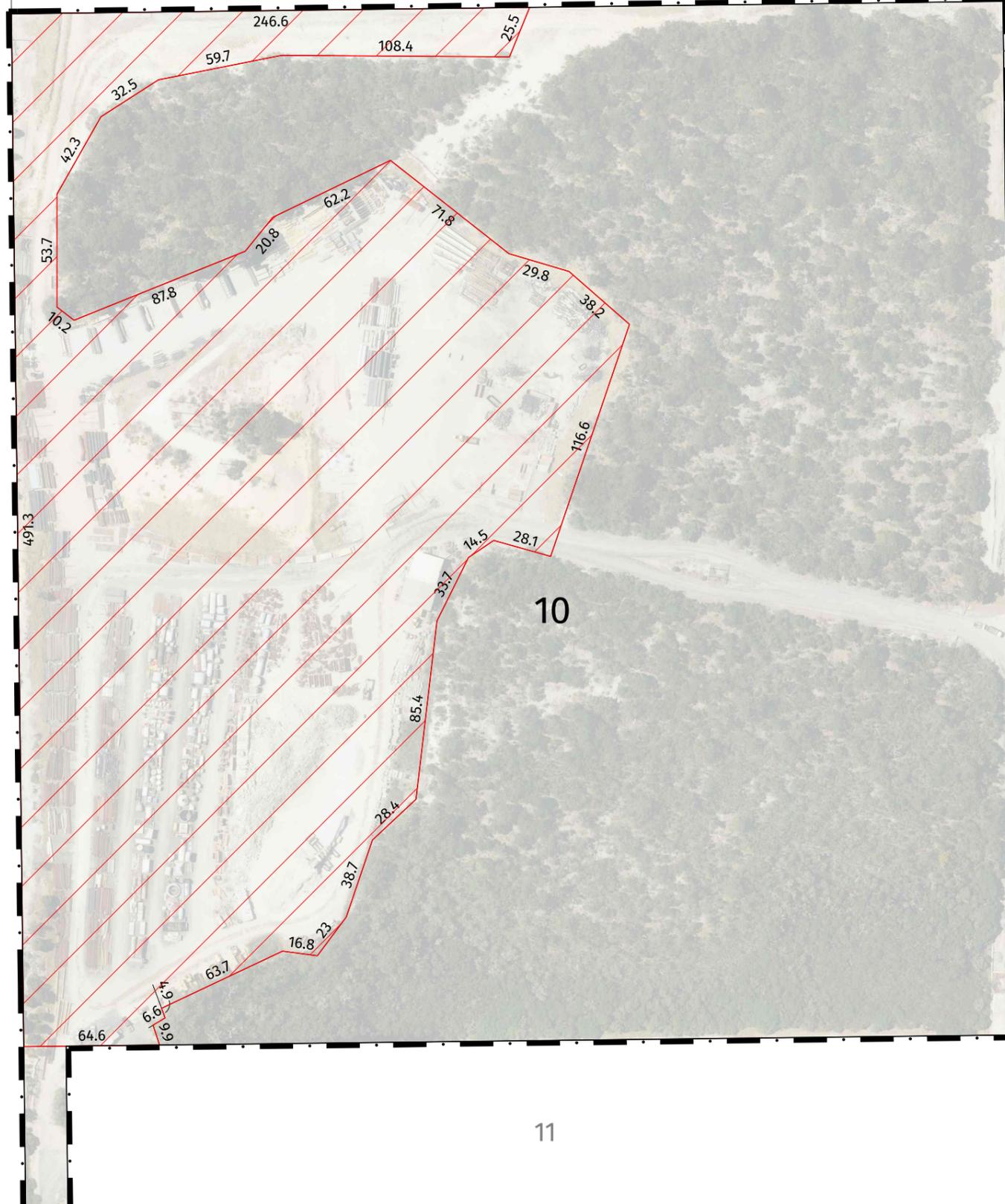
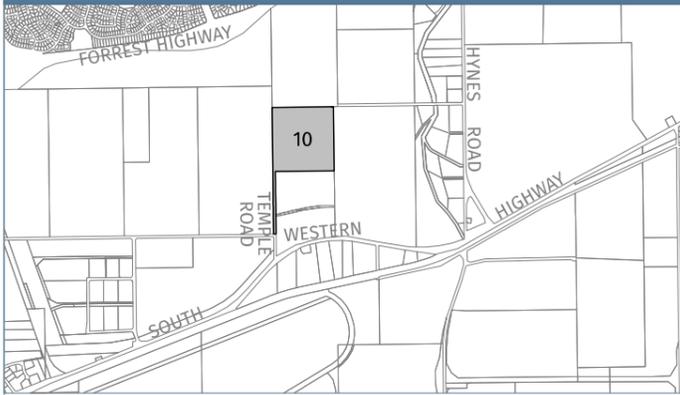


