalgulup Regional Park and how the proposed plan has considered or is consistent with the existing system.

Kalgulup Regional Park

Appendix C (page 77), the “*Engagement Summary – Consultation Summary*” advises that “*Prior to the inception of the Eaton Masterplans and Place Plan, Element and the Shire of Eaton undertook a robust and comprehensive stakeholder and community consultation process*”, and it refers to DBCA as one of the stakeholder groups consulted. However, the Kalgulup Regional Park which includes the Eaton foreshore has not been referred to in the Eaton Place Plan and there is no reference to the Kalgulup Regional Park management plan (2021) (KRPMP) (link - [Approved management plans - Parks and Wildlife Service \(dpaw.wa.gov.au\)](https://dpaw.wa.gov.au)).

DBCA suggests that this information be referred to and included in the section “*Context and Character*” page 39 of the document, and the boundary of the Kalgulup Regional Park is included either in this map or as a separate map with a link to or information advising where to find the KRPMP. Page 52 should also refer to the Kalgulup Regional Park in the “Eaton foreshore sub-precinct” section under the ‘Environment’ and the “landscape assessment” section on page 53.

Electronic signage

Page 82 Table Priority ESP2.3a – Refers to the “use of virtual signage technology”. DBCA requests that it be consulted when electronic signage and content are developed to ensure information related to the Kalgulup Regional Park can be included.

It is requested that the Shire liaise with DBCA regarding the purpose of electronic signage and how information about the regional park can be incorporated into messages.

Art Installations

Page 94 under priority ESAP2.3c refers to the creation of “a permanent or semi-permanent cultural installation; art in the park along Eaton foreshore.” DBCA is an advocate for ‘Art in the Park’ and has previously engaged professional artists to create substantial art installations in our parks that align with park values and thematic messages. DBCA would be happy to provide advice to the Shire in relation to cultural installations.

Entry Statement

Implementation Framework Public Realm (green) - Item E4 identity of Eaton - states that there will be ‘*Design arrival icons or gateway markers at primary arrival points that reflect the whole character of Eaton*’. One of these is located at the main entry to Eaton Foreshore where DBCA had approval to install a Regional Park entry statement, identifying the location as both Eaton Foreshore and Kalgulup Regional Park.

DBCA has recently installed the entry statement (Item 1 and Figures 1 and 2), which was approved by and in collaboration with the Shire of Dardanup. DBCA requests that the Shire confirm the entry statement will be retained in the redevelopment of the Eaton foreshore (page 53). In addition, it isn’t clear whether the recently installed Entry Statement have been considered in relation to gateway markers that are being proposed in this master plan for the same location.



Figure 1



Figure 2

Wayfinding Elements

Masterplan map (Figure 3 below) – page 6 and Eaton Foreshore Plan (Figure 4 below) – page 37
G: Wayfinding Elements - What will the wayfinding elements comprise? Will they be purely directional (place names and arrows and perhaps distances) or also include maps (orientation)? Ideally the place names and information provided on any wayfinding signage and maps will be consistent with the signage that DBCA is creating for use at Eaton Foreshore and Watson Reserve so as not to confuse visitors. DBCA requests that the Shire provide further information on the wayfinding elements.

Interpretive signage

E6 *Encourage routes through town (public realm)* – page 21- refers to the opportunity to use “distinctly Eaton wayfinding street furniture and interpretive signage at tertiary points to tell important cultural heritage stories”. Currently there is a set of six interpretive signs on the Collie River Heritage Trail between Eaton Foreshore and Watson Reserve that describe the significance of the Collie River from a Noongar perspective. Will there be any additional interpretive signage in the foreshore precinct or along the Collie River Heritage Trail either side of the existing interpretive signage or associated with the new boardwalks (Item I) or wetland Trails (Item O and E7)? Can the Shire advise if new signage will consider the style of the existing signage or proposed Kalgulup Regional Park signage to avoid a mix of different styles as previously agreed between DBCA and the Shire.

Following consultation between DBCA with the Shire of Dardanup, the Eaton foreshore was identified as a key site for two large information panels to be installed. The proposed location for those information panels is near the existing ablution block, facing the toilet block to avoid staining by bore water. DBCA requests that the Shire advise if the proposed upgrades to the ablution block will affect the proposed location of these panels.

Place Palette

Overall Place Palette (page 16) - an overall place palette has been developed that includes two warm colours: a burnt orange and a burgundy. There is no reference to the red that has been developed for Kalgulup Regional Park. DBCA requests that the Shire consider the inclusion of the Kalgulup red overall place palette as part of the proposed redevelopment.

Suzanne Occhipinti

From: Brendon & Nicole McCarthy <[REDACTED]>
Sent: Tuesday, 2 May 2023 3:52 PM
To: Records
Subject: Eaton Place Plan submission

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Please include traffic calming for Hands Avenue if there will be a focus on this area e.g boardwalk and connection for pedestrians between Collie River and Eaton Drive. Ideally it would be great to have this as a court so cars aren't accessing the shops via this street as it is very busy and cars go quite fast, particularly down the hill.

Kind regards

Nicole and Brendon McCarthy
14 Hands Avenue Eaton

Schedule of Submissions – Dardanup Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
1	Tiarna Morton (via Facebook) 20.4.2023	Would be amazing to have a fully fenced playground (for all children but especially those with additional needs who run without safety awareness) would love for this to happen in Dardanup but even in Eaton would be beneficial also.	p. 38 'Sub-Precinct Plan 2: Civic Heart' p.46 DSP2.4	<p>A fully fenced playground is shown on the Recreation Hub Sub-Precinct Plan, near the tennis courts.</p> <p>Officers recommend a fenced play area at Carramar Park, and suggest changing Opportunity 'I' on table DSP2.4 (p.46) to read (changes underlined),</p> <p><i>"Create a themed regional playground e.g. agriculture references, railways and export. Think an “organised and maintained back yard for everyone” with shelter, social outdoor furniture, slide mounds, lighting, and shady trees. <u>Fully fence a playground area appropriate to various age ranges, including for children with special needs.</u> Potentially remove the Community Centre fence and integrate landscaping into Carramar Park. Note it is important that play is for ALL ages, inclusive and fosters health".</i></p>
2	The Dardanup Garage David Morgan 24.4.2023	Has owned the garage since 2010, which has operated for more than 70 years from this site.		Noted

Schedule of Submissions – Dardanup Place Plan

		Concern regarding parking outside business double roller doors in regards to safety and impact to business	p.32 'Sub-Precinct Plan 1: Commercial Centre'	<p>Officers have spoken with Mr Morgan and agree that the parking area indicated on Doolan Street, adjacent the garage, should be removed from the plan as it will block access to the garage workshop doors and impact the viability of the business.</p> <p>There is considered to be adequate parking elsewhere in the sub-precinct, particularly on Charlotte St.</p> <p>It is also noted that the garage is not numbered on the Precinct Plan or Sub-Precinct Plan. This is an oversight and Officers recommend correcting this by numbering the garage on both plans, and renumbering the other Places on the plans accordingly.</p>
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Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
1.	Eaton Bowling and Social Club Inc. Kerry Edwards 8.3.2022	Put forward “the possibility of re-developing the old, unused bowling green on the eastern side of the new club building.” With the potential for the area to be developed into a bowling green for the disabled. Historically the area was used by disabled bowlers but was unsuccessful due to lack of disabled facilities. Believe with better access it should be a very popular venue. When not being used by the disabled, could be used by other community sports as well, such as 5 a side football etc.	p.60 'Sub-Precinct Plan 3: Eaton Bowling Club and Adjacent Wetlands'	The Plan shows this area as an accessible bowling green in (number 7 on the legend), indicating support for this request.
		Potentially seeking Council support for a CSRFF application to upgrade the grounds.		Noted. The CEO advises that if the club can secure funding from sources other than from the Shire, it would ensure the club's one third contribution is accounted for as per the CSRFF process. Council support for a CSRFF grant should be considered in the long term financial planning of the Council.
2.	Coastal Rowing WA Nancy Churchill 29.3.2023	ESP2.5 Priority. As the referred to water sports club, we do not need clubroom space. Our clubroom space is at Eaton Bowling and Social Club, where we are very happy, and our strategic plan intends for us to stay there. We suggest the language be changed to: “The growing water sports club needs permanent boat storage and easy access to the river's edge.”	p.50 'Sub-Precinct Plan 2: Eaton Foreshore Plan' p.58 ESP2.5 Implementation Plan - Built Environment	Refers to the wording “ <i>The growing water sports clubs need permanent storage and easy access to the river's edge. As <u>they</u> continue to grow, clubroom space on Eaton foreshore would be desirable</i> ”. The wording used is inclusive of other/any watersports clubs, not solely or specifically specific to one club. Officers suggest change (underlined) to the wording, to: “... As they continue grow, <u>club storage</u> space on Eaton foreshore would be desirable”

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
		<p>ESP2.5 Action.</p> <p>As we all know, there are very specific limitations as to what can be constructed in a flood zone. In this location, a shed to state planning standards.</p> <p>We suggest the language of this item be changed to:</p> <p>“Build an appropriately designed permanent water sports storage facility for the location.”</p>	<p>p.50 'Sub-Precinct Plan 2: Eaton Foreshore Plan'</p> <p>p.58 ESP2.5</p>	<p>Refers to the wording <i>"Build a permanent structure designed to deal with fluctuating water levels e.g. sacrificial ground floor or raised deck"</i>.</p> <p>The wording acknowledges that the design needs to consider the flood plain and rise in water level, and officers consider this wording is appropriate.</p> <p>A more permanent water sports club storage is proposed to be provided in the future, once funding or budget becomes available in the Building Asset Management Plan (BAMP). This is to be considered in the long term financial planning of the Council to support growing water sports clubs.</p>
		<p>EPSP2.5 Opportunity “P”.</p> <p>A structure on floating pontoons or built on stilts does not meet the design standards for the location. Such a statement will only raise unwarranted concerns.</p> <p>We are also coastal rowers and even though our club will be moving into kayaking, we do not need finger jetty platforms and slip structures. These only add complexity, costs, and flood hazards that aren't necessary.</p> <p>What we do need is better access to the beach and removal of all the rocks that have fallen in there. In addition, the facility should not be located near the vegetated edge and will not receive state planning approval if it is. It can be located next to the vegetated trees where the topography is appx 1m higher.</p>	<p>p.50 'Sub-Precinct Plan 2: Eaton Foreshore Plan'</p> <p>p.58 ESP2.5</p> <p>Implementation Plan - Built Environment</p>	<p>Refers to the wording:</p> <p><i>"A water sports club storage structure could be provided around the vegetated edge to minimise visual impact, perhaps even or (sic) on the water in a floating pontoon or building on stilts. Kayak paddlers could have new finger jetty platforms and slips structures (could also double for fishing) which would be environmentally sound and could act as bird hides too. There is also an opportunity to add a small washdown for fish and boats too and this should be located near the water"</i>.</p> <p>It is unclear which design standards the submission refers to, and the Shire has not received any other submissions about this opportunity despite the significant amount of interest in the draft document. However, Officers agree that the wording should more explicitly acknowledge the need for design to consider the foreshore landscape.</p>

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
		<p>Finally, washdown facilities cannot be located near the water because they will drain treated water into a natural waterway.</p> <p>We suggest the language be changed to:</p> <p>“A water sports club boat storage structure could be provided to minimise visual impact. There is n opportunity to improve the current beach access, improving both access for water sports craft and handicapped access.”</p>		<p>Give that the opportunity is not directed specifically or solely at any particular water sports, there may be other water sports clubs that would benefit from such facilities. Nevertheless, Officers agree that the wording in Opportunity 'P' should be modified to include better and safer beach access.</p> <p>In terms of the location, the Sub-Precinct Plan (p.50) shows opportunities 'P' set back somewhat from the vegetated water's edge (in the general location of the exsiting boat storage facility).</p> <p>It is noted that there is an existing boat washdown and a proposed fish cleaning station near the boat ramp. Fish cleaning facilities and washdown areas are common in marine areas, and would need to be designed and maintained to prevent waste entering the environment.</p> <p>It is recommended that the wording in Opportunity 'P' is modified to state:</p> <p><i>"A storage structure for water sports clubs could be provided, designed to address the foreshore landscape (environmentally and aesthetically), and may include either a floating pontoon or a building setback from the waters' edge, on stilts. New finger jetty platforms and slips structures may be suitable for water sports craft and fishers, and there is an opportunity to improve the current beach access for water sports craft and handicapped access also. A small fish cleaning station could be located near the existing boat ramp".</i></p>

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
		<p>EP2.5 Opportunity “Q”.</p> <p>This item appears to embrace the sea container, which is temporary and not permanent. Our intention is for the permanent water sports facility to be aesthetically pleasing and consistent with the place.</p> <p>For our growth plans we would need about four sea containers which, I don’t think, is what we would all view as aesthetically pleasing.</p> <p>We suggest the language be changed to:</p> <p>“Unite the sub-precinct through design and materials, e.g. water sports storage shed designed aesthetically consistent with other construction in the place, including artwork and/or interpretive signage on the building and/or with an integrated café.”</p>	<p>p.50 'Sub-Precinct Plan 2: Eaton Foreshore Plan'</p> <p>p.58 ESP2.5</p> <p>Implementation Plan - Built Environment</p>	<p>Refers to the wording:</p> <p><i>"Unite the sub-precinct through design and materials, e.g. rowing shed in container-inspired structure, the community garden in raised beds made from sea-container doors and the food trucks stood alongside a re-purposed sea container café".</i></p> <p>Should Council prefer to avoid sea container-like structures, Officers recommend that the wording in Opportunity 'Q' is modified to state:</p> <p>"Unite the sub-precinct through similar design elements and use of materials (water sports storage structures, community garden, café), that compliment the foreshore landscape and respect its natural beauty.</p> <p>Should Council accept this change, it is also recommended to remove image #92 which shows a sea container structure and replace with image showing the foreshore landscape.</p>
		<p>Photos 90 and 91.</p> <p>Photo 90 is of a massive structure that will draw, we believe, criticism. Our projected storage facility is significantly lower (so that boats can be demounted from racks) and smaller.</p> <p>Photo 91 is of a flatwater rower in an urban area. We have attached one photo that we think shows the water craft more accurately with an accompanying photo that shows one of our rowers on the Collie River.</p>	<p>p.50 'Sub-Precinct Plan 2: Eaton Foreshore Plan'</p> <p>p.58 ESP2.5</p>	<p>The image is indicative of the water sports storage <i>idea</i>; not indicative of the design.</p> <p>The Shire has not received any other submissions about this opportunity despite the significant amount of interest in the draft document. At future planning stages, the Shire would need to consider a design or designs that are appropriate to various water sports clubs, and to the foreshore landscape also.</p> <p>Officers recommend replacing image #91 with one supplied in the submission, to reflect the local environment and community.</p>

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
3.	Dept. Water and Environmental Regulation (DWER) Krish Seewraj 14.4.2023	No comments – however noted key elements of water sensitive urban design approaches for stormwater management, establishment of blue/green corridors, expanding tree canopies, creating passive transport corridors, protecting and enhancing wetlands and waterways, and consideration of erosion control and active erosion along the Collie River foreshore are incorporated.		DWER's support for the environmental consideration detailed in the plans is noted
4.	Eaton Basketball Association Zee Rijkuris 19.4.2023	We feel optimistic with the scope and directions of the plans for our community. On individual personal levels and as our committee, we perceive these as very positive plans and we very much look forward to the results coming to fruition.		Noted
		The inclusion of a new Basketball court to the Eaton foreshore area in a better location than the existing courts and the refurbishment of the courts in Dardanup are a very positive inclusion.	p.50 'Sub-Precinct Plan 2: Eaton Foreshore Plan' p.54 ESP2.1	Support for relocation of basketball court is noted
		Club was disappointed we were not able to give our consultation to the process as a major sporting organisation in the area – acknowledged Basketball WA and the Southwest Slammers were consulted.	p.67, 'Activation'	Eaton Basketball Association has been omitted from the list of local community groups and organisations by error. Officers suggest inclusion in this list.
5.	Tiarna Morton (via Facebook) 20.4.2023	Would be amazing to have a fully fenced playground (for all children but especially those with additional needs who run without safety awareness) would love for this to happen in Dardanup but even in Eaton would be beneficial also.		The playground at Glen Huon oval is fenced due to it's close proximity to the road and parking. Fencing has been vandalised and removed temporarily, but is planned for replacement. Fencing the Colin Spragg playground at the foreshore isn't recommended or considered necessary due to its separation from the road and parking areas. This is

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
				consistent with the Shire's approach to fencing playgrounds elsewhere in Eaton.
6.	Bunbury Repertory Club (BRC) Jewel O'Shaughnessy & Wendy Taylor 27.04.23	The BRC is very happy with its current location at the Eaton Hall, having leased the building since February 2014 and we're excited to be involved in the upcoming plans for renovation, activation and improvement – advised – Funds in reserve to purchase theatrical equipment (lights, sound, seating, etc) required to furnish the performance space as our contribution.		Noted
		Advised BRC has previously paid for internal electrical upgrades		Noted
		Advised BRC already purchased and installed three (3) air-conditioning units and retains ownership of these units.		Noted
		Request to be involved in next stage of planning due to specific needs for where toilet can be located – ideally public and accessible toilets to be located in foyer (South end of building) and single unisex in cast changing area.	p.47 ESP1.1, Opportunity 'C'	Most of the queries were raised by BRC at the consultation workshop and are matters for future detailed planning and design stages. Queries regarding the impacts on BRC's lease are also matters to be dealt with at later/future planning stages.
		Will the BRC have any input into the design of building renovations and extensions (Layout, internal toilet for cast use, kitchen/bar amenities etc)?	p.47 ESP1.1, Opportunity 'C'	The specifics of future buildings & works, sharing arrangements, and the lease, will need to be considered in finer detail at future planning stages.
		Which amenities will be in the shared space with the Tennis Club? Club needs unrestricted access to certain areas	p.47 ESP1.1, Opportunity 'C'	As noted above
		What impacts will be on the current lease? Current lease gives BRC exclusive use.		As noted above
		Who will be responsible for upkeep – cleaning, electrical & water usage?		This would be dealt with under a lease arrangement

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
		Who will be responsible for negotiating access to the shared building?		As noted above
		Would the theatre building be used for football club events, concerns about impact to club	p. 47 ESP1.1, Opportunity 'C'	That is not envisaged as the football club has its own clubrooms
		<p>Identified and advised issues with current building:</p> <p>Lack of accessible access at southern entrance to building (now used as main entrance to building by audiences).</p> <p>Asbestos in the building, mainly in the kitchen (eastern addition)</p> <p>Leaks in the building (between original hall and most recent northern addition)</p> <p>The guttering and downpipes in very poor condition</p> <p>The car-port roof and supports are in very poor condition.</p> <p>Kitchen is almost in its original 1960s state, so does not meet current standards for preparing food.</p> <p>External door to current “accessible” toilet was damaged during a break-in and has been boarded up by council</p> <p>The fire exit doors on the eastern side (under carport) do not meet current standards.</p> <p>The fire exit doors on the southern side, currently used as audience entrance) do not meet current standards.</p> <p>The Eaton Hall needs separate electric and water meters.</p>		These are not matters for high-level master planning or place planning. Rather they are matters that would need to be dealt with under the lease arrangement.
		Will the shed that is south of the current basketball court be removed? (not shown on the map or plans)		The Place Plan acknowledges the BRC’s historical desires for additional storage space, and therefore it is

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
				intended that the storage shed should be removed in the future and a new storage space constructed with the hall extension. This would enable storage closer to the theatre and free up room for parking and seating around the oval.
		Will the BRC lease payments be suspended during any period of development?		This would be dealt with under a lease arrangement
		Current conditions of lease, relating to exclusive use and right to hire out the facilities to other groups (generally other community groups, performing arts groups, musical groups, etc) needs to be retained		As noted above
		What are our rights and obligations concerning our continuation with the lease if the new changes make the space impractical for our use?		As noted above
7.	Dept. Biodiveristy, Conservation and Attractions (DBCA) Tracy Teede 01.05.23	Advice to Shire - Signage - regarding adopted signage system		Noted
		Advises Kalgulup Regional Park Management Plan (KRPMP) should be referenced as an inclusion in this map or separate map with link	p.39 'Context and Character'	Refers to the Overall Masterplan (p.39), which also contains the the Civic Precinct to which the KRPMP doesn't apply. Officers do not recommend inclusion at this scale. Officers recommend acknowledging the Kalgulup Regional Park (KRP) and its Management Plan (KRPMP) in the 'context' diccussion for the Eaton Foreshore Sub-Precinct (p.52).
		Kalgulup Regoional park reference – Environment	p.52 'Context and Character'	As noted above

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
		Kalgulup Regional park reference – Landscape Assessment	p.53 'Context and Character'	As noted above
		Electronic signage – requests consultation during development to ensure information related to the Kalgulup Regional park can be included	p.82 ESP2.3a	Noted - this is a matter for future planning stages
		Art installations – happy to provide advice	p.94 ESP 2.3c	Noted - this is a matter for future planning stages
		Entry Statement – request that the Shire confirm the recently installed Kalgulup Regional Park entry statement at the Eaton Foreshore will be retained in the redevelopment	p.6 'Overall Master Plan' p.19 E4	There is no proposal to remove the Kalgulup Regional Park sign. The Overall Masterplan (p. 6) and Eaton Precinct Plan 2 (p. 37) do not have gateway markers indicated at the Eaton foreshore. Gateway markers are indicated at the main entry points to Eaton only, being Eaton Drive from Forrest Highway, Eaton Drive from Treendale, and Hamilton Rd from Old Coast Road.
		Request clarity on whether the recently installed entry statement have been considered in relation to gateway markers that are being proposed. (pg 2 – Item 1 figure 1 & 2)		As above, no gateway markers are indicated at the foreshore.
		Requests further information on wayfinding element	p.6 'Overall Masterplan'	Design of wayfinding elements are a matter for future planning stages. Wayfinding design at the Eaton Precinct 2 and Sub-Precinct 2 scales (pp. 41 and 53), where the KRP is located, should consider the design of the Kalgulup Regional Park signage. Officers recommend that the 'Kalgulup red' color used on the regional park signage is included in the color palettes for both Eaton Precinct 2 and Sub-Precinct 2 (pp. 41 and 53).

