

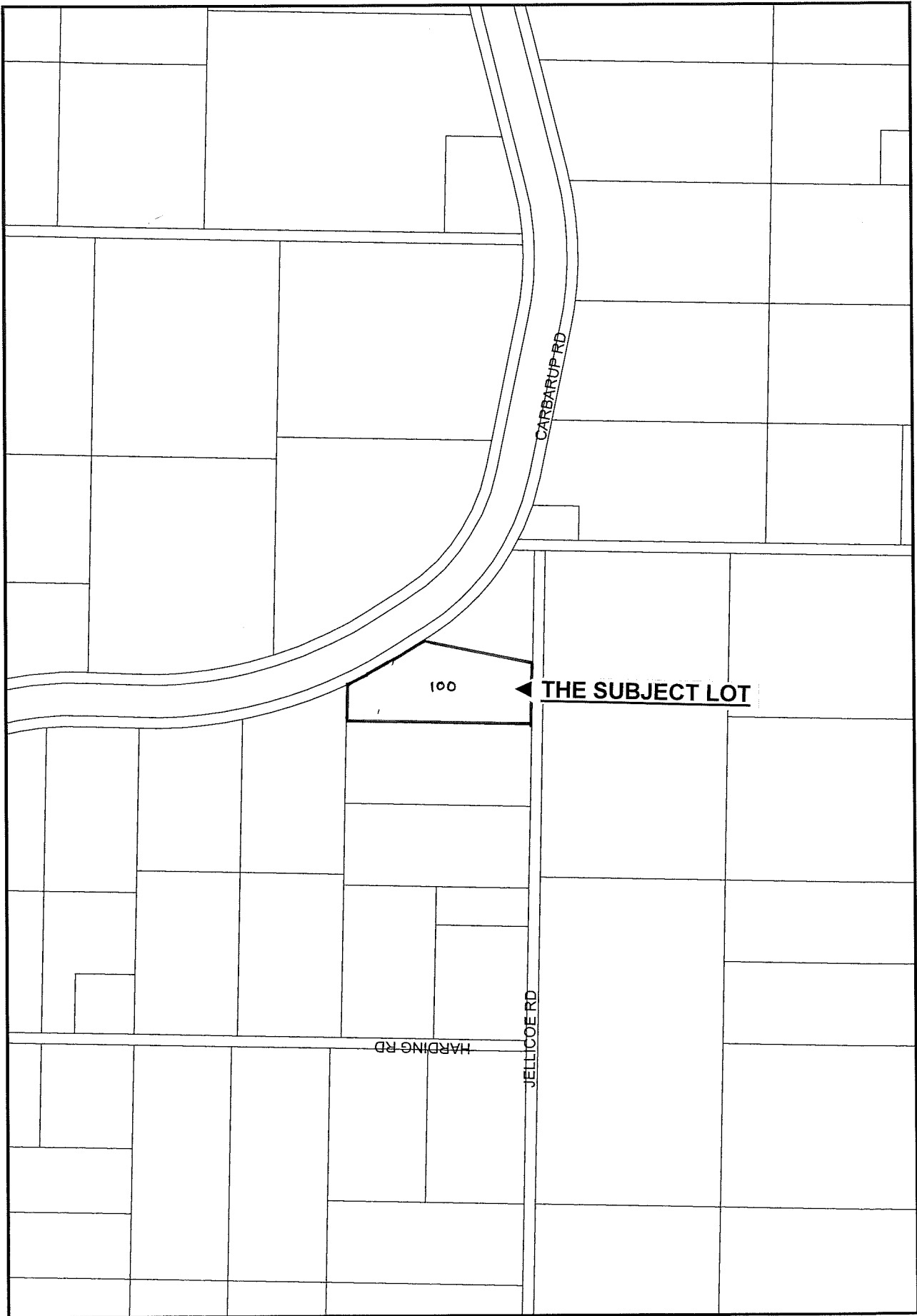
Council

LOT 100 JELLCOE ROAD, KENDENUP - SEA
CONTAINER HOUSE

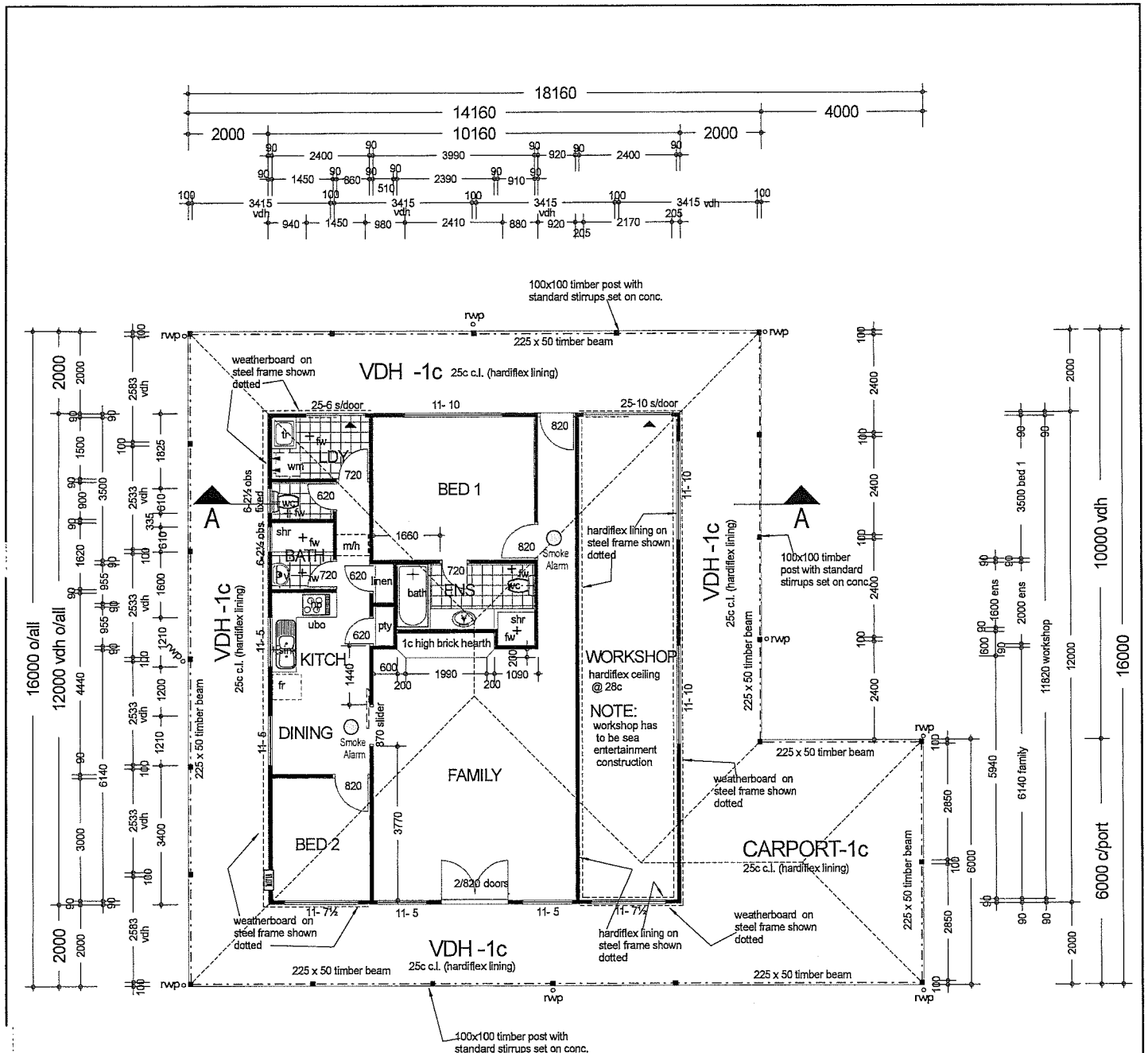
Location Plan
Site Plan
Floor Plan
Elevations

Meeting Date: 6 December 2016

Number of Pages: 5



LOCATION PLAN



FLOOR PLAN
scale 1:100

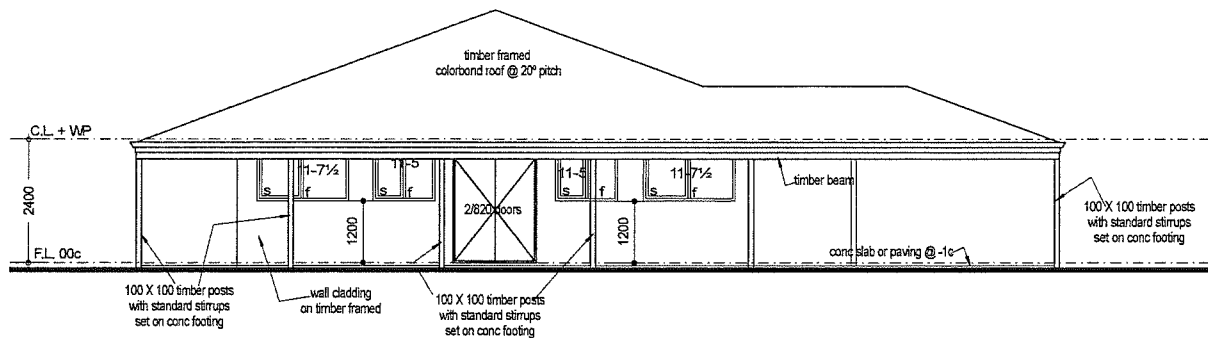
NOTE:
WORKSHOP HAS TO BE SEA CONTAINER CONSTRUCTION. STEEL FRAMED CLADDING SHOWN DOTTED ON FLOOR PLAN.
LAUNDRY, BATHROOM, KITCHEN, DINING AND BED 2 HAS TO BE SEA CONTAINER CONSTRUCTION. STEEL FRAMED CLADDING SHOWN DOTTED ON FLOOR PLAN.

NOTE:
WALL CLADDING TO WHOLE HOUSE ON TIMBER FRAMING EXCEPT NOTED.

