



LG Ref: P899
DoP Ref: DP/14/00039
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

State Administrative Tribunal
contact@sat.justice.wa.gov.au

Dear Sir/Madam,

**State Administrative Tribunal Review Outcome – DR 127 of 2014
Lots 4869, 5931, 9926 & 26932 (2948) Great Southern Highway, Saint Ronans
Construction and use of Allawuna Farm for the purposes of a Class II landfill**

Please be advised that the Mid-West/Wheatbelt Joint Development Assessment Panel reconsidered the abovementioned development application pursuant to section 31 of the *State Administrative Tribunal Act 2004* on 31 August 2015.

The Notice of Determination is attached.

Sean O'Connor

Yours sincerely,

DAP Secretariat

4/09/2015

Enc: Amended DAP Determination Notice

cc: Mr Michael Voros
SITA Australia Pty Ltd

State Solicitor's Officer
GPO Box F317
PERTH WA 6001

Ms Jacky Jurmann
Shire of York





Planning and Development Act 2005

Shire of York Town Planning Scheme No.2

Mid-West/Wheatbelt Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: Lots 4869, 5931, 9926 & 26932 (2948) Great Southern Highway, Saint Ronans

Description of proposed Development: Construction and use of Allawuna Farm for the purposes of a Class II landfill

Pursuant to section 31 of the *State Administrative Tribunal Act 2004*, the Mid-West/Wheatbelt Joint Development Assessment Panel, at its meeting on 31 August 2015, reconsidered its decision dated 14 April 2014 with respect to the above application, SAT Ref. DR 127 of 2014 and has resolved to:

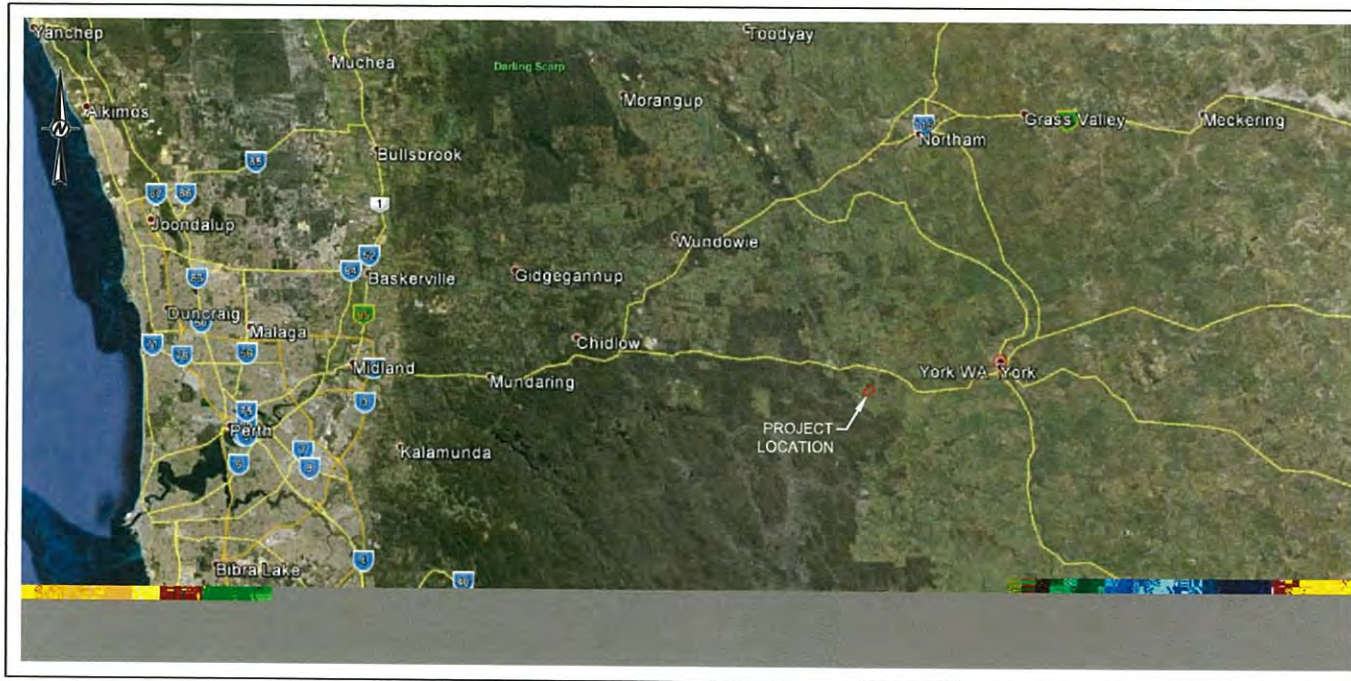
Reaffirm its decision dated 14 April 2014 and **refuse** DAP Application reference DP/14/00039 and amended plans D001 to D012 in accordance with Clause 8.6 of the Shire of York's Town Planning Scheme No. 2, for the following reasons:

Reasons

1. The proposed landfill is not permitted in the General Agriculture zone given that the proposal is not consistent with the objectives and purpose of the zone in accordance with Clause 3.2.4(c) of the York Town Planning Scheme No. 2.
2. The proposed landfill presents potential for incremental, permanent loss of agricultural land, as a result of a temporary land use, in a district where expansion of agricultural land is already constrained by salinity and vegetation protection and is not consistent with Clause 4.15.1(a) of the York Town Planning Scheme No. 2.
3. The applicant has failed to demonstrate that the proposed landfill will be of benefit to the district, which is inconsistent with Clause 4.15.1(b) of the York Town Planning Scheme No. 2.
4. The application does not include sufficient information to demonstrate that visual impacts will not affect the amenity of the locality and residents, as required by Objective (b) (Clause 1.7) and Clause 8.5 (i), (j) and (n) of the York Town Planning Scheme No. 2.
5. The proposed landfill is ad-hoc and is not consistent with the requirements of orderly and proper planning, as required by Clause 8.5(b) of the York Town Planning Scheme No.2.



**SITA AUSTRALIA ALLUWUNA FARM LANDFILL
 LOTS 4869, 5931, 9926 & 26934
 GREAT SOUTHERN HIGHWAY, SAINT RONANS
 APPLICATION FOR PLANNING CONSENT
 SHIRE OF YORK TPS No.2**



PROJECT LOCALITY PLAN
 NOT TO SCALE

DRAWING SCHEDULE		
DRAWING No.	DESCRIPTION	REVISION
D001	COVER SHEET	A
D002	SITE PLAN	A
D003	LANDFILL CELL LAYOUT PLAN	A
D004	LANDFILL ULTIMATE TOP OF WASTE	A
D005	LANDFILL CELL 1 AND 2 LAYOUT PLAN	A
D006	LANDFILL INFRASTRUCTURE LAYOUT PLAN	A
D007	TYPICAL SECTIONS	A
D008	TYPICAL SECTION AND DETAILS	A
D009	LANDFILL DETAILS	A
D010	BORROW AREA LOCATIONS PLAN	A
D011	WEIGHBRIDGE DETAILS	A
D012	SITE BUILDING CONCEPTS	A

NOTES:

- THESE NOTES APPLY TO ALL PROJECT DRAWINGS IN THE SET UNLESS NOTED OTHERWISE AND SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION.
- ALL LEVELS ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
- ALL CO-ORDINATES ARE IN METRES TO MAP GRID AUSTRALIA (MGA 94, ZONE 55).
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.
- LOCATION AND DEPTH OF ALL SERVICES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.
- DIMENSIONS SHALL NOT BE SCALED OFF DRAWINGS.
- DRAWING MUST BE PRINTED IN COLOUR TO CORRECTLY IDENTIFY ALL DESIGN ELEMENTS.

