

Council

Draft Local Planning Strategy July 2011 - Revised to
Suit the Western Australian Planning Commission -
Submissions Received

Summary of Submissions
Schedule of Modifications

Meeting Date: 8 November 2011

Number of Pages: 78

July 2011 Draft Local Planning Strategy
Summary of Submissions Received September 2011

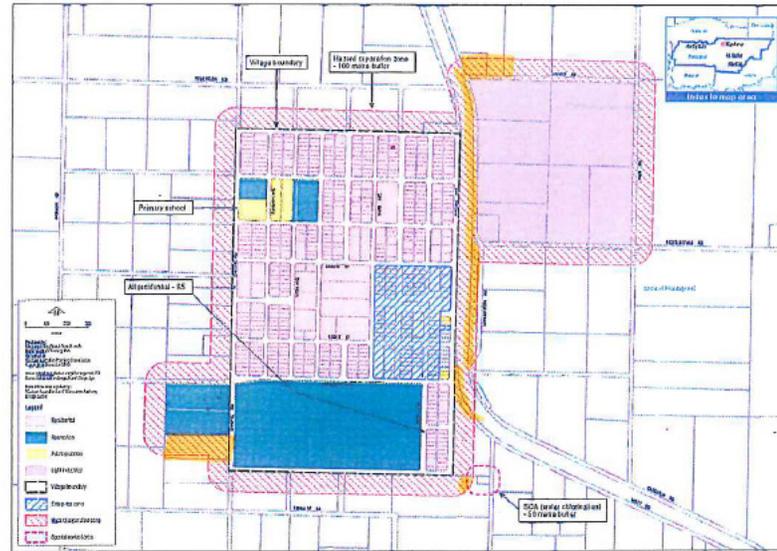
No.	Name	Submission	Comment
1.	Western Power Locked Bag 2520, Perth	No objections.	Noted.
2.	FESA 5 Hercules Crescent Albany	<p>At section 2 of the LPS it may be prudent to cite State Planning Policy 3.4 (SPP3.4) as forming part of the State and Regional Planning context. Moreover at Section 6.5.2 Bush Fire, there is probably a need to refer to the need for compliance with <i>Planning for Bush Fire Protection</i> as being the set of guidelines that outline a range of matters that need to be addressed at various stages of the planning process, to provide an appropriate level of protection to life and property from bush fires and avoid inappropriately located or designed land use, subdivision and development on land where a bush fire risk is identified.</p> <p>Again, in setting the context at Section 2 of the LPS, there is also probably a need to refer to WESTPLAN – BUSHFIRE (December 2010) as this document assigns the HMA responsibilities for Prevention and Mitigation to FESA, DEC and LG for their respective areas. Moreover it is acknowledged that: ‘Local Government planning and development processes also play a role in bushfire risk management by adopting specific standards as outlined in the joint FESA – WAPC document ‘Planning for Bush Fire Protection’ (edition 2 – May 2010)’. In addition, Local Governments are encouraged to define bushfire prone areas in their Town Planning Scheme and ensure new buildings within these areas comply with any applicable national construction and development standards.</p>	<p>Noted – reference to numerous other documents deleted by DOP/WAPC.</p> <p>A LPS should refer to these kinds of documents.</p> <p>Noted.</p>
3.	Shire of Manjimup PO Box 1 Manjimup	<p>As you are aware, the Shires of Plantagenet and Manjimup have a common boundary in the Rocky Gully District. This area comprises state forest and conservation areas with very little development potential.</p> <p>Given the lack of development potential in the immediate vicinity of our common boundary, your strategic land use planning has no impact on the orderly planning and development of the Shire of Manjimup. Given this, the Shire of Manjimup has no comment to make on the strategic land use direction proposed.</p> <p>We note with some interest that the draft Local Planning Strategy is intended as a guiding document for only the next 5 years. The Shire of Manjimup Local Planning Strategy adopted a 10 year planning horizon (2003-2013). We have recently been directed by the State to consider the growth and development of Manjimup over a 20-40 year horizon. Our experience has shown that taking a longer-term approach can place the local government in a better position to attract government and non-government investment.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted – all strategic long term initiatives deleted by DOP/WAPC.</p> <p>LPS should be long term and plan for 20 years.</p>