Schedule of Submissions – Eaton Place Plan

	SUBMITTER	SUBMITTER COMMENT	RELEVANT PAGES	RESPONSE TO COMMENTS
		Can shire advise if new signage will consider the style of the existing signage or proposed Kalgulup Regional park signage to avoid a mix of different styles as previously agreed between DBCA and the shire	p.21 E6	As discussed above
		Information panels - Requests advise if the proposed upgrades to the ablution block will affect the proposed location of these panels	p.59 ESP2.7	Refers to Opportunity 'S' which states "add a baby changing place to upgrade the existing toilet building". It is anticipated this would only include internal works however officers suggests including the following to this statement "Any external works would need to consider the location of proposed DBCA information panels".
		Request Shire consider the inclusion of the Kalgulup red overall place palette	p.16, 'Overall Place Palette'	Officers recommend including the 'Kalgulup red' color used on the regional park signage in the color palettes for both Eaton Precinct 2 and Sub-Precinct 2 (Eaton Foreshore) plans (pp 41 and 53).
8.	Brendon & Nicole McCarthy 2.5.2023	Please include traffic calming for Hands Avenue if there will be a focus on this area e.g boardwalk and connection for pedestrians between Collie River and Eaton Drive. Ideally it would be great to have this as a court so cars aren't accessing the shops via this street as it is very busy and cars go quite fast, particularly down the hill.	p.6 'Overall Masterplan'	<p>Overall Masterplan (p.6) indicates small play and wetland trail areas at Hands Creek (E6, p.21 and E7, p.22).</p> <p>Strategic investigations in E1 are to be completed before E6-7, as relevant. Officers suggest wording change to E1 (changes underlined), as follows:</p> <p><i>"Further strategic investigations and strategic documents are to be undertaken and prepared, including: Design Guidelines, Drainage Study, Road Design and Safety Audit, <u>Hands Avenue traffic calming design</u>, Stormwater Management Strategy, Water Quality Strategy, Street Light Audit, CCTV Study, Erosion Management Plan – Lower Collie River (including limestone wall along river edge), Eaton Drive dedicated bus lane investigation, and Greening Plan. The strategic reports need to be prepared to inform detailed design at all scales".</i></p>

**LOT 2 BANKSIA ROAD, CROOKED BROOK –
EXTRACTIVE INDUSTRY**

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Regional JDAP
Local Government Area:	Shire of Dardanup
Applicant:	Cleanaway Solid Waste Pty Ltd
Owner:	J & P Corporation Pty Ltd
Value of Development:	\$2,250,000 <input type="checkbox"/> Mandatory (Regulation 5) <input checked="" type="checkbox"/> Opt-In (Regulation 6)
Responsible Authority:	Shire of Dardanup
Authorising Officer:	Cecilia Muller
LG Reference:	DAP-F0309656
DAP File No:	DAP/22/02289
Application Received Date:	5 August 2022
Report Due Date:	21 October 2022
Application Statutory Process Timeframe:	90 Days
Attachment(s):	<ol style="list-style-type: none">1. Location Plan2. Development Application Report<ol style="list-style-type: none">2.1 Further Information – 29/07/20222.2 Further Information – 16/11/20223. Development Application Plans:<ul style="list-style-type: none">• Excavation Site Plan• Rehabilitation Plan4. Public Submissions5. Agency Comments6. iwProjects stormwater note received on 14 September 20227. Dust Management Plan dated 22 April 2022 (Rev 5).8. Approved amended Local Development Plan – Lot 2 Banksia Road, Crooked Brook9. Council Minutes to be included after Council considered the proposal.

Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input type="checkbox"/> Yes	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> N/A	
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

OFFICER RECOMMENDATION:

It is recommended that the Regional JDAP resolves to:

Approve DAP Application reference DAP/22/02289 and accompanying plans in accordance with the Greater Bunbury Region Scheme, Clause 68(2)(b) of Schedule 2 (deemed provisions) of the *Planning and Development (Local Planning Schemes) Regulation 2015*, subject to the following conditions:

Conditions:

1. All development must be carried out in accordance with the approved plan listed below, unless amended with the written consent of the Shire. In the event of an inconsistency between the approved plan and a requirement of the conditions of this development approval, the requirement of the conditions prevail.
 - Extraction Site Plan, Plan No. 22910-03 (dated 04/07/22)
2. The extractive operations and all associated works, including but not limited to stockpiles, internal access roads, batters, bunds and drainage systems, must be setback a minimum of 20 meters from the northern and southern boundary and 50m from the eastern boundary of Lot 2.
3. All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Shire of Dardanup.
4. The extractive operations must not exceed a maximum depth of 6m below the current surface level within the area indicated as “extractive industry footprint” on the approved plan.
5. All materials extracted to be used on site, unless otherwise approved by the Shire of Dardanup.
6. Any ancillary maintenance or refuelling of plant and equipment shall be restricted to a mobile service vehicle carrying appropriate spill prevention and clean up equipment.

7. The applicant/proponent is responsible to ensure that the development is carried out at all times and in all respects in accordance with the Dust Management Plan dated 22 April 2022 (Rev 5) and the Dust Management information and Measures Technical Note dated 30 May 2022 prepared by strategem – JBS&G.
8. Prior to the commencement of works, a stormwater management plan must be submitted to and approved by the Shire of Dardanup, in consultation with the Department of Water and Environmental Regulation (DWER). Once approved, the landowner/proponent is responsible to ensure that the development is carried out at all times and in all respects in accordance with the plan.
9. Prior to the commencement of works, a rehabilitation plan that details the return of the land to native vegetation shall be submitted to and approved by the Shire of Dardanup. Once approved, the landowner/proponent is responsible to ensure that the development is carried out at all times and in all respects in accordance with the plan.
10. Rehabilitation of the site must occur within twelve (12) months, and be further monitored for three (3) years, after the closure of the excavation area.
11. Prior to the commencement of works, a noise management plan is to be submitted to and approved by the Shire of Dardanup. Once approved, the landowner/proponent is responsible to ensure that the development is carried out at all times and in all respects in accordance with the plan.
12. The approved hours of operation are 6 am until 6 pm Monday to Friday inclusive.
13. Access to and egress from the site for all heavy haulage vehicles associated with the approved extractive industry and related works are restricted to using the sealed road north of Lot 2 Banksia Road. Heavy haulage vehicles are prohibited from using the gravel portion of Banksia Road south of the property.
14. The operator is required to submit an annual “Progress report” detailing progress of the pit over the previous 12 month period. The Report should provide details of the following:
 - Extent of extraction undertaken (volume and area);
 - Completion of stages;
 - Rehabilitation of completed stages;
 - Outcomes of monitoring of planted vegetation buffers.

Advice Notes:

- i) With regard to condition 5, if materials extracted are to be used off-site, further development approval will be required. This will necessitate consideration of a licence under the *Shire of Dardanup Extractive Industries Local Law 2022* and may require modifications to the existing Road Cost Contribution agreement (CON-0269027).

- ii) With regard to condition 6, the Department of Water and Environmental Regulation advises that activities involving hazardous chemicals are to be in accordance with WQPN 56 – “Toxic and Hazardous Substance Storage and Use”.
- iii) With regard to condition 8, the Department of Water and Environmental Regulation advises that the Stormwater Management Plan is to include a detailed design of the proposed extraction area, stockpile and lay down areas, and haulage routes within the Extractive Industry footprint and property boundary. The detailed design shall include but not be limited to bunds, drains, swales, sediment and erosion control measures (basins and spillways), and management and maintenance protocols for all associated road and drainage infrastructure. The Stormwater Management Plan shall be consistent with WQPN 15 and the ‘Guidelines for Preparing Mine Closure Plans’ and take into account and be commensurate with the receiving stormwater infrastructure associated with Licence L8904 under Part V of the ‘Environmental Protection Act 1986’ (EP Act).
- iv) With regard to condition 9, the rehabilitation plan is to detail at a minimum:
 - details of the establishment of native vegetation to return the land to bush post-extraction;
 - details the proposed plant species, density of planting and maintenance measures,
 - weed identification and management measures;
 - dieback identification and management measures;
 - demonstrate that it is consistent with WQPN 15 and the ‘Guidelines for Preparing Mine Closure Plans’;
 - demonstrate compliance with the conditions for bush sites under Council Policy Infr CP055 – Extractive Industries – Site Rehabilitation’; and
 - the revegetation of areas used for stockpiles.
- v) With regard to condition 11, the noise management plan is to detail, at a minimum:
 - How the noise from the extractive industry activities and the clearing of vegetation and wood chipping/mulching will comply with the *Environmental Protection (Noise) Regulations 1997*, considering cumulative effects of current activities occurring onsite; and;
 - Any relevant mitigation measures that will be implemented to ensure the noise complies with the *Environmental Protection (Noise) Regulations 1997*.

- The noise management plan is to be prepared by a recognised Acoustic Consultant with suitable qualifications, appropriate expertise and local experience in the assessment of transport and environmental noise. They, or their organisation, are to hold membership of the Australian Acoustical Society (AAS) in the grade of Member (M.A.A.S) or Fellow (F.A.A.S); represent a company holding current corporate membership to the Australian Association of Acoustical Consultants (AAAC); or an acoustics engineer, defined as a person eligible for professional membership to the Institute of Engineers Australia (MIEAust).
- vi) The applicant/proponent is to be aware of the requirements under the *Environmental Protection Act 1986 (EP Act)* and the requirement for an amendment to its existing license and works approval from Department of Water and Environmental Regulation.
- vii) It is the responsibility of the applicant/proponent to obtain a clearing permit from the Department of Water and Environmental Regulation prior to the clearing of vegetation.

DETAILS – OUTLINE OF DEVELOPMENT APPLICATION:

Region Scheme	Greater Bunbury Region Scheme
Region Scheme - Zone/Reserve	Rural
Local Planning Scheme	Shire of Dardanup Local Planning Scheme No. 3
Local Planning Scheme - Zone/Reserve	General Farming
Structure Plan/Precinct Plan	Local Development Plan – Lot 2 Banksia Road, Crooked Brook
Structure Plan/Precinct Plan – Land Use Designation	N/A
Use Class and permissibility	Industry - Extractive – “A” use
Lot Size	121.66 hectares
Existing Land Use	Waste disposal facility and extractive industry
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A
Design Review	<input checked="" type="checkbox"/> N/A

Bushfire Prone Area	Yes
Swan River Trust Area	No

PROPOSAL:

The application seeks approval for an extractive industry on the eastern side of the Cleanaway Waste Facility site located on Lot 2 Banksia Road, Crooked Brook. The application proposes to clear 6.6066ha of vegetation for the extraction of 31,000m³ of gravel and 146,200m³ of sand. The extracted material is to be used for operations associated with the waste disposal facility currently operating on-site.

Key aspects of the application are as follows:

- The extractive industry area will be cleared of native vegetation with offsets proposed as part of the clearing application lodged with DWER for consideration.
- Gravel, sand and clay will be extracted and used on-site for maintaining internal trafficable areas, daily capping of compacted waste, and capping of batters of the landfill cells.
- Extraction works will occur over 5 years, and operations associated with the extractive industry (use of stockpiled materials) completed in 6.5 years, and rehabilitation completed at the end of 7.5 years.
- Materials and topsoil will not be stockpiled higher than RL114m AHD.
- Extraction will be to a depth of 6m below ground level.
- Hours of operation proposed is 6 am to 6 pm on weekdays in line with the landfill operations.
- No crushing and screening are proposed.
- Rehabilitation is proposed to return the land to pasture and graded to have a 1:6 slope.

The development application report is included in Attachment 2 and the development application plans are included in Attachment 3.

The application contains several specialist reports addressing the following matters:

- Material Evaluation;
- Acoustic Assessment;
- Dust Management;
- Environmental Offsets;
- Visual Impacts; and;
- Stormwater Management.

These reports are contained in Attachment 2.

The applicant's response to a request for further information is contained in Attachment 2.1 and 2.2.

BACKGROUND:

The subject site is located approximately 4km southeast of the Dardanup townsite and abuts the Dardanup Conservation Park to the east and south. To the immediate north, the land contains the Shire of Dardanup waste transfer station, Bunbury Harvey Regional Council green waste facility, and the Water Corporation's Dardanup Wastewater Treatment Plant. Beyond the immediate site, the landscape consists of predominantly rural farmland with the closest residence being 500m from the western boundary of Lot 2.

The site currently operates a waste landfill facility that was originally given approval from the (then) Minister for Planning in 1999 and is subject to a DWER license issued under Part V of the *Environmental Protection Act 1986* (EP Act). Associated infrastructure on-site includes stormwater and leachate ponds, tailings storage, a site office and a weighbridge.

Currently, there is an application with the JDAP (DAP file number DAP/21/02063) that seeks approval for the construction of three new landfill waste cells (cells 9, 10, and 12A) at the existing Cleanaway landfill facility located on Lot 2 Banksia Road, Crooked Brook. The application is being assessed by the EPA and the JDAP is restricted from making a decision on the application until the EPA has concluded its assessment. It is to be noted that the extractive industry application does not impact the area associated with waste cells (cells 9, 10, and 12A).

Since 2016 J & P Corporation Pty Ltd operates an extractive industry for sand and gravel extraction on the western portion of Lot 2 Banksia Road, Crooked Brook. Current development approval conditions for the existing landfill operations and the existing extractive industry restrict access to the site only from the northern sealed portion of Banksia Road and prohibits heavy vehicle access to the site from the unsealed southern section.

LEGISLATION AND POLICY:

Legislation

Greater Bunbury Region Scheme
Shire of Dardanup Local Planning Scheme No. 3
Shire of Dardanup Extractive Industries Local Law
Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Environmental Protection Act 1986

State Government Policies

State Planning Policy 2.0 – Environment and natural resources policy
State Planning Policy 2.4 – Basic Raw Materials
State Planning Policy 2.5 – Rural planning
State Planning Policy 3.7 – Planning in bushfire prone areas

Local Development Plans

Local Development Plan – Lot 2 Banksia Road, Crooked Brook

CONSULTATION:

Public Consultation

The application was advertised in accordance with the cl. 64(1)(a) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Council Policy SDev CP505 – *Public Consultation – Planning Matters*.

The advertising period was for 28 days (concluding on Thursday 16 September 2022) and involved the following:

- A notice was published in a newspaper circulating the area;
- A notice was displayed on the subject site;
- A notice was displayed at both the Eaton and Dardanup Administration buildings and also placed on the Shire's website; and
- A written notice was sent to adjoining landowners within approximately 1km of the subject site.

In response to the advertising, a total of 4 public submissions were received. All submissions objected to the application. The public submissions are included in Attachment 4.

The key issues raised in the submissions are summarised below along with Officer comments in response and further details are also provided in the 'Planning Assessment' section of this report.

ISSUE RAISED	OFFICER COMMENTS
<i>Visual impact is to be considered from more than one vantage point. Visual impact and scale is a significant issue in the community and impacts</i>	The application under consideration is for an extractive industry which will leave a void in the ground. The proposal demonstrated that stockpiles of materials and topsoil will not be higher than RL114m AHD. This meets the height limit of 130m AHD set by SAT under the amended approved Local Development Plan dated 13 October 2022 contained in Attachment 8. The application also demonstrates that the development will

ISSUE RAISED	OFFICER COMMENTS
<i>tourism and rural aspects.</i>	not be visible from any of the vantage points as the existing landfill cells provide a visual screen.
<i>Consideration of the permissibility of the use of the lot by Cleanaway for waste disposal.</i> <i>The application should be considered a noxious or hazardous industry land use and not a 'use not listed' under the Scheme.</i>	<p>The application under consideration is for an extractive industry and not for the development of more waste cells.</p> <p>The Zoning Table of TPS3 lists 'Industry – Extractive' as an 'A' use under the 'General Farming' zone which means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application.</p> <p>The application has been advertised and the application process allows for public submissions and agency comments to be considered prior to the determination of the application.</p>
<i>Concerns were raised with regard to environmental impacts.</i> <i>The extractive industry footprint identifies removal of 7.1ha of bushland endemic to the Whicher Scarp which contains endangered species of flora and fauna.</i> <i>It is short sighted to consider that if trees are not presently used for habitat that it will not be used for it in future.</i> <i>Offsets proposed are not representative of remnant vegetation of the Whicher Scarp.</i>	<p>DWER advised that an application for a clearing permit has been lodged with the Department. The status of the application is currently 'under assessment' and 'waiting on applicant'.</p> <p>The offset proposal forms part of the clearing permit application that is with DWER for consideration. Information received from DWER on 19 April 2023 indicates that further information has been requested from the applicant and that a decision of 'agreement in principle' has not been made.</p>
<i>Concerns were raised relating to the proposed rehabilitation.</i> <i>Revegetation is proposed outside of the extractive</i>	A condition is recommended that requires the rehabilitation plan to be amended for the land to be returned to native vegetation in line with Council Policy Infr CP055. To address the concerns raised regarding

ISSUE RAISED	OFFICER COMMENTS
<p><i>industry footprint. Exotic grasses will migrate to the adjoining conservation park.</i></p> <p><i>Rehabilitation plan with no attempt to fill the void is not adequate.</i></p> <p><i>This strand of vegetation reduces ongoing issues with litter, dust, run off and noise.</i></p>	<p>exotic grasses it is also recommended that the rehabilitation plan include a weed management plan.</p> <p>It is not practical to expect that the 6m deep void will be filled, instead the applicant is proposing in the rehabilitation plan that the batters be reduced from 1:4 to 1:6 to reduce the impacts of erosion.</p> <p>Issues associated with the landfill operation need to be mitigated by the operator under its development approval and licensing requirements which require ongoing compliance. Current mitigation mentioned measures include a 3m high cyclone fence, full-time picker to collect litter, and upgrades to stormwater infrastructure which have been implemented to reduce impacts on the adjoining Dardanup Conservation Park.</p>
<p><i>Fire Risk has not been considered.</i></p>	<p>There is no proposed intensification of the current development, no increase in number of employees working on site, or length of time employees spend on site, and therefore the application is considered to be exempt from the requirements of <i>State Planning Policy 3.7</i>.</p>
<p><i>Regarding Water resources concerns are that there are no meaningful water testing results as the bores failed to separate aquifers and were generally inadequate. The data collected provide no meaningful analysis as to the impact on the quality of the groundwater aquifers and the claims made by the proponent should be considered spurious.</i></p>	<p>The application under consideration is for an extractive industry and not for the development of more waste cells. The applicant has demonstrated that there will be sufficient separation at a minimum of 34.5m vertical separation distance between the extractive industry floor and the highest groundwater level with no impact on the ground water aquifers.</p>
<p><i>Concerns regarding outstanding planning matters. These include the illegal dumping on the adjoining Lot 81, <u>DWER</u></i></p>	<p>Concerns raised are noted however non compliance matters are dealt with under the relevant legislative processes. This Development Application needs to be considered on its merits.</p>

ISSUE RAISED	OFFICER COMMENTS
<i>response to the clearing application, unresolved SAT hearings, and EPA assessment relevant to the waste cells 9, 10, and 12A.,</i>	
<i>Objection stating that the proposal has expanded well beyond its original intended use, with an operator that has continually failed to behave in a responsible manner.</i>	Concerns raised are noted however non compliance matters are dealt with under the relevant legislative processes. This Development Application needs to be considered on its merits.
<i>Dust monitoring. Monitor 5 below the leachate dam and NW below the tailings dam is not appropriately located as it is sheltered from dust raised from high in the landscape.</i>	The current Dust Management Plan (Version 5) for the Cleanaway landfill operation was approved at the Council Meeting on 23 March 2022. The technical note Attachment F contained in Attachment 2 indicates that the controls in the current Dust Management Plan are considered appropriate for the extractive industry operations. Consistent with the landfill operations a condition is recommended to ensure ongoing compliance with the approved Dust Management Plan to ensure the current controls are being complied with.
<i>There is no data that stormwater drainage system will be adequate to handle any further diverted flows.</i>	DWER raised similar concerns regarding the lack of a detailed design for stormwater management in and around the extraction area. The technical note from iwProjects received on 14 September 2022 contained in Attachment 6 confirms that the existing site stormwater system including the extractive industries catchment area can adequately manage an extreme rainfall event without any surface water exiting the site boundaries. A condition is recommended that requires a detailed stormwater management plan.

Referrals/Consultation with Government/Service Agencies

The application was referred to the following agencies in accordance with the cl. 66 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

- Water Corporation;
- Department of Mines, Industry Regulation and Safety (DMIRS);
- Department of Planning, Lands, and Heritage (DPLH);
- Department of Water and Environmental Regulation (DWER);
- Department of Primary Industries and Regional Development (DPIRD); and
- Department of Biodiversity, Conservation and Attractions (DBCA).

The period for comment was 42 days (concluding on Tuesday 27 September 2022). In response comments were received from 6 agencies, this includes the objection from DPIRD. The agency comments are included in Attachment 5. The key issues raised by the agencies are summarised below.

Water Corporation

Water Corporation advised that it has no objection to the proposal.

Department of Mines, Industry Regulation and Safety

DMIRS advised that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

Department of Planning, Lands, and Heritage

DPLH advised that under the Greater Bunbury Region Scheme, Lot 2 Banksia Road, Crooked Brook is zoned Rural, abuts a Regional Open Space reservation and is within the Strategic Minerals and Basic Raw Materials Resource Policy area. The local government has a delegation to prepare the Responsible Authority Report if it accepts the advice from the advice agencies. The relevant advice agencies under the GBRS are DMIRS and DWER and the Shire has accepted the advice from these advice agencies.

DPLH noted that the proposed development area is within the *Environment Protection and Biodiversity Conservation Act 1999* referral area and is subject to the *Environmental Protection Act 1986* and expected appropriate consultation to be undertaken.

The proposal has been referred to the Department of Water and Environmental Regulation which is the determining authority for the clearing permit application.

Department of Water and Environmental Regulation

DWER advised that the proposed extractive industry activities have the potential for impact on the environment and water resource values and management.

Key issues to be addressed are:

- Native Vegetation

Advice received from DWER's Native Vegetation Regulation Department dated 19 April 2023 is as follows:

The status of the application is currently “under assessment” and “waiting on the applicant”. Only the clearing within Lot 2 (5.99ha) is expected to be environmentally acceptable. Further information has been requested from the applicant regarding the clearing within Lot 2 including further information on offsets. A decision of ‘agreement in principle’ has not been made.

➤ **Stormwater Management**

Concerns raised by DWER relate to the lack of a detail design for stormwater management in and around the extraction area which may result in a case where the design work is left to contractors on machines.

DWER recommends a detailed stormwater management plan be prepared for the extractive industry area to the satisfaction of the Shire, in consultation with the Department, consistent with WQPN 15.

DWER advised that the Stormwater Management Plan shall include detailed design of the proposed extraction area, stockpile and lay down areas, and haulage routes within the Extractive Industry footprint and property boundary and an Extractive Industry staging plan (although the proposal does not include a staging plan the Department strongly supports the provision of a staging plan). Detailed design shall include but not be limited to bunds, drains, swales, sediment and erosion control measures (basins and spillways), and management and maintenance protocols for all associated road and drainage infrastructure. The Stormwater Management Plan shall take into account and be commensurate with the receiving stormwater infrastructure associated with Licence L8904 under Part V of the 'Environmental Protection Act 1986' (EP Act).