REFERENCE:

BASE MAP SOURCED FROM NEARMAP WEB SITE <http://maps.au.nearmap.com>, ACCESSED 27.01.2015

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ATTACHMENT 1

RAR -

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PROJECT
 ALLUWUNA FARM LANDFILL

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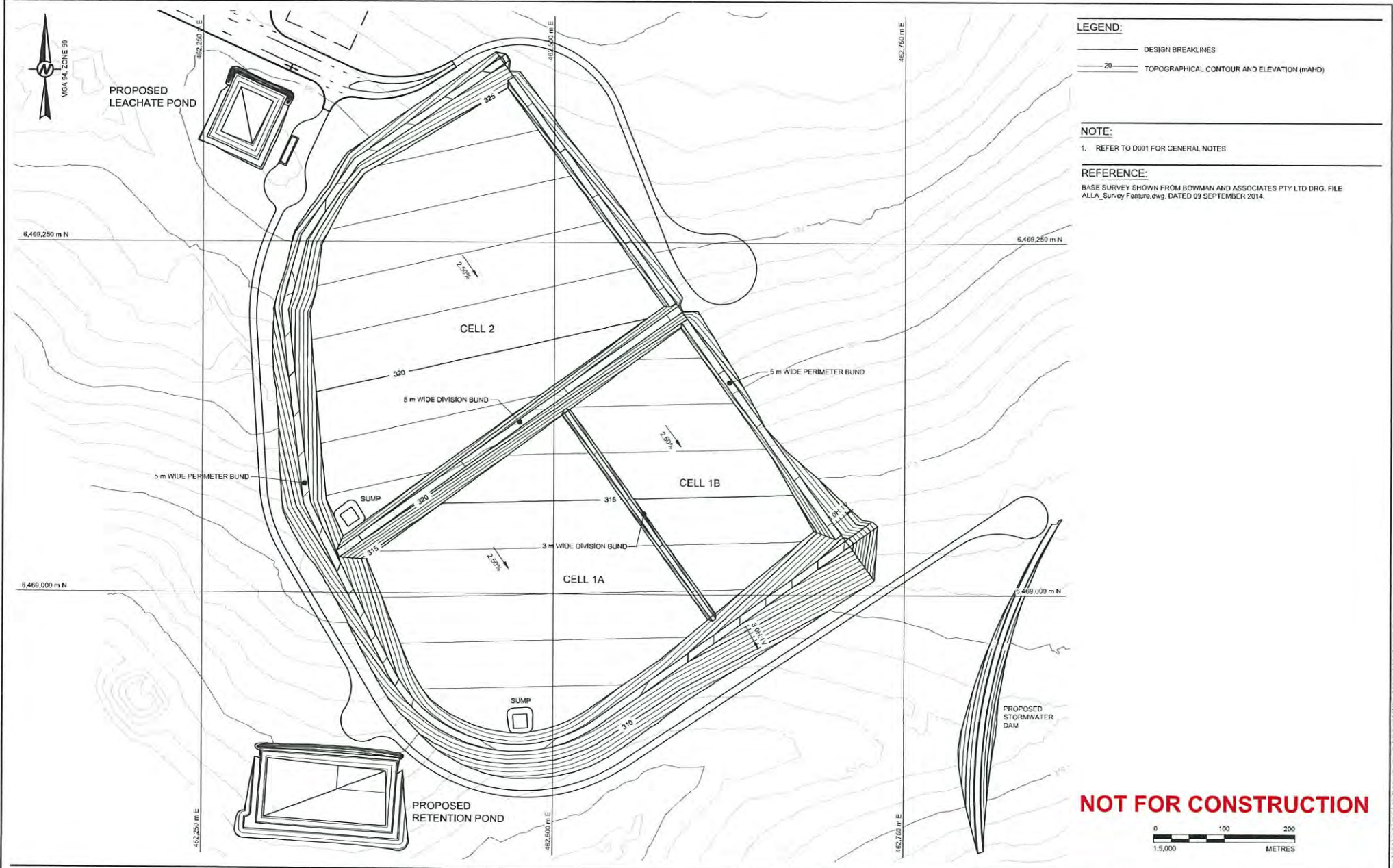


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 LEVEL 3, HAVELOCK STREET
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 AUSTRALIA
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TITLE
 COVER SHEET