4.	Department of Education 151 Royal Street East Perth	<p>The Department of Education has reviewed the report and wishes to advise following: The new residential lots zoned within the Mount Barker urban area are identified as residential coding ranging from R2/R15. Based upon this information the Department will be able to accommodate the anticipated student increase at the Mount Barker Community College.</p> <p>Any other increase in residential yield identified within the Kendenup, Narrikup, Porongurup and Rocky Gully rural villages will also be able to be accommodated at the Mount Barker Community College.</p> <p>The Department therefore has no objections to the Draft Local Planning Strategy.</p>	Noted
5.	Department of Environment and Conservation 120 Albany Highway Albany	<p>The Shire of Plantagenet extends into part of two different DEC regions – South Coast and Warren. The comments on your draft LPS below are from the DEC South Coast Region, however they are being copied to the Warren Region which may choose to provide additional advice. In particular Rocky Gully is located in the DEC Warren Region and hence technical comments specific to that rural village are not provided below.</p> <p>General Comments Unfortunately, the current draft LPS has a very limited scope in comparison with some other local planning strategies such as the City of Albany LPS (ALPS). However, that is to some degree understandable in the context of the relative rates of development and diversification between the two authorities and the current levels and predicted growth of their populations.</p> <p>However, irrespective of the scope of the draft LPS, it currently lacks a strong and more descriptive historical and contextual ‘setting’ for the shire and it considerably understates the environmental significance of the area. This significance is largely a result of the shire’s landforms and also its latitudinal extension from the south west forest belt through the Lower Great Southern and into the southern aspect of the Stirling Range National Park, an area of international significance in its own right. This contextual setting is important because one of the fundamental strategies, even for a 5 year plan, should be to recognise, promote and maintain the variety of natural settings and ‘sense of place’ across the shire.</p> <p>Draft Local Planning Strategy – main text In line with the general comment above, it is suggested that the descriptive sections on Environment and Cultural Heritage be brought forward to replace Section 1 which should be edited and then amalgamated into Section 2. In this way the ‘Introduction’ would briefly set out the natural settings and cultural context of the shire which collectively have created the sense of place that needs to be recognized in the 5 year strategy and the 20 year vision. This new Section 1 would only be descriptive and the prescriptive aspects would remain in the Section 4 Profile and Key Issues.</p>	<p>Noted.</p> <p>Noted – Strategic long term initiatives deleted by DOP/WAPC.</p> <p>These sections have been deleted.</p> <p>LPS should be long term and plan for 20 years.</p> <p>Document restructured by DOP/WAPC.</p> <p>DEC comments supported.</p>

		<p>You could incorporate the slogan “<i>Plantagenet...Rich & Beautiful</i>” which, even if no longer in official use, is nevertheless still used by the tourism and real estate industries in their promotional material.</p> <p>Section 1 of Appendix 4 (Porongurup Rural village and Environs) is a good example of how Section 1 of the draft LPS could be improved. Similarly, Section 1 of Appendix 2 (Kendenup Rural Village) gives an excellent overview of the historical settlement and cultural identity of a specific area within the shire.</p> <p>In order to support the environmental significance of the shire you could also provide more information – for example, interrogation of the DEC publicly accessible on-line <i>NatureMap</i> lists the following native species data for the shire:</p> <ul style="list-style-type: none"> • 550 recorded fauna • 447 recorded fungi • 2427 recorded plants <p>Of these 3424 recorded species a total of 243 (~7%) have high conservation status as species listed as rare, threatened or requiring special protection. Some 60 species are rare or likely to become extinct.</p> <p>This species diversity, along with the range of natural landscapes, including the Porongurup and Stirling Ranges, is quite outstanding and sets a natural basis for both ‘rich’ and ‘beautiful’.</p> <p>Specific comment on main text</p> <p>4.6.2.6 If the Bolganup Creek Catchment Area Plan is to be reference, so too should the <i>Stirling Range and Porongurup National Parks Management Plan 1999-2009</i>, which is a statutory plan under the CALM Act 1984. This plan remains current until formally amended or replaced. The plan should therefore be referenced at appropriate parts of the LPS text.</p> <p>4.6.4.3 Please note that DEC strongly prefers the use of already cleared lands as a source of basic raw materials.</p> <p>4.10.1.1 This paragraph does not fully overview the great diversity of landscapes and vegetation and omits the extensive State forests in the SW of the shire, and part of the Mt Lindesay National Park. Please see earlier comments.</p> <p>4.10.2.1 There is currently no mention of the species biodiversity including the large number of threatened flora species within the shire. Again, please see earlier comments.</p> <p>4.10.2.3 This paragraph also requires mention of protected fauna species, possibly including mention of the Mount Barker <i>Quenda</i> population which has recently influenced local scale planning strategies in and around the town.</p> <p>4.10.3 There is no mention of climatic <i>change</i> trends in the text. The three figures on page 13/14 are not cross-reference to the text.</p>	<p>Agree.</p> <p>DOP feel readers can go and find these without it being in a LPS.</p> <p>Noted.</p>
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small part of Lot 1008 Hassell Road in the SE corner, several sections of the railway reserve both to the south and to the east of the railway, much of Lot 2006 Munro Road and a small part in the SE corner of Lot 319 Munro Road.