It is to be noted that a comprehensive stormwater management plan for the entire site has previously been approved and upgrades have been completed to the southern boundary stormwater infrastructure in recent years. Council also consider an application for development approval (Shire ref: DAP-F0309575) for additional stormwater overflow basins and related modifications to existing stormwater infrastructure associated with the waste disposal facility on Lot 2 Banksia Road, Crooked Brook at its Council Meeting on 26 October 2022. The technical note from iwProjects received on 14 September 2022 contained in Attachment 6 confirms that the existing site stormwater system including the extractive industries catchment area can adequately manage an extreme rainfall event without any surface water exiting the site boundaries.

A condition is recommended that requires a stormwater management plan to be prepared and approved and thereafter implemented.

➤ **Water Supply**

DWER advised that the proponent needs to quantify the water requirements for all aspects of the proposed extraction and provide evidence of a secure water source, to the satisfaction of the Shire.

Further information received from the applicant contained in Attachment 2.2 demonstrates that the water required for the extraction is associated with dust mitigation measures by watering or seeded mulching. The recent approval for additional stormwater overflow basins on 26 October 2022 resulted in the current volume of water stored at the lot being increased to 82,500m³ in the South West Pond 2. This is considered enough capacity to accommodate both the existing water requirements as well as for the proposed extractive industry.

➤ Dust Management

Extractive Industry activities shall be subject to an approved 'Dust Management Plan', to the satisfaction of the Shire.

A condition is recommended.

➤ Site Rehabilitation

A Rehabilitation Plan is to be implemented to the satisfaction of the Shire consistent with WQPN 15 and the 'Guidelines for Preparing Mine Closure Plans'. It should be noted that final landform and landuse may be subject to the outcomes of Clearing Permit application CPS 8327/1, currently being considered by the Department.

A condition is recommended.

➤ Chemical Tanks and Servicing

Management of all activities involving hazardous chemicals (including plant refueling and/or servicing) shall be in accordance with the Department's WQPN 56 – 'Toxic and Hazardous Substance Storage and Use'.

A condition is recommended.

Department of Primary Industries and Regional Development

DPIRD objects to the proposal for the following reasons:

➤ Rehabilitation plan

- The proposal is to rehabilitate to pasture instead of the original native vegetation.
- DPIRD's preference for the land to be rehabilitated to native vegetation.
- Rehabilitation should ensure that the land is returned to the same or better condition.
- Removal of sand and gravel will leave no suitable substrate for the pasture to grow on.
- Enough sandy material should be retained on site to achieve a minimum of 500mm of soil cover and 150mm of retained topsoil on top.
- Pasture rehabilitation should be developed by a qualified agronomist. In addition to pasture establishment, the plan should include pasture maintenance to ensure ground cover is maintained above 70% to minimise the risk of soil erosion.

A condition is recommended that the Rehabilitation Plan be amended to reflect that the land be returned to bush of similar condition to the vegetation that is to be removed for extraction.

➤ Geology and groundwater

The layers of sand should be checked for any connectivity to deeper aquifers, such as through using tracers.

This is a matter for DWER to consider under its current license and works approvals.

➤ Native vegetation

- The vast majority of vegetation is located where the extraction is proposed.
- Pasture has a higher runoff coefficient than native vegetation and this will alter the amount of stormwater from the site.
- Reference is also made to previous objections from DBCA to vegetation removal on the eastern side of Lot 2.

A condition is recommended that the Rehabilitation Plan be amended to reflect that the land be returned to bush of similar condition to the vegetation to be removed for extraction.

➤ Other comments

There may be noise impacts on native wildlife in the adjoining Dardanup Conservation Park.

There is no evidence to sustain this comment.

Department of Biodiversity, Conservation, and Attractions

Advice received from Parks and Wildlife Service's South West Region is summarised as follows

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

The comment is noted and all works relevant to the application will be contained on Lot 2.

➤ Biodiversity values

The Lot 2 eastern native vegetation is contiguous with, and provides a buffer to, the Dardanup Conservation Park in addition to having significant conservation values itself.

The value of the vegetation to be removed is considered very high as it supports threatened and endangered species of fauna.

➤ Clearing permit

The *Excavation Site Plan* (22910-03) depicts areas for a Topsoil Stockpile, a Mulched Vegetation Stockpile and Temporary Excess Material Stockpiles. The proposed Topsoil Stockpile does not appear to be included in the clearing footprint. The DWER clearing permit application should include all areas of proposed native vegetation clearing.

Further information received from the applicant contained in Attachment 2.2 demonstrates that the vegetation in the stockpile area is now included in the clearing permit application. A revised clearing permit plan is contained in Attachment 2.2.

➤ Topsoil Stockpile

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

The buffer between the Topsoil Stockpile and the Dardanup Conservation Park adjacent to the Lot 2 southern boundary appears to be approximately 20 metres and is sparsely vegetated. DBCA's preference would be that the Topsoil Stockpile is located to provide a larger vegetated buffer to the DCP and designed to ensure there is no run-off to the DCP.

The setback to the topsoil stockpile meets the setback under the LDP and is supported from a planning point of view.

➤ Federal referral

The proposed extractive industry works will involve likely impacts on Matters of National Environmental Significance as listed under the EPBC Act. The proponent should investigate the need for approvals under this Act.

A decision on this application should await the outcomes of communications with the Department of Climate change, Energy, the Environment and Water (DCCEEW).

DBCA suggests that Shire of Dardanup development approval is not provided until after the decision of the DWER clearing permit to ensure any allowed clearing in the development design and the suitability of proposed offsets have been determined by DWER and the DCCEEW

The comment from DBCA is noted and ideally the DA should be placed on hold however under the statutory timeframes the DA needs to be considered based on the information available. It needs to be noted that the extractive industry and clearing of vegetation if approved by the JDAP cannot be progressed unless the clearing permit has been granted.

PLANNING ASSESSMENT:

The following matters have been identified as key considerations for the determination of this application:

- Greater Bunbury Region Scheme;
- Zoning and Land Use Class Permissibility;
- Local Development Plan;
- Environmental Protection Act 1986;
- Native vegetation clearing;
- Other Environmental Impacts;
- Visual Amenity;
- Stormwater management; and
- Rehabilitation.

The application has been assessed in accordance with the cl. 67(2) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* with those matters relevant to the application detailed below.

(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.

The following aims and provisions of the Shire of Dardanup Local Planning Scheme No. 3 (LPS3) are relevant to this application:

1.3 Objects of the Scheme

- 1.3 (a) to zone the Scheme Area for the purposes in the Scheme described*
- 1.3 (b) to secure the amenity, health and convenience of the Scheme Area and the inhabitants thereof*
- 1.3 (d) the preservation of places of natural beauty, of historic buildings and objects of historical and scientific interest*

1.4 The particular objects of the Scheme area are:

- 1.4 (e) to protect areas of significant agricultural value particularly those in irrigation districts from conflicting land uses.*

2.2 Objectives of the Zones

General Farming Zone

- *To provide for a wide variety of productive farming activities, ranging from broadacre grazing to horticulture, which are compatible with the capability of the land and retain the rural character and amenity of the locality.*
- *To protect areas of significant agricultural value, particularly those in irrigation districts, from conflicting land uses.*

- *To facilitate low-key tourist development where it is incidental to the use of the land for farming purposes and where land use conflict can be minimised.*

The lot currently operates a landfill facility with associated infrastructure as stated in the “Background section” of this report. In addition an extractive industry land use has already been considered and approved on the western side of the site. The lot has not been used for any farming activities for many years and an extractive industry use will not be considered out of place at this location. Prior to the extraction of material native vegetation need to be cleared. It is this aspect of the proposal that would need to be carefully considered as it may have a negative impact on the amenity and environmental values of the area.

2.3 Zones and Uses

The application seeks approval for an ‘Industry – Extractive’ use class which is defined as:

“an industry which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar materials from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining;”

The Zoning Table of TPS3 lists ‘Industry – Extractive’ as an ‘A’ use under the ‘General Farming’ zone which means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application.

The following provisions of the Greater Bunbury Region Scheme (GBRS) are relevant to the proposal:

Under the Greater Bunbury Region Scheme (GBRS) the site is zoned ‘Rural’ and as the site is located adjacent to a ‘Regional Open Space’ reserve, a GBRS application is required. GBRS applications are delegated to the local government on land abutting ‘Regional Open Space’ reservations where the local government accepts the recommendation and any advice of the DPLH or where the local government decides to refuse approval.

- (b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving.***

Council has adopted a draft new Local Planning Scheme No. 9 and it is currently being advertised. Under LPS9 Lot 2 is to be zoned Special Use 1 and an ‘Industry – Extractive’ use is an ‘A’ use similar to TPS3.

- (c) *any approved State planning policy.*

State Planning Policy 2.0 – Environment and natural resources policy

The policy advocates that there is a clear and explicit need to incorporate environmental considerations and resource management into the planning process to ensure that decisions are made in the context of potential impacts on the environment. The policy also places considerable emphasis on protecting landscapes that are valued by the community as follows:

5.9 Landscape

Planning strategies, schemes and decision-making should:

- (i) Identify and safeguard landscapes with high geological, geomorphological or ecological values, as well as those of aesthetic, cultural or historical value to the community, and encourage the restoration of those that are degraded.*
- (ii) In areas identified in 5.9(i) above, consider the level or capacity of the landscape to absorb new activities and incorporate appropriate planning and building design and siting criteria to ensure that new development is consistent and sensitive to the character and quality of the landscape.*
- (iii) Consider the need for a landscape, cultural or visual impact assessment for land use or development proposals that may have a significant impact on sensitive landscapes.*

The impact of the Cleanaway landfill operations on the landscape is considered significant. This has also been acknowledged by the EPA which has identified the interference with amenity values as one of the factors that require further assessment prior to the JDAP Application for the waste cells (cell 9, 10 and 12A) being proceeded with. The extractive industry application under consideration will leave a void in the ground. The proposal states that the maximum level of any stockpile including topsoil is to be RL114m AHD therefore the activities associated with the extractive industry are unlikely to be visible from any of the vantage points as demonstrated in Appendix K - Visual Impact Plan contained in Attachment 2. Although there may not be any significant visual impact the extractive industry requires extensive clearing of vegetation which may go against the policy position requiring the identification and safeguarding of landscapes with high ecological values unless the land is returned to bush of similar condition to the vegetation that is removed for extraction.

State Planning Policy 2.4 – Planning for Basic Raw Materials

The intent of this policy is to ensure basic raw materials (BRM) and extractive industries matters are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State's BRM resources. The policy acknowledges that the supply of BRM is essential to support economic development in Western Australia.

The policy highlights separation distances, visual impacts, groundwater separation and transport management as key aspects to consider. The application has demonstrated that:

- it meets the 500m separation distance from sensitive land uses outlined in the EPA's Guidance Statement No. 3;
- extraction is proposed to a depth of 6m below the current ground level and there is a minimum of 34.5m vertical separation distance between the extractive industry floor and the highest groundwater level;
- although the current road access is considered suitable materials will not be transported off-site as it is to be used internally for works associated with the waste disposal facility currently operating on-site;
- impacts on native flora and fauna including landscape values are being assessed as part of this proposal as the extractive industry area is proposed to be cleared of all of the existing native vegetation and an application has been lodged with the DWER the determining authority for clearing permits. It is to be noted that the policy does not elevate the extraction of basic raw materials over the protection of environmental attributes.

State Planning Policy 2.5 – Rural planning

The purpose of the policy is to protect and preserve rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

The policy advocates for securing significant basic raw material resources and providing for their extraction and the application is therefore considered consistent with the policy.

Managing landscape attributes is also an important aspect of the policy. The proposal demonstrates that the height of the stockpiles will be limited to RL114m AHD therefore the extractive industry activities will have no visual impacts and are considered consistent with this aspect of the policy.

State Planning Policy 3.7 – Planning in bushfire prone areas

There is no proposed intensification of the current development, no increase in number of employees working on site or length of time employees spend on site, and therefore the application is considered to be exempt from the requirements of *State Planning Policy 3.7*.

(d) *any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d).*

The landfill activities at Lot 2 Banksia Road are licensed by the DWER as a prescribed premises under Part V of the EP Act (for waste management). It appears that the DWER has received an application from the license holder for a works approval that will accommodate certain modifications, which are currently being assessed.

DWER advised that if as a result of the extractive industry proposal there are changes to the upstream flows, affecting the landfill stormwater management system, then this will require consideration under Part V before the extractive industry can be progressed. An advice note is recommended to advise the applicant of this issue.

(e) any policy of the Commission

The land is located within the *Greater Bunbury Region Scheme Strategic Minerals and Basic Raw Materials Resource Policy area*. The principal purpose of this policy is to ensure long-term security of access to minerals and basic raw materials through appropriate land use planning and control of development. The proposal was referred to the relevant advice agency DMIRS. DMIRS advised that the proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

(fa) any local planning strategy for this Scheme endorsed by the Commission.

The Shire of Dardanup Local Planning Strategy was endorsed by the WAPC on the 4th of May 2015. The site is located within an area identified as a 'Waste Disposal/Processing' area and also within the 'Strategic Minerals' and 'Basic Raw Materials & Buffer' areas. The extractive industry land use is consistent with the Strategy's future intention for the area.

(g) Any local planning policy for the Scheme area

The Shire's policy '*Infr CP055 – Extractive Industries – Site Rehabilitation*' specifies the rehabilitation requirements for extraction sites within the Shire.

General Conditions:

2. *To assist rehabilitation and wherever possible, new pits will be established on cleared land, not existing bushland. Clearing permits are required where Native vegetation is required to be cleared.*

The policy requires that where possible new pits should be on cleared land and not on existing bushland. Under the policy, the requirement is for bush sites to be returned to bush. The current rehabilitation plan is therefore not acceptable and would need to be amended to comply with the Council policy requirements for bush sites.

(h) any structure plan or local development plan that relates to the development.

Under cl. 56(1) of the deemed provisions, a decision-maker for an application for development approval in an area that is covered by a local development plan that has been approved by the local government must have due regard to, but is not bound by, the local development plan when deciding the application.

The amended approved Local Development Plan dated 13 October 2022 is contained in Attachment 8.

The objectives of this LDP are to:

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

The LDP also sets out detailed guidance on the following matters:

- Development Applications;
- Boundary Setbacks;
- Height;
- Site and Access Circulation;
- Landscaping Requirements;
- Fencing; and
- Environmental Management.

The area where the extractive industry is proposed is identified on the LDP as an area of activities associated with the approved Waste Disposal Facility and of possible future development associated with the use of the subject site as a landfill facility and/or an extractive industry. It is also indicated as Cleanaway Extractive Industry – Sand and Gravel. The notation on the LDP states that any future development is subject to the requirement for a native vegetation clearing permit.

The proposal complies with the 20m boundary setbacks.

The proposal complies with the height limitation. A maximum height of 114m AHD is proposed for stockpiles and the LDP allows up to 130m AHD.

Regarding environmental management the current Dust Management Plan (Version 5) for the Cleanaway landfill operation was approved at the Council Meeting on 23 March 2022. The technical note Attachment F contained in Attachment 2 indicates that the controls in the current DMP are considered appropriate. A condition is

recommended that requires the Extractive Industry to comply with DMP (Version 5) approved at the Council Meeting on 23 March 2022.

- (j) *in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve.*

The land is not reserved.

- (m) **the compatibility of the development with its setting, including –**
- (i) **the compatibility of the development with the desired future character of its setting; and**
 - (ii) **the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.**
- (n) **the amenity of the locality including the following –**
- (i) **environmental impacts of the development;**
 - (ii) **the character of the locality;**
 - (iii) **social impacts of the development.**

Most extractive industries have a ‘scarring effect’ on the land that is usually temporary until the land is returned to its former condition, in most instances this would be pasture. The removal of native vegetation may have a longer lasting impact on the landscape as it will take years for the vegetation to return to the same condition of native vegetation. Notwithstanding, a condition is recommended requiring the land to be returned to bush. A positive is that the proposal demonstrated that the development of the extractive industry and associated vegetation removal will not be visible from any of the vantage points as the existing landfill cells provide a visual screen therefore there will be no negative visual impacts while the land is rehabilitated.

- (o) **the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource.**
- (p) **whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.**
- (q) **the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.**
- (r) **the suitability of the land for the development taking into account the possible risk to human health or safety.**

The majority of environmental issues relevant to the landfill operation come under the primary responsibility of the DWER, which regulates emissions and discharges to the environment through a works approval and licensing process, under Part V of the EP Act.

Notwithstanding, environmental matters relevant to the extractive industry proposal relates largely to the clearing of native vegetation, noise management, dust management, stormwater management, and rehabilitation of the land. These matters can be managed through the imposition of conditions on the development approval.

- (s) the adequacy of –**
 - (i) the proposed means of access to and egress from the site; and**
 - (ii) arrangements for the loading, unloading, maneuvering and parking of vehicles.**
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.**

As the extracted materials will not be transported off-site there are no impacts on roads to be assessed. Further information received from the applicant contained in Attachment 2.2 demonstrates that traffic generated as a result of the removal of vegetation from the site will be of a very low scale estimated at 12 vehicle movements in and 12 out.

- (w) the history of the site where the development is to be located.**

Refer to the “Background” section of this report.

- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.**
- (y) any submissions received on the application.**
- (za) the comments or submissions received from any authority consulted under clause 66.**

The submissions and comments received are discussed in the ‘Consultation’ section of this report.

CONCLUSION:

The proposed extractive industry is compatible with the surrounding development context and the character of the area. Matters raised during the advertising period with regard to visual amenity, vegetation clearing, rehabilitation, stormwater management, and dust can be appropriately managed by conditions. Officers consider that the application complies with the requirements of orderly and proper planning and are therefore recommending conditional approval of the application.

Appendix ORD: 12.2.2B

**Attachments forming part of the
Responsible Authority Report are
provided electronically and
Under Separate Cover**

Tardis Link - OCM-R1405172

**Hard Copies are available for viewing at the
Shire of Dardanup, Administration Centre
1 Council Drive Eaton.**

RISK ASSESSMENT TOOL**OVERALL RISK EVENT:** JDAP Development Application for Extractive Industry – Lot 2 Banksia Road, Crooked Brook**RISK THEME PROFILE:**

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

Choose an item.

7 - Environment Management

Choose an item.

RISK ASSESSMENT CONTEXT: Strategic

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
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	Failing to provide the RAR to the JDAP in accordance with the <i>Planning and Development (Development Assessment Panels) Regulations 2011</i> .	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Council recommends approval of an application opposed by some in the community.	Minor (2)	Almost Certain (5)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	Inadequate conditions to mitigate environmental impacts.	Moderate (3)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.

(Appendix ORD: 12.2.3A)

From: [MCARDLE Robert \[Glen Huon Primary School\]](#)
To: [Kylie Blair](#); [Alina Gribble](#); [Gary Thompson](#)
Cc: [SMITH Lauren \[Glen Huon Primary School\]](#); [QUINN Kathleen \[Glen Huon Primary School\]](#); [MUNDAY Amanda \[Glen Huon Primary School\]](#)
Subject: Re: Glen Huon Canteen Ordering Information
Date: Monday, 29 August 2022 9:37:54 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.png](#)

CAUTION: This email originated from outside the Shire of Dardanup.

Do NOT click links or open attachments unless you recognize the sender and know the content is safe. Do NOT enter any username or passwords and report any suspicious content.

Good morning Kylie,

Thanks for this update, and thanks to all of you for putting this together.

We will get info out to parents this week in preparation for ordering to commence next week.

Let me know a time that works this week and we'll get you down to have a look at the canteen and where the lunch orders will get handed out from.

I've also Cc'd our office staff for their awareness of where everything is at.

Kind regards,

Rob

Rob McArdle
Principal
Glen Huon Primary School



together toward tomorrow

From: Kylie Blair <kylie.blair@dardanup.wa.gov.au>
Date: Wednesday, 24 August 2022 at 2:10 pm
To: MCARDLE Robert [Glen Huon Primary School] <robert.mcardle@education.wa.edu.au>
Cc: Alina Gribble <Alina.Gribble@dardanup.wa.gov.au>, Gary Thompson <Gary.Thompson@dardanup.wa.gov.au>
Subject: Glen Huon Canteen Ordering Information

Good afternoon Rob,

(Appendix ORD: 12.2.3A)

Sorry it has taken a little longer then I thought to sort out small issues with our online ordering system, but we are good to go 😊

Please see below the link that parents will need to use to complete their child/ren's Canteen Order. As discussed we are going to trial this on Wednesday, Thursday and Friday starting on the 7th September.

<https://erc.dardanup.wa.gov.au/visit/facilities/canteen-order.aspx>

I have also attached a copy of the Canteen Menu.

I will in touch next week, as I am hoping to catch up with you and to see where we will be delivering the food and to discuss any smaller details then.

We are very excited for this opportunity, and to be able to offer the service to the students and teachers of Glen Huon Primary School. Please do not hesitate to contact me with any questions or concerns.

Kind regards

Kylie Blair

Customer and Children Services Team Leader



A: 18 Recreation Drive | PO Box 7016 | Eaton WA 6232

T: 08 9724 0409 | **E:** kylie.blair@dardanup.wa.gov.au

W: www.dardanup.wa.gov.au



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(Appendix ORD: 12.2.3B)**RISK ASSESSMENT TOOL****OVERALL RISK EVENT:** Eaton Recreation Centre - Café School Lunch Provision**RISK THEME PROFILE:**

1 - Asset Sustainability Practices

Choose an item.

10 - Management of Facilities, Venues and Events

Choose an item.

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	Consumption of food supplied to schools causing illness	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Not maintaining a financial surplus for the initiative	Minor (2)	Unlikely (2)	Low (1 - 4)	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	The Shire of Dardanup trading outside of the scope of services for a Local Government	Moderate (3)	Possible (3)	Moderate (5 - 11)	Not required	Not required.	Not required.	Not required.
REPUTATIONAL	Not approving the initiative would leave the schools without a school lunch ordering service with community members being told the trial is at an end and is not continuing	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.

