

Local Development Plan

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

In accordance with Part 6 of the Deemed Provisions, this LDP sets out guidance for the future development of Lot 2 Banksia Road, Crooked Brook (the subject site) over the period of 10 years as from the date of this LDP is endorsed, up to 2031. This LDP is not intended to apply to development beyond that timeframe, which is intended to be the subject of either future amendments to this LDP or a future replacement of this LDP.

The objectives of this LDP are to:

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

Background

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

Subject Site Context

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

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

Statutory Framework

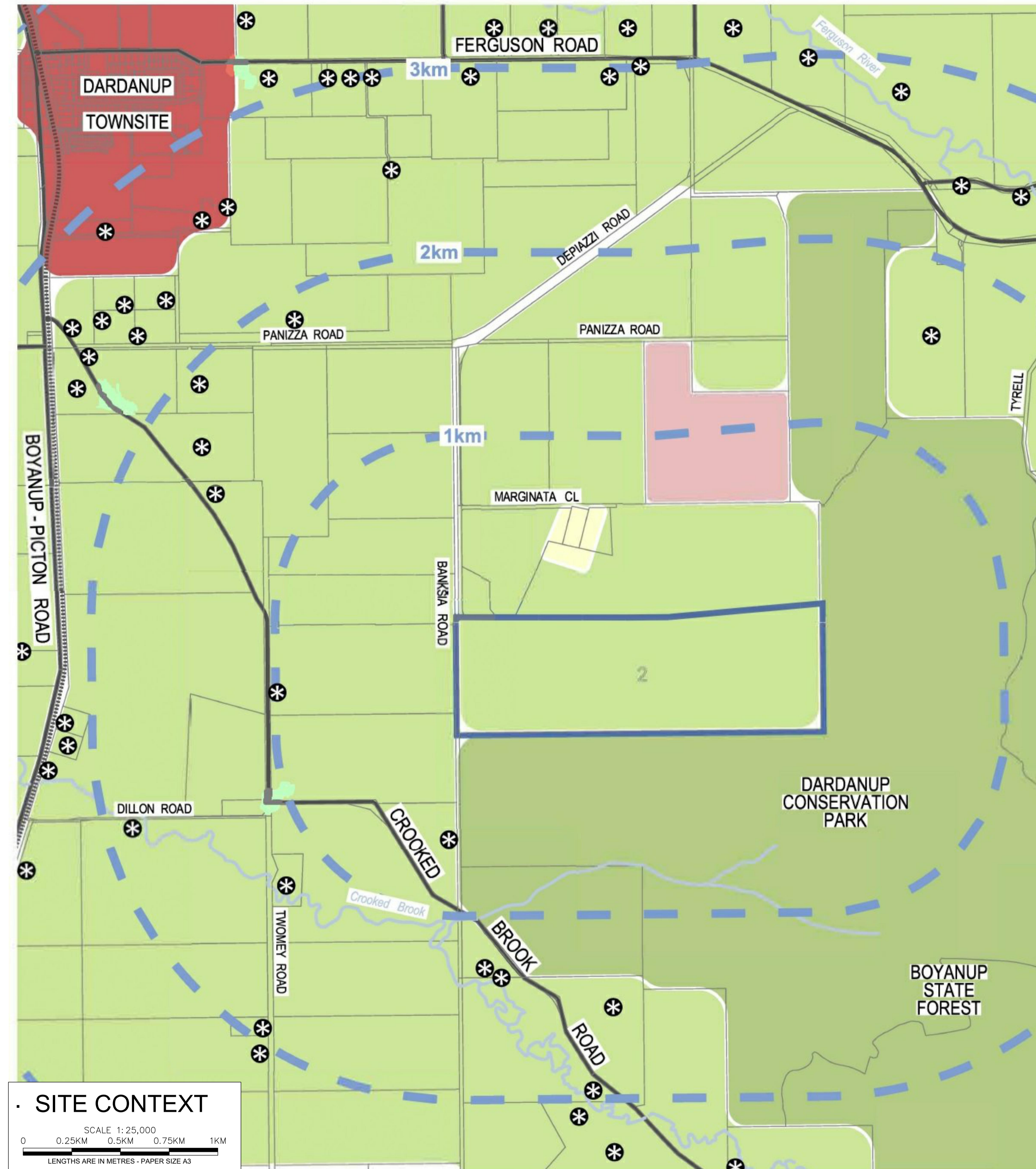
Applications for development approval relating to the subject site must be decided having due regard to, but are not bound by, the provisions of this LDP in accordance with the Deemed Provisions.

