

PROPOSAL TO AMEND A SCHEME

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| LOCAL AUTHORITY: | Shire of Koorda |
| DESCRIPTION OF PLANNING SCHEME | Local Planning Scheme No.2 |
| TYPE OF SCHEME | District Zoning Scheme |
| SERIAL NUMBER OF AMENDMENT | Amendment No.4 |
| PROPOSAL | To reclassify Lot 3771 (Reserve 21547) Cadoux-Koorda Road, Koorda, from 'Rural' to 'Public Purposes - Rubbish Disposal' and 'Parks and Recreation' as illustrated on the Scheme amendment map. |

1. INTRODUCTION

The Shire of Koorda seeks the Western Australian Planning Commission's support and the Hon. Minister's approval to a Scheme Amendment that seeks to reclassify Lot 3771 Cadoux-Koorda Road (Reserve 21547), Koorda, from 'Rural' to 'Parks and Recreation' and 'Public Purpose - Rubbish Disposal' Local Scheme Reserve; as illustrated on the Scheme Amendment Map.

2. LOCATION, EXISTING SCHEME & TENURE PROVISIONS

The subject land is bounded by Cadoux-Koorda Road to the south and Henning Road to the west. The reserve ceased to be used as a golf course a number of years ago, following the establishment of a new course within the Koorda townsite. Revegetation has commenced on the eastern portion of the site, undertaken by local community groups with funding through Natural Resource Management programs. The surrounding land is used for agricultural purposes.

The lot is currently zoned as 'Rural' under the Scheme No. 2. Lot 3771 is a Crown Reserve (21547), vested in the Shire of Koorda for the purpose of a golf course.

The Council has recently prepared a draft Local Planning Strategy and Local Planning Scheme (No.3). These documents are current being advertised for public comment. The proposed use of the reservation for a new landfill for the Shire of Koorda were not identified within the draft Local Planning Strategy or a change in zoning reflected in draft Scheme No.3.

This scheme amendment will run concurrently with the advertising of Scheme No. 3, and if approved, will be incorporated into Scheme No. 3.

3. BACKGROUND

At the Council meeting on 15 October 2008, Council resolved to commence evaluation of the possibility of utilising the south west portion of Lot 3771(Reserve 21547) for the purposes of a future rubbish disposal site.

The existing Koorda landfill site is estimated to have a lifespan of no more than two years, so a new site needs to be established and available for operation during 2015.

In December 2012, a geotechnical investigation carried out by Robb Civil Consultants was commissioned to determine the suitability of Lot 3771 for the proposed new waste disposal site. Investigations regarding a rehabilitation plan for the existing landfill and the land adjacent to the proposed new landfill are currently underway.

The subject land has been surveyed, and a portion of approximately 16.3ha was delineated from the south-west corner of Lot 3771 for the proposed rubbish disposal site. The remainder of the lot, incorporating the areas being rehabilitated, is to be retained for conservation and recreation purposes. (Figure 1)

The Shire has requested that the Department of Lands modify the purpose of the management order for the lot. The purpose is proposed to be changed from 'Recreation – golf course' to 'Landscape Protection / Rubbish Disposal'. The process for changing the management order will run concurrently with the scheme amendment process.

4. PROPOSAL

The proposed rubbish disposal site is to be located on the south western portion of Lot 3771, located approximately 6kms from the Koorda town site. The intent is to reserve a portion of the site for the purposes of 'Rubbish Disposal' while the balance of the site would be retained as a recreation and conservation reserve to protect the existing vegetation and rehabilitation that has occurred and is ongoing on site. The rehabilitated areas will be used as seed stock nursery for the ongoing rehabilitation of site, as well as being used in the rehabilitation of the existing landfill, when it is decommissioned.

The proposed waste disposal facility proposed to be located on Lot 3771 is a local waste management facility by the Shire of Koorda. No waste from outside of the Shire will be disposed of in the site. The estimated waste generated and to be disposed of is approximately 250 tonnes per annum.

The disposal site is proposed to be located within one of the old fairways, within an existing cleared area of land. Based on the average tonnage per annum, the site proposed should accommodate rubbish disposal for the Shire of Koorda for approximately 80 years.

The location of the reserve is considered to be near enough to the Koorda townsite to be economically feasible for the disposal of waste by waste contractors, and for the Shire of Koorda to perform required landfill maintenance.



FIGURE 1 - AERIAL PHOTOGRAPH OF LOT 3771

Geotechnical Investigations

Soil testing was undertaken in 2012. Twelve bore holes were drilled across Lot 3771. No ground water was encountered in any of the boreholes during or after the drilling. The investigations identified that ground water is expected to perch on the very hard cemented layers of silt / clay materials at approximately 0.5m depth below the existing ground level.

The investigations concluded that the soil has generally very low permeability and there is minimal risk of groundwater contamination to the surrounding areas.

Therefore the subject land is considered suitable for the proposed rubbish disposal site, however preparation site works are required prior to any development taking place.

5. CONCLUSION

Given the geological suitability of the site for rubbish disposal purposes, the location and availability of the site and the minimal impact on surrounding land uses the availability of the site is appropriate for rezoning to facilitate the development in the south west corner for waste disposal and for the conservation of the remaining portion of the site.