








Minimum Heights

Lot Number	Adjacent Road Level (mAHD)	Average Natural Ground Level (mAHD)*	Building Sand Pad Heights (mAHD)	AAMGL Under LAA (mAHD)*	LAA elevation Height (mAHD)**	Lot Number	Adjacent Road Level (mAHD)	Average Natural Ground Level (mAHD)*	Building Sand Pad Heights (mAHD)	AAMGL Under LAA (mAHD)*	LAA elevation Height (mAHD)**
201	27.25	27	27.55	26.7	28.2	210	29.75	29.3	30.1	28.8	30.3
202	28.15	28	28.5	27.4	28.9	211	29	30	30.7	29.8	31.3
203	28.55	28.2	28.85	27.6	29.1	212	29.5	28	29.8	28.6	30.1
204	28.9	28.4	29.2	27.9	29.4	213	29.35	28.6	29.65	28.3	29.8
205	29.15	28.6	29.45	28.2	29.7	214	29.15	28.3	29.45	28.1	29.6
206	29.2	29.3	29.8	28.9	30.4	215	28.9	28.3	29.2	28	29.5
207	29.3	29.5	29.6	29.1	30.6	216	28.7	28.1	29	27.8	29.3
208	29.2	29.8	30.7	29.6	31.1	217	28.6	27.9	28.9	27.7	29.2
209	29.5	29.3	29.8	29	30.5	218	28.3	27.4	28.6	27	28.5

* Average natural ground level stated is only within the developable area.
 ** LAA Elevation height stated is to the invert level of the application system (or top of LAA Pad)

LEGEND

-  Lot Subject to this LDP
-  Building Exclusion Zone
-  Vegetation Buffer
-  Developable Area
-  Preferred Land Application Area (minimum 180m²)
-  Groundwater Contours (AAMGL) (0.2m)
-  The Marri tree on Lot 213 is not to be removed, lopped or destroyed unless with Development Approval from the Shire

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

- Except with the prior consent of the Shire, all buildings, structures and on-site effluent disposal systems on each lot shall be located within the "Developable Area" depicted on this plan.
- Except with the prior consent of the Shire, the building sand pad height and Land Application Area (LAA) height for each lot shall comply with those depicted on this plan.
- Developable areas to have a minimum road reserve setback of 20m and a minimum side/rear boundary setback of 10m, unless otherwise illustrated on the LDP map.
- Land Application Areas (LAA) detailed on this plan are to be constructed by lot owners
- Building sand pads detailed on this plan are to be constructed by lot owners to the required height, to achieve min. FFL requirements
- All batters must be contained within the developable area; and
- LAA minimum sizes are to be 180m², constructed from sandy loam with added gypsum or crushed limestone (high PRI soil) to heights shown in table with maximum surface slope of 1:5.

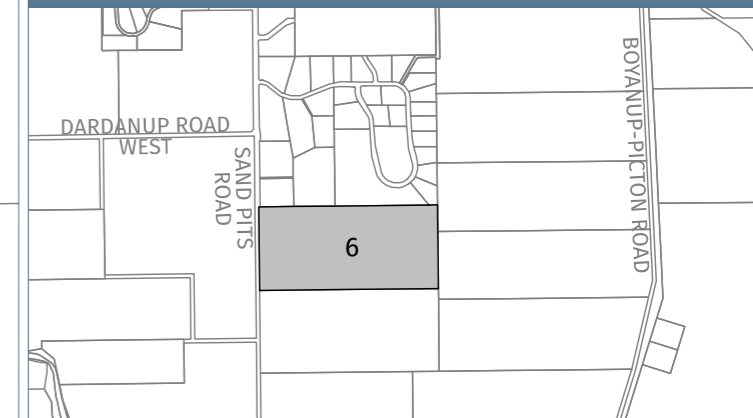
APPROVAL

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

14.09.2023
Date

LOCATION MAP



LOCAL DEVELOPMENT PLAN

Lot 6 on DP232768 Sand Pits Road,
CROOKED BROOK

Plan No. | 23317-01
 Date | 14/09/23
 Drawn | NP
 Checked | LB
 Revision | F

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Scale | 1:4000@A3



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



Harley Dykstra

PLANNING & SURVEY SOLUTIONS