RECEIVED
 26 OCT 2016
 SHIRE OF PLANTAGENET
 DEVELOPMENT SERVICES

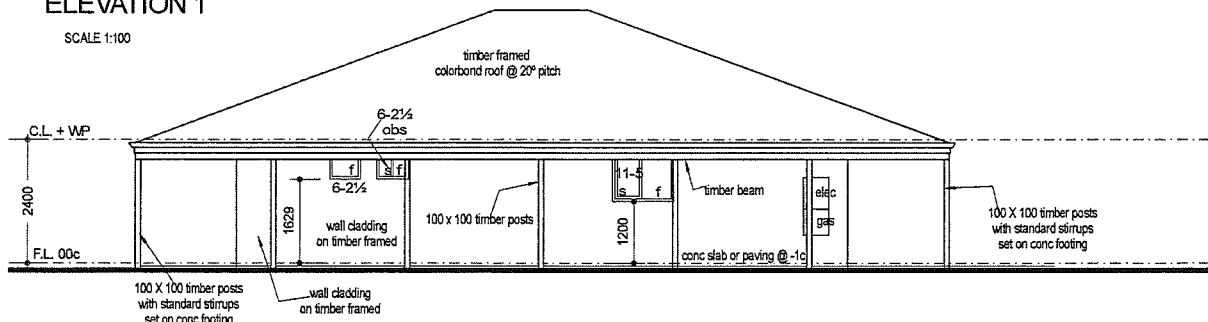
**PROPOSED RESIDENCE FOR MR S. DUMITRU
ON LOT 100 JELICOE ROAD, KENDENUP**

HOUSE 121.920m²(44.320m)
 CARPORT 36.000m²
 VERANDA 92.640m²



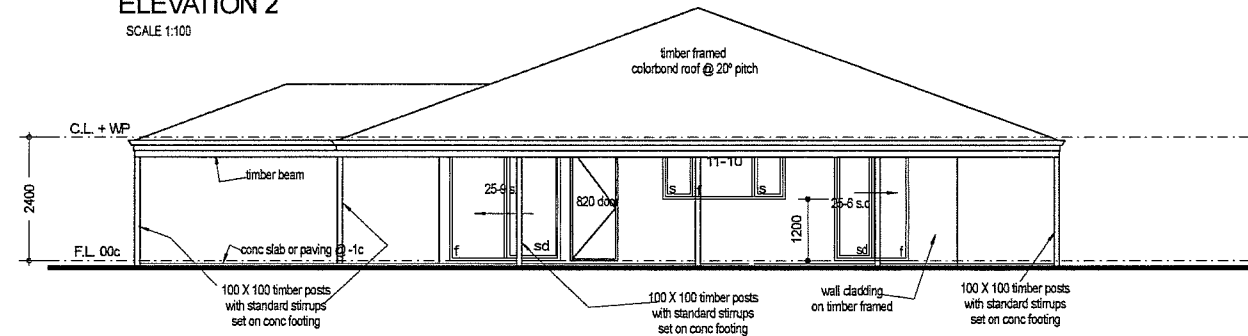
ELEVATION 1

SCALE 1:100



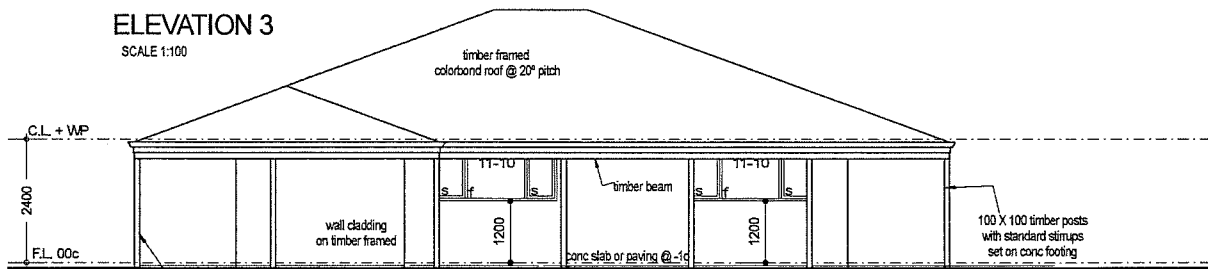
ELEVATION 2

SCALE 1:100



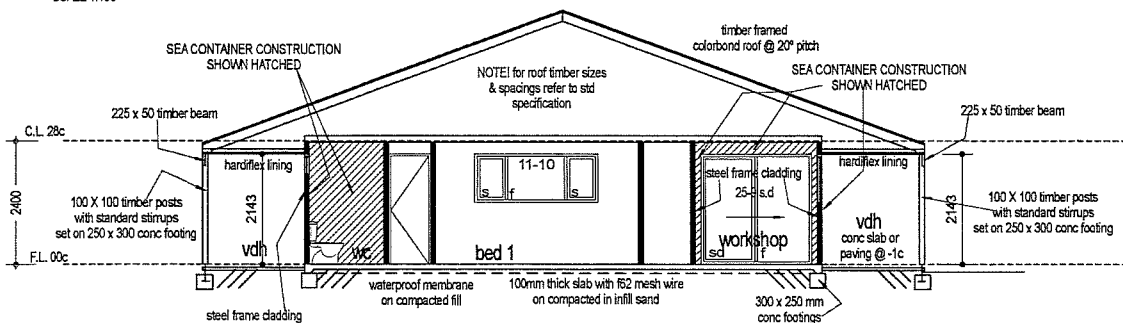
ELEVATION 3

SCALE 1:100



ELEVATION 4

SCALE 1:100



SECTION TRU A-A

SCALE 1:100

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 DEVELOPMENT SERVICES

PROPOSED RESIDENCE FOR MR S. DUMITRU
 ON LOT 100 JELICOE ROAD, KENDENUP

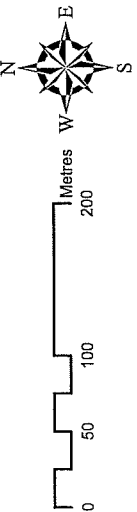
Council

LOT 72 BRAIDWOOD ROAD, MOUNT BARKER -
OVERSIZE AND OVER HEIGHT OUTBUILDING

Location Plan
Site Plan
Floor Plan
Front and Rear Elevations
Left and Right Elevations
Summary of Submissions

Meeting Date: 6 December 2016

Number of Pages: 7



LOCATION PLAN

RECEIVED
10 DEC 2016
SHIRE OF PLANTAGENET
PLANNING SERVICES

GENERAL SITE NOTES:

1. TO BE CONSIDERED AS A PRELIMINARY DESIGN ONLY. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

2. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

3. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

4. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

5. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

6. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

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9. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

10. THE CLIENT IS ADVISED THAT THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.

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11 JUL 2016
SHIRE OF PLANTAGENET
DEVELOPMENT SERVICES

PROPOSED LOCALITY PLAN (GROUND)
SCALE 1:1000

| | |
|---------|-------------|
| Job No. | C/13/11 |
| Sheet | A02 of A22 |
| Drawn | AS BROWN |
| Check | |
| Date | 10 DEC 2016 |
| Scale | |
| Drawn | |
| Check | |
| Date | |

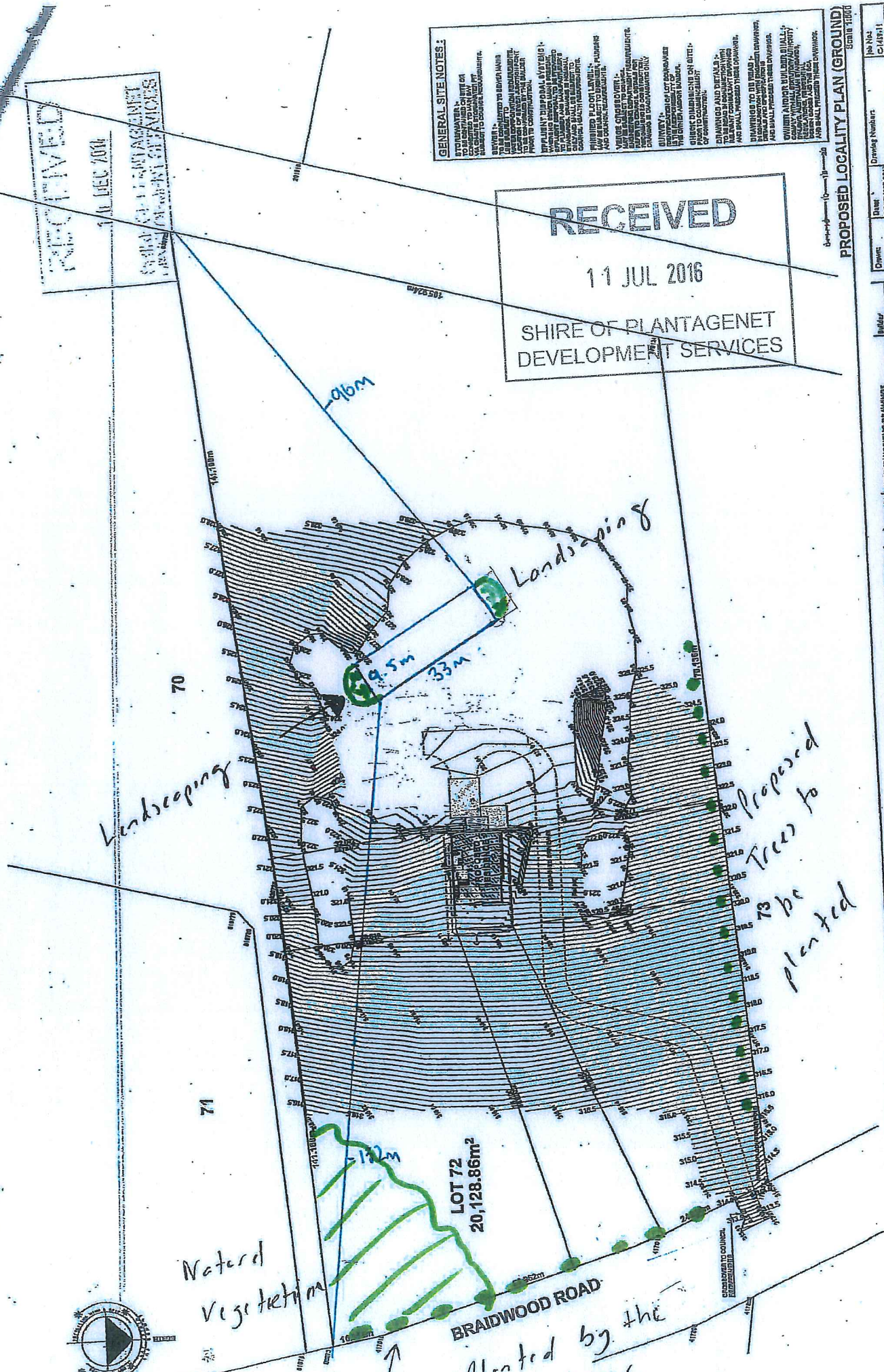
| | | | | |
|----|--------|-----------------------------------|--------|--|
| 01 | 1:1000 | AMEND TO VOUCHER CHANGE | Author | |
| 02 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |
| 03 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |
| 04 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |
| 05 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |
| 06 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |
| 07 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |
| 08 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |
| 09 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |
| 10 | 1:1000 | AMEND TO VOUCHER FOR CONSTRUCTION | Issue | |