July 2011
Kendorup Rural Village - Conceptual Structure Plan

POTENTIAL IMPACT OF FIRE HAZARD SEPARATION ZONE ON NATIVE VEGETATION.

The most significant potential impacts appear to be with regard to Lot 14 Chauvel Road and the sections of railway reserve which otherwise provide a broadly continuous vegetation linkage across the landscape to the north, through and to the east of the village. DEC recommends that the indicative hazard separation zone be amended so as to overlie already cleared land, thereby removing the need for artificial modification of native vegetation which is already very sparsely distributed in this area.

See also Sections 7.9.1 and 7.9.3 for statements regarding the importance of retaining native vegetation.

		<p>7.9.1 and 7.9.3 See comments regarding Section 7.7.1 above which will aid in the retention of un-modified native vegetation.</p> <p>7.12 Needs a cross reference or incorporation of the 5 years time frame for Section 2.3.</p> <p>Appendix 3 Narrikup Rural Village</p> <p>3.7 and 9.7 DEC does not support the extent of proposed fire hazard separation zones impacting upon native vegetation, especially to the north west of the settlement. Moreover, there are a number of declared and priority flora species and records of protected fauna from the remnant bushland of the Narrikup area. Any clearing or prescribed modification of this vegetation should be subject to a Level 2 flora survey. Regulatory building standards within AS3959 should be required to an appropriate level so as to significantly reduce the width of any fire hazard separation zones. Furthermore, DEC should be included in any fire management planning of the area.</p> <p>6.2 Any additional land supply should be targeted towards already cleared land and not uncleared crown land.</p> <p>9.9.1 The visual appearance of native vegetation (to the lay person) does not necessarily equate to its conservation significance. It is fundamental to first establish by detailed expert survey what biodiversity attributes, including any declared rare species, are present and need to be left undisturbed. It is critical that DEC is consulted and its recommendations be considered. Any statutory requirements for wildlife (flora and fauna) protection and management will need to be duly implemented.</p> <p>9.9.2 The suggested importance of this area is agreed.</p> <p>Appendix 4 Porongurup Rural Village</p> <p>This is a well written part of the draft LPS which should set a model for other appendices and the main text.</p> <p>Appendix 5 Rocky Gully Rural Village</p> <p>As Rocky Gully is located within the DEC Warren Region, any comment on this appendix will need to be provided to you by that region. However, two typographic errors were noted in Section 7.11.3 (There <u>is</u> one site...etc) and in Section 7.12.1 (spelling: existence).</p> <p>Appendix 6 Rural Planning Units</p> <p>Figure 1. The pale buff coloured area to the south west of Mount Barker is shown as <i>State Forest</i>, however this area is now part of Mount Lindesay National Park and may be more appropriately designates as <i>Parks and Recreation</i>. Clarification should be sought from the DEC Warren Region.</p>	<p>Noted. This vegetated Crown land is managed by State Land Services with periodical controlled burns. The current LPS has no growth for Narrikup as required by DOP/WAPC.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Will consider changing colour to green.</p>
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6.	John Pickles 233 Duck Road Mount Barker	In regard to the future Planning Strategy for the Shire of Plantagenet, I submit that as a document of vision and future planning it is far too short term and in essence becomes too restrictive.	<p>Noted. – Strategic long term initiatives deleted by DOP/WAPC.</p> <p>The future growth areas in this revised draft LPS have been restricted to areas identified in two, 14 year old 1997 strategies. The planning for the rural areas at Appendix 6 does not address land use or potential land use conflicts as it only makes comment about subdivision of rural land being in accordance with WAPC policy.</p> <p>The Council's Planning Vision actually attempts to encourage rural land for food production particularly in two planning units where soils are good and water availability is good. The WAPC State wide rural policy is State wide and a detailed LPS must be a document that can allow appropriate and justified variations based on local circumstances.</p> <p>In the earlier discussions with the DOP, the matter of one lot (5102) to the north of Narrikup being identified as potential rural residential was of concern to the DOP. This concern related to its potential as priority agriculture and traffic conflict caused by the southern bypass. The DOP recommended to the WAPC that lot 5102 be deleted as a future rural residential lot hence leaving no land for the growth of Narrikup into the future other than the LandCorp residential land. The WAPC required the Narrikup Appendix 3 be amended to delete the paragraphs that justify the inclusion of lot 5102 and the deletion of lot 5102 from the map.</p>