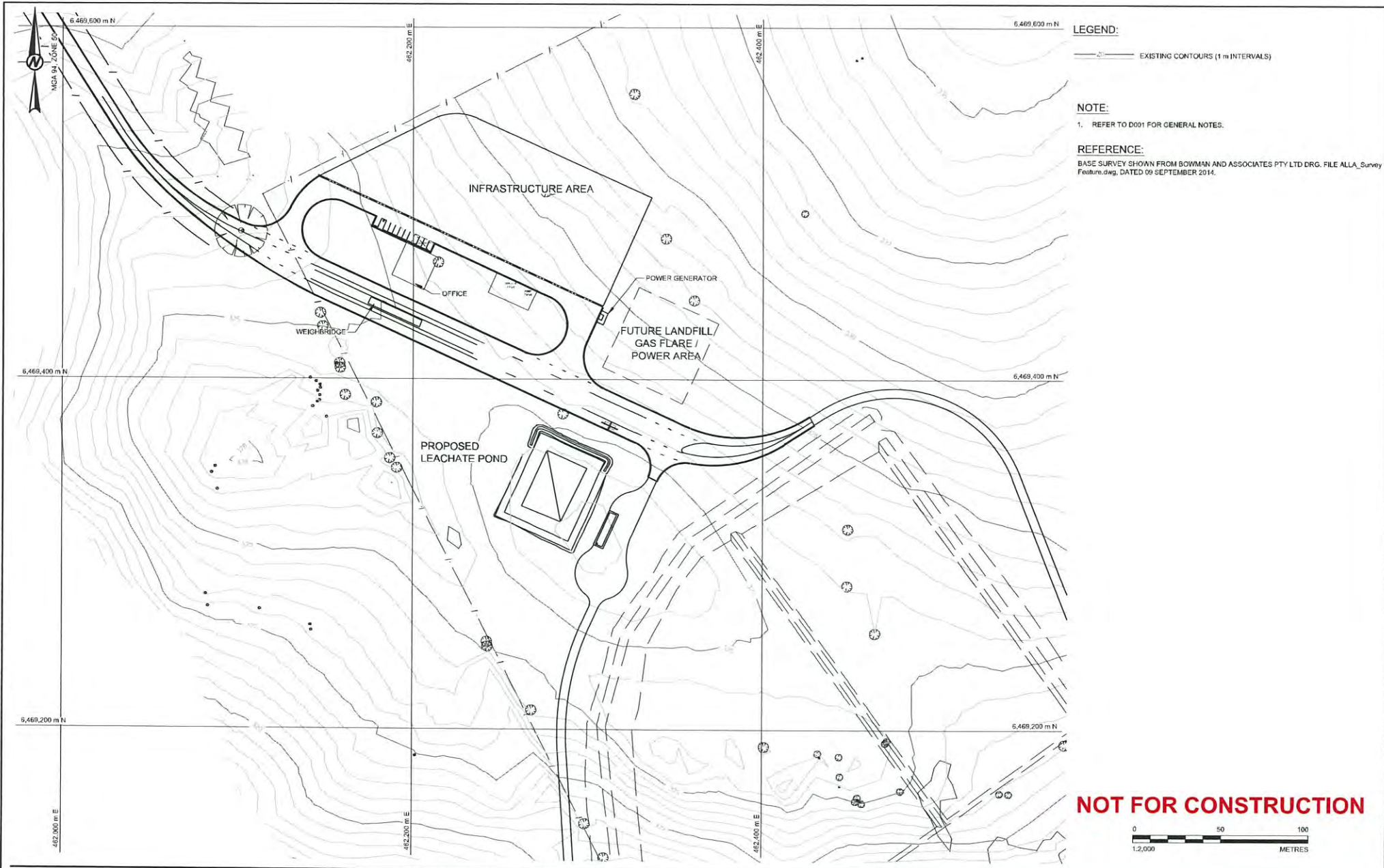
Rev	DESCRIPTION	PREPARED	DESIGN	REVIEW	APPROVED
A	2014-02-1 ISSUE FOR COMMENT	E.KING	L.DuPREZ	L.SMITH	L.DuPREZ

DEVELOPMENT ASSESSMENT PANELS REFUSED 31 AUGUST 2015



<p>CLIENT SITA AUSTRALIA</p> <p>CONSULTANT Golder Associates</p> <p>PERTH OFFICE LEVEL 3, HAVELOCK STREET WEST PERTH, WA 6055 AUSTRALIA [+61] (8) 9213 7600 www.golder.com</p>					<p>PROJECT ALLAWUNA FARM LANDFILL</p> <p>TITLE LANDFILL CELL 1 AND 2 LAYOUT PLAN</p> <p>PROJECT No. 147645033 DOCUMENT NO. PLANNING - FEB 2015 Rev. A 5 of 12 FIGURE D005</p>				
<p>DATE: 2014-02-1 ISSUE FOR COMMENT</p> <p>PREPARED: E.KING DESIGN: L.DuPREZ REVIEW: L.SMITH APPROVED: L.DuPREZ</p>					<p>FILE: 3-YY-14-11-00 DESCRIPTION:</p>				

DEVELOPMENT ASSESSMENT PANELS REFUSED 31 AUGUST 2015



A		2014-02-1	ISSUE FOR COMMENT	E.KING	L.DUPREEZ	L.SWIRTH	L.DUPREEZ
Rev	1	14-02-01	DESCRIPTION	PREPARED	DESIGN	REVIEW	APPROVED

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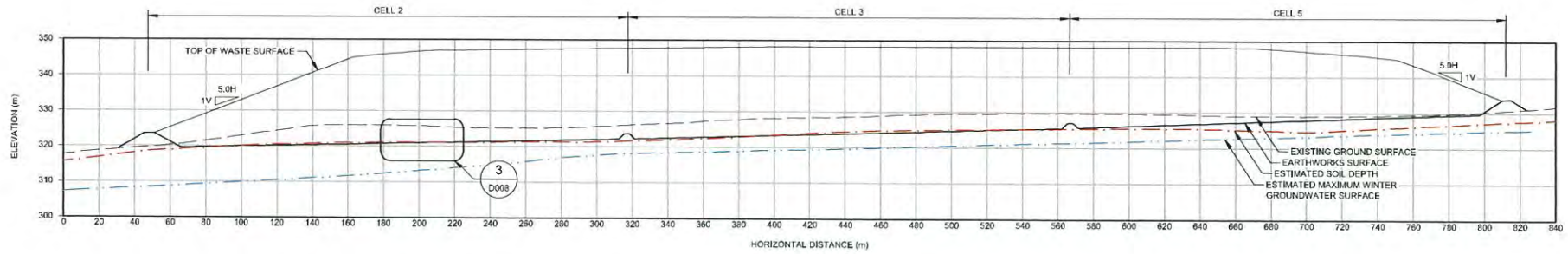
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PROJECT
ALLAWUNA FARM LANDFILL

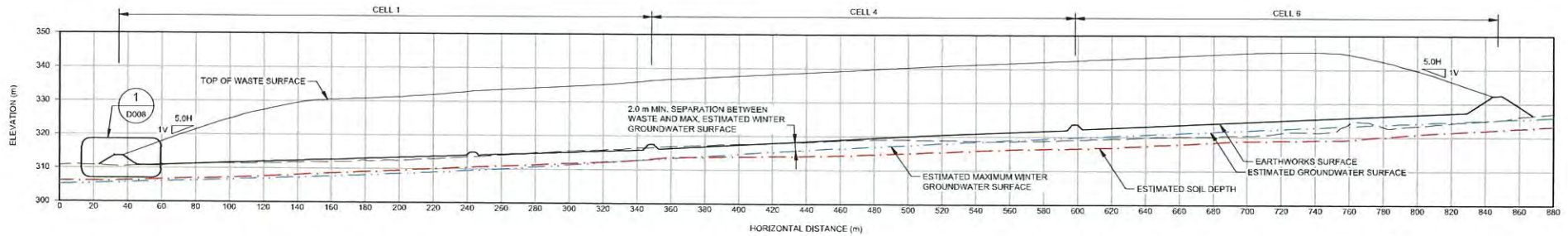
TITLE
LANDFILL INFRASTRUCTURE LAYOUT PLAN