(Appendix ORD: 12.2.4A)

RISK ASSESSMENT TOOL								
OVERALL RISK EVENT:		Glen Huon Sports Lighting – Softball Lighting – Project Closure Report						
RISK THEME PROFILE:		3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)						
RISK ASSESSMENT CONTEXT:		Project						
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
FINANCIAL IMPACT	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	Risk of non-compliance to LGA Regulations and Council's procurement Policy.	Not Required - No Risk Identified	Unlikely (2)	Moderate (5 - 11)	Not required	Not required.	Not required.	Not required.
REPUTATIONAL	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

**No 232 (Lot 425) St Helena Road and No 597 (Lot 426)
Waterloo Road, Paradise – Two (2) Freeway Service Centres
Bunbury Outer Ring Road**

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Regional JDAP	
Local Government Area:	Shire of Dardanup	
Applicant:	Harley Dykstra Pty Ltd	
Owner:	GJ & JJ Edwards/ Willoughby Grazing Pty Ltd	
Value of Development:	\$18 million <input checked="" type="checkbox"/> Mandatory (Regulation 5) <input type="checkbox"/> Opt In (Regulation 6)	
Responsible Authority:	Shire of Dardanup	
Authorising Officer:	Cecilia Muller - Principal Planning Officer	
LG Reference:	DAP-F0318554	
DAP File No:	DAP/23/02457	
Application Received Date:	20 March 2023	
Report Due Date:	30 June 2023	
Application Statutory Process Timeframe:	90 Days	
Attachment(s):	1. Development Plans 2. Development Application Proposed BORR Service Centres 3. Copy of Submissions	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input checked="" type="checkbox"/> Yes	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Regional Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP-F0318554 is appropriate for consideration as a “freeway service centre” land use; a land use that may be consistent with the objectives of the “General Farming” zone in accordance with Clause 2.4.2(b) of the Shire of Dardanup Town Planning Scheme No. 3
2. **Approve** DAP Application reference DAP-F0318554 and accompanying details/plans in the submitted Harley Dykstra Pty Ltd Development Application Report for Proposed Bunbury Outer Ring Road Service Centres at Lot 425 and 426 Bunbury Outer Ring Road, Waterloo (Control Version E) and accompanying Appendices A – I in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes)*

Regulations 2015, and the provisions of Clause 7.3 of the Shire of Dardanup Town Planning Scheme No. 3, subject to the following conditions:

Conditions

1. All development must be carried out in accordance with the approved plan(s) listed below, unless amended with the written consent of the Shire. In the event of an inconsistency between the approved plan(s) and a requirement of the conditions of this development approval, the requirement of the conditions prevail.

Approved plans:

- Keyplan, Sheet SK-1001;
 - Location Plan, SK-1002;
 - Southbound Site Plan, SK-1003;
 - Northbound Site Plan, SK-1004;
 - Southbound Floor Plan, SK-2001;
 - Northbound Floor Plan, SK-2002;
 - Southbound Elevations, SK-3001;
 - Northbound Elevations, SK-3002; and
 - Canopy Elevations, SK-3003.
2. Prior to a building permit being lodged, a Stormwater Management Plan prepared by a suitably qualified engineer must be submitted to and approved by the Shire of Dardanup, in consultation with the Department of Water and Environmental Regulation and must include (as a minimum) stormwater disposal plans, details and calculations, showing how stormwater will be contained and disposed of on-site and mitigating hydrocarbon risks from tank spills. No connections into the Water Corporation rural drainage system are permitted.
 3. Prior to the use commencing, the stormwater management measures on the approved plans must be constructed/implemented, and thereafter all drainage works must be maintained for the life of the development to the satisfaction of the Shire of Dardanup.
 4. Prior to a building permit being lodged a detailed site and soil evaluation report, prepared in accordance with AS/NZS 1547 by a suitably qualified and experienced person, shall be submitted to and approved by the Shire of Dardanup in consultation with Department of Health confirming that each of the proposed sites are capable of adequately disposing of the following components on-site, at all times of the year:
 - a) Treated effluent/waste water
 - b) Storm water
 - c) Backwash water (or any other servicing water) from the onsite potable water treatment plant
 - d) Any water discharges from the routine servicing of the onsite firefighting pumps and tanks
 5. Prior to a building permit being lodged, the applicant must submit to and have approved by the Shire of Dardanup, in consultation with Main Roads WA, a detailed and dimensioned parking plan and Road Safety Audit (internal

- traffic), which complies with the most current versions of Australian Standards AS2890 and AS1428, and shows:
- (a) the proposed 139/144 bays to be provided including loading bays, accessible bays and associated shared zones;
 - (b) aisle widths, circulation areas, driveway/s and points of ingress and egress;
 - (c) how the car parking area, traffic aisles and driveways will be sealed.
 - (d) finished levels of all sealed areas including paths/ramps.
6. Prior to the use commencing, all car parking areas shown on the approved plans must be constructed and drained, and thereafter maintained for the life of the development, to the satisfaction of the Shire of Dardanup.
 7. Prior to works commencing, a detailed Landscaping Plan for the subject sites and the road verges must be submitted to, and approved by the Shire of Dardanup in consultation with Main Roads WA, and include the following:
 - (a) Any existing vegetation and/or landscaped areas to be retained;
 - (b) The location, number and species of proposed trees and understorey plants; illustrating the size of the vegetation at maturity and planting density;
 - (c) Incorporate landscaping of the effluent disposal fields with appropriate vegetation to increase evapotranspiration rates;
 - (d) Any proposed verge treatments;
 - (e) Reticulation details, watering regime and weed management;
 - (f) Species must maximise endemic local biodiversity; and;
 - (g) Ensure the landscaping integrates with any existing or proposed plantings in the Bunbury Outer Ring Road reservation to contribute positively to the amenity and character of the roadside environment.
 8. The approved Landscaping Plan must be fully implemented within nine (9) months of the use commencing unless another date is specified in writing by the Shire of Dardanup and must be maintained thereafter to the satisfaction of the Shire of Dardanup. Any species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Dardanup.
 9. All signs must comply with the Shire of Dardanup Town Planning Scheme No. 3 and Local Planning Policy (SDev CP084 – Advertising Signage), in consultation with Main Roads WA.
 10. The second 17.85m high McDonalds pylon sign is not approved.
 11. All lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Shire of Dardanup and Main Roads WA.
 12. Prior to the use commencing, a final illumination report must be prepared which demonstrates to the satisfaction of the Shire of Dardanup in consultation with Main Roads WA that the completed development complies with the requirements of AS4282:2019 Control of the obtrusive effects of outdoor lighting.

13. Prior to works commencing, a Construction Management Plan must be submitted to and approved by the Shire, in consultation with Main Roads WA, and thereafter implemented in full, addressing the following matters:
 - (a) How materials and equipment will be delivered and removed from the site;
 - (b) How materials and equipment will be stored on the site;
 - (c) Parking arrangements for contractors;
 - (d) Construction waste disposal strategy and location of waste disposal bins;
 - (e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - (f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;
 - (g) Any matters likely to impact on the surrounding properties, including protection of the existing irrigation channels;
 - (h) Recycling of demolition materials including concrete;
 - (i) Removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works;
 - (j) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Shire of Dardanup prior to the removal of any hazardous materials; and;
 - (k) To coordinate and agree the timing and scope of vehicle access for construction of the North Bound Service Centre from the new Discovery Road, which is currently under construction.
14. Any construction vehicle access for both Service Centres are to be removed and decommissioned following construction of the Service Centres. Primary/sole access and egress to the completed Service Centres shall be obtained from the approved Access Ramps to the Bunbury Outer Ring Road.
15. Prior to works commencing, a Waste Management Plan must be submitted to and approved by the Shire of Dardanup, and thereafter implemented in full at all times to the satisfaction of the Shire of Dardanup. The plan must include the following details to the satisfaction and specification of the Shire of Dardanup:
 - (a) the location of bin storage areas and bin collection areas;
 - (b) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - (c) details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
 - (d) servicing/cleaning of shared dining and toilet areas; and
 - (e) frequency of bin collections.
16. Prior to works commencing, a 'Dust Management Plan' must be submitted to and approved by the Shire of Dardanup, and thereafter implemented. The Dust Management Plan must be prepared in accordance with the *Shire of Dardanup Dust Control Local Law 2011*. Once approved the plan will form part of this approval and must be complied with at all times for the life of this approval.

- 17 The loading and unloading of goods from vehicles must only be carried out within the lot boundaries and must not disrupt the circulation and parking of vehicles on the land.
- 18 Prior to the use commencing, the vehicle crossovers onto the Bunbury Outer Ring Road are to be constructed to the specification/ satisfaction of the Shire of Dardanup, in consultation with Main Roads WA.
- 19 Prior to works commencing, the intended supply and adequacy of potable water is to be confirmed to the satisfaction of the Shire of Dardanup.
- 20 Prior to the use commencing, the developments must each be connected to an on-site effluent disposal system (secondary treatment unit) to comply with the Government Sewerage Policy to the satisfaction of the Shire of Dardanup, in consultation with the Department of Health.
21. Prior to works commencing, any existing onsite effluent disposal systems is to be decommissioned.
22. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Advice Notes

- i. Prior to use, applicant is required to demonstrate that the proposed drinking water supply complies with the *Shire of Dardanup Health Local-Laws 2000*. The premises will be subject to routine surveillance and water sampling once operational. Chemical sampling is required to be undertaken by the proponent for any bore water in use, with testing to be undertaken by a NATA accredited laboratory against the *Australian Drinking Water Guidelines*. Please contact the Shire's Environmental Health Service to arrange microbiological sampling.
- ii. Applicant is required to demonstrate that the onsite effluent disposal systems have been sized appropriately for the proposed land use, including provision for grease arrestors for each of the commercial food tenancies. A detailed site and soil evaluation, prepared in accordance with AS/NZS 1547, shall be submitted to and approved by the Shire, in consultation with Department of Health, for this purpose (Noting that the submitted report is considered inadequate for this purpose).
- iii. Applicant to confirm with Department of Water and Environmental Regulation if the proposed onsite effluent disposal systems require licensing (Category 54) or registration (Category 85) under the provisions of the *Environmental Protection Regulations 1987*.
- iv. The decommissioning of any onsite effluent disposal system is to be in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

- v. A demolition permit is to be obtained from the Shire of Dardanup prior to the removal/demolition of the existing building(s). Demolition of existing buildings to be undertaken by appropriately licensed contractor; with the age of the existing buildings suggesting they may contain asbestos.
- vi. Food premises are to be constructed to comply with Standard 3.2.3 of the Australia New Zealand Food Standards Code and Australian Standard 4674-2004 Design, Construction and Fit-out of Food Premises.
- vii. Prior to use, all food businesses are to be registered in accordance with the *Food Act 2008*.
- viii. A Dangerous Goods Site Licence is required to be issued by Department of Mines, Industry Regulation and Safety prior to any fuel dispensing operations commencing and thereafter maintained.
- ix. Your attention is drawn to the requirements for access to buildings for people with disabilities in accordance with the Building Code of Australia and AS1428.1-2009 (as amended). Detailed drawings are to be submitted with the application for building permit identifying means of access from car parking areas to the entrance of the building and throughout the building, as required by AS1428.1-2009 (as amended).
- x. Building Permits are required prior to works commencing and Occupancy Permits are required prior to use commencing.
- xi. The Department of Water and Environmental Regulation advise:
 - a. That it is unknown if there would be any ground disturbing activities that would extend below the existing surface, such as the installation of underground tanks. There is a risk of acid sulfate soils, and the Department of Water and Environmental Regulation's acid sulfate soil guidelines should be referred to for information to assist with the management of ground and/or groundwater disturbing works.
 - b. Dewatering, if carried out, may be subject to licensing under the *Rights in Water and Irrigation Act 1914*.
 - c. Prior to any works commencing a secure and sustainable water supply is to be proven to the satisfaction of the Shire of Dardanup. The existing groundwater resources have been identified as being fully allocated and no water is identified as being available to support the proposed development. Recommend trading of water or alternative water sources need to be investigated.
 - d. Clearing of native vegetation is subject to the *Environmental Protection Act 1986* unless undertaken under the authority of a clearing permit, or the clearing is subject to an exemption.
 - e. The proposed on-site sewerage system may be subject to regulation under the *Environmental Protection Act 1986* if its operation causes the premises to become Prescribed Premises under Part V Division 3 of the Act.
 - f.
- xii. Main Roads WA advise:

(Appendix ORD: 12.2.5A)

- a. The development requires the proponent obtain an Access Agreement with the Commissioner of Main Roads Western Australia for access to the Bunbury Outer Ring Road.
- b. The proposed signs do not form part of this approval and prior to installation of any signage a separate application is to be submitted to Main Roads for approval in accordance with Main Roads' 'Policy and Application Guidelines for Advertising Signs within and beyond State Roads Reserves'.
- c. They do not support sale and/or consumption of alcohol under the *Liquor Licencing Act 1988* on the subject land.

Details: outline of development application

Region Scheme	Greater Bunbury Region Scheme
Region Scheme - Zone/Reserve	Industrial Deferred zone
Local Planning Scheme	Shire of Dardanup Town Planning Scheme No. 3
Local Planning Scheme - Zone/Reserve	General Farming zone
Structure Plan/Precinct Plan	Waterloo Industrial Park District Structure Plan
Structure Plan/Precinct Plan - Land Use Designation	Land north of the BORR is identified as 'General Industry' and the land south of the BORR is identified as 'Light Industry'.
Use Class and permissibility:	Freeway service centre – use not listed
Lot Size:	Lot 425 is 40.56 hectares and Lot 426 is 42.82 hectares.
Existing Land Use:	Lot 425 is open pasture land with single dwelling, rainwater tank and associated outbuildings. Lot 426 is open pasture land with single dwelling and associated outbuildings.
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	The southern parts of the properties adjoining St Helena Road are declared as bushfire prone under Department of Fire and Emergency Services mapping. The proposals are over 700m from the bushfire prone area.
Swan River Trust Area	No

Proposal:

The application seeks development approval for 2 Freeway Service Centres adjoining the Bunbury Outer Ring Road, located opposite each other, and designed to provide north and southbound travellers with fuel, food, and amenities.

Each Service Centre will occupy 6/7 hectares (to be subdivided from the existing lots) and have the following components:

- Fuel refilling for light vehicles (8 paired bowzers/16 refuelling bays) and associated canopy.
- Fuel refilling for heavy vehicles (3 paired bowzers/6 refuelling bays) and associated canopy.
- 4 EV charging bays (possibly up to 10 EV bays) with capacity for future expansion.
- 300m² Fuel Tenancy Shop, with a retail floor space of 101m² and back of house 199m² (Total 300m²).

- 160m² Food Retail & Café, with a retail floor space of 140m² and back of house 20m² (Total 160m²).
- 130 m² Quick Service Restaurant.
- 80m² Quick Service Restaurant.
- 50m² Quick Service Restaurant.
- 45m² Kiosk/ Quick Service Restaurant.
- Main Circulation Area 194m² - for general movement, refuse bins, planters and ordering stations.
- Internal Dining Area 166m², with 90 seating provision.
- Alfresco Dining 123m², with 60 seating provision.
- Public Amenities - Male, Female, UAT and Parents Room.
- Truckers Lounge and Amenities, Male and Female with showers
- Outdoor children's play area with shade over.
- Picnic Area.
- Dog exercise areas, fully fenced and landscaped.
- 100 bay car park including ACROD bays.
- Parking for 12 caravan/trailers, 6 truck parking and tour coach parking.
- Air/water station (3).
- Overflow Parking provision 20/25 bays.
- Service delivery area, unloading areas, waste collection, waste yard, common plant area and individual tenancy service yard areas.
- Potable water storage tanks with treatment plant.
- Fire Tanks & Pump Assembly.
- On-site effluent disposal system and irrigation area.
- Underground fuel tanks and filling points, with dedicated fuel truck parking bay.
- Landscaping.
- Signs including 2 large pylon signs adjacent to the Bunbury Outer Ring Road, fuel tenant branding and on-building signs.

The development application report and plans are included in Attachment 2 (Appendix A). The application report contains several specialist reports addressing the following matters:

- Feature Survey;
- Geotechnical Assessment;
- Traffic Impact Assessment;
- Entry and Exit Ramp Design Plans; and
- Site and Soil Evaluation.

It is proposed that the service centres will run 24 hours per day, 7 days per week. It is anticipated approximately 13 employees to be on site at any one time during the average trading period. The number of employees will vary depending on the time of day and marginally increases during public holidays and peak periods.

Background:

The lots have a long history of being used for agricultural purposes with development approvals issued for the existing dwellings and associated outbuildings/sheds on the properties. The surrounding area is also currently occupied by other agricultural land uses.

The lots have access to the Harvey Water agricultural water supply system which runs along the southern boundary of the properties adjoining St Helena Road and along the northern boundary of Lot 426.

The area surrounding the development sites are zoned 'General Farming' under the Shire of Dardanup Town Planning Scheme No. 3 and included as Industrial Deferred under the Greater Bunbury Region Scheme. The lots are located within Planning Control Area No. 1 – Planning Control Area for the Bunbury Outer Ring Road.

The northern parts of the lots are severed by the Bunbury Outer Ring Road which is under development to continue the construction of the Perth-Bunbury transport link and Lots 529 and 531 are owned by Main Roads WA for this purpose.

Legislation and Policy:

Legislation

Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 (Deemed Provisions) including:

- Clause 64 - Advertising Applications.
- Clause 67 - Matters to be Considered.
- Clause 68 - Determination of Applications.

Greater Bunbury Region Scheme (GBRS). Clause 27 of the GBRS regarding development on zoned land requiring development approval.

Shire of Dardanup Town Planning Scheme No. 3 including:

- Clause 2.2 - Zone Objectives
- Clause 3.1 - Development Table
- Clause 4.1 - Car Parking
- Clause 4.2 - Landscaping

Shire of Dardanup Local Planning Strategy

- Land included within Waterloo/Paradise Industrial Expansion (Section 3.5.2).

Environmental Protection Act 1986

State Government Policies including:

- State Planning Policy 2.5 – Rural Planning.
- State Planning Policy 2.9 - Water Resources.
- State Planning Policy 2.9 - Planning for Water.
- State Planning Policy 3.7 – Planning in bushfire prone areas.
- WA Planning Commission Development Control Policy 1.10 – Freeway service centres and roadhouses including signage.
- Government Sewerage Policy.
- Environmental Protection Authority Guidance No. 3 – Separation Distances Between Industrial and Sensitive Uses.
- Main Roads WA 'Guideline – Bunbury Outer Ring Road Service Centres Development's'.

Structure Plans

Under the Waterloo Industrial Park District Structure Plan the land north of the BORR is identified as 'General Industry' and the land south of the BORR is identified as 'Light Industry'. The BORR is shown as a Primary Distributer Road intersecting with the subject site.

Local Policies

The Shire has adopted the following relevant Local Planning Policies:

SDev CP084 – Advertising Signage requires the proposed pylon signs to be approved as they are not exempt under the Policy. The other on-building signs are considered exempt under the Policy.

SDev CP093 – Sustainability requires that development approvals include measures to achieve the nominated Environmental, Social and Economic objectives. The proposal includes the relevant Policy measures to reduce water usage/demand, decrease nutrient/ sediment/contaminant discharge to the environment, reduce usage of energy, minimise changes to local landform and encourage and support local employment.

SDev CP505 – Public Consultation – Planning Matters sets out the advertising/referral requirements for development proposals. The proposal was advertised/referred as required in the Policy.

Consultation:

Public Consultation

The application was advertised in accordance with the cl. 64(1)(a) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Council Policy *SDev CP505 – Public Consultation – Planning Matters*.

The advertising period was for 35 days due to a period of 7 days excluded holiday period commencing on Good Friday (concluding on Thursday 4 May 2023) and involved the following:

- A notice was published in a newspaper circulating the area;
- A notice was displayed on the subject site (both lots);
- A notice was displayed at both the Eaton and Dardanup Administration buildings and also placed on the Shire's website; and
- A written notice was sent to five landowners within the proximity.

In response to the advertising, one objection was received. The public submission is included in Attachment 3.

The key issues raised are summarised below along with Officer comments.

Issue Raised	Officer comments
Not compliant with WAPC Policy DC. 1.10 Freeway Service Centres and Roadhouses.	The proposal does comply with the WAPC Policy and has conditional support from Main Roads WA.

Issue Raised	Officer comments
Experience with Main Roads WA over a similar application.	The comments relate to another application and are not a relevant planning consideration.
The development will be highly visible, and the view will be dominated by the proposal.	Whilst it is acknowledged the development will initially be visually prominent and distinct from existing rural developments, as the planned future developments of the Bunbury Outer Ring Road and Waterloo Industrial Park proceed, these impacts will lessen with the advent of other industrial uses and buildings into the area
Does not accept the Traffic Impact Assessment data.	Main Roads WA data estimates the Bunbury Outer Ring Road is expected to serve an average of 10,000 to 15,000 vehicles per day on completion which supports the estimates within the Traffic Impact Assessment report.

Referrals/consultation with Government/Service Agencies

The following relevant authorities/agencies were referred the application for comment:

- Department of Water and Environmental Regulation;
- Main Roads WA;
- Water Corporation;
- Department of Mines, Industry Regulation and Safety;
- Department of Primary Industries and Regional Development;
- Department of Biodiversity, Conservation and Attractions;
- Department of Health;
- Aqwest; and
- Harvey Water.

At the close of the submission period, all had provided submissions (included in Attachment 3) and the key issues raised by the agencies are summarised below.

Department of Mines, Industry Regulation and Safety

The Department advised:

- The proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.
- As the development is for a service station where dangerous goods will be handled, it will require a Dangerous Goods Site licence to be issued.

An advice note is recommended that requires a Dangerous Goods Site Licence to be issued by Department of Mines, Industry Regulation and Safety prior to any fuel dispensing operations commencing and thereafter maintained.

Department of Primary Industries and Regional Development

The Department does not object to the proposed freeway service centres and notes this area has been identified for future industrial use as the subject site is zoned 'Industrial Deferred' under the Greater Bunbury Region Scheme.

Harvey Water

The Agency advises:

- They object to the proposal as it causes a loss of agricultural land albeit a small loss and note that the remainder of the land will remain available for rural activities.
- Most concerned for the protection and continued integrity of the two water delivery channels and future pipeline project that may be affected by construction works.

Water Corporation

The Corporation advises:

- No potable water or wastewater (deep sewerage) is available to or planned for the area.
- The area may be subject to future flooding and stormwater runoff from the buildings/paved areas must be retained on-site.
- No connections into the Water Corporation rural drainage system will be approved.

A number of conditions/advice notes of development approval are recommended to require:

- The service centres to be connected to on-site effluent disposal and potable water supply systems.
- An Stormwater Management Plan must be prepared and implemented to ensure drainage run-off is contained within the site, utilising the large areas of land available on the lots.

Department of Health

The Department advises:

- No potable water is available to the area and the development is to have access to a sufficient supply of potable water.
- No wastewater (deep sewerage) is available to the area and the service centres will need to be connected to secondary treatment systems on-site effluent disposal systems (as the proposals are located within a sewage sensitive area) that meet Department of Health standards/regulations and Government Sewerage Policy requirements.
- The sewerage disposal area must be located away from any area subject to inundation and/or flooding.
- The Government Sewerage Policy requests a minimum of 1.5m from the underside of the disposal source and that will require a minimum separation greater than 1m to provide clearance from perched water and assist stormwater management.
- Consideration be given to potential nuisances such as odours, noise, and vibration in relation to the location of the wastewater treatment plant to surrounding accommodation/sensitive land uses.
- The applicants will need to submit separate formal wastewater applications to the Shire for assessment prior to them sending the applications to the Department for assessment and approval.

A number of conditions/advice notes of development approval are recommended to address the matters raised.