Address
Lot 72 Braidwood Road, Mt Barker

Project
Proposed Two Storey Residence
Client
Chris & Penny Pawlitch

Prepared by
Chris & Penny Pawlitch

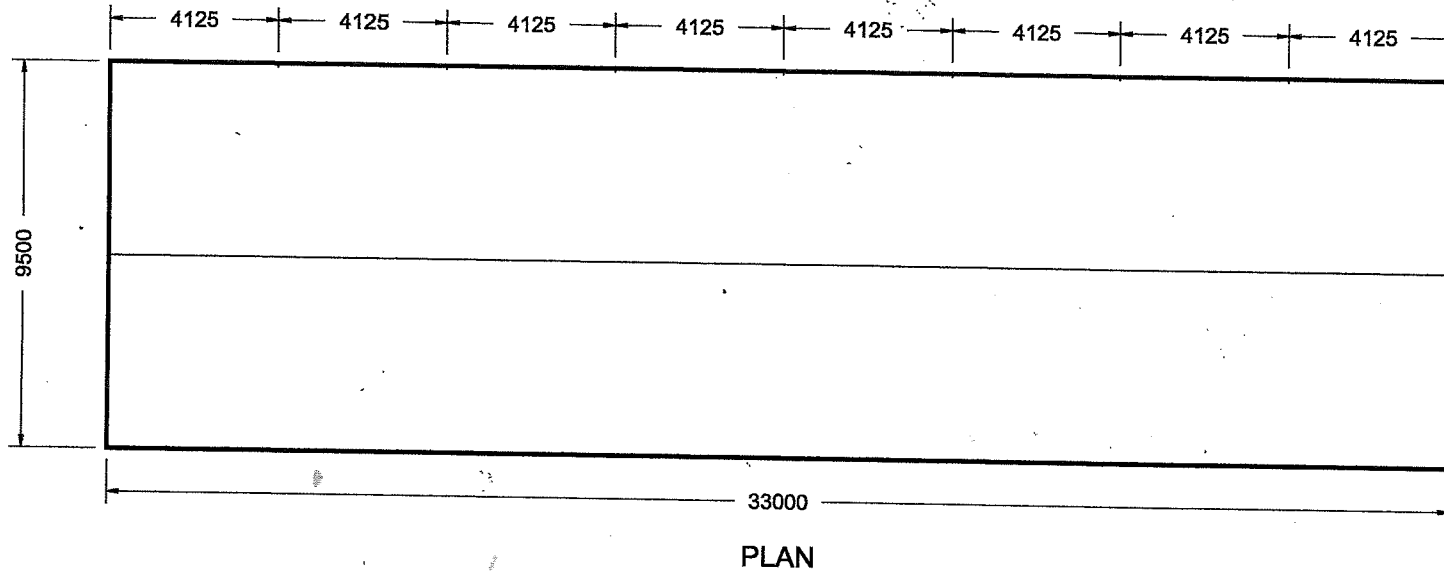
SITE PLAN



Trees Planted by the Developer

1cm = 10m

FLOOR PLAN



RECEIVED
1 1 APR 2016
SHIRE OF PLANTAGENET
DEVELOPMENT SERVICES

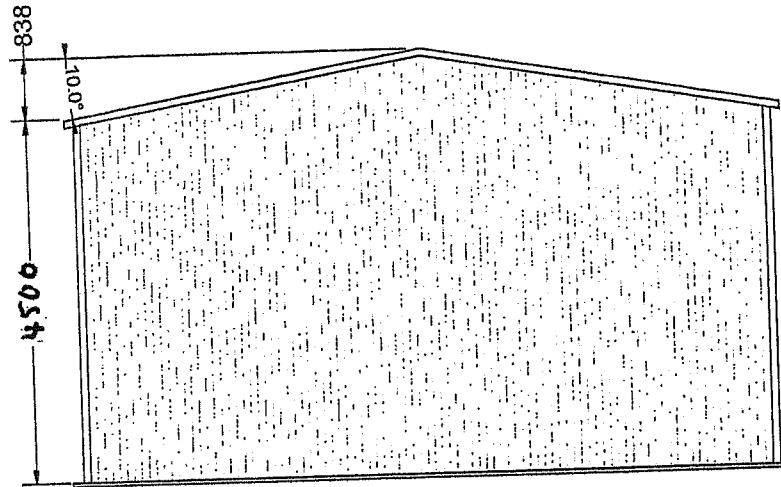
PLANS DRAWN BY JOB DETAILS DRAWING DETAILS

NOWBUILDINGS
Australia's Leading Wholesale Shed Company
P 1300 353 649 F 1300 554 882
E theteam@nowbuildings.com.au
www.nowbuildings.com.au

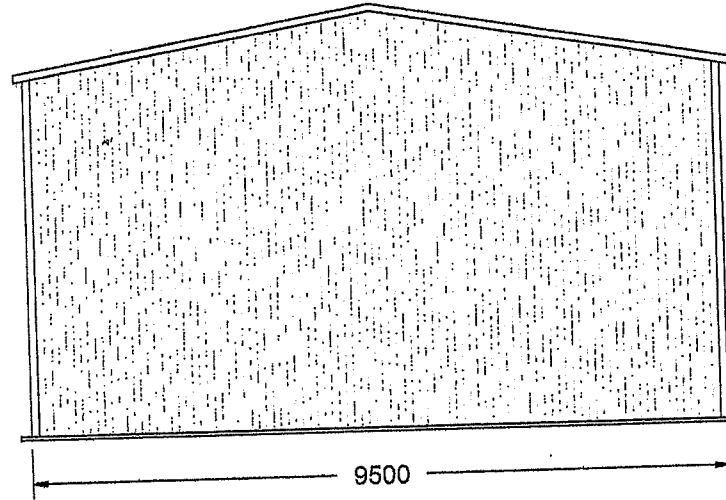
Proposed Project: 9.5m x 33m x 5m - Open Bay Building
Customer: Penny Paulovick
Site:

Quote: SZ1160408130249
Drawing No.: Quote
Drawing Type: Architectural Drawings

FRONT AND REAR ELEVATIONS



FRONT ELEVATION



REAR ELEVATION

RECEIVED
29 SEP 2016
SHIRE OF PLANTAGENET
DEVELOPMENT SERVICES

PLANS DRAWN BY



Australia's Leading Wholesale Steel Company

P 1300 353 649 F 1300 554 882

E theteam@nowbuildings.com.au

www.nowbuildings.com.au

JOB DETAILS

Proposed Project: 9.5m x 33m x 5m - Open Bay Building

Customer: Penny Paulovick

Site:

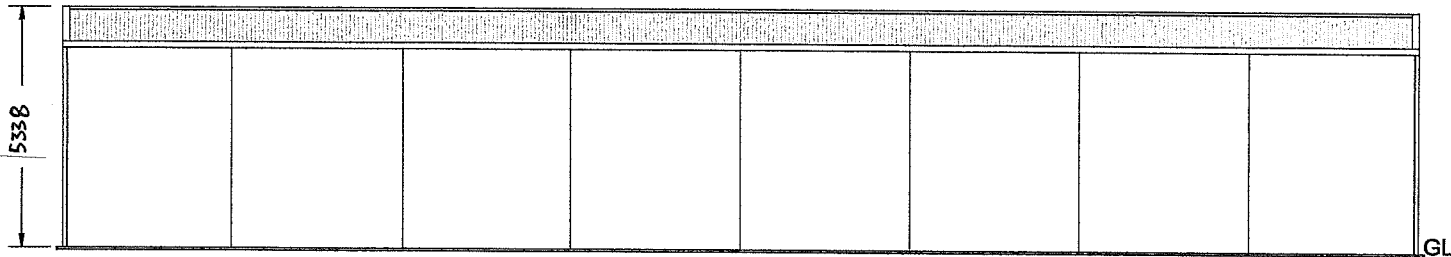
DRAWING DETAILS

Quote: SZ1160408130249

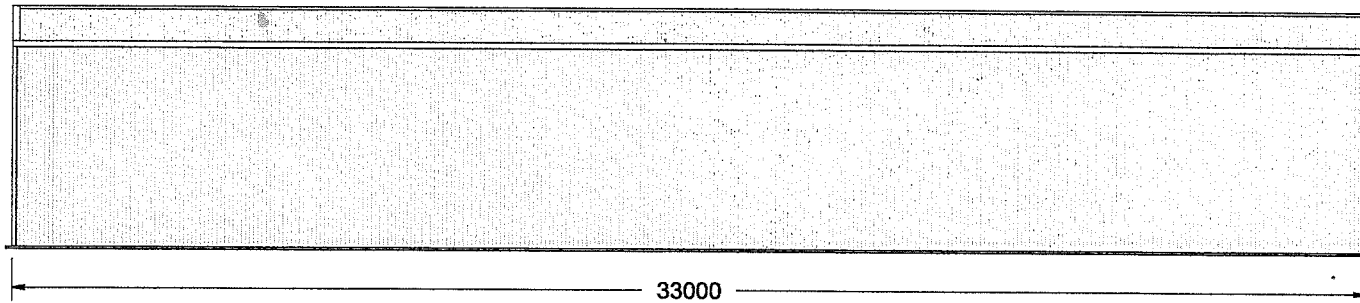
Drawing No.: Quote

Drawing Type: Architectural Drawings

LEFT AND RIGHT ELEVATIONS



LEFT ELEVATION



RIGHT ELEVATION

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29 SEP 2016
SHIRE OF PLANNING & AGENT
DEVELOPMENT SERVICES

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P 1300 353 649 F 1300 554 882
E theteam@nowbuildings.com.au
www.nowbuildings.com.au

JOB DETAILS

Proposed Project: 9.5m x 33m x 5m - Open Bay Building
Customer: Penny Paulovick
Site:

DRAWING DETAILS

Quote: SZ1160408130249
Drawing No.: Quote
Drawing Type: Architectural Drawings

Summary of Submissions
Lot 72 Braidwood Road, Mount Barker
Proposed Oversize and Over Height Outbuilding

| | Name/Address | Submission | Comment |
|----|---|--|--|
| 1. | Wayne and Jenny Bloxsidge Lot 70 Braidwood Road | <p>This letter is in response to a recent application regarding LOT 72 BRAIDWOOD ROAD, MOUNT BARKER: PROPOSED OVERSIZE & OVER HEIGHT BUILDING.</p> <p>As owners of a neighbouring property, we would like to express our concerns in opposition to the current proposal.</p> <p>As the proposed building is only 9.5 metres from the boundary of our property at Lot 70 Braidwood Road, Mount Barker our concern is having such an oversized 'industrial' type building hindering the view for any future dwelling built on our property. We purchased the block predominantly due to the view across to the Stirling Ranges in the exact direction to which this building is proposed.</p> <p>We are also concerned that due to the purposes intended for the proposed building, there will be excess noise at differing hours due to work on V8 speedway cars etc. Noise will resonate and echo substantially in such a building.</p> <p>The Estate is zoned as Rural Residential, not Industrial, therefore we are also concerned that if this proposal were approved with such excessive floor space, it would set a precedence for other such buildings to be erected within the area, hence altering the scenic value of the property and surrounding area.</p> <p>Our property is currently for sale and therefore we are concerned about the negative impact this proposed building would have on selling and could be a deterrent for prospective buyers.</p> <p>We would appreciate your consideration regarding our concerns for this proposal and anticipate your reply.</p> | <p>Concern noted.</p> <p>The proposed outbuilding although slightly over height will be constructed within a cut/fill excavated area reducing its visual impact in the location. An onsite inspection carried out by the Planning Officer revealed the outbuilding may partially interfere with the view from the future house location at Lot 70 Braidwood Road to the Stirling Ranges. However, the partial loss of a scenic view is not a material planning consideration.</p> <p>Noise emanating from Lot 72 Braidwood Road must meet assigned allowable noise levels set in the Environmental Protection (Noise) Regulations 1997.</p> <p>The proposed outbuilding although over height and oversize will be constructed within a cut/fill excavated area reducing its visual impact in the location. In addition, the outbuilding will be screened by remnant vegetation at the site, new vegetation along the north property boundary and new vegetation at the outbuilding north and south elevations.</p> <p>The apparent adverse impact on the sale of the Lot 70 Braidwood Road is not a material planning consideration.</p> |

Council

POLICY REVIEW - SCHEME AMENDMENT
REQUESTS

TP-SDC-6 - Scheme Amendment Requests

Meeting Date: 6 December 2016

Number of Pages: 4

POLICY: TP/SDC/6

FORMER POLICY No:

SCHEME AMENDMENT REQUESTS

| DIVISION | BUSINESS UNIT | RESPONSIBILITY AREA |
|----------------------|----------------------|--------------------------------|
| Development Services | Town Planning | Statutory: Development Control |

OBJECTIVE

To allow proponents to gain an indication of support or otherwise from the Council prior to preparing formal and detailed Town Planning Scheme Amendment documents.

POLICY

This process is used to determine if there are any specific issues that will need addressing in the formal Amendment documentation and whether the Council will entertain such a proposal.

1. Initial Enquiry

Once a written enquiry is received, a letter will be forwarded to the enquirer advising whether or not the proponent should prepare a Scheme Amendment Request report and what the request should contain/address.

2. Scheme Amendment Request (SAR)

The SAR document is to be a maximum of six A4 pages and address specifically strategic issues and not detailed site analysis. The following are to be addressed in the SAR:

- a) existing and proposed zonings;
- b) impacts of structure plans and strategic documents on site and proposed zoning;
- c) the proposed method of integration of development on the site with adjoining lots;
- d) any precedent set by the proposed zoning;
- e) services available to the lot(s);
- f) any special outcomes proposed to be introduced through the rezoning process;
and
- g) four copies plus a digital version are to be supplied to the Council.

A fee is payable prior to the SAR being assessed. Such a fee will be set in the Schedule of Fees and Charges in the Council's Annual Budget.

3. Referral of SAR to DOP, DPAW and DOW

Once received, the SAR will be referred to the Department of Planning (DOP), the Department of Parks and Wildlife (DPAW) and the Department of Water (DOW) for comments. The Departments will provide their responses on the SAR within 28 days.

4. SAR Submitted to the Council

The SAR is to be submitted with an officer's report and recommendation to the Council for consideration. Potential outcomes are:

- a) The Council decides to seek community feedback on the SAR if the application warrants it.
- b) The Council agrees to the SAR to allow further detailed documentation of the proposal and a subsequent assessment process to initiate the Scheme Amendment. (Note: detailed documentation may identify unresolved issues not known on initial SAR and as such the Amendment may not be initiated.)
- c) The Council considers the proposal to be unacceptable and advises the proponent that it would be unlikely to support a request to initiate a Scheme Amendment.
- d) The Council may acknowledge there is potential for the land to be rezoned but advise the applicant that the proposal is premature until the Council has agreed to a suitable structure plan or planning strategy for the locality to co-ordinate and integrate development in accordance with adopted strategic documents.

Note: Applicants who proceed after being advised as above do so at their own risk and cost.

5. Community Feedback

A decision of the Council under 4a) above to seek community feedback on the SAR shall be in the form of a letter to adjoining landowners, and relevant agencies, a sign on site, plus an advertisement in the local press, asking for feedback on the SAR. The feedback period shall be 42 days.

Submissions received during this process shall be summarised and forwarded to the Council for further consideration.

6. Response to Applicant if SAR Agreed to by the Council

A decision to allow the applicant to proceed with further documentation under 4b) above will be transmitted in a letter from the Council and will detail such matters as:

- a) policy issues to be addressed in the amending report;
- b) environmental issues;

- c) servicing issues (e.g.: full testing of groundwater tables prior to document lodgement) and the provision of a fire management plan;
- d) design requirements on subsequent development;
- e) developer commitments required by the Council from Scheme Amendment process;
- f) mechanisms for cost sharing of common cost items such as public open space, drainage, roads, footpaths, etc; and
- g) any other matters considered relevant to the Council.

7. Scheme Amending Documents

The required number of draft Scheme Amending documents (including a digital version) will be submitted with the appropriate fees and a formal request to initiate a Scheme Amendment. The format of the documents must meet the standards set in the Town Planning *and Development (Local Planning Schemes) Regulations 2015*.

The Council staff shall review the draft Scheme Amending documents and make recommendations on potential changes/modifications. Staff shall prepare a report to the Council on the Scheme Amendment.

The Council may decide to initiate, decline to initiate, or require modifications prior to initiating the Amendment.

The procedures for Scheme Amendments as laid down in the Town Planning *and Development (Local Planning Schemes) Regulations 2015* will be followed.

ADOPTED: 11 SEPTEMBER 2006

LAST REVIEWED: 9 DECEMBER 2014

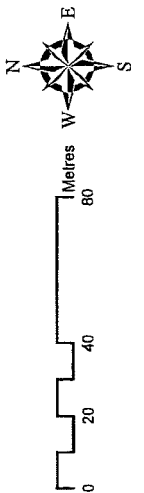
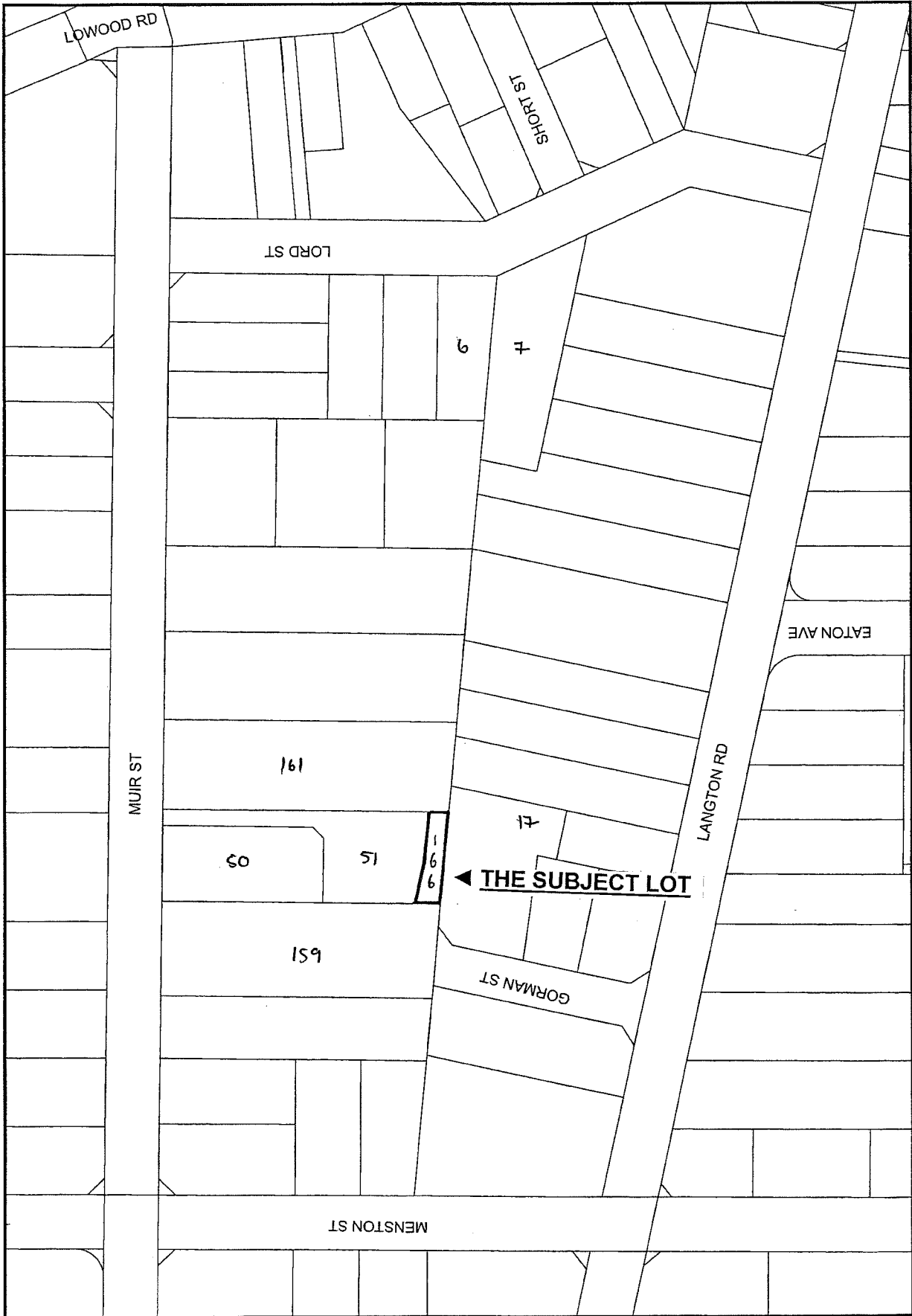
Council