PROJECT NO. 147645033 DOCUMENT NO. PLANNING - FEB 2015 Rev. A 6 of 12 FIGURE D006

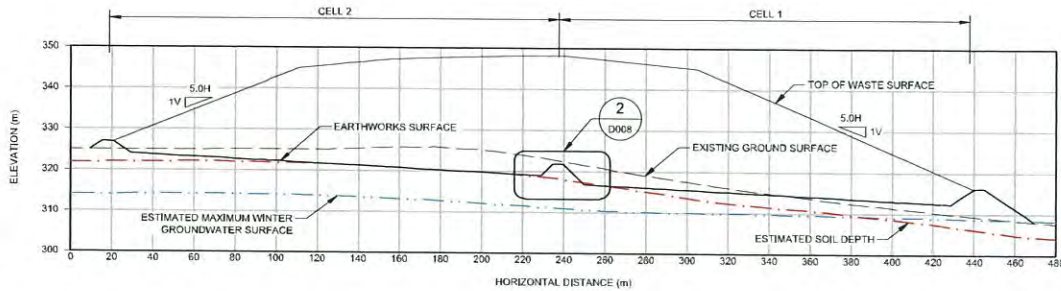
DEVELOPMENT ASSESSMENT PANELS REFUSED 31 AUGUST 2015



HOR. SCALE 1:2,500
VERT. SCALE 1:1,250
A SECTION
D003

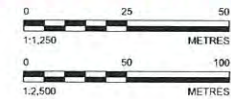


HOR. SCALE 1:2,500
VERT. SCALE 1:1,250
B SECTION
D003



HOR. SCALE 1:2,500
VERT. SCALE 1:1,250
C SECTION
D003

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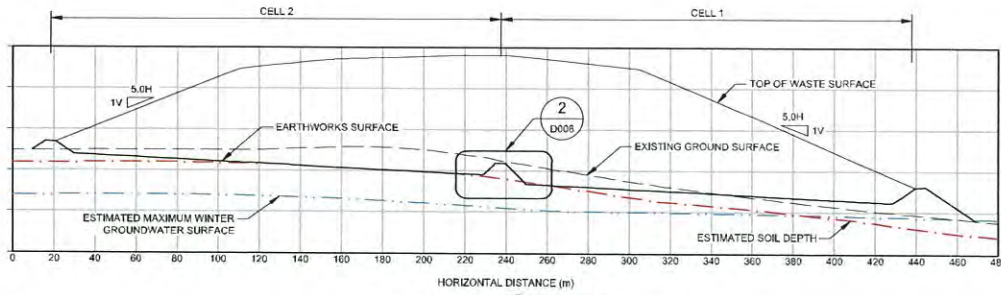
TITLE
TYPICAL SECTIONS

A 2014-02-1 ISSUE FOR COMMENT

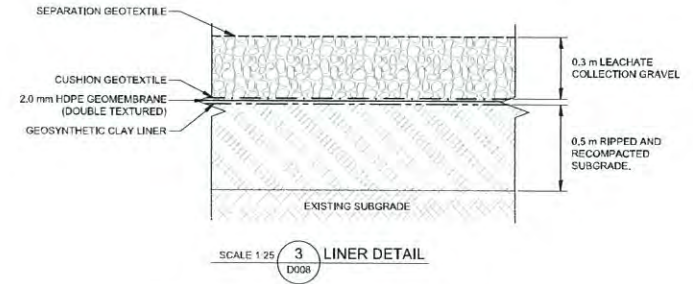
E.KING L.D.PREEZ L.SMITH L.D.PREEZ
PREPARED DESIGN REVIEW APPROVED

PROJECT No. 147645033 DOCUMENT NO. PLANNING - FEB 2015 Rev. A T of 12 FIGURE D007

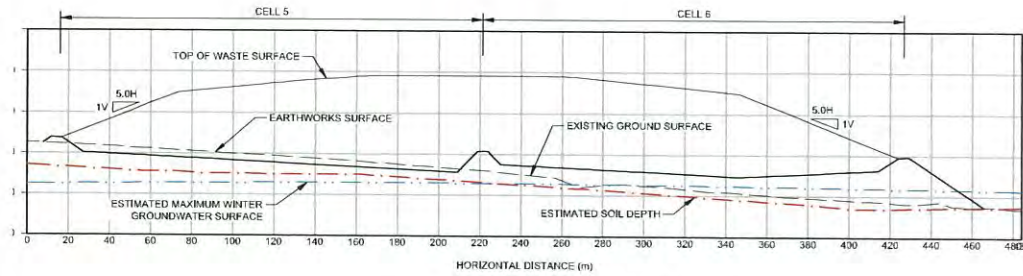
DEVELOPMENT ASSESSMENT PANELS REFUSED 31 AUGUST 2015



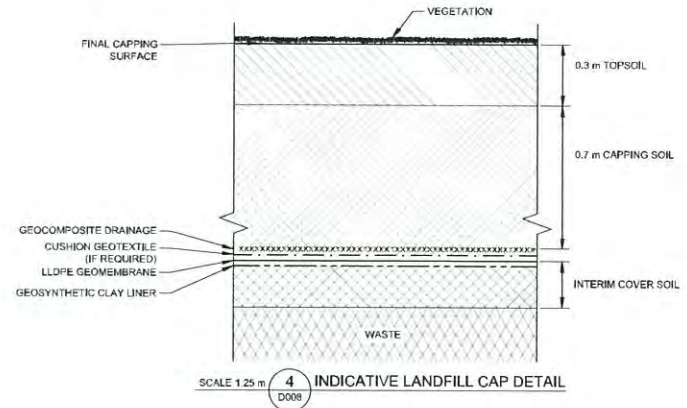
HOR. SCALE 1:2,500
VERT. SCALE 1:1,250
D SECTION
D003



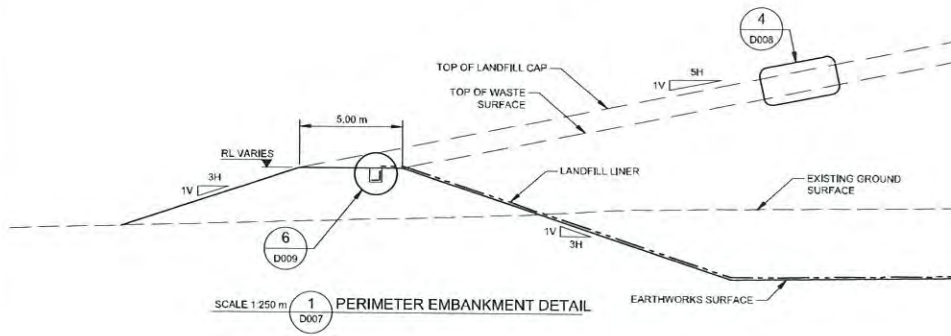
SCALE 1:25
3 LINER DETAIL
D008



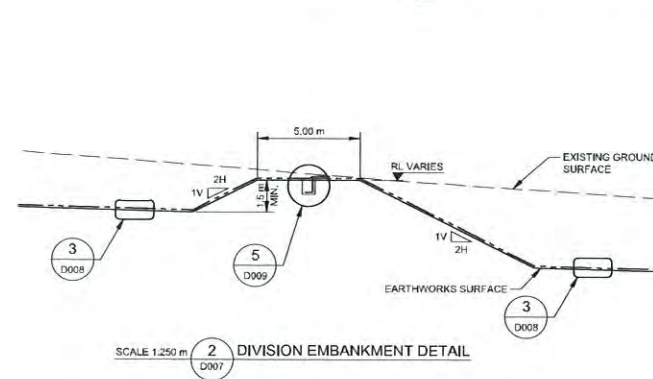
HOR. SCALE 1:2,500
VERT. SCALE 1:1,250
E SECTION
D003