Sufficient information should be provided with all development applications so that the local government can assess the cumulative impacts of previous/existing development.

Endorsement Table

This Local Development Plan was:

- (a) approved by resolution of the Council of the Shire of Dardanup at the ordinary council meeting held on the 26th day of May 2021; and
- (b) amended by order of the State Administrative Tribunal made on the 13th day of October 2022.



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Development Applications

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

Any applications for development approval that proposes to vary from:

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

Boundary Setbacks

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

Height

Development is not to exceed a maximum height of 130m AHD (top of waste – 128m plus 2m capping), as outlined in the Cross Section for the term of this LDP.

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

Site Access and Circulation

The primary site access is to occur via Banksia Road at the location shown on the Site Plan, with internal circulation of all vehicles not to encroach on the 20m landscaped boundary interface.

Heavy vehicles associated with the landfill facility are to access the site via Ferguson Road, Depiazzi Road, and the sealed portion of Banksia Road but shall not use Crooked Brook Road, Panizza Road or Dillon Road.

Any application for development approval including a proposal that will result in additional traffic generation to the subject site is to be accompanied by:

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

Landscaping Requirements

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

- Native tree plantings as per any endorsed landscaping plan for the relevant portions of the site.
- A variety of smaller shrubs and plantings to provide greater density of foliage to the understory of any trees.

Applications for development approval are to be supported by a landscaping plan outlining the proposed landscape design and its effectiveness to screen the development proposed.

Fencing

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

Environmental Management

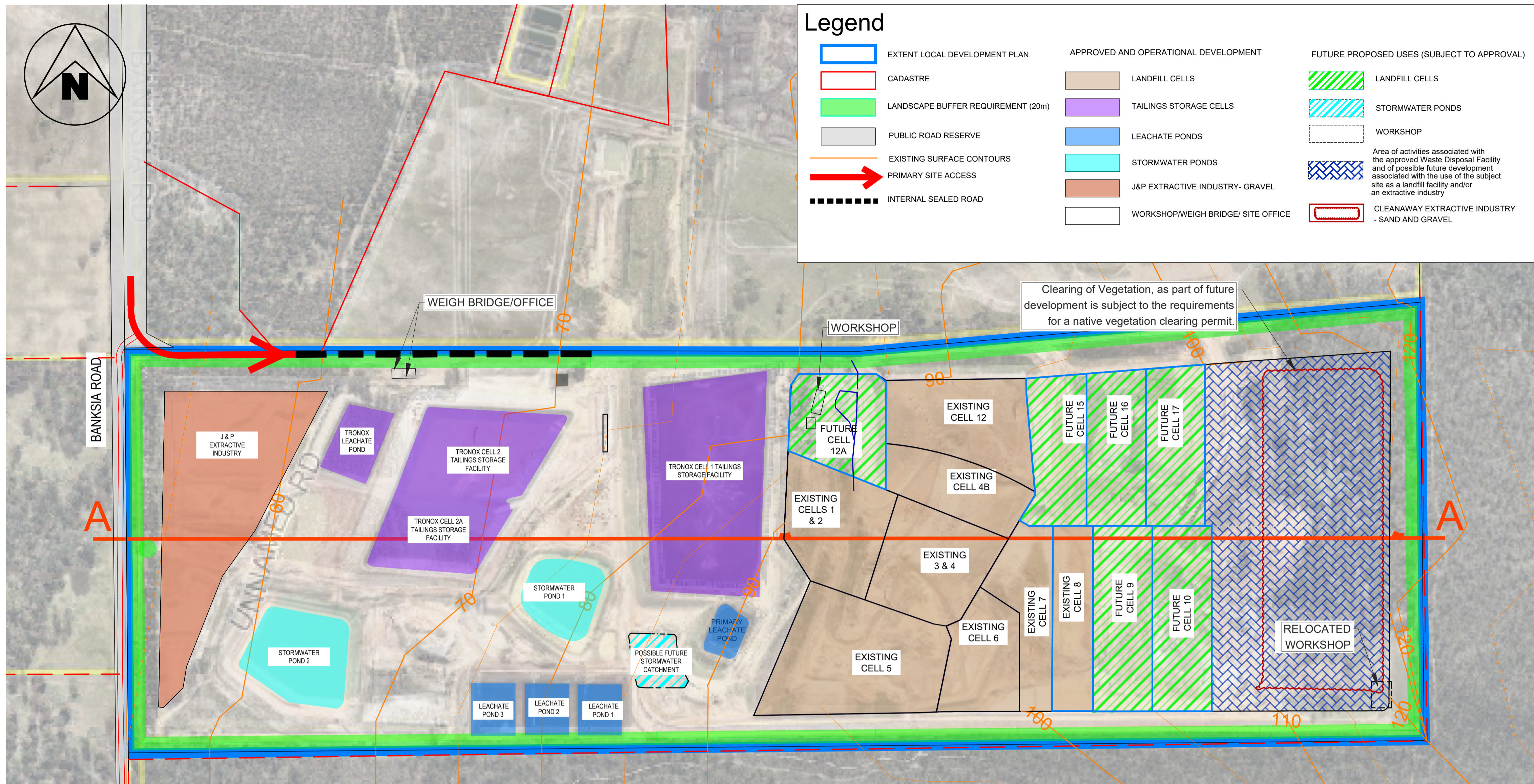
Applications for development approval are to demonstrate consistency with any environmental approvals for the subject site, and where relevant should be supported by technical assessment and management plans including but not limited to:

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

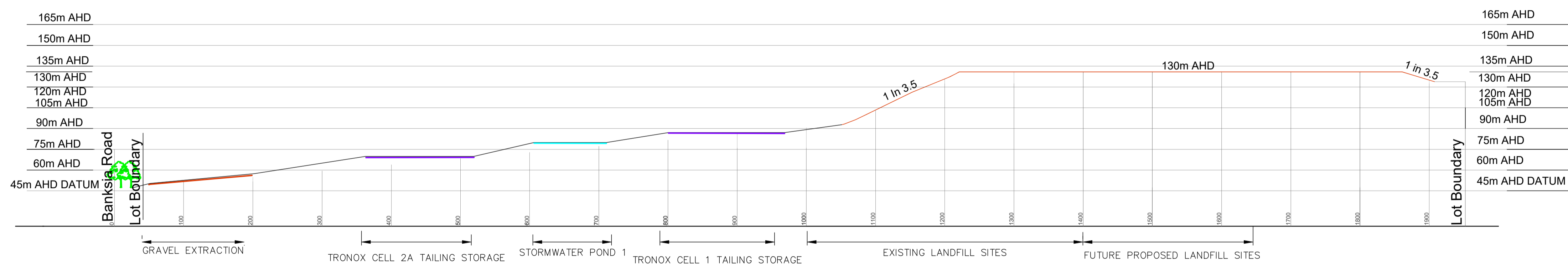
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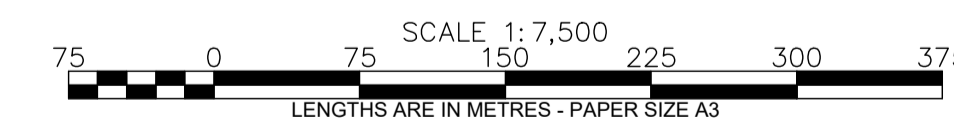
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SITE PLAN



CROSS SECTION A-A



Local Development Plan (Sheet 2 of 2)
LOT 2 BANKSIA ROAD, CROOKED BROOK, DARDANUP