Department of Water and Environmental Regulation

The Department advises:

- That a Stormwater and Groundwater Management Plan to be prepared and approved and thereafter implemented that includes details on mitigating the hydrocarbon risks.
- They note that it is unknown if there would be any ground disturbing activities that would extend below the existing surface, such as the installation of underground tanks. Recommend an advice note be added to the development approval advising of the risk of acid sulfate soils and the Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works.
- Dewatering, if carried out, may be subject to licensing under the *Rights in Water and Irrigation Act 1914*.
- Prior to any works commencing a secure and sustainable water supply is to be proven to the satisfaction of the Shire of Dardanup. The existing groundwater resources have been identified as being fully allocated and no water is identified as being available to support the proposed development. Recommend trading of water or alternative water sources need to be investigated.
- Clearing of native vegetation is subject to the *Environmental Protection Act 1986* unless undertaken under the authority of a clearing permit, or the clearing is subject to an exemption.
- The proposed on-site sewerage system may be subject to regulation under the *Environmental Protection Act 1986* if its operation causes the premises to become Prescribed Premises under Part V Division 3 of the Act.

A number of conditions/advice notes of development approval are recommended to address the matters raised.

Main Roads WA

The Agency advises:

- Has no objection in principle to the proposal.
- The proposal appears to be generally consistent with Main Roads' respective Guidelines for Service Centres and the WA Planning Commission's DC Policy 1.10 - Freeway service centres and roadhouses which should be read in conjunction with the Guidelines.
- A list of draft conditions likely to be requested for imposition is included to be refined in consultation with the Shire including:
 - Obtaining an Access Agreement with the Commissioner of Main Roads Western Australia.
 - Completing a Road Safety Audit (internal traffic) for the Service Centres development in consultation with Main Roads prior to occupation of the use.
 - Prior to commencement of any works, the applicant/landowner shall prepare a Construction Traffic Management Plan to coordinate and agree the timing and scope of vehicle access for construction of the North Bound Service Centre from the new Discovery Road, which is currently under construction.
 - Any construction vehicle access for both Service Centres are to be removed and decommissioned following construction of the Service Centres and primary/sole access and egress to the Service Centres shall

be obtained from the approved Access Ramps to the Bunbury Outer Ring Road.

- Installation of a fauna fence on the boundaries of the Service Centre development sites to restrict access for all motorised vehicles, cyclists and pedestrians (including animal access) from the surrounding location.
- Prior to opening of the Service Centres, the existing dwelling on Lot 426 shall be demolished.
- Prior to commencement of works, an Urban Water Management Plan shall be prepared and implemented to ensure that stormwater discharged from the proposed development shall be contained on-site.
- Prior to commencement of works, a Landscape Management Plan shall be prepared to ensure that new landscaping integrates with any existing or proposed plantings in the Bunbury Outer Ring Road reservation to contribute positively to the amenity and character of the roadside environment.
- The proposed signs do not form part of this approval and prior to installation of any signage a separate application is to be submitted to Main Roads for approval in accordance with Main Roads' 'Policy and Application Guidelines for Advertising Signs within and beyond State Roads Reserves'.
- The sale and/or consumption of alcohol under the *Liquor Licencing Act 1988* is not permitted on the subject land.

A number of conditions/advice notes of development approval are recommended to address the matters raised.

Design Review Panel Advice

Not applicable.

Planning Assessment:

The following matters have been identified as key considerations for the determination of this application:

- Greater Bunbury Region Scheme and Local Planning Strategy.
- Town Planning Scheme No. 3 zoning and land use and draft Local Planning Scheme No. 9.
- Access to Bunbury Outer Ring Road.
- Water supply and effluent disposal.
- Stormwater management.
- Submissions.

The application has been assessed in accordance with the cl. 67(2) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* with those matters relevant to the application detailed below.

(a) *the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.*

The following aims and provisions of the Shire of Dardanup Town Planning Scheme No. 3 (TPS3) are relevant to this development application.

1.4 Objects of the Scheme

(d) to plan for the development of a major road and trunk services network generally in accordance with the Bunbury sub-regional plan prepared by the Bunbury Regional Planning Committee; and

2.2 Objectives of the Zones

General Farming Zone

- *To provide for a wide variety of productive farming activities, ranging from broadacre grazing to horticulture, which are compatible with the capability of the land and retain the rural character and amenity of the locality.*
- *To protect areas of significant agricultural value, particularly those in irrigation districts, from conflicting land uses.*
- *To facilitate low-key tourist development where it is incidental to the use of the land for farming purposes and where land use conflict can be minimised.*

The lots have historically and currently support farming activities. The development of the service centres will remove approximately 16% (13 hectares out of a total of 82 hectares) of the available land from primary production leaving the balance remaining for rural use.

The application seeks approval for Freeway Service Centre uses which is defined in the c.38 of the Model Provisions for Local Planning Schemes in the *Planning and Development (Local Planning Schemes) Regulations 2015* and under the draft new Local Planning Scheme No. 9 as:

freeway service centre means premises that has direct access to a freeway and which provides all the following services or facilities and may provide other associated facilities or services but does not provide bulk fuel services -

- (a) *service station facilities;*
- (b) *emergency breakdown repair for vehicles;*
- (c) *charging points for electric vehicles;*
- (d) *facilities for cyclists;*
- (e) *restaurant, cafe or fast food services;*
- (f) *take-away food retailing;*
- (g) *public ablution facilities, including provision for disabled access and infant changing rooms;*
- (h) *parking for passenger and freight vehicles;*
- (i) *outdoor rest stop facilities such as picnic tables and shade areas;*

The Zoning Table (Appendix 1) of Town Planning Scheme No. 3 does not specifically mention this use and the proposal could not reasonably be determined as falling within the type, class or genus of any other use category. The proposal was advertised in accordance with c.64 of the Deemed Provisions for Local Planning Schemes in the *Planning and Development (Local Planning Schemes) Regulations 2015* prior to considering the application.

There are no development requirements listed for freeway service centres included within Town Planning Scheme No. 3 (Appendix II and IIA) apart from the General Farming zone requiring 20m setbacks for developments from boundaries.

Under the Greater Bunbury Region Scheme the land is zoned Industrial Deferred and this will ultimately change its use away from agricultural pursuits over time. The land adjoins Planning Control Area No. 1 – for the Bunbury Outer Ring Road and whilst the

service centres are outside the Control Area, the entry and exit lanes extend within the Control Area to connect to the Bunbury Outer Ring Road carriageways.

- (b) *the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving.***

Council has adopted a draft new Local Planning Scheme No. 9 (on advertising until 23 May 2023) which will include the land within the Rural zone. The use Freeway Service Centre will be an 'A' advertised land use within the Rural zone. The draft Scheme also includes the Bunbury Outer Ring Road alignment as a Primary Distributor Road local scheme reserve.

- (c) *any approved State planning policy.***

State Planning Policy 2.5 – Rural Planning

The purpose of the Policy is to protect and preserve rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values.

The Policy seeks to protect rural land as a State resource (in part) by:

- Requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme; and
- Retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose.

The proposal achieves these requirements as the land use is designated to change to Industry under the Greater Bunbury Region Scheme and local planning strategy and the land is to be zoned Rural not Priority Agriculture under draft Local Planning Scheme No. 9.

State Planning Policy 2.9 - Water Resources

The objectives of this policy are to protect, conserve, manage and enhance water resources and its sustainable use to ensure the availability of suitable water resources to maintain essential requirements for human and all other life.

The Policy seeks to protect water resources by:

- (ii) Aim to prevent or, where appropriate, ameliorate potential adverse impacts on water quality and quantity including increased acidity and leaching of acid sulfate soils.
- (v) Take into account potential impacts the water resource may have on a land use when determining the compatibility of locating a land use near water resource/s (for example, flood areas).
- (vii) Recognise and take into account water resource management plans as required by the *Rights in Water and Irrigation Act 1914*.

The proposal achieves these requirements as demonstrated through the specialist reports and is not expected to have any adverse impacts on the water resources in the area.

State Planning Policy 2.9 - Planning for Water.

The objectives of this policy are to:

- 5.1 Protect and improve the environmental, social, cultural and economic values of the State's water resources.
- 5.2 Protect public health and the long-term supply of good quality and affordable drinking water.
- 5.3 Manage the risk of riverine flooding to people, property and infrastructure.
- 5.4 Ensure the secure and sustainable supply, use and re-use of water resources.
- 5.5 Ensure future development is resilient to the water related impacts of climate change.
- 5.6 Minimise future costs and protect public health by ensuring that appropriate wastewater infrastructure is provided.

The proposal achieves these requirements as demonstrated through the specialist reports and is not expected to have any adverse impacts on the water resources in the area. As sewerage and potable water supplies services are not available to the sites, the service centres will utilise on-site systems that will need to be designed and installed to meet Shire/Department of Health standards/regulations including the Government Sewerage Policy requirements.

State Planning Policy 3.7 – Planning in bushfire prone areas

The Policy directs how land use should address bushfire risk management in Western Australia and applies to all land designated as bushfire prone by the Fire and Emergency Services.

The southern parts of the properties adjoining St Helena Road are declared as bushfire prone under Department of Fire and Emergency Services mapping. The proposals are over 700m from these bushfire prone areas and therefore the application is considered to be exempt from the requirements of State Planning Policy 3.7.

(d) any environmental protection policy approved under the *Environmental Protection Act 1986* section 31(d).

As noted in the Department of Water and Environmental Regulation submission, the proposed on-site sewerage system may be subject to regulation under the *Environmental Protection Act 1986* if its operation causes the premises to become Prescribed Premises under Part V Division 3 of the Act and an advice note has been recommended to advise the applicant of this issue.

The Environmental Protection Authority Guidance No. 3 – Separation Distances Between Industrial and Sensitive Uses recommends buffer setback distances for a range of uses required to manage off site impacts on the environment. The distance stated for between a freeway service centre and sensitive uses is 100m. The proposals satisfy this requirement and will be over 500m from the nearest residence (not part of the proposal) or any other sensitive land uses.

(e) any policy of the Commission;

The WA Planning Commission Development Control Policy 1.10 – *Freeway service centres and roadhouses including signage* is to ensure service centres/roadhouses are appropriately located along freeways/major roads and includes a number of design measures to be achieved.

The proposal is considered to satisfy all relevant aspects of the Policy and has Main Roads WA conditional support for access to the Bunbury Outer Ring Road, noting the second pylon sign (McDonalds) is not supported by Main Roads WA.

(f) any policy of the State;

Main Roads WA has prepared the 'Guideline – Bunbury Outer Ring Road Service Centres Development', based on the overarching policy entitled 'Main Roads Policy and Guidelines for the Provision of Freeway Service'. These Guidelines provide developers with the design requirements, particularly in relation to achieving a high safety standard of access, and operational criteria that must be satisfied in order to obtain vehicle access for service centres from declared or planned 'Control of Access' routes. The operational criteria for service centres has been developed to ensure that the servicing needs and a high standard of amenities for the travelling public will be achieved.

The proposal is considered to satisfy relevant aspects of the Guidelines and has received Main Roads WA conditional support, noting the second pylon sign is not supported and alcohol should not be permitted to be sold on the premises. Main Roads have provided a list of draft conditions as outlined in the "Consultation" section above.

(fa) any local planning strategy for this Scheme endorsed by the Commission;

The WA Planning Commission endorsed the Shire of Dardanup Local Planning Strategy on 4th May 2015. The land is within an area identified as the Waterloo/Paradise Industrial Expansion (Section 3.5.2) to be consistent with the Greater Bunbury Region Scheme.

The proposal is considered compatible with the future industrial development of the area given the sites location adjoining the Bunbury Outer Ring Road and Waterloo Road transport links.

(g) any local planning policy for the Scheme area;

The Shire has adopted the following relevant Local Planning Policies:

- SDev CP084 – Advertising Signage requires the proposed pylon signs to be approved as they are not exempt under the Policy. The other on-building signs are considered exempt under the Policy.
- SDev CP093 – Sustainability requires that development approvals include measures to achieve the nominated Environmental, Social and Economic objectives. The proposal includes the relevant Policy measures to reduce water usage/demand, decrease nutrient/ sediment/contaminant discharge to the environment, reduce usage of energy, minimise changes to local landform and encourage and support local employment.
- SDev CP505 – Public Consultation – Planning Matters sets out the advertising/referral requirements for development proposals. The proposal was advertised/referred as required in the Policy.

(h) any structure plan or local development plan that relates to the development;

The WA Planning Commission approved the Waterloo Industrial Park District Structure Plan in 2020 and the future use of the lots are shown as 'General Industry' and 'Light

Industry'. The Bunbury Outer Ring Road is also shown, intersecting with the subject site.

The proposal is considered compatible with the District Structure Plan intentions for future industrial development of the area and use of proposed Bunbury Outer Ring Road providing vehicle access from the Waterloo Industrial Park to the rest of the Greater Bunbury area, the Southwest and onto the Perth/Peel regions.

- (m) the compatibility of the development with its setting, including —**
- (i) the compatibility of the development with the desired future character of its setting; and**
 - (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;**

The proposals include construction of the new buildings (canopies max. 6m in height), access/egress points, fencing and landscaping. The Northbound site has an approximate area of 7ha and the Southbound site an area of 6ha to accommodate all the facilities, traffic movements, parking and servicing requirements for the use of the service centres.

The sites reflect that of other service centres on Forrest Highway and Kwinana Freeway. The proposed buildings have a modern clean image, incorporating extensive front and side glazing, wide verandahs, louvered screens, feature timber look/aluminium and colorbond cladding/panelling and integrated on-building signage. The buildings will use a natural colour palette to compliment the rural landscape.

The sites were selected to accommodate the distance separation requirements from grade separated interchanges at Wireless Road and South-Western Highway while addressing the appropriate distance separation from other service centres and roadhouses located between Perth and Busselton.

Whilst it is acknowledged the development will initially be visually prominent and distinct from existing rural developments, as the planned future developments of the Bunbury Outer Ring Road and Waterloo Industrial Park proceed, these impacts will lessen with the advent of other industrial uses and buildings into the area.

- (n) the amenity of the locality including the following -**
- (i) environmental impacts of the development;**
 - (ii) the character of the locality;**
 - (iii) social impacts of the development;**

The proposals exceed the Environmental Protection Authority Guidance No. 3 – Separation Distances Between Industrial and Sensitive Uses buffer setback distance for a service centre and sensitive uses of 100m and will be over 500m from the nearest residence (not part of the proposal) or any other sensitive land uses.

The development of these uses is not expected to adversely impact on the amenity/character of the locality given the future developments of the Bunbury Outer Ring Road and Waterloo Industrial Park. The proposals may be expected to have a positive social impact for motorist/travellers in the area through the provision of the additional facilities/services to be provided.

- (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;**

The proponents have committed to preparing and implementing a Landscape Plan to provide irrigated landscaping adjacent to the buildings include planting beds, free standing planter boxes and trees to the picnic and dog exercise areas with garden beds around the main entry to the service centre. The 10m wide setback to the Bunbury Outer Regional Road will also be landscaped and include enviroswoles which form part of the drainage protection strategy.

Plant selections will be predominantly endemic species native to the South-West of Western Australia and include water wise planting with feature trees for shade and natural cooling effects.

As noted in the Department of Water and Environmental Regulation submission, clearing of native vegetation is subject to the *Environmental Protection Act 1986* unless undertaken under the authority of a clearing permit, or the clearing is subject to an exemption.

There are no landscaping requirements for the General Farming zone under Town Planning Scheme No. 3. It is noted that the landscaping would probably exceed the 'variable' landscaping requirement stated for the Rural zone in draft Local Planning Scheme No. 9.

- (s) the adequacy of -**
(i) the proposed means of access to and egress from the site; and
(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

The proposal requires access to the Bunbury Outer Ring Road which is controlled by Main Roads WA. The proposal has received Main Roads WA conditional support and they have provided a list of draft conditions.

The proposal includes a Traffic Impact Assessment that concludes the proposed 139/144 bays to be provided is suitable for a development of this type and achieves the car parking requirements for the facility under the Shire of Dardanup Town Planning Scheme No. 3 which only requires 68 bays. This also achieves the requirements of Main Roads WA 'Guideline – Bunbury Outer Ring Road Service Centres Development's' and WA Planning Commission DC Policy 1.10.

It is noted that the parking would exceed the 97 bays required for these uses in draft Local Planning Scheme No. 9.

- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;**

The proposal will utilise access from the Bunbury Outer Ring Road. Main Roads WA data estimates the Bunbury Outer Ring Road is expected to serve an average of 10,000 to 15,000 vehicles per day on completion. The proposal has been designed to achieve Main Roads requirements for service centres and will not negatively impact traffic flow or safety when completed.

- (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;**

The ultimate development of the service centres is expected to have a positive community benefit and impact on the area through the additional services these businesses will provide.

- (w) the history of the site where the development is to be located;**

The sites have a long history of agricultural use.

- (y) any submissions received on the application;**

Whilst noting the comments and concerns raised in the submissions, they do not warrant a refusal of the application. The conditions recommended to be applied to the approval, if granted, address the concerns and issues raised in the submissions.

- (za) the comments or submissions received from any authority consulted under clause 66;**

The Department/Agency submissions received, and responses are dealt with above in the “Consultation” section of the report.

Conclusion:

The land use “freeway service centre” is not included as a land use within the Shire of Dardanup Town Planning Scheme No. 3 Zoning Table, but is defined within the Model Provisions for Local Planning Schemes in the *Planning and Development (Local Planning Schemes) Regulations 2015* and is included under the draft Local Planning Scheme No. 9. The proposal was advertised/referred for comment in accordance with scheme requirements. At the close of the submission period, 10 submissions were received for consideration with those matters raised appropriately addressed or managed by conditions or advice on the approval if granted.

The developments are considered acceptable under the existing, and more importantly, the proposed future strategic planning direction for the area outlined in the Greater Bunbury Region Scheme and Local Planning Strategy.

The proposals are considered consistent with the planning framework including the local planning scheme, relevant State and Local Planning Policies and the local structure plan and conditional approval is therefore recommended.

Appendix ORD: 12.2.5B

**Attachments forming part of the
Responsible Authority Report are
provided electronically and
Under Separate Cover**

Tardis Link - OCM-R1405170

**Hard Copies are available for viewing at the
Shire of Dardanup, Administration Centre
1 Council Drive Eaton.**

RISK ASSESSMENT TOOL**OVERALL RISK EVENT:** JDAP Application for Two Freeway Service Centres – No 232 (Lot 425) St Helena Road and No 597 (Lot 426) Waterloo Road, Paradise**RISK THEME PROFILE:**

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

Choose an item.

7 - Environment Management

Choose an item.

RISK ASSESSMENT CONTEXT: Strategic

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
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	Failing to provide the RAR to the JDAP in accordance with the <i>Planning and Development (Development Assessment Panels) Regulations 2011</i> .	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Council recommends approval of an application opposed by some in the community.	Minor (2)	Almost Certain (5)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	Inadequate conditions to mitigate environmental impacts.	Moderate (3)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.

(Appendix ORD: 12.2.6)

RISK ASSESSMENT TOOL								
OVERALL RISK EVENT:		12.2.12 B		Title: Dardanup Centenary Art Piece				
RISK THEME PROFILE:								
Choose an item.				2 - Business and Community Disruption				
Choose an item.				10 - Management of Facilities, Venues and Events				
RISK ASSESSMENT CONTEXT:		Strategic						
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	Injury to public due to unsafe installation	Major (4)	Possible (3)	Moderate (5 - 11)	Engineer assessment for fabrication and installation – artist responsibility	Minor (2)	Unlikely (2)	Low (1 - 4)
FINANCIAL IMPACT	Unavailability of funding to support public art project	Moderate (3)	Possible (3)	Low (1 - 4)	Funding to be received from grant. Funding of co contribution required from endorsed budget.	Minor (2)	Unlikely (2)	Low (1 - 4)
SERVICE INTERRUPTION		Not Required - No Risk Identified	N/A	N/A	Not required.	Choose an item.	Choose an item.	Choose an item.
LEGAL AND COMPLIANCE		Not Required - No Risk Identified	N/A	N/A	Not required.	Choose an item.	Choose an item.	Choose an item.
REPUTATIONAL	Individual community members disliking artwork.	Moderate (3)	Likely (4)	Moderate (5 - 11)	Artworks are subjective and often divisive – artwork will be appropriate in design without any political stance and celebratory in nature.	Moderate (3)	Possible (3)	Moderate (5 - 11)

LOT 1110 (2) RECREATION DRIVE, LOT 601 (1) COUNCIL DRIVE, ADJACENT LOTS 606 & 607 AND PORTION OF ROAD RESERVE, EATON – EATON FAIR SHOPPING CENTRE EXPANSION

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Regional JDAP	
Local Government Area:	Shire of Dardanup	
Applicant:	Planning Solutions	
Owner:	Eaton Fair Pty Ltd and Shire of Dardanup	
Value of Development:	\$77 million <input checked="" type="checkbox"/> Mandatory (Regulation 5) <input type="checkbox"/> Opt In (Regulation 6)	
Responsible Authority:	Shire of Dardanup	
Authorising Officer:	Taylor Burrell Barnett on behalf of Shire of Dardanup	
LG Reference:	DAP-F0339936	
DAP File No:	DAP/23/02489	
Application Received Date:	10 May 2023	
Report Due Date:	30 June 2023	
Application Statutory Process Timeframe:	60 Days	
Attachment(s):	1. Development Application Report 2. Development Plans 3. Schedule of Submissions 4. Design Review Report (May 2023) 5. R-Codes Assessment	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Regional JDAP resolves to:

Approve DAP Application reference DAP/23/02489 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 7.3 of the Shire of Dardanup Local Planning Scheme No. 3, subject to the following conditions:

Conditions

1. All development must be carried out in accordance with the approved plans listed below, unless amended with the written consent of the Shire. In the event of an

inconsistency between the approved plans and a requirement of the conditions of this development approval, the requirement of the conditions prevail.