RIGHT-OF-WAY CLOSURE LOT 166 - REAR OF
LOT 51 MUIR STREET, MOUNT BARKER -
SUBMISSIONS RECEIVED

Location Plan
Diagram 90234
Summary of Submissions

Meeting Date: 6 December 2016

Number of Pages: 4



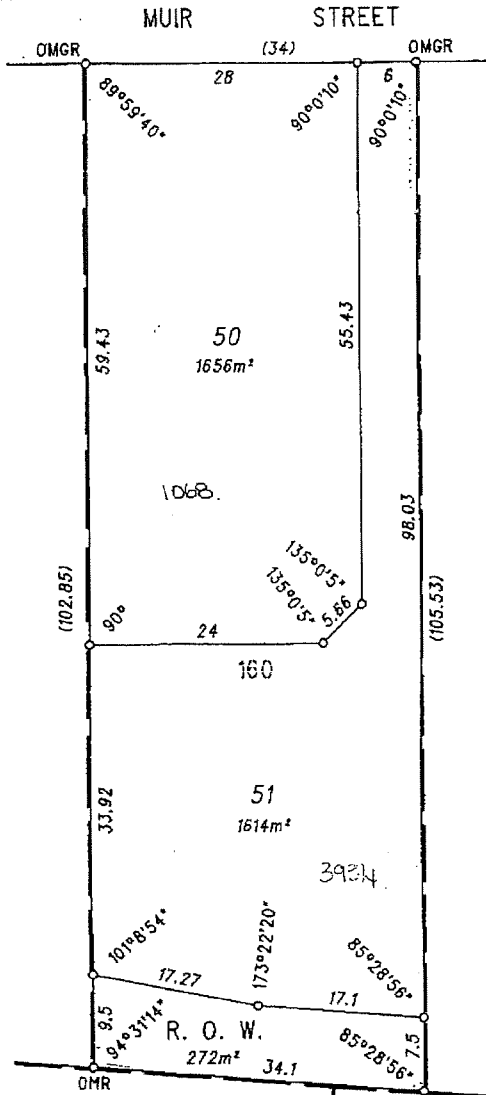
LOCATION PLAN

| LAND DESCRIPTION | ON | CERTIFICATE TITLE | FIELD BOOK | TOTAL AREA |
|-------------------|---|--------------------------|------------|--------------------|
| MT BARKER LOT 160 | PLAN ... CS. MT. BARKER 159/5 ... DIAGRAM INDEX ... B427. (2) 38.09 PUBLIC ... B427. (2) 38.09 | VOLUME 1647 FOLIO 591 | 70297 | 3542m ² |

LOCAL AUTHORITY: SHIRE OF PLANTAGENET

LOCALITY: MT. BARKER

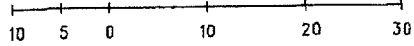
LIMITED IN DEPTH TO 60.96 METRES



COPY OF SURVEY
APPROVED
- 8 JAN 1996
BY
WESTERN AUSTRALIAN
LANDS COMMISSION

HARLEY, HEDDERWICK & WEBBER PTY LTD
CONSULTING LICENSED SURVEYORS
118 SERPENTINE RD ALBANY
PHONE (098) 41 7333 ACN 009 101 785
DRAWN TAV 6 NOVEMBER 1995
ALSO AT BUNBURY AND BUSSELTON

RIGHT OF WAY TO VEST IN THE CROWN
UNDER SECTION 20A OF THE T.P. & D ACT



| SURVEYORS CERTIFICATE | | APPROVED BY | LOGGED | SCALE |
|---|--|---|--|--|
| <p>A.S. CARTER hereby certify that - REG. 541</p> <p>(a) this plan of survey is a correct and accurate representation of the survey carried out by me personally/under my personal supervision, inspection and field check, and recorded in Field Books lodged for the purposes of this plan of survey;</p> <p>(b) the measurements are in strict accordance with the Licensed Surveyors' Guidance of Surveyors' Regulations 1981 and in particular regulations 23 and 34 of those regulations; and</p> <p>(c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors' Guidance of Surveyors' Regulations 1981 and the relevant law in relation to which it is lodged.</p> <p><i>Alan Carter</i> 10-11-95 Licensed Surveyor Date</p> | | <p>STATE PLANNING COMMISSION</p> <p>FILE 97364</p> <p>DATE</p> <p>FOR CHAIRMAN</p> <p>MINISTRY FOR PLANNING 4 JAN 1996 FILE 97364</p> | <p>DATE 14.11.95</p> <p>FEE PAID \$253</p> <p>ASSESS. No. 107870</p> <p>TYPE OF VALIDATION Full Audit</p> <p>Legal Component A.K. NGC</p> <p>DOCKET PLAN/DIAGRAM 89799</p> <p>CERTIFIED CORRECT <i>Alan Carter</i></p> <p>F.S.C. No.</p> <p>DOLA Department of LAND ADMINISTRATION</p> | <p>1 : 500</p> <p>ALL DISTANCES ARE IN METRES</p> <p>IN ORDER FOR DEALINGS</p> <p>SUBJECT TO</p> <p>FOR INSPECTOR OF PLANS & SURVEYS DATE</p> <p>APPROVED DATE</p> <p>INSPECTOR OF PLANS & SURVEYS</p> <p>OFFICE OF TITLES DIAGRAM 90234</p> |

Summary of Submissions
Lot 166 Muir Street (rear of Lot 51 Muir Street), Mount Barker
Proposed Right-of-Way Closure

| | Name/Address | Submission | Comment |
|----|---|--|--|
| 1. | Norm Mills 17 Gorman Street Mount Barker | Confirmed via telephone that he has no objections to the ROW closure. | Noted. |
| 2. | Telstra Strategic Forecaster New Developments and Forecasting Networks, Telstra Operations Locked Bag 2525 Perth | Thank you for the above advice. At present, Telstra Corporation Limited has no objection. There is no Telstra plant in the vicinity | Noted. |
| 3. | Water Corporation PO Box 915 Albany | Please be advised the Water Corporation has no objection to the above proposal. | Noted. |
| 4. | Western Power 363 Wellington Street Perth | Thank you for your Notification intent to carry out work, received on 20th October, 2016. A Danger Zone, Registered Easement, Restriction Zone or Minimum approach distance represent areas of high risk when building or working near the Western Power network. Before commencing any work it is essential that you complete a Dial Before You Dig enquiry to obtain the location and voltage of the Western Power network. | Noted, however this referral is not a notification of intention to carry our works. This response is seen as no objection to the proposal. |

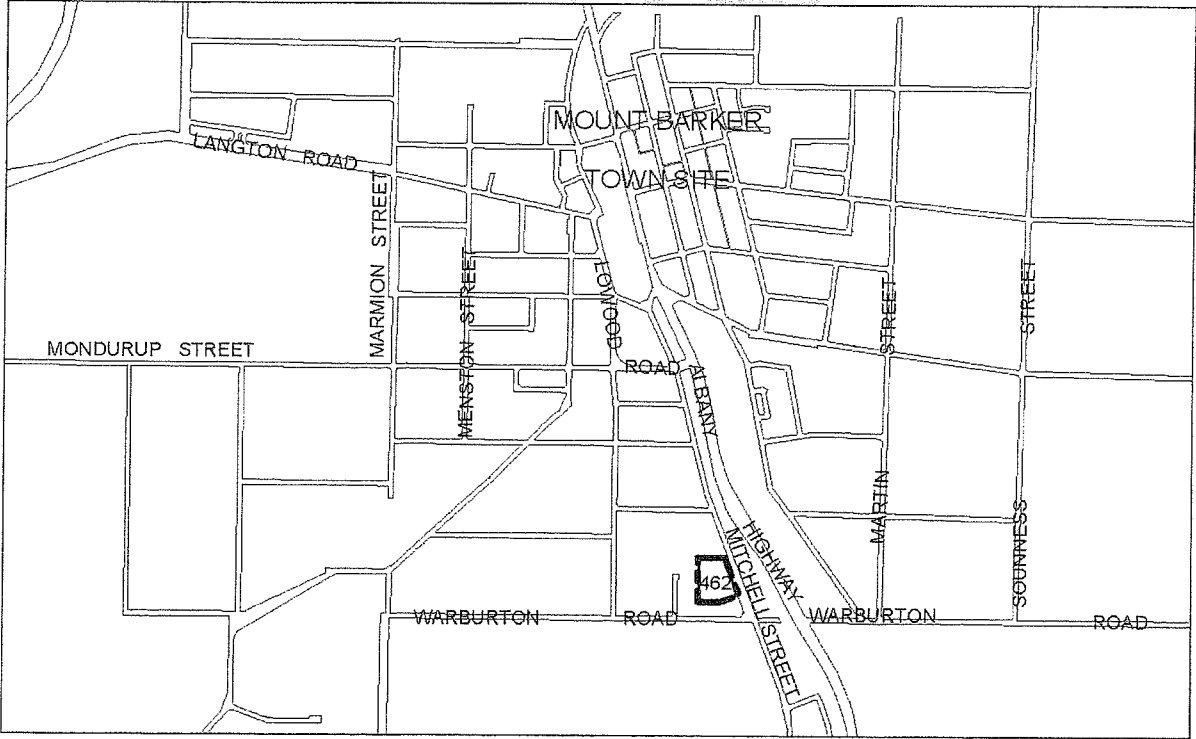
Council

TOWN PLANNING SCHEME NO. 3 - AMENDMENT
NO. 68 - FORMER CHEESE FACTORY AT LOT 462
MITCHELL STREET, MOUNT BARKER -
SUBMISSIONS RECEIVED

Location Plan
Summary of Submissions
Schedule of Modifications

Meeting Date: 6 December 2016

Number of Pages: 7



Location Plan

SHIRE OF PLANTAGENET

TOWN PLANNING SCHEME NO. 3 – AMENDMENT NO. 68 Lot 462 Mitchell Street, Mount Barker