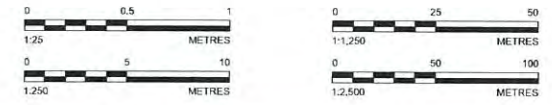
SCALE 1:25 m
4 INDICATIVE LANDFILL CAP DETAIL
D008



SCALE 1:250 m
1 PERIMETER EMBANKMENT DETAIL
D007



SCALE 1:250 m
2 DIVISION EMBANKMENT DETAIL
D007



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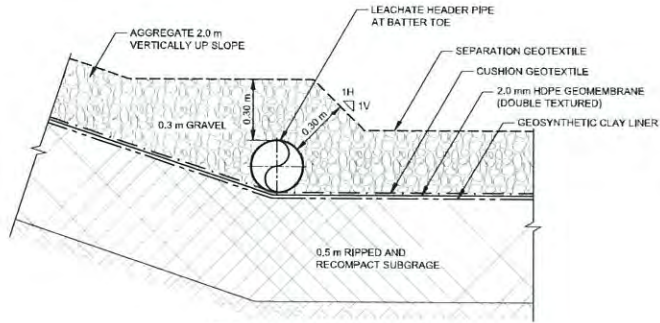


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TITLE
TYPICAL SECTION AND DETAILS

A	2014-02-1	ISSUE FOR COMMENT	E.KING	L.DUPREEZ	L.SMITH	L.DUPREEZ	
Rev	3	Y-Y-H-M-D-D	DESCRIPTION	PREPARED	DESIGN	REVIEW	APPROVED

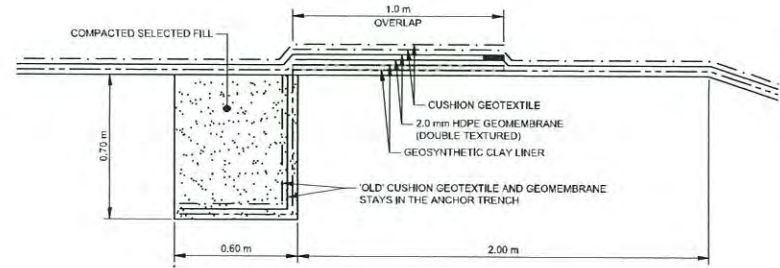
DEVELOPMENT ASSESSMENT PANELS REFUSED 31 AUGUST 2015



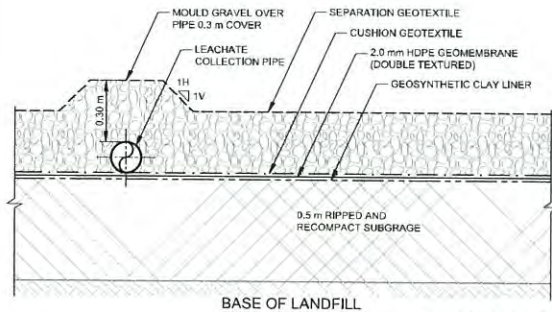
TYPICAL BATTER TOE PIPE DETAIL
scale 1:25 m

NOTES:

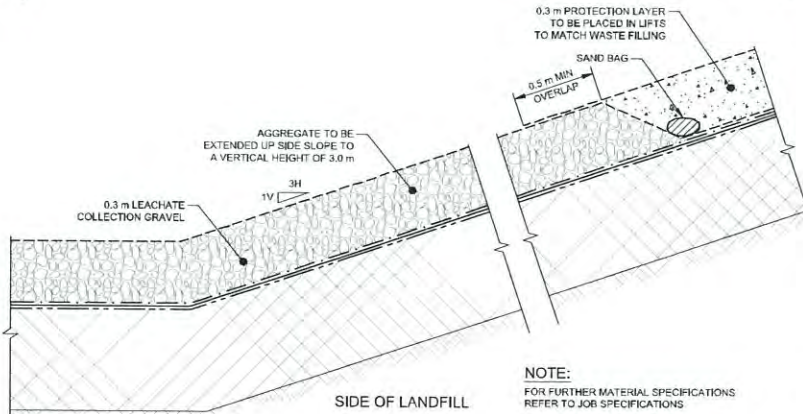
- CUT CUSHION GEOTEXTILE AND GEOMEMBRANE AT ANCHOR TRENCH CREST
- FOLD BACK CUSHION GEOTEXTILE AND GEOMEMBRANE
- OVERLAP NEW GCL WITH EXISTING GCL USING BENTONITE PASTE
- FOLD BACK GEOMEMBRANE AND OVERLAP WITH NEW GEOMEMBRANE LAYE. EXTRUSION WELD TOGETHER.
- FOLD BACK CUSHION GEOTEXTILE AND OVERLAP WITH NEW CUSHION GEOTEXTILE. STITCH OR HEAT TACK THE OVERLAP.



