

# APPLICATION OF LOCAL DEVELOPMENT PLAN

The requirements of the relevant Small Holdings zoning under the Shire of Dardanup Town Planning Scheme No. 3 will apply to all lots in the Local Development Plan (LDP) unless otherwise varied below or illustrated on the LDP map.

## General Provisions

1. Except with the prior consent of the Shire, all buildings, structures and on-site effluent disposal systems on each lot shall be constructed within the "Developable Area" depicted on the LDP map.
2. Except with the prior consent of the Shire, the minimum building sand pad and Land Application Area (LAA) heights for each lot shall comply with those listed in the Minimum Heights table forming part of this LDP (Sheet 2).
3. Developable areas to have a minimum road setback of 20m and a minimum side/rear boundary setback of 10m, unless otherwise depicted on the LDP map.
4. LAA are to be constructed by lot owners within the LAA area designated on the LDP map.
5. LAA are to be constructed using high PRI soil such as sandy loam with added gypsum or crushed limestone to heights shown in the Minimum Heights table.
6. Lots 1001-1007, 1012-1018, 1020-1037 require a Secondary Treatment System for sewage wastewater with an elevated sub-surface application system.
7. Lots 1008-1011 and 1019 require a Secondary Treatment System for sewage wastewater with a sub-surface application system.
8. All building pad batters must be contained within the Developable Area and have a maximum surface slope of 1:5.
9. Except for approved building pads and driveways, placement of fill on lots is not permitted.

## APPROVAL

This LDP has been approved by the Shire of Dardanup under Schedule 2, Part 6, Clause 52 (1) of the Planning and Development (Local Planning Schemes) Regulations 2015.