SCHEDULE OF MODIFICATIONS

| No. | Modification | Reason |
|---|---|--|
| Final amending page following page 12 Part 1. Schedule 2 – Additional uses | | |
| 1. | Delete the following uses from column 3: Art and Craft Studio Gallery and Workshop Café Caretaker's Dwelling Plant Nursery | These uses are addressed by others listed in the column. Caretaker's Dwelling is a permissible use in the base Industrial zone and as such is not needed. |
| 2. | Modify 'Craft and Produce Markets' to read 'Craft Shop and Gallery'. | To match the Scheme terminology. |
| 3. | Prior to the list of uses in column 3 insert the following: 'For the following uses, an application for planning consent will need to be submitted.' | To clarify that an application will need to be submitted for consideration. |
| 4. | Following the list of uses in column 3 and the line ending in 'Government.' insert the following: 'The following Industrial uses will no longer be permitted on this site: Automotive Panel Beating Spray Painting Automotive Repairs Automotive Wrecking Builders Storage Yard Dry Cleaning Premises Fuel Depot Industry – General Industry – Rural Kennels Marine Collectors Yard Motor Repair Station Service Station Transport Depot. | This will ensure the site does not have uses in the future that could be in conflict with the surrounding Residential zone. This will ensure a transition to future residential as proposed in the Local Planning Strategy in the long term. |
| 5. | Delete 'development approval' from line 1 of column 4 and insert 'planning consent'. | To match the Scheme terminology |
| 6. | At the base of column 4, delete the second paragraph (rubbish) and the third paragraph (Tree Planting) | These are addressed at dot points 7 and 9 in the list above. |

| | | |
|----|---|---|
| 7. | At the base of column 4 delete the first sentence of the last (fourth) paragraph (carparking) and add the remaining sentence to the second dot point above. | Dot point 2 related to carparking. No need to have two points for this. |
| 8. | At the base of column 4, indent the first paragraph (Bushfire) and insert a '•'. | Formatting. |



**TOWN PLANNING SCHEME NO 3 – AMENDMENT NO. 68 – LOTS 462 MITCHELL STREET, MOUNT
BARKER
SUMMARY OF SUBMISSIONS**

| Submission No. | Name/Address of submitter | Summary of Submission | Council Recommendation | WAPC Recommendation |
|----------------|--|---|---|---------------------|
| 1. | Telstra Locked Bag 2525 Perth | Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded this in our Development database. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me. | Noted. | |
| 2. | Department of State Development Level 6 1 Adelaide Terrace East Pert | The Department has reviewed the amendment and has no comment to make at this time. | Noted. | |
| 3. | Water Corporation PO Box 915 Albany | Please note we have assessed the proposal and have no concerns from a water services planning perspective. | Noted. | |
| 4. | Anthony Saunders 49 Warburton Road Mount Barker | We think the development will be beneficial and a good use of the historic building. There are just a few things we would like to be considered when any development takes place. <ol style="list-style-type: none"> 1. Filled in fencing so our property is not on full view from visiting public. 2. Restrict music to inside the buildings. 3. No roosers at the petting zoo. 4. I am concerned that the building at the back along our side fence will be used as the petting zoo. This could create excess noises, vermin, flied and smell. It would be preferred it this was located away from our fence. 5. There is a sheet of loose roofing tin that clangs in the wind. I would assume that the roofing will be secured while renovations are taking place. | These points can be considered at the planning consent stage. | |

| | | | | |
|----|--|---|--|--|
| | | My wife suffers from a heart condition and has to have a sleep during the day. Peace and quiet are very important factors. Although I work away, we come back as often as we can, and hope to move back permanently if I can find suitable work in the region. | | |
| 5. | State Heritage Office PO Box 7479 Cloisters Square PO | The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal. | Noted. | |
| 6. | Department of Health PO Box 8172 Perth Business Centre | The DOH provided the following comments: 1. Water Supply and Wastewater Disposal: the proposed development is required to connect to scheme water in accordance with the draft Country Sewerage Policy. The proponents are to be advised that approval is required for any upgrade to the existing on-site waste water treatment process. 2. Food Act Requirements: All food related aspects are to comply with the provisions of the <i>Food Act 2008</i> and related code, regulations and guidelines. 3. Health Act Requirements: All public related aspects of the development (arts centre, etc) are to comply with the provisions of the <i>Health Act 1911</i> , related regulations and guidelines and in particular Part VI – Public Buildings. | These three matters will be addressed at the planning consent stage. | |
| 7. | Department of Environment Regulation Locked Bag 33 Cloister Square | Lot 462 has not been reported or classified under the <i>Contaminated Sites Act 2003</i> , and DER holds no information relevant to the contamination status of Lot 462. Based on the limited information provided in the planning report, it is understood that Lot 462 was historically used for processing dairy products, a plant nursery and depot. The site currently includes a habited caretakers dwelling and a shed which is used for welding and light steel fabrication. These are landuses that may have the potential to cause contamination. It is noted that the site is proposed to be sold and, subject to the zoning being amended, developed into an art and craft gallery and café and other potential tourist-related activities. DER considers that the proposed amendment will not result in a significant change in the sensitivity of the landuse. Therefore, DER has no objection to the proposed amendment to the town planning scheme. However, given the historical use of Lot 462, if the site is proposed for residential use in the future, as alluded to in the planning report, DER may recommend that conditions be placed to ensure that potential contamination is assessed prior to development to ensure the site is suitable for the proposed use. | Noted – no action needed in respect to this. | |

| | | | | |
|--|--|---|--|--|
| | | Please note that this advice related to potential contamination and acid sulphate soil issues only. | | |
|--|--|---|--|--|

Council

POLICY REVIEW - RURAL ROAD VERGE
VEGETATION MANAGEMENT

Revised Policy I-RR-2 - Rural Road Verge Vegetation
Management

Meeting Date: 6 December 2016

Number of Pages : 6

POLICY NO: I/RR/2

FORMER POLICY NO:

RURAL ROAD VERGE VEGETATION MANAGEMENT

| DIVISION | BUSINESS UNIT | RESPONSIBILITY AREA |
|--------------------|----------------|---------------------|
| Works and Services | Infrastructure | Roads and Reserves |

OBJECTIVE

To provide guidelines for the effective management of native vegetation contained within rural road verges under the care, control and management of the Council.

POLICY

1.0 Purpose of Policy

The purpose of this policy is to allow for the construction and maintenance of rural roads while acknowledging the importance of the protection and conservation of native vegetation where possible.

Although conservation of roadside vegetation is an objective of this policy, road safety and road asset protection is the principal consideration.

2.0 Relevant Legislation

The Environmental Protection Act 1986 and Environmental Protection (Clearing of Native Vegetation) Regulations 2004 govern the activities that will impact on native vegetation. This legislation is relevant to the Shire, setting limitations for road infrastructure works, and landowners who wish to undertake work in road reserves.

3.0 Designated Maintenance Corridor

The Environmental Protection Legislation, in particular Regulation 5, Item 22 (Clearing for maintenance in existing transport corridors) *of the* (Environmental Protection (Clearing of Native Vegetation) Regulations 2004) provides that local government can carry out activities to maintain and protect the integrity of road infrastructure within the designated ‘maintenance corridor’ as shown in Diagram 1.



Diagram 1 Designated Maintenance Corridor

4.0 Road Construction Operations

All works shall be planned to ensure that there is no damage to any vegetation outside the limits of clearing specified. Where necessary, the Shire will make application for the appropriate clearing permits from the Department of Environment Regulation (DER) prior to undertaking any road construction. ~~If required as~~ conditions of the permit, ~~will be complied with including~~ special considerations for declared or threatened ~~rare~~ flora and/or fauna ~~will be made during works. if any has been identified as present in the maintenance corridor.~~

Rural road widening is to be carried out according to the requirements of the Council ~~and in accordance with Council Policy I/R/9 – Rural Roads – Widening.~~ but Works will take into consideration the preservation of roadside vegetation wherever possible by clearing only one side of the road.

All works shall be planned to ensure that there is no damage to any vegetation outside the limits of clearing specified. ~~No growing vegetation shall be destroyed or damaged by the works other than those specified and those indicated.~~

~~Any tree remaining within the road reserve but outside the limits of clearing which upon assessment is considered unsafe and likely to fall upon the roadway may be cleared and disposed of.~~

5.0 Road Maintenance Operations

The Shire's road maintenance program includes grading, slashing, herbicide application, pruning, drain cleaning, drainage improvements, bitumen resealing, bitumen shoulder grading and gravel re-sheeting. Road maintenance activities will be contained within the ~~M~~ 'maintenance ~~C~~corridor', which comprises the running surface, shoulder, table drain and batter to the top of the back slope ~~(as per Diagram 1).~~

When major weed control works are to be undertaken, including areas outside the ~~M~~ 'maintenance ~~C~~corridor', consultation may occur with the Department of Parks and Wildlife, Department of Environment Regulation and local catchment management groups.

As part of the Shire's annual road program, unsealed shoulders subject to significant traffic will require periodic grading and gravel re-sheeting. During this process all grasses and vegetation will be removed and disposed of offsite prior to operation.

Some maintenance grading requires occasional clearing of vegetation to accommodate the machine and ensure road safety, however, where possible, this will be minimised.

Drains ~~can be~~ usually mechanically cleared and maintained ~~with~~ using a grader, and/or slashed if covered with grass. Drains inaccessible to mechanical equipment may require maintenance with hand tools or approved herbicides. In the cases where these practices will not provide for an acceptable level of drainage the use of excavation equipment may be used.

~~Requests received from members of the public relating to exclusion of a road reserve/section of road reserve adjacent to their property from the spraying program, should be forwarded in writing to the Chief Executive Officer for consideration.~~

6.0 Removal of Dangerous Vegetation

Occasionally it is necessary to remove a dangerous tree/vegetation that pose/s an imminent threat to public safety, such as impeding sight along the roadway or a tree that has been subject to storm damage and is threatening to fall over a fence line or a roadway. Following inspection by a Shire Officer, ~~any~~ tree removal will be in accordance with *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

7.0 Services and Utilities

Alignment of services is to be encouraged to minimise impact on roadside vegetation where possible. Under the Utility Providers Code of Practice for Western Australia, utility providers are to liaise with the Shire of Plantagenet regarding the positioning of services and the reinstatement and rehabilitation of disturbed areas. Alignment of services is to be encouraged to minimise impact on roadside vegetation where possible. However, if removal of vegetation is required, it is the responsibility of the service providers to obtain a valid clearing permit from Department of Environment Regulation.

All materials are to be removed from the road verge, by the utility providers, on the completion of works. ~~The~~All trenches, if relevant, are to be backfilled, adequately compacted and trimmed to ensure they are safe. All works are to be in accordance with Council Policy I/R/12 – Notice of Entry for Public Services and Utilities.