- Proposed Ground Floor A-DA-2001, Rev E, dated 05/04/2023
 - General Arrangement Plan Proposed Level 01 A-DA-2002, Rev E, dated 05/04/2023
 - Proposed Level 02 A-DA-2003, Rev E, dated 05/04/2023
 - Proposed Roof Plan A-DA-2004, Rev E, dated 05/04/2023
 - Block A Residential Plans A-DA-2101, Rev D, dated 05/04/2023
 - Block A Residential Plans A-DA-2102, Rev D, dated 05/04/2023
 - Block B Residential Plans A-DA-2103, Rev D, dated 05/04/2023
2. Prior to the endorsement of the site plan, an amended plan to the satisfaction of the Shire of Dardanup must be submitted to and approved by the Shire of Dardanup. When approved, the plan will be endorsed and form part of this approval. The plan must be generally in accordance with the plans submitted with the application, but modified to show the following:
- (a) Allow for a minimum of 1.8m wide continuous footpath on both sides of the shared access way that links the proposed footpath at the north car park all the way to the south to link with the existing and proposed footpath network to the south;
 - (b) Where vehicle crossovers occur, such as the loading dock and car park entries, raising the level of the crossover and changing the paving to signal pedestrian priority over vehicular access; and
 - (c) Finished ground levels, pavement levels and finished floor levels.
3. Prior to the endorsement of the elevation plans, amended plans to the satisfaction of the Shire of Dardanup must be submitted to and approved by the Shire of Dardanup. The plan must be generally in accordance with the plans submitted with the application, but modified to show an external finishes schedule, with elevations for each side of the approved buildings, that details all external colours and cladding materials and where they will be used on the building. The external colours must be consistent with that of the newly constructed civic centre as to appear part of a cohesive development within the Eaton Fair Activity Centre precinct. The plans are to show the location, materials and construction for screening of all proposed external building plant including but not limited to piped, ducted and wired services, bin areas, balcony clothes drying areas, air conditioners, hot water systems, water storage tanks, service meters, laundry/drying cabinets. Plans to show 'Shop windows', back/front lighting or other appropriate design features to enhance inactive façades along the ground level directly fronting the shared access way.

Once approved, the plans that are the subject of this condition, will form part of this approval and the development must thereafter comply at all times with the approved plans, unless with the written approval of the Shire of Dardanup.

4. Prior to the approved works commencing, an amended Landscaping Plan for the subject site and the road verge must be submitted to, and approved by the Shire of Dardanup, and must include the following:
- (a) All existing vegetation and/or landscaped areas to be retained (including detailed methods of protection during development works);
 - (b) The location, number and species of proposed trees and understory plants, and must show the size of the vegetation at maturity and planting density;

- (c) All lawns to be established and treatments proposed to control and manage lawns;
 - (d) Landscaping within common areas of the residential apartment buildings;
 - (e) All existing and proposed verge treatments;
 - (f) Reticulation details and watering regime demonstrating Waterwise design principles;
 - (g) Species must maximise endemic local biodiversity;
 - (h) Encourages passive recreation
5. Once approved, the amended Landscaping Plan must be fully implemented within nine (9) months of the use commencing unless another date is specified in writing by the Shire of Dardanup, and must be maintained thereafter to the satisfaction of the Shire of Dardanup. All species which fail to establish within the first two planting seasons following implementation must be replaced in consultation with and to the satisfaction of the Shire of Dardanup.
6. Prior to the approved works commencing, an updated 'Acoustic Report and Noise Management Plan' that has been prepared by a suitably qualified acoustic consultant must be submitted to and approved by the Shire of Dardanup that:
- (a) demonstrates how new noise sensitive developments are designed to achieve:
 - (i) Leq 35 dB(A) in sleeping areas (bedrooms); and
 - (ii) Leq 40 dB(A) in living/work areas and other habitable rooms
 - (b) demonstrates that noise from the approved development will comply with the *Environmental Protection (Noise) Regulations 1997* for both onsite noise sensitive premises as well as for offsite noise sensitive premises; and
 - (c) details the noise mitigation measures that will need to be implemented to make the noise comply with the *Environmental Protection (Noise) Regulations 1997* i.e., screening, curfews for deliveries and bin collections
- Once approved, the plan will form part of this approval and must be complied with at all times for the life of this approval.
7. Unless otherwise supported by a Noise Management Plan, access of service vehicles, delivery vehicles or operation of forklifts shall be restricted to the hours of 7:00am to 7:00pm Monday to Saturday and 9:00am to 7:00pm Sunday and public holidays thereafter.
8. Prior to the approved works commencing, a Stormwater Management Plan prepared by a suitably qualified engineer must be submitted to and approved by the Shire of Dardanup, and must include (as a minimum) stormwater disposal plans, details and calculations, showing how stormwater will be contained and disposed of on-site, to the satisfaction of the Shire.
9. Prior to the approved works commencing the applicant must submit to and have approved by the Shire of Dardanup, a detailed and dimensioned access way and parking plan, which complies with the most current versions of Australian Standards AS2890 and AS1428, and shows:
- (a) all parking bays, including commercial and residential bays, loading bays, accessible bays and associated shared zones, motorcycle/scooter bays;
 - (b) EV charging bays;
 - (c) aisle widths, circulation areas, driveways and points of ingress and egress;
 - (d) how the car parking area, traffic aisles, driveways including the shared access way will be sealed;

- (e) the shared access way that connects Eaton Drive with Recreation Drive not less than 6.5m wide (inside the kerbs);
 - (f) canopy shade trees must be provided at the rate of 1 tree for every 4 open air car parking bays, in accordance with the Shire of Dardanup's Town Planning Scheme No. 3, and must thereafter be maintained in a healthy condition. Any dead trees must be replaced within nine (9) months.
- 10. A Road Safety Audit by a qualified Road Safety Auditor, shall be conducted on the Shire approved detail design for the development of all access ways for vehicle access and pedestrian links internal to the site as well as the interface with the adjacent network prior to the commencement of works on site. Any recommendations of the Road Safety Audit on the detail design plans for the development must be implemented to the satisfaction of the Shire of Dardanup prior to the commencement of use.
- 11. Prior to the submission of an application for Building Permit the applicant is to provide a Sustainability Report prepared by suitably qualified Sustainability Specialist Consultant to be submitted and approved by the Shire of Dardanup that outlines the delivery of sustainability measures within the Eaton Fair Activity Centre precinct.
- 12. Prior to the submission of an application for Building Permit the applicant is to provide certification by an appropriate accredited person that all dwellings exceed the minimum NATHERS requirements for apartments by 0.5 stars.
- 13. Prior to the submission of an application for Building Permit a mechanical service and/or air handling systems report to be provided to demonstrate how potential odour nuisance from existing and proposed commercial activities to existing and proposed residential uses will be managed to the satisfaction of the Shire of Dardanup.
- 14. Prior to the approved works commencing, a pre-works Geotechnical Report that has been prepared by a suitably qualified engineer and that certifies that the land is physically capable of development, must be submitted to and approved by the Shire of Dardanup.
- 15. Prior to the submission of an application for Building Permit a post-works Geotechnical Report that has been prepared by a suitably qualified engineer, and that certifies that all filling or backfilling has been adequately compacted and achieves sufficient clearance above the highest known groundwater level, must be submitted to and approved by the Shire of Dardanup.
- 16. Prior to the submission of an application for Building Permit, a Signage Strategy is to be submitted to, and approved by, the Shire of Dardanup. The strategy must include the following information:
 - (a) a scaled site plan, illustrating the location of any existing and proposed signage;
 - (b) elevation details illustrating the location and dimensions of any existing and proposed/future signage;
 - (c) further information to demonstrate the appropriateness of the pylon sign location atop the carpark deck, or identifying a potential alternative location;
 - (d) details of any illumination if signage is proposed to be illuminated;
 - (e) evidence that all tenancies have equitable access to signage locations; and

- (f) other plans and information that the Shire may reasonably require to enable the signage strategy to be assessed and determined.

All signs must comply with the approved Signage Strategy at all times and to the satisfaction of the Shire of Dardanup.

17. Upon practical completion and prior to operation of the proposed signage and external lighting, an assessment report of the completed development must be conducted by a suitably qualified lighting consultant to confirm compliance, and shall demonstrate the ongoing management of the signage and lighting complies, with Australian Standard AS 4282-2019: Control of Obtrusive Effects of Outdoor Lighting to the satisfaction of the Shire of Dardanup.
18. Prior to submission of an application for Building Permit an updated Waste Management Plan must be submitted to, and approved by, the Shire of Dardanup. The plan must consider serviceability of existing and proposed residential refuse collections including collection times.
19. Prior to the approved use commencing, the stormwater management measures on the approved plans must be constructed/implemented, and thereafter all drainage works must be maintained to the satisfaction of the Shire of Dardanup at all times.
20. Prior to the approved use commencing, vehicle crossovers must be constructed to the specification of Council Policy Infr CP050 - 'Crossovers - Approvals, Standards and Subsidy', unless otherwise advised by the Shire in writing, and must be constructed to the satisfaction of the Shire of Dardanup.
21. Prior to the approved use commencing all car parking areas shown on the approved plans must be constructed and drained, and thereafter maintained for the life of the development, to the satisfaction of the Shire of Dardanup.
22. Prior to the submission of an application for Occupancy Permit, all lots to which the development traverses to be amalgamated into a single lot i.e. current Lot 601 (1) Council Drive, Lot 1112 (2) Recreation Drive and the 27m² of Council Drive road reserve.
23. Prior to works commencing, a Construction Management Plan must be submitted to and approved by the Shire, and thereafter implemented in full, addressing the following matters:
 - (a) Access to and from the site;
 - (b) How materials and equipment will be delivered and removed from the site;
 - (c) How materials and equipment will be stored on the site;
 - (d) Parking arrangements for contractors;
 - (e) Construction waste disposal strategy and location of waste disposal bins;
 - (f) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - (g) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works;
 - (h) Any matters likely to impact on the surrounding properties;
 - (i) Recycling of demolition materials including concrete;
 - (j) Removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works;

- (k) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction of the Shire of Dardanup prior to the removal of any hazardous materials;
 - (l) Complaints and incidents;
 - (m) A Communication Plan; and
 - (n) Management of noise in accordance with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
24. A Traffic Management Plan for all development works that impact on Eaton Drive shall be submitted to, and approved in writing by the Shire, prior to the commencement of works on site and the approved Traffic Management Plan shall be implemented by the proponent to the satisfaction of the Shire of Dardanup.
25. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Advice Notes

1. In relation to Condition 6, the Acoustic Report and any resultant noise management plan is to be prepared by a recognised Acoustic Consultant with suitable qualifications, appropriate expertise and local experience in the assessment of transport and environmental noise. They, or their organisation, are to hold membership of the Australian Acoustical Society (AAS) in the grade of Member (M.A.A.S) or Fellow (F.A.A.S); represent a company holding current corporate membership to the Australian Association of Acoustical Consultants (AAAC); or an acoustics engineer, defined as a person eligible for professional membership to the Institute of Engineers Australia (MIEAust).
2. In relation to Condition 8, the Stormwater Management Plan should provide the following:
 - Catchments, flowpaths, water quality improvement measures, area calculations and design criteria demonstrating that all stormwater from a 1EY can be detained onsite and either infiltrated or connected to the Shire stormwater network.
 - Overflow from soak wells and/or rain gardens is to enter the road pipe network by a direct piped lot connection with a capacity for a 10%AEP
 - Events beyond a 10% AEP are to be directed to the road by overland flow.
 - Mosquito breeding control measures where stormwater infrastructure is likely to result in standing water that will provide breeding habitat.
3. In relation to Condition 2.a) the Shire will be responsible for the construction of the footpath within Lot 1111.
4. Applicant to note that the proposed water mist system for use within the landscaped area is deemed a water system under the provisions of the *Health (Air-handling and Water Systems) Regulation 1994* and subject to separate approval from the Shire of Dardanup.

5. Prior to design and use, the use of the harvested rainwater within the site is to be further assessed with consideration of intended end uses.
6. This Development Approval does not constitute a building, occupancy or demolition permit, for which separate applications must be made to the Shire.

Details: outline of development application

Region Scheme	Greater Bunbury Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Shire of Dardanup Town Planning Scheme No. 3
Local Planning Scheme - Zone/Reserve	District Centre; R-AC1
Structure Plan/Precinct Plan	Eaton Fair Activity Centre Plan
Structure Plan/Precinct Plan - Land Use Designation	Core Precinct
Use Class and permissibility:	Amusement Parlour – P use Dry Cleaning Premises – P use Betting Agency – D use Fast Food Outlet – P use Liquor Store – P use Multiple Dwellings – P use Public Amusement – P use Recreation – Private – D use Restaurant/Café – P use Shop – P use Small Bar – P use
Lot Size:	9.2483ha
Existing Land Use:	Eaton Fair Shopping Centre
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The application seeks approval for the coordinated expansion of the Eaton Fair Shopping Centre, including new retail and entertainment tenancies, additional residential dwellings and a new outdoor plaza.

Key aspects of the development include:

- Northern expansion of the existing Eaton Fair Shopping Centre, with 8,441m² of new retail and entertainment floorspace (bringing the overall centre to 40,549m²);
- The expanded shopping centre spanning three storeys, with a maximum height of 26.2m;
- 47 additional tenancies, including a cinema and gymnasium;
- An entertainment and leisure precinct in the eastern portion of the development area, including pedestrian walkways, outdoor plaza with seating areas, activity/play spaces, landscaping and a multi-functional event space;

- 26 residential dwellings, separated into two groups ('northern apartments' and 'central apartments');
- Reconfiguration of the vehicle network and parking areas, including realignment/conversion of the existing Council Drive access way, provision of a new private access way and provision of additional parking areas;
- Removal of the existing Shire administration building, skate park and other features on Lot 601 to accommodate the proposed development.

The application contains the following technical reports:

- Landscaping plan;
- Transport impact assessment, including parking study;
- Environmental noise assessment; and
- Waste management plan.

Proposed Land Uses	Amusement Parlour Dry Cleaning Premises Betting Agency Fast Food Outlet Liquor Store Multiple Dwellings Public Amusement Recreation – Private Restaurant/Café Shop Small Bar
Proposed Net Lettable Area	8,441m ² additional retail/entertainment floorspace
Proposed No. Storeys	Shopping centre: 3 storeys Residential apartments: 3 storeys
Proposed No. Dwellings	26 multiple dwellings

Background:

The site is bounded by Eaton Drive to the north and west, Recreation Drive to the south, Glen Huon Reserve to the east, and residential properties along Culling Grove to the northeast. A mix of uses surround the site, including commercial, civic and residential uses and activities of varying typologies.

Original approval for the Eaton Fair Shopping Centre was granted by the Shire in 1996, comprising approximately 14,500m² with a retail floorspace component of approximately 9,200m². The first stage of the Eaton Fair Shopping Centre was constructed in 2001 with a gross leasable area of 6,685m². Subsequent development approvals have been granted for the progressive expansion of the shopping centre, including:

- November 2007, the Shire granted approval to a development application to expand the shopping centre, including an extension to the supermarket, addition of a discount department store and additional speciality shops.
- August 2013, the South-West Joint Development Assessment Panel granted approval for further extension of the shopping centre, including a total of 15,098m² of net lettable retail floor area that the public have access to and 12 residential apartments ('southern apartments').

This application seeks to extend the shopping centre further north, incorporating new retail and entertainment tenancies, 26 additional residential dwellings, a new entertainment and leisure precinct, and altered access arrangements.

The site has also been subject to a recent subdivision approval, which reconfigures the lot layout and access arrangements. This is a result of an agreement between the Shire and Citygate Properties whereby Lot 601 is acquired by Citygate Properties, and in return, a portion of the site is transferred to the Shire for the purposes of its new civic and administration building (currently under construction). Part of this process involves the adjustment of various easements traversing the site/s, including various public access easements, to align with the ultimate development outcome for the shopping centre site and the Shire's new administration building.

As a result of the recent subdivision, the lots subject to this application are now referred to as Lot 1112 (2) Recreation Drive, Lot 601 (1) Council Drive, the adjacent Lot 1111 and a 27m² portion of road reserve, Eaton.

Legislation and Policy:

Legislation

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Environmental Protection (Noise) Regulations 1997
Greater Bunbury Region Scheme
Shire of Dardanup Local Planning Scheme No. 3
Draft Shire of Dardanup Local Planning Scheme No. 9

State Government Policies

State Planning Policy 7.0 – Design of the Built Environment
State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments

Structure Plans/Activity Centre Plans

Eaton Fair Activity Centre Plan
Draft Eaton Place Plan

Local Policies

SDev CP084 – Local Planning Policy – Advertising Signage
SDev CP503 – Local Planning Policy – Development Assessment Unit

Consultation:

Public Consultation

The proposal is for "Permitted" and "Discretionary" land uses within the District Centre zone, and no consultation with the public is required under the provisions of LPS3.

Notwithstanding, given the scale and significance of the proposal, consultation was undertaken with surrounding landowners affected by the proposal. The application was advertised via postal notice to properties within a 400m radius of the development for a period of 14 days.

A total of four submissions were received during the advertising period, providing comments and raising various concerns with the proposal. A summary of the issues raised, including officer responses, are provided in the table below, with the full schedule of submissions contained in **Attachment 3**.

Issue Raised	Officer comments
Loss of privacy	The proposed development is setback away from surrounding residential properties to the north. The immediate interface is intended to be heavily landscaped with retained and proposed new trees, which will assist in maintaining privacy to adjoining dwellings in the interim (noting future development intent of the northern interface for townhouses)
Increase in noise	The development application is supported by an Acoustics Report, which concludes that noise associated with the proposed loading docks and outdoor event area is able to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> levels at nearby residential properties, subject to certain mitigation and management measures being implemented.
Increased chances of crime	This claim is unsubstantiated. The proposal is expected to result in increased activity throughout the precinct during the day and night time periods, thus increasing activation and passive surveillance of the surrounding area.
Light intrusion/pollution	A condition of approval is recommended requiring a final illumination report which demonstrates compliance with the requirements of AS282:2019 <i>Control of the obtrusive effects of outdoor lighting</i> .
Townhouses adjoining existing residences should be limited to single storey	The townhouses adjoining existing residences do not form part of this application. Such built form considerations will be dealt with through separate application/s.
Loss of trees and impact on native birdlife and fauna	Whilst the proposed development necessitates the removal of a number of existing trees, particularly in the northern portion of the site, it is expected this loss will be offset by additional tree planting. A condition of approval is recommended which requires a detailed landscaping plan, including an analysis of any existing vegetation and/or landscaped areas to be retained.
Calming devices for traffic entering/exiting onto Eaton Drive	The proposal involves two connections to Eaton Drive, being left-in/left-out access to the private Access Way, and full movement access via the existing roundabout into the modified carparking area. The submitted Transport Impact Assessment confirms these intersections are able to operate appropriately and safely as proposed, without any additional calming devices necessary.
Provision of screening/fencing to existing residences	The interface to existing residences adjoining the site to the north is proposed to be landscaped with a mix of existing trees, additional new trees and shrubs, to soften the visual impact of the development on these properties. Future screening/fencing along this boundary will be further considered as part of a separate development application for the proposed townhouses.

Increased traffic	The application is supported by a Transport Impact Assessment prepared in accordance with the Western Australian Planning Commission's <i>Transport Assessment Guidelines for Developments: Volume 4 – Individual Development</i> . The assessment analyses the impact of the additional traffic generated by the proposed development, and determines that all intersections are expected to perform satisfactorily, with acceptable Level of Service.
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Referrals/consultation with Government/Service Agencies

The application was referred to the Department of Planning, Lands and Heritage (DPLH) who confirmed that the proposed development appears generally in accordance with the WAPC endorsed Eaton Fair Activity Centre Plan, and as such, the Department is of the view that no GBRS development application is required.

Design Review Panel Advice

The Shire does not have a formal design review process, however, given the significance of the proposal, a peer design review has been undertaken by three experts appointed by the Shire. The proposal has undergone three design reviews, on 21 November 2022, 19 December 2022 and 22 May 2023.

The panel agreed that, overall, the project promises to be a high-quality proposition with the capacity to make a significant and positive contribution to the Eaton community and the broader region. However, it was identified that there are several gaps in the submission which would benefit from clarification. The following table summarises the concluding remarks of the panel, together with the applicant and officer comments.

Issue Raised	Applicant comments	Officer comments
A more detailed and elaborated general arrangement plans and sections that include, for example, the arrangement of amenities, cinema seating, back-of-house areas and catering areas etc.	The level of detail provided is entirely appropriate for the purposes of a planning application. Internal layouts are subject to tenant requirements and bound to change during the life of the development. They are to be dealt with at building permit stage as it is common practice with retail developments nationally.	Detailed design considerations to be dealt with at the building permit stage.
Demonstrating a more generous provision of footpath from the north to the Town Centre point of entry.	The proponent agrees with this recommendation and is currently in the process of reviewing this possibility in collaboration with the Shire of Dardanup. As this inclusion requires an amendment to the current land swap arrangement between the proponent and the Shire, its timing is unlikely to align with	Addressed through recommended conditions.

	that of this planning application.	
Where vehicle crossovers are located on the footpath from the north to the ELP, signal pedestrian priority with pedestrian paving and/or raised levels.	User safety is an unnegotiable priority for the proponent. Appropriate speed mitigation measures will be considered in detailed design to ensure a safe environment for all users.	Addressed through recommended conditions.
Demonstrating how the inactive and screened facades will present toward the public domain in the evening when the centre will still be in operation. This might include back and front lighting and/or illuminated shop windows.	To be considered in detailed design.	Addressed through recommended conditions.
Incorporating a legible and independent Town Square entry for the south apartment building in accordance with SPP 7.3 guidelines to enhance apartment entry legibility and amenity, to the same quality as the north block.	Considering the proximity and clear sightline to lifts and travelators (both existing and new) in the proximity of the access to these apartments, the addition of a stair and lift core to serve 8 units is deemed unnecessary.	No further action required.
Developing and articulating in a report an ambitious and measurable ESD strategy.	As per industry best practice, Life cycle costing and whole life carbon modelling are to be considered in detailed design.	Addressed through recommended conditions.
Providing more detailed roof plans and building sections that fully describe the allocation of HVAC equipment and PV's.	Extent of PVs is subject to the demand of the shopping centre as well as the capacity of the surrounding network and will be finalised in detailed design phase.	Addressed through recommended conditions.
Considering shade canopy for the residential parking. This might include PV's.	The level of shading currently proposed is considered sufficient and aligns with the existing residential offer on site. Further shading may be considered at detailed design subject to commerciality considerations.	Addressed through recommended conditions.
Continuing to develop the north and west pedestrian access points through the undercroft carpark. Considering wall treatments, footpath widths and any	Agree. It will be considered in detailed design.	Addressed through recommended conditions.

opportunity for natural light from the carpark level above.		
Illustrating the interface between alfresco seating, retail shop fronts and the landscape within the Town Square for the north portion of the space.	Alfresco zones are indicated on drawing A-DA-2001 by a continuous organic line. This is also indicated on A-DA-7000.	No further action required.

Other Advice

The application was referred internally for advice from other departments within the Shire, with feedback summarised in the table below.