LOCATION MAP



LEGEND

-  Lot Subject to this LDP
-  Additional Use

APPLICATION OF LOCAL DEVELOPMENT PLAN

Local Development Plan Lot 10 Temple Road, Picton East

1. The provisions of the Shire of Dardanup Local Planning Scheme No. 3 and Local Planning Policy – Sea Containers are varied as detailed within this LDP.
2. All other requirements of the Local Planning Scheme and relevant Local Planning Policies shall be satisfied in all other manners.

**Zone**

The zone applicable to this lot is as per the Shire of Dardanup's Local Planning Scheme No. 3. The zone extents are to be consistent with the footprints indicated in this LDP. Additional Use Area 22 is to be in accordance with the identified footprint of this LDP. The remainder of the lot shall continue to be controlled by the provisions of the General Farming zone.

**Setbacks**

Boundary setbacks are to be in accordance with the Additional Use classification of the land and should be as follows:

- An average of 5m from the Western boundary
- A minimum of 5m from the Northern boundary
- A minimum of 20m from the Eastern and Southern boundaries

**Building scale**

Any sea containers used at the site are to be stacked a maximum of three in height.

**Conditions**

- In considering any application the local government shall have due regard to the Guidance for the Assessment of Environmental Factors-Separation Distances between Industrial and Sensitive Land Uses (EPA) and may require the preparation of a management plan to address odour, noise, dust, landscaping and stormwater management.
- No further subdivision shall be supported unless it can be demonstrated that it is essential for the on-going effective management of any existing development or for demonstrable environmental benefit and / or protection.
- In considering any application the local government shall have due regard to any relevant issues raised in the s16(e) Advice on areas of conservation significance in the Preston Industrial Parks, (EPA Bulletin 1282).

**Matters to be addressed at Development Stage**

All applications for Development Approval must include the following information (where relevant):

- An environmental management plan that addresses potential edge effects of activities capable of generating dust, noise, and pollutants (including light), where these activities abut remnant vegetation and possible fauna habitat.
- A site specific dust management plan where the development is considered to generate dust which will impact on surrounding land;
- An acoustic report and noise management plan prepared by a suitably qualified person;
- A stormwater management plan that demonstrate run off is contained on site and not discharged offsite;
- A transport impact report in accordance with the WAPC's Transport Impact Assessment guidelines; and
- A bushfire management plan prepared in accordance with the guidance provided by State Planning Policy 3.7 – Planning in bushfire prone areas.

APPROVAL

**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 September 2023 (RES: 212-23).

Signature  Date 06-10-2023

LOCAL DEVELOPMENT PLAN

Lot 10 Temple Road,  
PICTON EAST

Plan No. | 22869-07  
Date | 05/10/23  
Drawn | NP  
Checked | LB  
Revision | B

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Scale | 1:2500@A3



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



Harley Dykstra

PLANNING & SURVEY SOLUTIONS