SCALE 1:25 m **5** TYPICAL ANCHOR TRENCH DETAIL ON DIVISION EMBANKMENT
D008



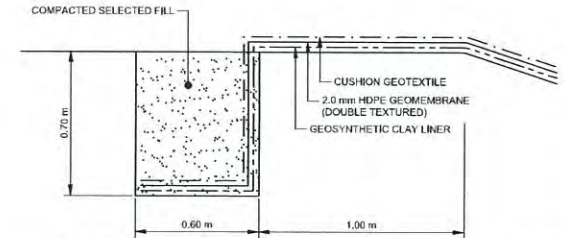
BASE OF LANDFILL



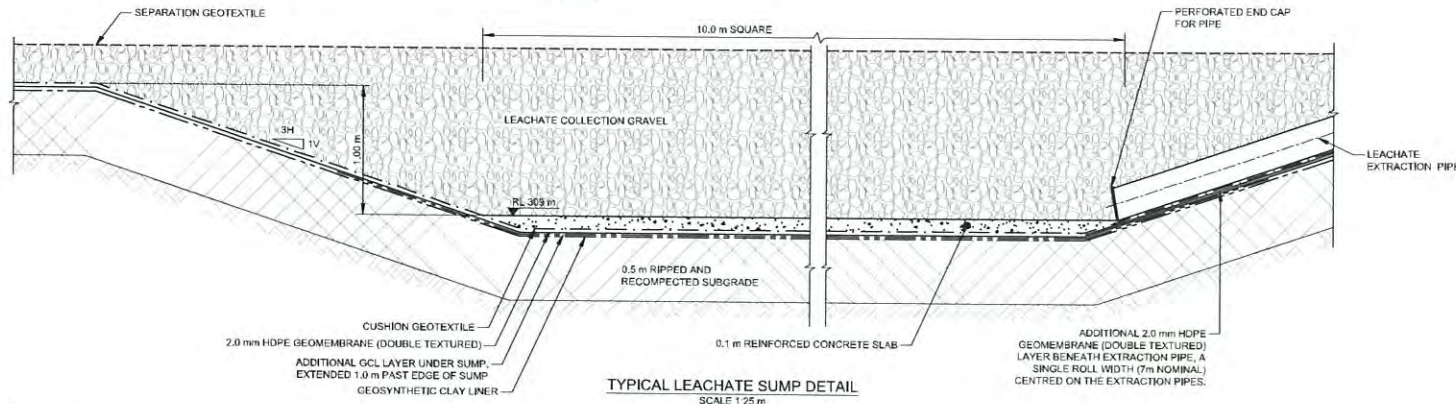
SIDE OF LANDFILL

TYPICAL BASE AND SIDE LINER DETAIL
SCALE 1:25 m

NOTE:
FOR FURTHER MATERIAL SPECIFICATIONS REFER TO JOB SPECIFICATIONS

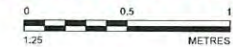


SCALE 1:25 m **6** TYPICAL ANCHOR TRENCH DETAIL ON PERIMETER EMBANKMENT
D008



TYPICAL LEACHATE SUMP DETAIL
SCALE 1:25 m

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TITLE
LANDFILL DETAILS

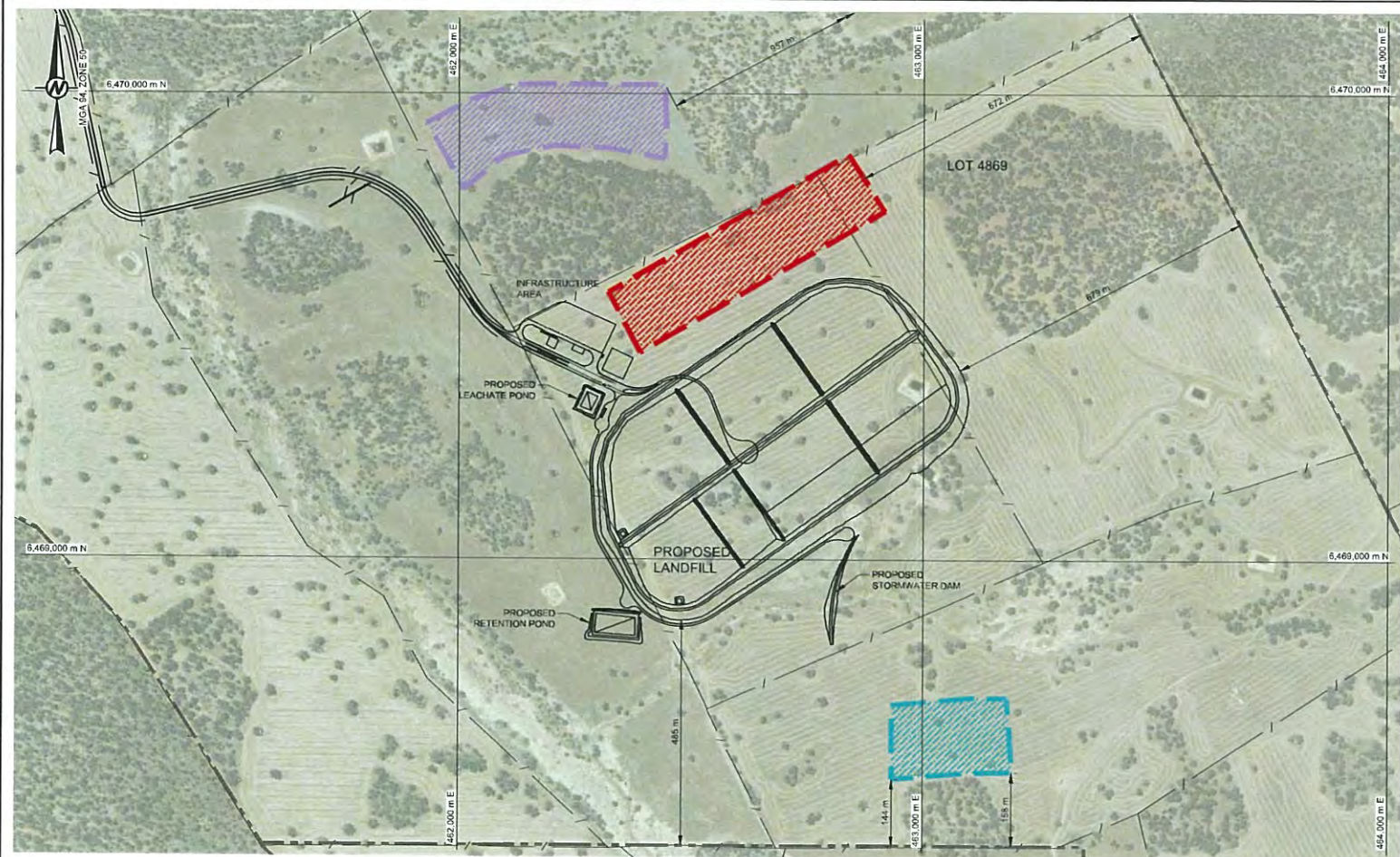


A 2014-02-1 ISSUE FOR COMMENT

E.KING L.DUPREZ L.SMITH L.DUPREZ
PREPARED DESIGN REVIEW APPROVED

PROJECT NO. 147645033 DOCUMENT NO. PLANNING - FEB 2015 Rev. A 9 Jul 12 FIGURE D009

DEVELOPMENT ASSESSMENT PANELS REFUSED 31 AUGUST 2015



LAYOUT PLAN
SCALE 1:10,000 m

LEGEND:

- BORROW AREA 1
- BORROW AREA 2
- BORROW AREA 3
- CADASTRAL BOUNDARY
- EXISTING FENCE

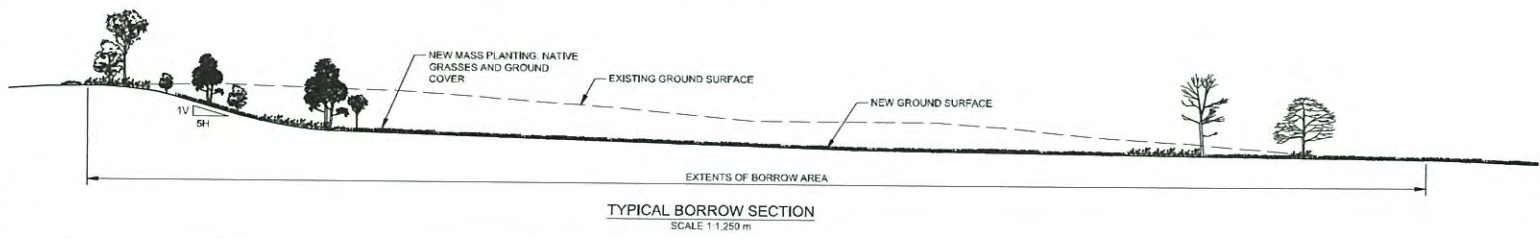
NOTE:

1. REFER TO D001 FOR GENERAL NOTES.

REFERENCE:

BASE MAP SHOWN FROM BOWMAN AND ASSOCIATES PTY LTD DRG. FILE 'FULL SIZED AERIAL PHOTO.jpg'

BORROW AREAS			
DESCRIPTION	VOLUMES (m ³)	AREA (ha)	AVERAGE DEPTH (m)
AREA 1	420000	8.8	4.75
AREA 2	320000	7.2	4.31
AREA 3	180000	4.0	4.20

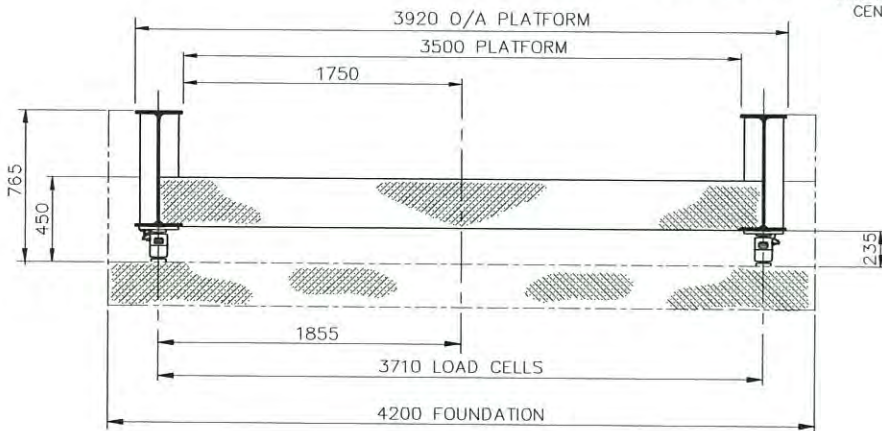
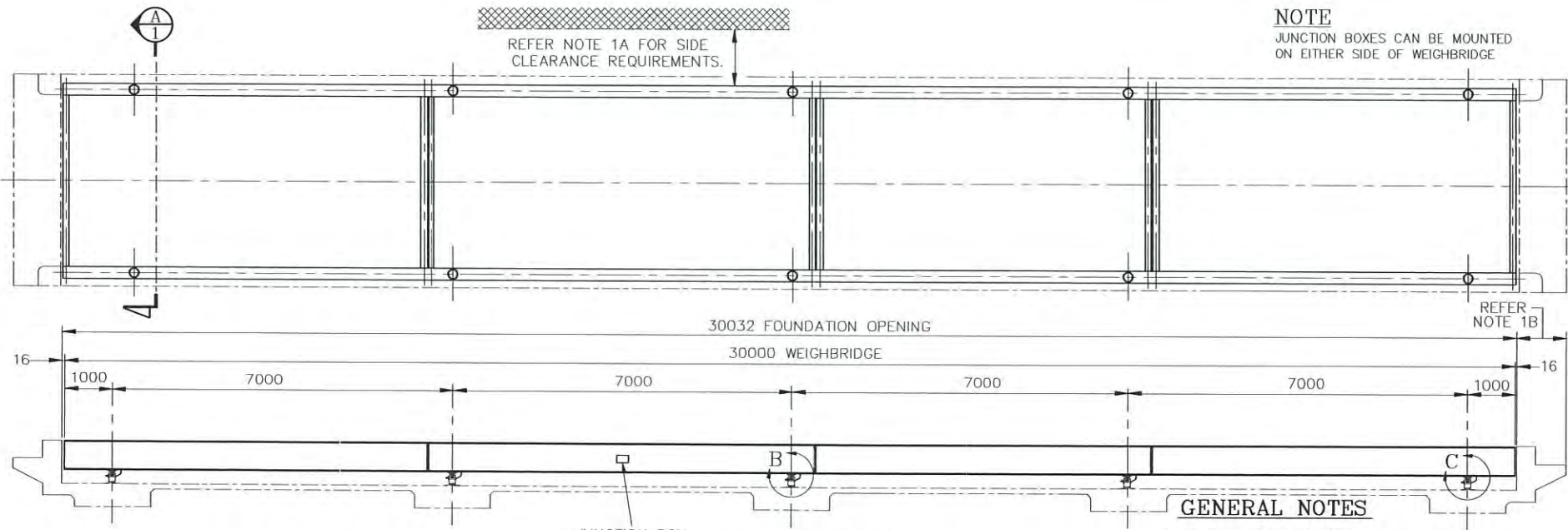


TYPICAL BORROW SECTION
SCALE 1:1,250 m

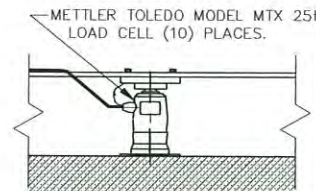
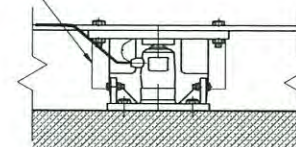
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<p>PROJECT ALLAWUNA FARM LANDFILL</p> <p>TITLE BORROW AREA LOCATIONS PLAN</p>				
<p>PROJECT No. 147645033 DOCUMENT NO. PLANNING - FEB 2015 Rev. A 10 of 12 FIGURE D010</p>				
<p>A 2014-02-1 ISSUE FOR COMMENT</p> <p>Rev. 1:11-01-10 DESCRIPTION</p>				
E.KING	L.DUPREEZ	L.SMITH	L.DUPREEZ	
PREPARED	DESIGN	REVIEW	APPROVED	

DEVELOPMENT ASSESSMENT PANELS REFUSED 31 AUGUST 2015



SECTION AA



GENERAL NOTES

1 WEIGHTS & MEASURES

STATE WEIGHTS & MEASURES AUTHORITIES REQUIRE CERTAIN MINIMUM REQUIREMENTS RE CLEARANCE AT SIDE OF SCALE, LENGTH OF APPROACH, POSITION OF INDICATOR ETC. THESE REQUIREMENTS SHOULD BE CLARIFIED WITH LOCAL AUTHORITIES WHEN PLANNING WEIGHBRIDGE LOCATION.

(A) CLEAR SPACE REQUIRED AT BOTH SIDES OF SCALE IN SOME STATES IS (1) METRE. CHECK WITH LOCAL AUTHORITIES FOR MINIMUM REQUIREMENTS FOR EACH INSTALLATION.