8.0 Flora Roads

Gazetted Flora Roads within the Shire of Plantagenet currently include Millinup Road, Woogenellup North Road, Mira Flores Avenue and Reynolds Road. These roads shall be managed to minimise any disturbance to the roadside flora, consistent with the provision of a safe and efficient roadway. ~~Flora Roads currently within the Shire of Plantagenet are Millinup Road, Woogenellup North Road, Mira Flores Avenue and Reynolds Road.~~

9.0 Unauthorised Clearing and/or Activities Within Rural Road Reserves

Clearing of a rural road verge or unmade road reserve without the relevant permits is prohibited. Penalties may also apply in accordance with the Environmental Protection legislation.

No works shall be undertaken in rural road reserves without written approval from the Shire of Plantagenet. This includes planting (including native species), drainage work, fencing, spraying, burning off, clearing vegetation or seed collection.

10.0 Landowner Maintenance of Rural Road Verges

10.1 ~~Legislation and~~ *Application Process and* Approvals

Landowners may apply, in writing, to the Shire of Plantagenet to maintain the rural road verge immediately adjacent to their property boundary. *An application fee may be applicable.*

Maintenance activities may include vegetation protection or weed removal but do not include any additions or developments ~~including~~ such as drainage works or construction of any type. Planting within road verges may be considered, however, approval will only be given to native / local species that enhance the biodiversity of the road verge area.

Landowners need to be aware when applying for approval that their application may be refused if the Shire is required to carry out maintenance activities to maintain the integrity of the road infrastructure.

Landowners must also comply with the Environmental Protection legislation (refer 2.0 – Relevant Legislation) if planning to undertake any work in a rural road verge.

If approved, the area of verge to be maintained by the landowner will be marked with blue 'hockey stick' style markers and the verge address added to the relevant register.

10.2 Maintenance Area

If approved, landowners may only work on the areas of road verge which fall outside the **M** 'maintenance **C** corridor'. This is the portion of the verge from the top of the back slope to the property boundary/fence line. The Council will take all care not to damage any portion of the rural road reserve from the back slope to the fence line, however, landowners will also acknowledge that the Council does not accept any responsibility for any loss or damage to vegetation or areas of the road reserve that may occur due to road maintenance or construction activities.

~~10.3 Application Process~~

~~An application fee may be applicable for landowners wishing to maintain their rural road reserve areas. If approval is given to a landowner to maintain their rural road verge, the subject area will be marked with blue 'hockey stick' style markers and a register kept of relevant rural road verges which are to be left untouched. The landowner needs to be aware when applying for approval that their application may be refused if the Shire is required to carry out maintenance activities to maintain the integrity of the road infrastructure.~~

10.3 Annual Spraying Program

The Shire's annual spraying program is conducted within town sites and on particular rural road verges to reduce the amount of flammable material. Residents requesting that ~~no spraying of~~ the rural road verge adjacent to their property not be sprayed as part of this program must ~~need to~~ apply to the Shire of Plantagenet, in writing, *for the verge* to be placed on the 'Do Not Spray' register.

If approved, the area of verge not to be sprayed as a part of the annual spray program will be marked with blue 'hockey stick' style markers and the verge will be placed on the Shire's 'Do Not Spray' register.

10.4 Fence Line Clearing or Removal of Trees Over Fence Lines/Boundaries

Clearing may be approved along, but no more than 1.5 metres from, a fence line to provide access to construct or maintain a boundary fence under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004.

Landowners wishing to remove vegetation from road verges to allow them to construct or maintain an existing boundary fence ~~that has impacted on their property or boundary fence line, or seeking permission to clear an area~~

~~of the road verge for a boundary fence line~~, should apply in writing to the Shire of Plantagenet for ~~approval~~~~permission to do so~~.

Policy I/RR/5 – Rural Road Reserve Vegetation Management – Trees Across Fences and Boundaries provides guidelines for property owners that have been affected by a tree or branch from rural road reserves, falling into their property.

10.5 Seed Collection from Road Verges

Landowners wishing to collect seed from native vegetation in road verges should refer to Shire Policy NRM-C-2 – Native Flora Collection. A permit for seed collection may also be required from the Department of Parks and Wildlife. It is the responsibility of the landowner to check they have the relevant approvals in place.

11.0 Fire Hazard

The Shire of Plantagenet conducts an annual spraying program both within town sites and rural road verges to reduce the amount of flammable material.

As the budget for spraying is limited, landowners are encouraged to apply to the Shire under Policy I/R/15 – Road Verge Burning. This policy provides guidelines for landowners wishing to further reduce the fire risk on rural road verges adjacent to their property.

ADOPTED: 19 AUGUST 2014

LAST REVIEWED:

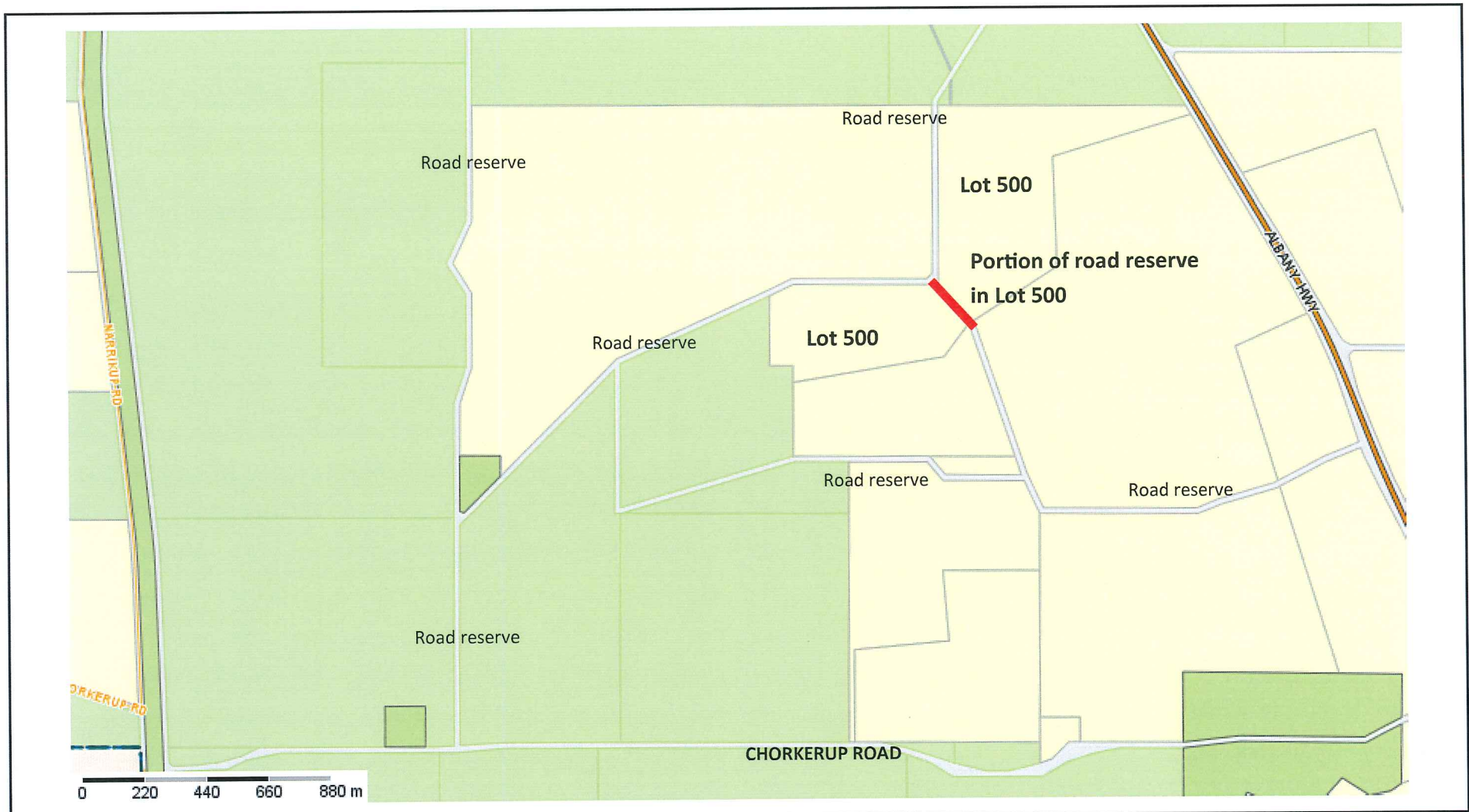
Council

PROPOSED ROAD RESERVE CLOSURE AND
AMALGAMATION – LOT 500 ALBANY HIGHWAY,
NARRIKUP

Location and Site Maps

Meeting Date: 6 December 2016

Number of Pages : 3



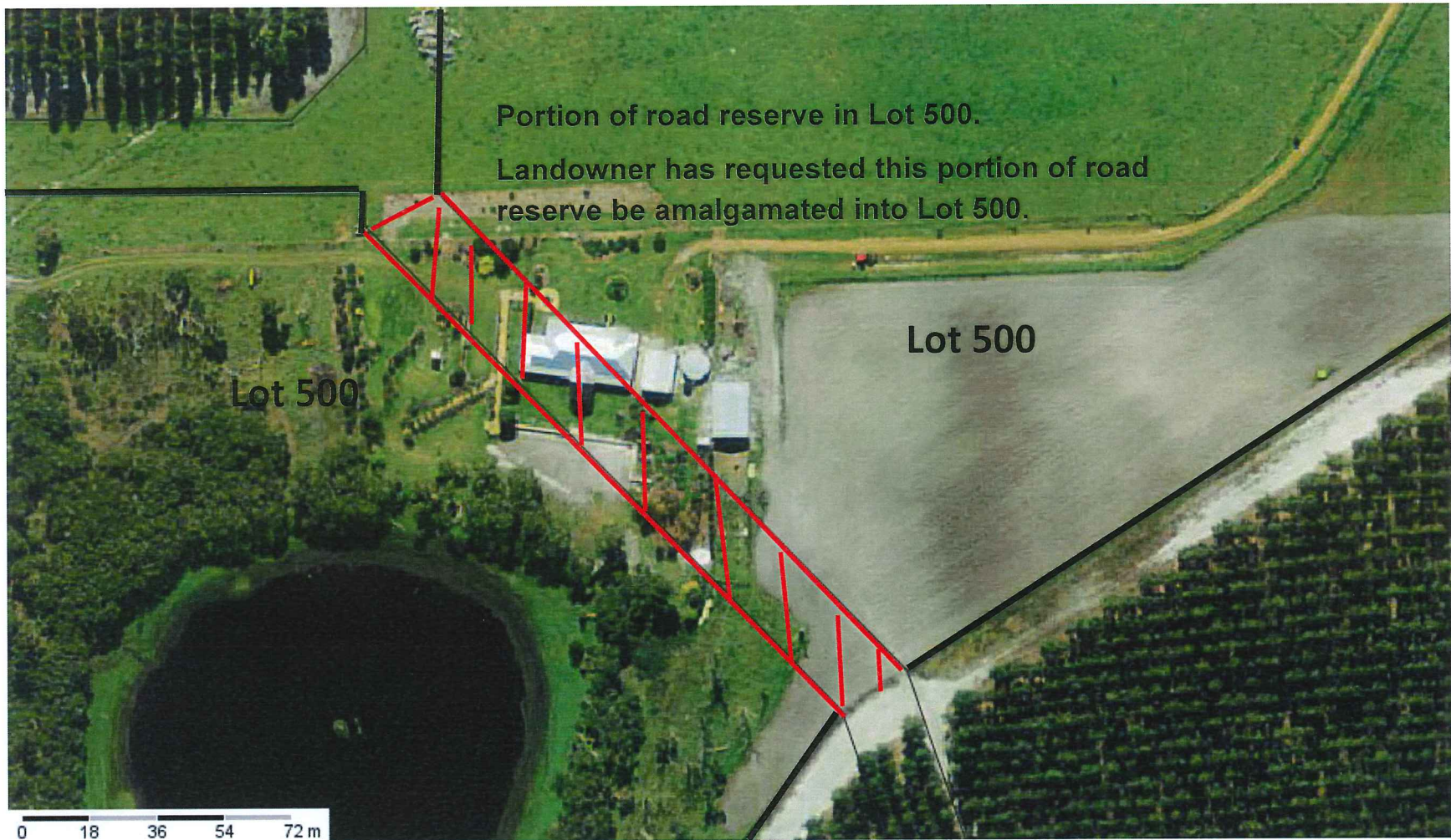
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**Lot 500 Albany Highway,
Narrikup
Map 1**

18/11/2016

1:19741





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Lot 500 Albany Highway,
Narrikup
MAP 2

17/11/2016

1:1632



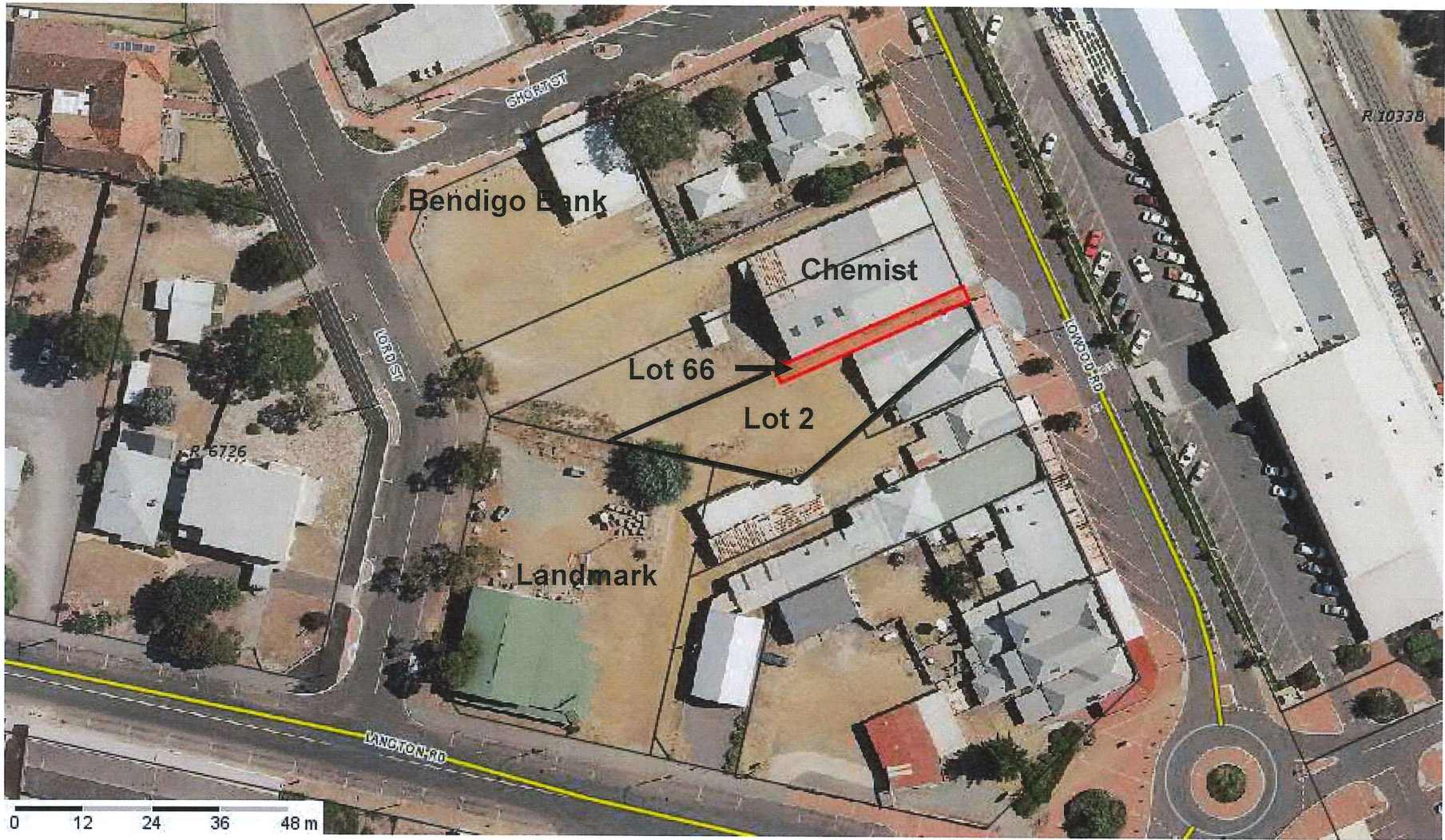
Council

REINSTATEMENT OF ACCESS - LOT 66 LOWOOD
ROAD MOUNT BARKER

Location Maps

Meeting Date: 08 November 2016

Number of Pages : 3



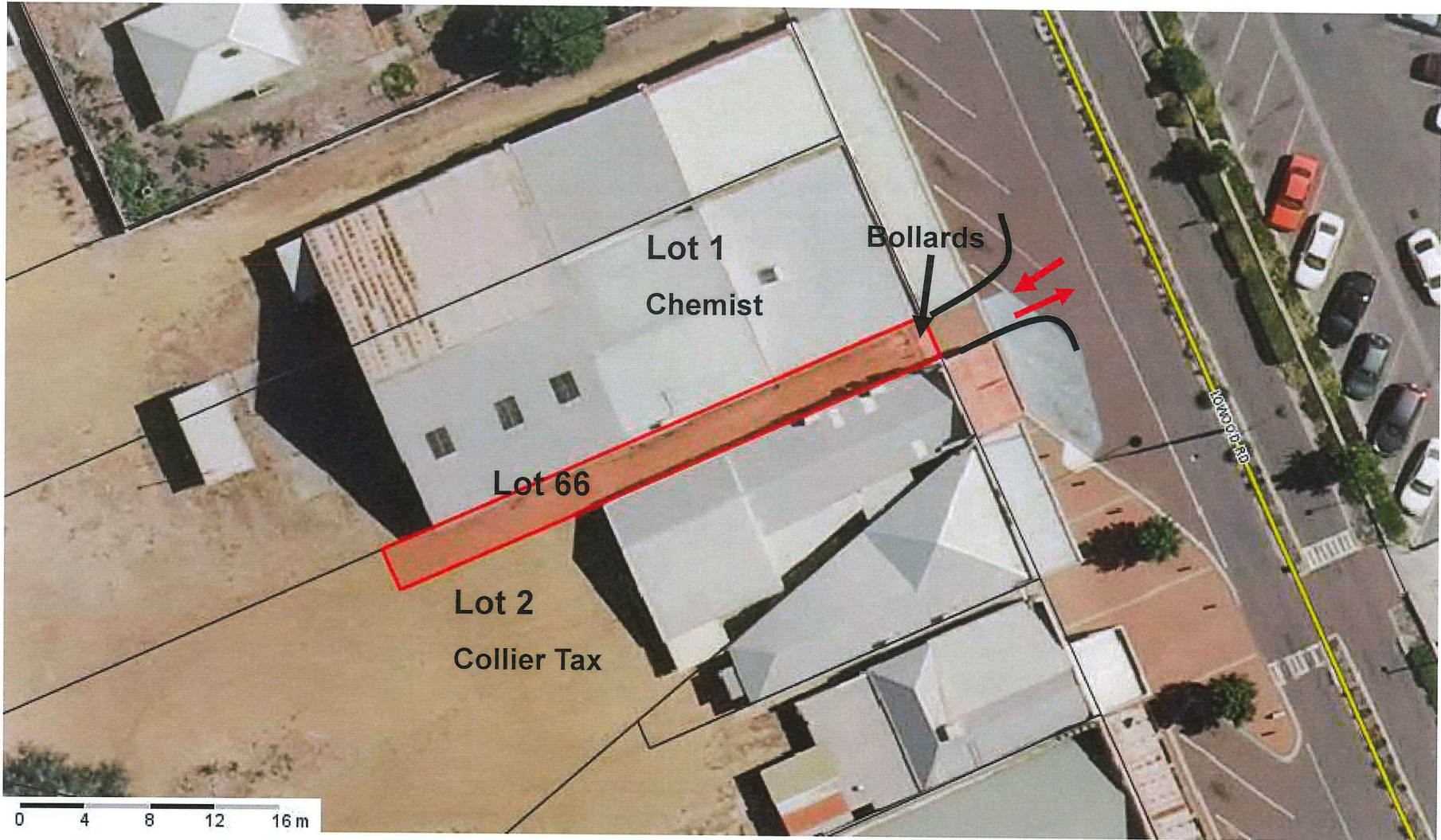
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**Lot 66 Lowood Road
Location Map
MAP 1**

28/11/2016

1:1061





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Lot 66 Lowood Road
Request for Reinstatement of
Access
MAP 2

24/11/2016

1:370