Department Comments	Officer Comments
Building Building Permits and Occupancy Permits required for proposed structures and buildings.	Standard advice notes recommended.
Engineering Agree with the recommendations from the Design Review report to: <ol style="list-style-type: none"> 1. Allow for wider and continuous footpath to the west of Council Drive that links the proposed footpath at the north car park all the way to the Shire Office and beyond; and 2. Where vehicle crossovers occur, such as the loading dock and car park entries, consider raising the level of the crossover and changing the paving to signal pedestrian priority over vehicular access. <p>Transport Impact Assessment appears to adequately demonstrate that the proposed and existing intersections will perform satisfactorily.</p> <p>It is considered the development will result in high traffic volumes of both vehicles and pedestrians with many shared areas where this risk of conflict or poor pedestrian amenity is higher than usual. It is therefore recommended the development is subject to a Stage 2 – Preliminary Design, Stage 3 – Detailed Design and Stage 4 – Pre-opening road safety audits which is in accordance with Shire Policy Infr CP049 – Road safety Audit at the developers cost.</p> <p>It is noted that the DA contains no reference to how the stormwater is to be managed. There is a large area of pervious area currently grass which will be replaced with mostly impervious surfaces which will result in increased runoff and detention storage requirements. It is assumed that this will be managed with underground storage cells under the carpark area, but the proposal appears completely void of any drainage strategy. It is highly recommended that a stormwater management plan and a site plan showing levels is conditioned in any approval to be</p>	Extended/widened footpath and pedestrian crossings to crossovers to be conditioned. Road safety audit to be conditioned. Requirement for a stormwater management plan to be conditioned. Specific requirements to be outlined in an advice note.

<p>submitted substantially prior to the receipt of any building applications.</p> <p>The stormwater management plan should provide the following:</p> <ul style="list-style-type: none"> • Catchments, flowpaths, water quality improvement measures, area calculations and design criteria demonstrating that all stormwater from a 1EY can be detained onsite and either infiltrated or connected to the Shire stormwater network. • Overflow from soak wells and/or rain gardens is to enter the road pipe network by a direct piped lot connection with a capacity for a 10%AEP • Events beyond a 10% AEP are to be directed to the road by overland flow. • Mosquito breeding control measures where stormwater infrastructure is likely to result in standing water that will provide breeding habitat. 	
<p>Environmental Services</p> <p>The supplied Waste Management Plan does not acknowledge the different arrangements in place for residential (“local government waste”) versus commercial waste, nor does it acknowledge current pick-up times identified in various noise complaints and past Environmental Noise Reports.</p> <p>An updated Waste Management Plan is to be submitted to the Shire for approval prior to submission of the Building Permit Application. The plan needs to consider serviceability of existing and proposed residential refuse collections.</p> <p>Concern with the use of Corymbia trees in the streetscape that it is assumed the Shire will eventually inherit. Corymbia are a very large tree that suffers a lot from Canker (dieback) in the south-west of WA and also has large fruiting nuts that drop in large amounts at certain times of the year causing slip/trip hazards if planted above footpaths and roads. The Shire already has quite a large issue with these trees planted as street trees throughout Millbridge and Eaton.</p>	<p>Updated Waste Management Plan to be conditioned.</p> <p>Requirement for updated landscape plan to be conditioned, which will require the applicant to agree on the landscaping species in consultation with the Shire.</p>
<p>Health</p> <p><u>Laundries</u></p> <p>The indicative floor plans of the proposed units do not meet the minimum provisions of the <i>Shire of Dardanup Health Local-Laws 2000</i> with respect to laundries. Specifically, laundries are to:</p> <ul style="list-style-type: none"> • have a minimum floor area of 3sqm and the minimum width of the room shall be not less than 1.5m; • not be in a room in which food is stored, prepared, served or consumed; be provided with adequate ventilation; • have either two wash troughs; or a washing machine and a wash trough; 	<p>The applicant is to be made aware of requirements under separate legislation/policies (i.e. laundries, odour, water).</p> <p>Requirement for an updated Acoustic Report and Noise Management Plan to be conditioned.</p>

<ul style="list-style-type: none">• have a clothes-drying facility comprising either a mechanical clothes dryer or not less than 20m of clothesline erected externally. <p>All wash troughs, sinks and washing machines are required to be –</p> <ul style="list-style-type: none">a) in a laundry and connected to an adequate supply of hot and cold water; andb) installed to Manufacturers' specifications, <p>and all wash troughs are to have a capacity of at least 36L.</p> <p><u>Odour</u></p> <p>Design of final air handling systems and exhausts to consider potential odour nuisance from existing and proposed commercial activities to existing and proposed residential uses.</p> <p><u>Light</u></p> <p>Design of public area lighting, including proposed externally mounted digital screen to consider potential light nuisance to existing and proposed residential uses.</p> <p><u>Water</u></p> <p>Proposed water mist system for use within the landscaped areas is deemed a water system under the provisions of the <i>Health (Air-handling and Water Systems) Regulations 1994</i>. Application for the mist system (and any other proposed air handling system) to be lodged with the Shire of Dardanup for consideration of approval under the Regulations.</p> <p>Prior to design and use, the use of harvested rainwater within the site to be further assessed with consideration of intended end uses. Proponent encouraged to consider the Department of Health's 'Draft Alternative Water Supply Guidelines – Stormwater and Rainwater' early in their design phase.</p> <p><u>Noise</u></p> <p>The Acoustic Report is to be updated to include:</p> <ol style="list-style-type: none">1. Assessment and modelling of all potential noise levels from all potential sources that sensitive land uses within the development will receive from onsite activities such as: <ul style="list-style-type: none">• Cars and trucks using the various car park levels• Car doors slamming• Bin servicing on upper car park levels as well as existing loading/bin areas• Noise from mechanical services associated with the commercial tenancies (existing and proposed) such as air conditioners, traffic gates, exhaust systems, routine testing of fire pumps and smoke exhaust fans• Noise between tenancies e.g. common plumbing installations	<p>Impacts of lighting addressed through conditions on signage (including digital signage) and an illumination report for all external/public area lighting.</p>
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<ul style="list-style-type: none">• Vibration from carpark usage• Outdoor performance space• Background music/advertising signage• Commercial noise activities – such as from the proposed gym (e.g., impact noises from weight use, coordinated classes) and break out areas from existing Licensed Venues/alfresco dining within the development area <ol style="list-style-type: none">2. Cumulative effects of existing and proposed operations onsite with respect to offsite noise sensitive premises, as well as those within the development (existing and proposed).3. Considerations of how low frequency noise is being appropriately attenuated (below 200Hz or a 15-20dB difference between LA and LC levels) should be incorporated in any final acoustic report.4. Where the Assigned Levels are exceeded, the report is to include suitable controls to ensure compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> for all relevant noise sensitive receptors both within the development (existing and proposed apartments etc.), and external to the development (e.g. immediate residential properties). <p>The Acoustic Report and any resultant noise management plan is to be prepared by a recognised Acoustic Consultant with suitable qualifications, appropriate expertise and local experience in the assessment of transport and environmental noise. They, or their organisation, are to hold membership of the Australian Acoustical Society (AAS) in the grade of Member (M.A.A.S) or Fellow (F.A.A.S); represent a company holding current corporate membership to the Australian Association of Acoustical Consultants (AAAC); or an acoustics engineer, defined as a person eligible for professional membership to the Institute of Engineers Australia (MIEAust).</p>	
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Planning Assessment:

The application has been assessed against Clause 67 (2) of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* with those matters relevant to the application detailed below.

- (a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area

The development application is subject to the provisions of the Shire of Dardanup Local Planning Scheme No. 3 (LPS3).

Under LPS3, the site is zoned 'District Centre' with an applicable density coding of R-AC1.

The following development requirements of LPS3 are relevant to this development application.

LPS3 Requirement	Proposal
Clause 2.2 Objectives of the Zones To designate land for future development as an activity centre. To provide a basis for future detailed planning in accordance with the structure planning or activity centre planning provisions of this Scheme or any relevant Activity Centres State Planning Policy.	The proposal seeks to expand upon the existing activity centre, in accordance with the approved Eaton Fair Activity Centre Plan (EFACP).
Clause 3.19 Eaton Fair Activity Centre Area The local government shall have due regard to any activity centre plan(s), endorsed by the Western Australian Planning Commission, for applications for development approval, rezoning and subdivision in the area identified on the Scheme Map as 'Eaton Fair Activity Centre'.	Refer to the assessment against the EFACP under clause 67(2)(h).
Appendix 1 – Zoning table Amusement Parlour – P Betting Agency – D Dry Cleaning Premises – P Fast Food Outlet – P Liquor Store – P Multiple Dwellings – P Public Amusement – P Recreation – Private – D Restaurant/Café – P Shop – P Small Bar – P	<p>Intended that the shopping centre tenancies will be interchangeably used for any of the P (permitted) uses within the District Centre zone, noting exemptions under clause 61(2)(b) of the Deemed Provisions.</p> <p>The proposed D (discretionary) uses including Betting Agency and Recreation – Private are considered compatible and appropriate in the context of the site and overall mix of uses, and are therefore supported by the Shire. Any additional D (discretionary) uses may require further development approval.</p>
Appendix IIA – Carparking (Non-Residential Uses) Amusement Parlour Betting Agency Dry Cleaning Premises Liquor Store Public Amusement Recreation – Private (All other non-residential uses set out under EFACP)	Refer to the car parking assessment detailed under clause 67(2)(s).

- (b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment of this Scheme that has been advertised under the *Planning and Development (Local Planning Schemes) Regulations 2015* or any other proposed planning instrument that the local government is seriously considering adopting or approving.

Council has advertised draft new Local Planning Scheme No. 9 (draft LPS9), which is considered a seriously entertained document. Under draft LPS9, it is proposed that this site will retain its 'District Centre' zoning and R-AC1 density coding.

The following development requirements of draft LPS9 are relevant to this development application.

Draft LPS9 Requirement	Proposal
Table 2 – Zone objectives <ul style="list-style-type: none"> To provide a community focal point for people, services, employment and leisure that are highly accessible and do not adversely impact on adjoining residential areas. To provide for district centres to focus on weekly needs and services for a wider district catchment. To provide a broad range of employment opportunities to encourage diversity within the Centre. To ensure a mix of commercial and residential development, which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links. To encourage a wide range of different types of residential accommodation, including medium to high density residential, to meet the diverse needs of the community. 	<p>The application proposes the coordinated expansion of the Eaton Fair Shopping Centre, providing a focal point for the local community and a mix of services, commercial offerings, employment and leisure opportunities. The addition of multiple dwellings creates a true mixed-use precinct, surrounding a new outdoor plaza which encourages day and night time activity.</p>
Table 3 – Zoning table Amusement Parlour – P Betting Agency – D Cinema/Theatre – P Fast Food Outlet – P Liquor Store – Small – P Liquor Store – Large – P Multiple Dwellings – P Recreation – Private – D Restaurant/Café – P Shop – P Small Bar – P	<p>Intended that the shopping centre tenancies will be interchangeably used for any of the P (permitted) uses within the District Centre zone, noting exemptions under clause 61(2)(b) of the Deemed Provisions.</p> <p>The proposed D (discretionary) uses including Betting Agency and Recreation – Private are considered compatible and appropriate in the context of the site and overall mix of uses, and are therefore supported by the Shire. Any additional D (discretionary) uses may</p>

	require further development approval.
Schedule 7 – Additional site and development requirements	
Maximum building height – 30m	27.5m
<p>1. Parking</p> <p>(a) Car, motorcycle/scooter and bicycle parking to be provided in accordance with the Table in Schedule 9</p> <p>(b) Parking spaces, vehicle manoeuvring areas, access ways and crossovers designed and constructed in accordance with the relevant Australian Standards and shall be maintained.</p> <p>(c) Parking requirement for a land use not specified in Schedule 9 is to be determined by the local government.</p> <p>(d) Car parking requirements calculated by rounding up to the nearest whole number</p> <p>(e) Parking may be reduced where a development is adjacent to on-street parking.</p> <p>(f) The local government may approve car parking within the road reserve adjacent to the development.</p> <p>(g) Pedestrian movement systems to be provided where car parking areas accommodate 20 vehicles or more.</p> <p>(h) The local government may allow a 10% reduction in car parking spaces required (to max. 5 bays) where justified via a travel plan.</p> <p>(i) Where a development results in the likely demand for parking of trailers, caravans, buses and / or coaches, the local government may impose conditions requiring additional parking spaces for such vehicles to be integrated with the development.</p>	Refer to the car parking assessment detailed under clause 67(2)(s).
<p>2. Shared parking</p> <p>(a) The local government may approve a proportion of the total number of the parking bays required to be shared jointly with another land use.</p> <p>(b) Where the local government permits the shared use of parking, it shall require the landowners involved to prepare at their own cost, a legally binding agreement registered on the certificate of title of the land advising landowners of the reciprocal parking and the access and maintenance arrangements.</p>	Refer to the car parking assessment detailed under clause 67(2)(s).
<p>4. Loading/unloading areas</p> <p>Where a development involves the delivery or dispatch of goods of any kind, a loading and unloading area will be required:</p> <p>(a) delivery vehicles must be able to enter the road in a forward direction.</p>	Refer to the assessment of loading/unloading areas detailed under clause 67(2)(s).

<p>(b) areas to be located either inside buildings or to the side/rear of the premises, separate from public access areas.</p> <p>(c) delivery vehicles shall not obstruct the public access areas.</p>	
<p>5. Service courts</p> <p>Where a service court(s) is required for the storage and concealment of refuse disposal bins, crates and other materials of trade, the following requirements apply –</p> <p>(a) accessible from any loading/unloading area required by subclause 4;</p> <p>(b) area and dimension to the satisfaction of the local government, not be less than 10m²; and</p> <p>(c) screened from public view.</p>	Refer to the car parking assessment detailed under clause 67(2)(s).
<p>6. Landscaping</p> <p>(a) landscaping designed and located to improve the visual amenity of the development, generally located to the front of the development to enhance the streetscape.</p> <p>(b) landscaping should consist of native or locally acceptable species.</p> <p>(c) new on-site car parking areas to be landscaped with shade trees at a rate of no less than 1 tree/4 car parking bays.</p> <p>(d) small strips of landscaping less than 1.5 m in width are discouraged and may not be supported.</p>	Refer to the landscaping assessment detailed under clause 67(2)(p)
17. Effluent disposal – sewerage is to be discharged via a reticulated sewer scheme where available.	The site is connected to reticulated sewer.
18. Potable water supply – all development requiring potable water is to connect to a reticulated water supply network where available.	The site is connected to a reticulated Scheme water supply network. Additional considerations required if stormwater harvested is intended for onsite re-use.
<p>Schedule 9 – Parking (Non-Residential Uses)</p> <p>Amusement Parlour</p> <p>Betting Agency</p> <p>Liquor Store – large</p> <p>Liquor Store – small</p> <p>Public Amusement</p> <p>Recreation – Private</p> <p><i>(All other non-residential uses set out under EFACP)</i></p>	Refer to the car parking assessment detailed under clause 67(2)(s).

(j) Any approved State Planning Policy

State Planning Policy 7.0 – Design of the Built Environment (SPP7.0)

SPP7.0 addresses design quality and built form outcomes and applies to all development in Western Australia.

In accordance with the policy measures outlined in SPP7.0, the proposal has undergone design review by a panel of independent design experts. Through this process, which involved three separate reviews by the panel, the proposal has been

progressively refined to achieve a high-quality design which has the capacity to make a significant and positive contribution to the Eaton community and the broader region.

It is the panel's view that the proposal achieves each of the ten Design Principles outlined in SPP7.0, whilst noting some elements require further attention. As outlined in the design review panel summary table above, the application is intended to be further developed through detailed design, which conditions imposed to address particular recommendations of the panel where appropriate.

State Planning Policy 7.3 – Residential Design Codes (R-Codes)

The R-Codes Volume 2 – Apartments applies to the multiple dwellings proposed as part of the development.

The residential component of the development achieves the relevant objectives of the R-Codes Volume 2, with some elements requiring further consideration through detailed design. Where necessary, conditions of approval have been recommended to ensure key objectives are achieved satisfactorily.

A detailed assessment against the relevant R-Codes element objectives is contained in **Attachment 5**. For reference, the assessment is colour-coded to represent achievement of the objective (in green), or achievement with conditions (in yellow).

(k) Any environmental protection policy approved under the *Environmental Protection Act 1986* section 31 (d)

Environmental noise impacts resulting from the noise emissions from the proposed development are addressed through the *Environmental Protection Act 1986*, with the regulatory requirements detailed in the *Environmental Protection (Noise) Regulations 1997* (EPNR).

An Acoustics Report has been submitted in support of the application, which assesses the following potential noise sources based on the development plans:

- Proposed new general retail supermarket loading docks; and
- Entertainment and leisure precinct activities (amplified music and crowd noise)

The submitted assessment generally identifies compliance with the EPNR, with noise management measures proposed where required for compliance.

The assessment concludes that operations associated with loading dock operations will be able to comply with the EPNR. Compliance is forecast for all other time periods as long as music is not dominant over crowd noise. The predicted noise levels at each receiver as a result of the loading dock noise emissions are presented in Table 13 below. The assessment considers both existing and proposed future multi-storey developments. However, there are a number of noise sources that have been excluded from the assessment/resultant modelling.

Table 13: Highest Predicted Noise Levels

Receiver	Time Period ¹	EPNR L _{A1} Assigned Level, dB	Highest Modelled L _{A1} , dB	Predicted EPNR Exceedance - dB
7 Culling Grove	Night	53	53	Complies
20 Recreation Dr	Night	53	31	Complies
15 Recreation Dr	Night	54	17	Complies
52 Eaton Dr	Night	54	19	Complies
North Apartments	Night	53	44	Complies
West Apartments	Night	53	26	Complies
South apartments	Night	53	26	Complies
Future Shire Building	Night	53	29	Complies

NOTE 1: Time periods per the EPNR. Criteria listed are based on the worst-case receiver location for each road.

Although reverse beepers may be exempted by EPNR under certain circumstances, the Acoustics Report recommends trucks be fitted with broadband type reversing alarms (sometimes referred to as quackers or croakers), rather than single tone alarms (beepers) which may contribute to tonal characteristics at the receiver locations.

In assessing sound levels from the entertainment and leisure precinct, a crowd of 300 people has been assumed for the purposes of modelling, as an area source at 1.6m height. The noise sources modelled within the proposed entertainment and leisure precinct are summarised in Table 14 below.

Table 14: Noise Sources – entertainment and leisure precinct

Noise Source	SWL dB(A)
300 Patrons	86
Outdoor Speakers, Maximum 2 Off	92, per speaker

The predicted noise levels from the entertainment and leisure precinct activities are presented in Table 15 below.

Receiver	Time Period ¹	EPNR L _{A10} Assigned Level, dB	Highest Modelled L _{A10} , dB	Predicted EPNR Exceedance - dB
7 Culling Grove	Sunday day/Eve	48	<25	Complies
20 Recreation Dr	Sunday day/Eve	48	<25	Complies
15 Recreation dr	Sunday day/Eve	49	<25	Complies
52 Eaton Dr	Sunday day/Eve	49	<25	Complies
North Apartments	Sunday day/Eve	48	46	+ 3 dB
West Apartments	Sunday day/Eve	48	33	Complies
South apartments	Sunday day/Eve	48	41	Complies
Future Shire Building	Sunday day/Eve	60	47	Complies

Table 15: Predicted entertainment and leisure precinct Noise Levels

Note 1) Time of day as defined in the EPNR. 'Evening' criteria is applicable during the day on Sundays and public holidays.

The Acoustic Report recommends noise management measures should be put in place to ensure that music noise from outdoor speakers does not become audible at the receiver locations. Note that where the noise received at a premises is music, adjustments to the received level are required when assessing compliance to the EPNR. Should music become audible and dominant, adjustments of +10 to 15 dB are required. This would likely result in non-compliance to the EPNR.

To enable compliance with EPNR assigned levels the following mitigation measures are required:

- No music is played after 10pm or before 7am (9am on Sundays and public holidays); and
- Any music played over the daytime or evening time be level calibrated to a level no higher than the SWL advised in Table 14. The system should have known output sound levels indicated on the controls to assist in ensuring the amplified sound is kept within acceptable limits at nearby receivers. The limits should be set based on field measurements at nearby sensitive premises.

Notwithstanding the above, the Shire is of the view that the submitted Acoustics Report does not adequately address the potential noise levels that noise sensitive land uses within the development will receive from onsite activities such as:

- Cars and trucks using the various car park levels
- Car doors slamming
- Bin servicing on upper car park levels as well as existing loading/bin areas
- Noise from mechanical services associated with the commercial tenancies (existing and proposed) such as air conditioners, traffic gates, exhaust systems, routine testing of fire pumps and smoke exhaust fans
- Noise between tenancies e.g. common plumbing installations
- Vibration from carpark usage
- Commercial noise activities – such as from the proposed gym (e.g. impact noises from weights especially if gym is open 24 hours, coordinated classes) and break out areas from existing Licensed Venues/alfresco dining within the development area.

The modelling from the loading dock in particular is also considered to be conservative and may provide a noise level significantly below what the actual level might be. In particular, no penalties have been applied for impact noise or modulation routinely associated with truck loading and unloading, as well as bin servicing. The trucks proposed in the modeling are smaller than those identified in the TIA.

There is no reference to existing noise management strategies; or what the cumulative noise from existing operations onsite will be for noise sensitive premises both offsite, as well as existing and proposed noise sensitive premises within the development.

A condition of approval is proposed which requires an updated acoustic report and noise management plan, to ensure an updated acoustic assessment is submitted which addresses the matters outlined above, and a Noise Management Plan detailing the recommendations of noise strategies.

(fa) Any local planning strategy for this Scheme endorsed by the Commission

The Shire of Dardanup Local Planning Strategy was endorsed by the WAPC in 2015. It is intended to set out the Shire's broad vision and the longer-term directions for land use and development.

With respect to population growth, the Strategy anticipates approximately 80,000 additional in the municipality, within 3,000 of these being within the locality of Eaton. The need to accommodate this substantial growth in population is reflected through the objectives of the Strategy, which include:

- Plan for the sustainable provision of land to meet existing and future needs of the community.
- Assist employment and economic growth by providing land suitable for retail, commercial, industrial and tourism.
- Consolidate the Eaton Town Centre as the commercial and cultural centre of the Shire.

The Strategy also supports the expansion of the Eaton Fair activity centre boundary, and its reclassification as a district centre (which is reflected in the current zoning of the land under LPS3 and draft LPS9).

This proposal aligns with the objectives of the Strategy, through its provision of additional commercial space, new housing options, and new entertainment spaces. The further expansion of the Eaton Fair shopping centre responds to the existing and future needs of the community, and seeks to consolidate the town centre as the commercial and cultural centre of the Shire.

(g) Any local planning policy for the Scheme area

The proposed advertising signage is subject to the provisions of the Shire's Local Planning Policy CP084 Advertising Signage (CP084).

The proposed development includes the following signage:

- 20m Pylon Sign, along Eaton Drive.
- 6.5m x 0.8m 'Eaton Fair' wall sign, above the west car park entry.
- 1.8m x 0.89m 'Eaton Fair' wall sign, above the west pedestrian entry.
- 3.3m x 0.4m 'Eaton Fair' wall sign, above the north pedestrian entry.
- 4.8m x 0.65m 'Eaton Fair' wall sign, above the cinema entry.
- 5.4m x 3.7m digital screen, overlooking the outdoor leisure and entertainment precinct.

