

**POLICY NO. LPP 2.9****FILLING OF LAND****PURPOSE**

To formalise the City's position, and approach to dealing with, filling of land.

POLICY STATEMENT**1. APPLICATION OF POLICY**

This Policy applies to all instances involving the placement of fill on land within the City of Gosnells.

2. OBJECTIVES

- (a) To clarify the City's position on the placement of fill.
- (b) To deter landowners from placing fill on properties without Development Approval.

3. ASSESSMENT CRITERIA

- 3.1 Filling of land that is not directly related to, or associated with, a bona fide use of a property or that is of a scale exceeding what could reasonably be considered as for domestic purposes, will be deemed to be "storage" for the purposes of a land use definition pursuant to Town Planning Scheme No. 6 (TPS 6).
- 3.2 Storage is a land use under TPS 6 which is prohibited on land zoned Residential, Residential Development, General Rural, Special Rural and Kennels.
- 3.3 Council will generally not support the filling of land, which would substantially alter existing surface drainage patterns, unless the application is part of a co-ordinated proposal to manage surface water runoff in a comprehensive manner.
- 3.4 Council will generally not support the filling of any wetland of watercourse.
- 3.5 Council will generally not support filling of land where the fill material is not clean fill. Council may require documentation certifying that the fill material is clean.
- 3.6 Council may require dust mitigation measures, such as a Dust Management Plan, wetting agents or wind barrier fencing.



GOVERNANCE REFERENCES

Statutory Compliance	Planning and Development Act 2005 City of Gosnells Town Planning Scheme No. 6
Industry Compliance	
Organisational Compliance	
Process Links	

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning and Development		Manager Development Services		9397 3000	
Risk Rating	Low	Review Cycle	Triennial	Next Due:	2024
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	OCM 366/09/08/2011		Draft policy to be advertised for public comment for a period of not less than 21 days.		
2.		OCM 559/22/11/2011	Adopted by Council following advertising period. Formalises the City's position on and approach to dealing with unauthorised land fill.		
3.	N/A - minor change	OCM 106/12/04/2016	Minor changes made to 3.3 and 3.4.		
4.		OCM 144/12/06/2018	Additional assessment criteria 3, 4, 5 and 6.		
5.	N/A	Memo Director of Planning & Development 20/10/2021	Removal/update of references to Policies referencing land fill. Now, Filling of Land		