(B) LENGTH OF LEVEL APPROACH DEPENDS ON USE OF SCALE, IE PUBLIC OR PRIVATE WEIGHBRIDGE. THEREFOR THE STATE WEIGHTS & MEASURES AUTHORITY SHOULD BE CONTACTED FOR A FIRM DECISION APPLICABLE FOR EACH INSTALLATION.

(C) LOCATION OF INDICATOR/WEIGHHOUSE DEPENDS ON STATE REQUIREMENTS. THIS MATTER SHOULD BE RESOLVED WITH THE STATE WEIGHTS AND MEASURES DEPARTMENT.

(D) DIGITAL INDICATOR READOUT TO BE LOCATED NOT MORE THAN 6 METRES FROM THE PLATFORM EDGE, AND THE OPERATOR IS PROVIDED WITH A CLEAR VIEW OF THE ENTIRE PLATFORM.

2 WEIGHBRIDGE CLEARANCE

A 16mm CLEARANCE BETWEEN WEIGHBRIDGE AND FOUNDATION CURB CHANNELS (BOTH ENDS) WHICH MUST BE HELD, AND HAS BEEN ALLOWED FOR.

3 LOAD RATING

THE MAXIMUM ALLOWABLE LOADS ARE:
9000kg PER SINGLE AXLE, 16500kg PER TANDEM AXLE
WITH AXLE SPACING BETWEEN 1.3m AND 2.8m AND NO LESS THAN 3m BETWEEN INSIDE AXLES OF ADJACENT TANDEMS.
23500kg PER TRI-AXLE BOGIE WITH AXLE CENTRES OF 1.3m.

THE MAXIMUM ALLOWABLE TOTAL WEIGHT ON WEIGHBRIDGE AT ONE TIME TO BE NO MORE THAN 100000kg.

INFORMATION PROVIDED BY BOWMAN AND ASSOCIATES, 06/02/2015

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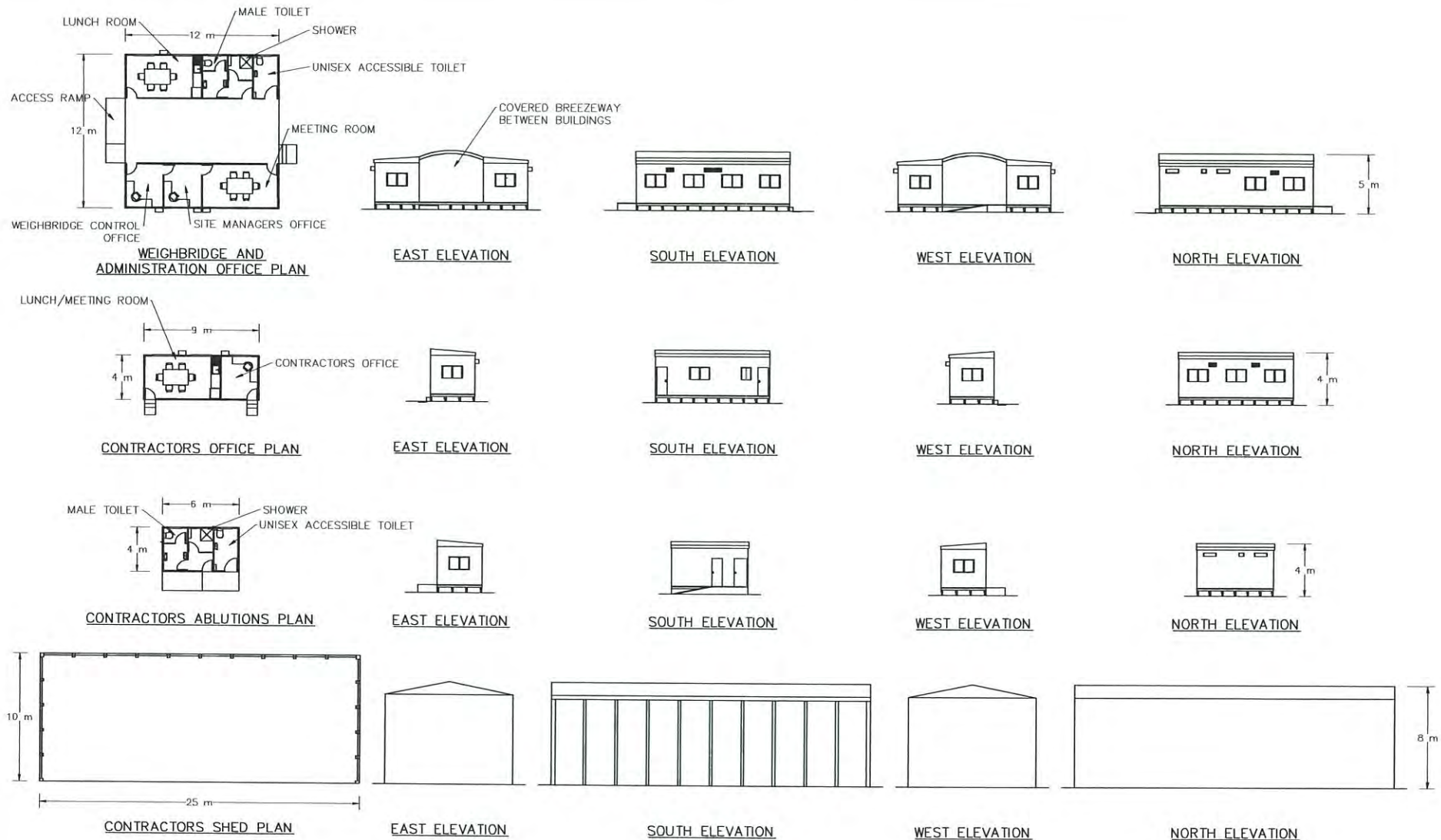
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TITLE
WEIGHBRIDGE DETAILS

NO	DATE	DESCRIPTION	PREPARED	DESIGN	REVIEW	APPROVED
A	2014-02-1	ISSUE FOR COMMENT	E.KING	L.DUPREEZ	L.SMITH	L.DUPREEZ

PROJECT No. 147645033 DOCUMENT NO. PLANNING - FEB 2015 Rev. A 11 of 12 FIGURE D011

DEVELOPMENT ASSESSMENT PANELS REFUSED 31 AUGUST 2015



NOTES:

1. Drawings are indicative of proposed structure form only, detailed design by others.
2. Details may vary prior to application for licence approvals.

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AUSTRALIA
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TITLE
SITE BUILDING CONCEPTS

A 2014-02-1 ISSUE FOR COMMENT

E.KING L.D.PREEZ L.SWITH L.D.PREEZ

DATE: 31/08/2015 DESCRIPTION:

PREPARED DESIGN REVIEW APPROVED

PROJECT No: 147645033 DOCUMENT NO: PLANNING - FEB 2015 Rev: A 12 of 12 FIGURE: D012