The signage broadly complies with the requirements of CP084, with the exception of the size of the proposed pylon sign. The proposed variations are outlined in the table below.

CP084 Pylon sign requirement	Proposed	Officer comment
The maximum sign face area is 10m ² per face, for a maximum of two faces;	Four faces with a total area greater than 10m ² per face.	The overall size of the proposed pylon sign is considered appropriate in this instance, as the sign relates to the broader Eaton Fair shopping centre, which accommodates a significant

not exceed 2.5m measured horizontally across the face of the sign;	Horizontal measurement of 4m.	<p>number of services and attractions. The proposal for a consolidated pylon sign which serves the advertising needs of a number of tenants (including new retail tenancies, cinema and gym), as opposed to multiple smaller pylon signs is preferred.</p> <p>The size of the sign is considered to be proportionate to the bulk and scale of the expanded shopping centre, and its design is simple and corresponds to the architecture of the development.</p> <p>On this basis, the proposed variations to the pylon sign requirements under CP084 are supported.</p> <p>However, whilst the size of the pylon sign is supported, its location above the carpark deck requires further consideration and justification from the applicant to demonstrate why this location has been selected. This location essentially increases its overall height (to top of sign) to approximately 32m above ground level, and could have a significant impact on the streetscape.</p> <p>A condition of approval is recommended, requiring a Signage Strategy in accordance with CP084, including further justification for this particular component or the opportunity to consider alternative locations if appropriate.</p>
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).	Sign height of 14.5m.	

(h) Any structure plan or local development plan that relates to the development

Eaton Fair Activity Centre Plan

The Eaton Fair Activity Centre Plan (EFACP) was approved by the WAPC in October 2017, and guides the development of the Eaton Fair Activity Centre, including extension of the shopping centre, and the expansion of retail and non-retail land uses in a manner consistent with the Activity Centres for Greater Bunbury Policy.

The subject site falls within the 'Core' area of the EFACP. An assessment of the proposal against the broader guiding principles and objectives and the applicable development standards of the EFACP is provided in the table below.

EFACP Objective/Requirement	Proposal
3.1 Guiding principles and objectives	
(a) Create an active focus for the community with a diversity of land uses which generate both day and evening activity and promote and contribute to the achievement of a vibrant and diverse Town Centre which achieves economic, social and environmental sustainability.	<p>The proposal incorporates a mix of both residential and non-residential land uses which are expected to generate both day and night time activity.</p> <p>It is noted the standard Retail Trading Hours applicable to the Perth metropolitan area do not apply in the Shire of Dardanup, therefore night time activity could potentially be 24/7.</p>
(b) Allow appropriate businesses to locate and develop in close proximity to the established Eaton urban area for the convenience of its residents.	The proposal introduces an additional 47 tenancies to the shopping centre, allowing for a mix of businesses to locate and service the local community.
(c) Encourage high standards of 'Main Street' streetscape, urban design and built form.	<p>Whilst not a traditional 'Main Street' streetscape, the existing shopping centre includes a 'Main Street' mall which is covered and provides north-south pedestrian access.</p> <p>The proposal expands on this existing mall, which will open up to the new entertainment and leisure precinct/town square. The town square is active on all edges, with a mix of land uses proposed. The built form and urban design encourages visitors to travel through, sit or linger in the space.</p>
(d) Provide efficient vehicle access and circulation with pedestrian focus and priority.	The proposal includes an efficient vehicle access and circulation network. Recommended modifications to the development plans (via conditions of approval) will further enhance the pedestrian focus and priority.
(e) Encourage development with a high level of passive surveillance of public and private spaces in accordance with crime prevention through environmental design principles.	The proposal includes active edges to encourage passive surveillance of public and private spaces, and a mix of uses to promote day and night time activity. Appropriate lighting will be provided throughout the site, with details to be provided in the conditioned illumination report.
(f) Provide a legible and interconnected network of publicly accessible internal streets to maximise permeability throughout the EFAC and provide functional public transport outcomes at grade with the street.	The proposal includes a high level of connectivity for pedestrians through a network of publicly accessible internal malls and external pathways. This provides connection to the new town square, through to the existing shopping centre and to the surrounding street network where public transport services are available.

(g) Development to be accessible for residents, employees and visitors of all ability levels.	The layout and design of the development provides accessibility for residents, employees and visitors of all ability levels. To ensure appropriate grade is achieved across the site, a condition is recommended to confirm the finished levels of the various traversable areas within the development.
(h) Seamlessly connect all areas of the EFAC to the surrounding urban area by a safe and convenient pedestrian and cycle network.	The proposal generally allows for safe and convenient pedestrian and cycling access. Pedestrian connectivity to be improved by conditioned modifications.
(i) Development to address and activate the public realm to create a safe and comfortable environment that encourages social interaction and passive surveillance.	Development is focussed and oriented towards a highly activated town square, with the aim of creating a safe and comfortable meeting place that forms the civic heart of Eaton. The space is designed to encourage social interaction and passive surveillance. However, development does not activate the surrounding street network, particularly Eaton Drive and the shared accessway. This is addressed through the recommended conditions of approval, requiring further consideration of design measures to improve this interface.
(j) Provide for an inclusive, healthy, and engaged community with a high level of access to social infrastructure and community services and facilities.	The shopping centre expansion provides for a range of services and facilities, with a focus on community connection at the town square.
(k) Deliver infrastructure and essential services in a timely manner to support the future population and meet community needs.	The development is expected to be delivered within two years of approval.
(l) Encourage residential development in the EFAC.	The proposal includes 26 multiple dwellings.
3.2 General development standards	
All developments shall incorporate waterwise plants in landscaping.	The landscaping plans include waterwise plants. A final detailed landscaping plan is recommended as a condition of approval.
3.3 Core Precinct	
3.3.1 Objective The objective of the Core Precinct is to provide the main retail functions of the EFAC in conjunction with retail, food, entertainment and office uses and associated car parking, centred around a north-south pedestrian spine linking the timed bus stops on Recreation Drive with a town square at the eastern periphery of the Core Precinct.	The proposal involves the expansion of the Eaton Fair Shopping Centre, which provides the main retail functions of the activity centre. The proposal includes a mix of retail, food, leisure and entertainment uses, surrounding a town square at the eastern periphery of the precinct. This includes extension of the north-south pedestrian spine which links to existing bus services on Recreation Drive.

<p>3.3.2 Preferred uses</p> <ul style="list-style-type: none"> • Shop/retail • Eating and drinking • Entertainment • Medium-high density residential and short term accommodation • Office • Health service <p>Bulky goods showroom is not a preferred use in the Core Precinct.</p>	<p>The proposal includes a mix of land uses, consistent with the preferred uses under the EFACP. No bulky goods showrooms are proposed.</p>
<p>3.3.3 General development requirements The following development standards apply to the Core Precinct:</p>	
<p>(a) A minimum 8% landscaping being provided, comprising both 'hard' brick paved pedestrian areas and 'soft' landscaped areas, with the calculation including the adjoining road reserve (verge) areas.</p>	<p>The proposal achieves the minimum 8% landscaping requirement. Refer to the landscaping assessment detailed under clause 67(2)(p).</p>
<p>(b) All existing vegetation in the Eaton Drive road reserve shall be retained.</p>	<p>The overall tree retention plan contained in the submitted landscape plan indicates the majority of existing trees in the Eaton Drive reserve will be retained, and supplemented by additional tree planting. This is to be further considered through the condition requiring an amended Landscaping Plan.</p>
<p>(c) A nil setback shall apply to all development fronting the shared access way on the northeastern edge of the Core Precinct. A greater setback may be considered on individual merit.</p>	<p>The development proposes a nil setback for a portion of the north-eastern shared access way. The key exceptions are the northern carpark and the opening for the loading dock. Noting the operational requirements for these components, the greater setback is considered appropriate.</p>
<p>(d) Loading, servicing, bin and material storage areas, including air conditioners, compressors and other similar machinery, shall be screened from view from streets and public areas by an enclosure in the style and material of the associated building.</p>	<p>The consolidated/dedicated loading zone and bin store will be sleeved from public view. Bin stores for the residential apartments will also be concealed from view, located on the first floor parking area. A condition of approval is recommended to ensure appropriate screening is provided to such areas.</p>
<p>(e) Roof mounted mechanical equipment and air conditioners, if required, shall generally be screened from view by the roof form or through the use of parapet walls.</p>	<p>Screening is provided to all roof mounted mechanical equipment. A condition of approval is recommended to ensure appropriate screening is provided to such areas.</p>
<p>(f) All buildings, streets, access ways, paths and car parking areas shall be well lit to encourage safe use after hours with no light spill into adjoining residential areas.</p>	<p>A condition of approval is recommended requiring an assessment report of all external lighting to the development.</p>

(g) Security bollards shall not conflict with pedestrian flow and security shutters upon all buildings (if required) shall be retractable.	To be addressed at the detailed design stage. Where appropriate, such features are to be considered through the conditioned Road Safety Audit.
(h) All internal thoroughfares should be appropriately designed so as to sustain high levels of pedestrian movement and permeability.	The network, width and lighting of internal thoroughfares will encourage pedestrian movement and permeability throughout the activity centre.
(i) Crime prevention through environmental design principles shall be incorporated into all development.	The development has been designed in accordance with CPTED principles, including active guardianship.
(j) All drainage shall be restricted to pre-development flows. Should the proponent wish to increase the rate of outflow from the site the Shire's stormwater network shall be upgraded at the proponent's cost.	A condition of approval is recommended requiring submission of a stormwater management plan for approval by the Shire.
(k) The R-AC1 density code shall apply to residential development in the Core Precinct.	Refer to the R-Codes assessment for the residential component of the proposal (Attachment 5).
(l) The car parking standards in Table 1 of the EFACP shall apply to the Core Precinct.	Refer to the car parking assessment detailed under clause 67(2)(s).
(m) The reciprocal (shared) use of all car parking spaces within the Core Precinct, Frame Precinct, Civic and Community Precinct, and adjoining road reserves is encouraged subject to the applicant adequately demonstrating the potential of land uses and car parking bays to provide for reciprocal (shared) use.	Carparking areas within the broader EFAC will be shared by all users of the centre. Dedicated residential parking is provided for the proposed apartments.
<p>(n) Prior to development of Lot 500 consideration to be given to the interface with the existing residential development zoned "Residential" and coded R12.5 abutting the Core Precinct. Matters to be addressed are:</p> <ul style="list-style-type: none"> a. Noise buffering and attenuation measures; b. Security; c. Amenity including overlooking issues and development orientation so as to not have loading areas fronting the residences; d. That an environmental impact study be prepared that identifies vegetation on the site worthy of retention and details appropriate management mechanisms to 	<p>Lot 500 references current Lot 601 with the lot number changing as a result of a previous subdivision. The immediate interface to existing residential properties along the north-eastern boundary of the site is retained for 'future development'. However, the application includes consideration of the impact of noise from the shopping centre expansion on surrounding residential properties. Implementation of the recommended condition will ensure appropriate noise levels are experienced at surrounding properties.</p> <p>Refer to the car parking assessment detailed under clause 67(2)(s).</p> <p>A vegetation assessment was prepared and submitted in support of a recent amendment to the EFACP. Refer to</p>

mitigate the impacts; with a preference of retention followed by an offset within the landscaping to be provided on site. The interface with adjoining existing residential development should incorporate the design principles and standards of State Planning Policy 7.0 'Design of the Built Environment'.	further detail under clause 67(2)(o) below and the proposed Landscaping condition.
4.1 Transport impact assessment	
Prior to any major development or cumulative development which reaches major development thresholds, a TIA is to be prepared to the satisfaction of the Shire to address the following... <i>(continues)</i>	A TIA has been submitted which addresses the relevant requirements of the EFACP and confirms the suitability of the proposed access arrangements. Notwithstanding this report, given the high traffic volumes of both vehicles and pedestrians with increased internal and external interfaces, a condition requiring a Road Safety Audit is recommended.
4.2 Transport noise impact assessment	
A transport noise impact assessment is to be undertaken prior to subdivision/development, in regard to the residential development within the Core Precinct near Eaton Drive.	An Acoustic Report has been submitted which assesses the impact of noise on the proposed residential apartments. A condition of approval is recommended to ensure the relevant noise levels are achieved.
4.3 Parking strategy	
Prior to any major development or cumulative development which reaches major development thresholds, a parking strategy is to be prepared to the satisfaction of the Shire prior to development.	The submitted TIA includes a detailed analysis of carparking. Refer to the car parking assessment detailed under clause 67(2)(s).

Draft Eaton Place Plan

The draft Eaton Place Plan and Masterplan (draft EPP) covers north-west and central Eaton, and is designed as an overarching strategy for the Eaton locality with a focus on the Eaton Civic Centre and Eaton Foreshore as distinctive character precincts. The document characterises and frames future staged development, improvements, investments, actions, initiatives and activation. The document has been publicly advertised by Council and is therefore considered 'seriously entertained'.

The overall masterplan outlines a range of opportunities which may apply to the Eaton Fair Activity Centre, including wayfinding elements highlighting the arrival points to Eaton, as well as wayfinding street furniture and interpretive signage at tertiary points, small play opportunities and rest spots along key pathways. The proposal already incorporates some of these opportunities, such as wayfinding elements, play areas and rest spots, and consideration of further elements identified in the draft EPP is able to occur through the detailed design stages.

In support of the overall masterplan, the draft EPP defines two key precincts, with the subject site being situated within Precinct 1: Eaton Civic Centre Precinct. Within this precinct, the draft EPP outlines a number of further opportunities, including diverting stormwater into urban wetland treatment basins before discharge, the establishment of design guidelines for the precinct that integrate riverine features, colours and materials into the public realm, the provision of rest spots along the public realm, a percent for art policy, alfresco dining to support evening activation, a themed playground in the town square, and the provision of appropriate power distribution outlets and lighting to support the activation and use of the town square.

These matters will be predominantly addressed and considered through the detailed design phase of the project, in particular, the stormwater management plan and external finishes schedule as required by the recommended conditions of approval. The proposed development is otherwise considered to align with the draft EPP and will assist in delivering the vision and masterplan set out in this document.

(m) The compatibility of the development with its setting including:

- (i) The compatibility of the development with the desired future character of its setting.
- (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development

And

(n) The amenity of the locality including the following –

- (i) Environmental impacts of the development;
- (ii) The character of the locality;
- (iii) Social impacts of the development

The proposed development is entirely compatible with its setting, in particular, the desired future character as set out under the endorsed EFACP. Development is appropriately designed and sited to minimise any adverse impacts on adjoining land, particularly existing low density residential properties to the north of the site. The proposal will enable the coordinated expansion and enhancement of the Eaton district centre, catering to the demand of the growing community.

(o) The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;

A vegetation assessment was prepared and submitted in support of a recent amendment to the EFACP. It found that the northern part of the site contains about 0.15ha of native Marri trees that are mostly young, and a small area of non-native River Red Gums. The understorey consists primarily of leaf litter and weed species with some native shrubs and sedges. The vegetation condition is rated as Completely Degraded.

The western portion of this area is low-lying and, while not mapped as a wetland, contains native species indicative of a wetland. The wetland would be rated as a Multiple Use wetland with low ecological values and therefore not an environmental impediment to development.

The vegetation has some value as foraging and potential breeding habitat for Black Cockatoos. However, the extent of foraging habitat (0.15ha) and small number (two) of potential future breeding habitat trees is not significant.

It recommends retention of one or both medium-sized Marri trees. A condition of approval requires an amended Landscaping Plan which includes all vegetation to be retained, including detailed methods of protection during development works.

Plate 8: Location of Medium-sized Marri Trees on Site



(p) Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved

The proposal incorporates 4,665m² of landscaping, including:

- 3,900m² deep soil areas
- 483m² shallow soil areas
- 282m² on-structure planting
- 133 trees total (including existing and proposed)

There are no changes to existing landscaping on the southern portion of the site.

As outlined above, the EFACP Core development clause 3.4.3 requires a minimum 8% landscaping, including both hard and soft landscaping. This includes the adjoining road reserve/verge area. Overall, the proposed development provides 4,665m² landscaping, equating to approximately 10.8% of the development area (43,350m²). This achieves the EFACP minimum of 8%, by considering soft landscaping alone, without including any hard landscaping. The proposed development is therefore considered to provide adequate landscaping overall.

The submitted landscape masterplan indicates some trees are intended to be retained in the northern portion of the site and along Eaton Drive. Further detail regarding the

ultimate landscaping outcome for the site is intended to be addressed as part of the recommended conditions of approval.

(s) The adequacy of –

- (i) The proposed means of access to and egress from the site; and
- (ii) Arrangements for the loading, unloading, manoeuvring and parking of vehicles

The submitted TIA addresses the proposed means of access to and egress from the site, as well as arrangements for the loading, unloading, manoeuvring and parking of vehicles. It concludes that the proposed access arrangements are suitable and able to adequately service the development.

Car parking standards for the development are set out under the Shire's LPS3 and the EFACP (noting residential parking is addressed separately under the R-Codes Vol. 2). A total of 1,805 non-residential car parking bays are proposed as part of this application, which achieves the minimum requirements under EFACP and LPS3 requirements.

The statutory parking requirement is equivalent to an overall on-site parking requirement of 4.18 bays/100m² NLA.

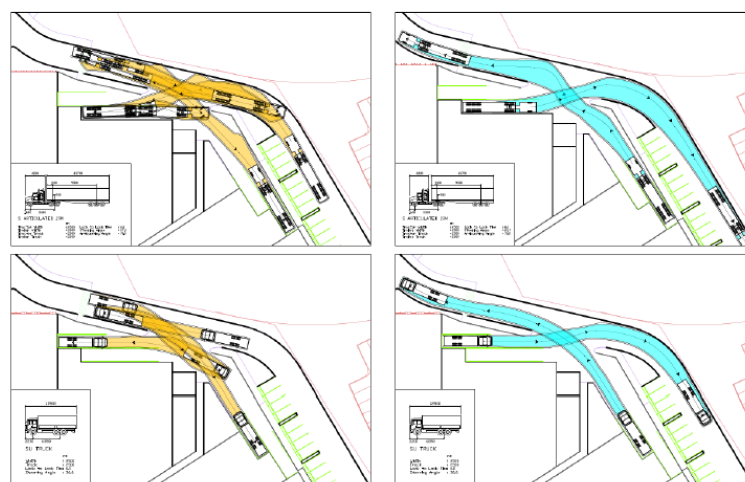
By comparison, the Department of Transport recommends a parking provision rate of around 4.2 bays/100m² GFA for large shopping centres across WA to minimise excessive parking supply.

Further, the parking provision also meets and exceeds the anticipated parking requirements when calculated using ITE's Parking Guidelines, being 4.1 bays/100m² GFA.

The subject site is classified as 'Location A' under the R-Codes Vol. 2. The development satisfies this objective for residential parking by providing 26 parking bays for the 26 residential, consistent with consistent with A3.9.2/Table 2.9.

With respect to service and delivery vehicles, the proposal includes a new unenclosed loading dock on the northern edge of the development, accessed via the shared access way. The loading dock will be accessed by 12.5m and 19m delivery trucks and service vehicles, which are to enter the loading dock in reverse gear from the access way, and exit in forward gear either left or right via the same access point.

Figure 19 Proposed Loading Dock



- (t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety

The development application is supported by a comprehensive TIA, which includes a detailed car parking analysis. The TIA demonstrates and concludes that the proposed and existing intersections will perform satisfactorily.

To deliver a robust assessment, the TIA assumes the proposed development peak traffic generation for all land uses to be the same as adjacent road network peak, with a SIDRA network analysis conducted to represent the relationship between the intersections. The analysis indicates all intersections are expected to perform satisfactorily during all modelled scenarios, with acceptable Level of Service (LOS).

Where a lower LOS is indicated, the TIA concludes that the additional traffic generated by the proposed development is not the main contributor to this within the 10-year horizon. Many of the intersections are likely to experience increased delays as the background traffic continues to grow, even without the additional traffic from the proposed redevelopment. Further investigations by the Shire are recommended in this regard as required by the recommended condition.

- (u) The availability and adequacy for the development of the following –
- (i) Public transport services;
 - (ii) Public utility services;
 - (iii) Storage, management and collection of waste;
 - (iv) Access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
 - (v) Access by older people and people with disability;

Situated in an established district centre area, the site has existing access to public transport services, public utility services, waste collection services, pedestrian and cycle networks and facilities, end-of-trip facilities and universal access.

Where necessary to service the proposed expansion, additional facilities are incorporated into the development, including bicycle parking and waste storage/management/collection areas. A condition has been recommended requiring final site plans to confirm these interfaces.

- (w) The history of the site where the development is to be located

The site contains a long-established activity centre, with the original shopping centre approved in 1996 and constructed in 2001. It has been progressively extended since this time, catering to local demand and population growth in the local area. The proposed development is entirely consistent with the history of the site as it seeks to further expand and modernise the shopping centre to include additional retail and entertainment tenancies, residential apartments and a new outdoor plaza.

- (x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals

The development is expected to positively impact on the community as a whole, and is intended to be the new heart of the growing community. Appropriate design features and management measures ensure the impact of development on immediately surrounding/adjoining properties is minimised to the extent possible. The development

incorporates expanded and diverse uses and activities, designed to be diverse, active and vibrant, and act as a landmark for the growing Greater Bunbury region.

(y) Any submissions received on the application

Refer to the Public Consultation section of this report, and schedule of submissions contained in **Attachment 3**.

Conclusion:

The development application proposes a high-quality and coordinated expansion of the Eaton Fair Shopping Centre, consistent with the guiding principles and objectives of the Eaton Fair Activity Centre Plan. The proposal is anticipated to positively contribute to the amenity of the surrounding area and broader Eaton community, subject to appropriate management measures being implemented with respect to noise, traffic, waste, landscaping and stormwater management,

The application complies with the key aspects of the relevant planning framework applicable to the site and the requirements of orderly and proper planning for the area. Conditional approval is therefore recommended.

Appendix ORD: 12.2.7B

**Attachments forming part of the
Responsible Authority Report are provided
electronically and Under Separate Cover**

Tardis Link - [OCM-R1410307](#)

**Hard Copies are available for viewing at the
Shire of Dardanup, Administration Centre
1 Council Drive Eaton**

RISK ASSESSMENT TOOL**OVERALL RISK EVENT:** JDAP Application – Expansion of the Eaton Fair Shopping Centre – Lot 1110 (2) Recreation Drive and Lot 601 (Lot 1) Council Drive, Eaton**RISK THEME PROFILE:**3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)
Choose an item.7 - Environment Management
Choose an item.**RISK ASSESSMENT CONTEXT:** Strategic

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
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	Failing to provide the RAR to the JDAP in accordance with the <i>Planning and Development (Development Assessment Panels) Regulations 2011</i> .	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Council recommends approval of an application opposed by some in the community.	Minor (2)	Almost Certain (5)	Moderate (5 - 11)	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.