Signature

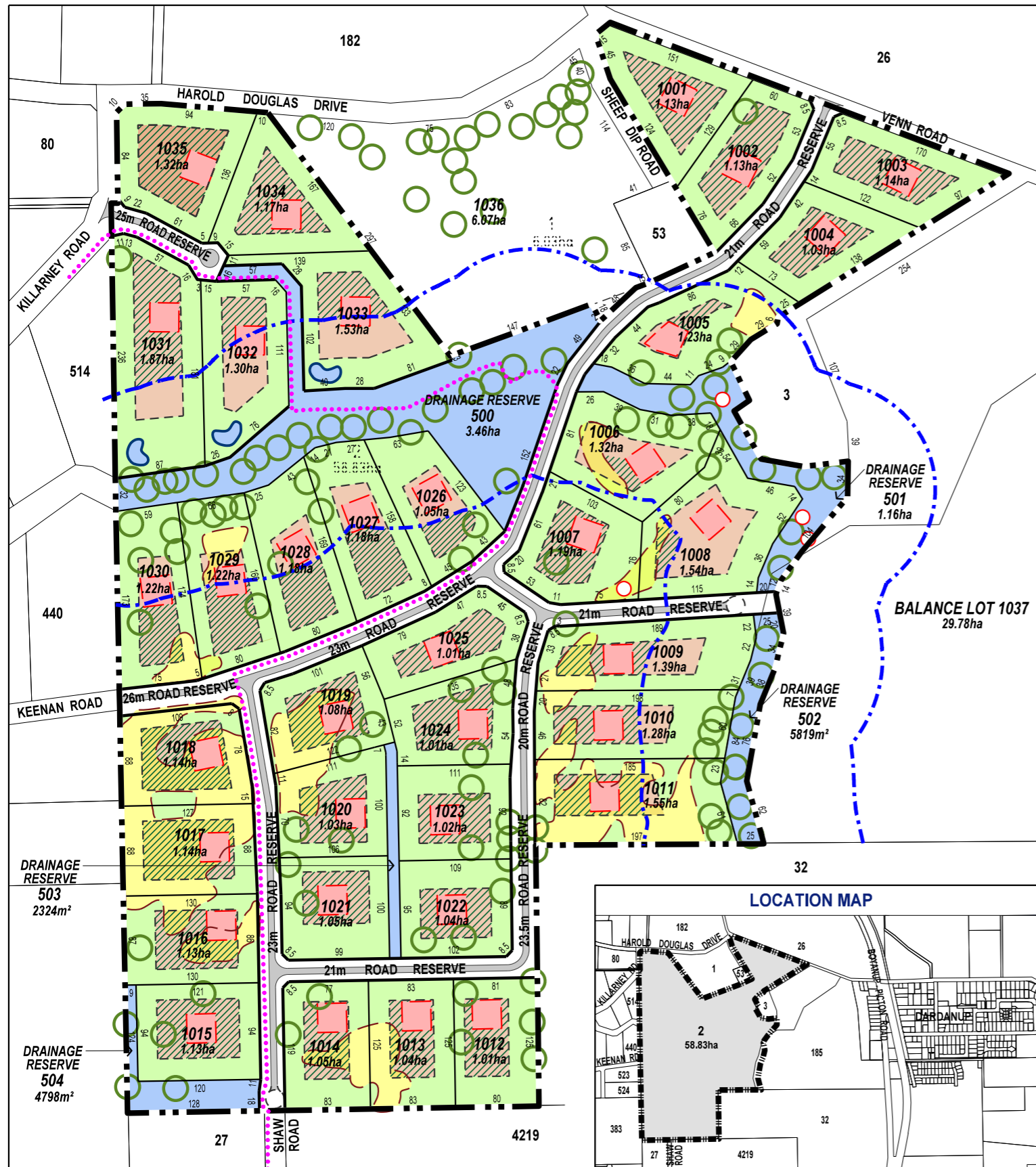


11 March 2025

Date

## LEGEND

-  SUBJECT SITE
-  PROPOSED BOUNDARY
-  EXISTING BOUNDARY
-  PROPOSED DRAIN RESERVE
-  AVAILABLE LAND APPLICATION AREA (Secondary treated effluent)
-  DEVELOPABLE AREA (Maximum BAL-29)
-  DEVELOPMENT EXCLUSION AREA
-  TEMPORARY TURNAROUND
-  INDICATIVE ON-LOT BASIN (ORNAMENTAL)
-  INDICATIVE BUILDING PAD (800m<sup>2</sup>)
-  BRIDLE TRAIL
-  100m DRAIN BANK OFFSET
-  VEGETATION TO BE RETAINED
-  HABITAT TREE TO BE RETAINED (SUITABLE FOR BLACK COCKATOO NESTING)
-  PARKLAND CLEARING (REFER TO BUSHFIRE MANAGEMENT PLAN)



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

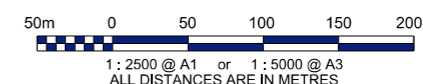
**LOCAL DEVELOPMENT PLAN**  
 Lot 2 Harold Douglas Drive & Lot 185  
 Venn Road, DARDANUP WEST

SHEET 1 OF 2

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Plan No. 21008-LDP-001d

DATE	18.10.2024
CO-ORDINATES	MGA 50
AERIAL	5.8.2021
REVISION	A



1:2500 @ A1 or 1:5000 @ A3  
 ALL DISTANCES ARE IN METRES



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## MINIMUM HEIGHTS

Lot Numbers	Adjacent road crown level (mAHD)	Average Ground Level within building pad (mAHD) #	Post MGL under building pad (or LAA if totally outside building pad) (mAHD)	Gavins Gully proposed flood height (mAHD)*	Minimum Finished Floor Level (mAHD)**	LAA elevation height (mAHD)#	Sand pad height committed by developer (mAHD)##
1001	23.4	23.3	22.4	24.1	24.6	23.9	24.1
1002	24	23.7	22.9	24.1	24.6	24.4	24.5
1003	24.6	24.3	24	24.1	24.9	25.5	25.1
1004	23.8	24.2	23.6	24.1	24.6	25.1	25
1005	23.4	23.8	22.8	24.1	24.6	24.3	24.6
1006	23.2	24.6	22.6	24.1	24.6	24.1	NA
1007	23.6	24	23	24.1	24.6	24.5	24
1008	24.2	27.2	23.2	24.3	24.8	24.7	NA
1009	24.2	26.8	23.8	24.3	24.8	25.3	NA
1010	24	25.8	23.6	24.3	24.8	25.1	NA
1011	24	24.6	23.6	24.3	24.8	25.1	NA
1012	23.8	23.6	23.5	23.5	24.7	25	24.4
1013	23.2	23.2	23	23.0	24.2	24.5	24
1014	22.8	23	22.4	22.5	23.6	23.9	23.4
1015	22.8	22.4	22	22.5	23.2	23.5	23
1016	23	22.6	22.4	22.5	23.6	23.9	23.4
1017	23.2	23.2	22.8	22.5	24.0	24.3	23.8
1018	23	25.6	22.8	22.5	24	24.3	NA
1019	24.6 c	23.4	22.9	22.9	24.1	24.4	23.9
1020	23.2	22.6	22.7	22.9	23.9	24.2	23.7
1021	23	22.6	22.2	22.9	23.4	23.7	23.2
1022	23	23.2	22.8	23.5	24.0	24.3	23.8
1023	24.2 c	23.2	22.8	23.5	24.5	24.3	23.8
1024	24	23.4	22.9	23.5	24.3	24.4	23.9
1025	23.8	23.4	22.9	23.3	24.1	24.4	23.9
1026	23.6	23	22.8	23.3	24.0	24.3	23.6
1027	23 c	23	22.8	22.7	24.0	24.3	23.4
1028	24.6 c	23.4	22.7	22.7	23.9	24.2	23.4
1029	24.2 c	23	22.4	22.7	23.6	23.9	23.4
1030	24	22.4	22.1	22.5	23.3	23.6	23.1
1031	22.2	22.4	21.9	22.5	23	23.4	23.1
1032	22.4	22.6	22.2	22.7	23.4	23.7	23.4
1033	22.4	23	22.4	23.3	23.8	23.9	23.8
1034	22.4	22.6	22.1	22.7	23.3	23.6	23.4
1035	21.8	21.8	21.5	22.5	23	23	22.5

C Delineates crest of road, so not the critical height for flow over road.

\* Estimated flood height 1% AEP assumed 0.3m above top of bank adjacent to lot.

\*\* Finished Floor Level (minimum) determined by greater value of either 1.2m above Post MGL, 0.5m above Gavins Gully 1 % AEP flood height or 0.3m above adjoining road level where this is a relevant barrier to surface flow.

# Land Application Area - invert of application system.

## 800m' sand pad 1.0m (minimum) above MGL or 0.8m above the surface of lots with clay topsoil.

^ Existing house on Lot 1006.

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

**LOCAL DEVELOPMENT PLAN**  
**Lot 2 Harold Douglas Drive & Lot 185**  
**Venn Road, DARDANUP WEST**

**SHEET 2 OF 2**

Plan No. 21008-LDP-001b

DATE	11.03.2024
CO-ORDINATES	MGA 50
AERIAL	N/A
REVISION	A



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