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			<p>In July 2011 the Council had no option than to agree to the two modifications required by the WAPC. The Council felt that the public comment on this document would be important to gauge the level of support. Rather than a 21 day advertising period which formed part of the Council's resolution on 9 February 2010, a 42 day advertising period was considered by the Council to be more appropriate for the public to consider the ramifications of this revised LPS. It is now clear there is strong opposition.</p> <p>The Council's Planning Vision (TPS Policy No. 18) which was adopted in March 2010 generated 22 submissions of which 15 were from State agencies and local Councils and seven from the broader community. There was certainly not the lack of support that has been received on this current July 2011 draft LPS.</p> <p>It is noted that the WAPC recently agreed to a Review of the Jerramungup Shire LPS being advertised for comment. The submission period on that Review closed on 30 September 2011. That Review included the provision of Rural Residential land south of Jerramungup townsite and its recreation area, which is very similar to this Council's proposal for Rural Residential at Narrikup which was required to be deleted. Another observation with the Jerramungup LPS Review is that its long term planning is for up to 30 years. It also includes a strip of land west of Bremer Bay for a</p>
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			<p>range of long term Residential, Rural Residential, Farmlets and Industrial. That strip of land extends over 7km from the existing settlement of Bremer Bay. Plantagenet's Planning Vision includes a long term area of Residential which is only 800m north of the developed parts of Mount Barker but this was deleted from the draft LPS by the DOP/WAPC. Plantagenet's Planning Vision also includes two areas of long term Rural Residential located 2.5km east of Mount Barker and 1km south of Mount Barker, both of which were deleted from the draft LPS by the DOP/WAPC.</p> <p>The July 2011 draft LPS was prepared to suit the requirements of the DOP. It does not reflect the focus and purpose of the WAPC 'Local Planning Manual' which includes the following statements:</p> <p><i>'...the local planning strategy providing the overarching framework. The strategy will enable schemes to more clearly express the strategic vision, policies and proposals of the local government. It will also provide a means to apply state and regional policies at the local level.'</i></p> <p><i>'...the local planning strategy and achieving the local government's aims and objectives with respect to the development of its local area.'</i></p> <p><i>'...each local government is able to adopt the planning policies, provisions and approach that best suit its local needs and circumstances.'</i></p> <p><i>'Each local government should develop a strategy that best suits its area and local circumstances.'</i></p>
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			<i>'The strategy sets out the local government's objectives for future planning and development and includes a broad framework by which to pursue those objectives. The strategy will need to address the social, environmental, resource management and economic factors that affect, and are in turn affected by, land use and development.'</i>
7.	Joe Plowright 59 Newman Road Narrikup	<p>This document does not factor in future growth that is needed to support local government infrastructure. It is having a negative Small Business impact. Examples are the Town Hall and sporting facilities, with the local grocery store and Post Office closed recently through lack of population growth. The falling population is also a real concern for the local Volunteer Fire Brigade so I would urge the Council to reject this policy.</p> <p>There have been NO new land releases in the township of Narrikup for seventeen years time elapsed whereby the State Government Department responsible for this lack of foresight and vision should be held accountable for their lack of inaction.</p> <p>Amendment No. 52 – Lot 5102 Rural to Rural Residential should not have been removed by WAPC, as it would have provided an alternative life style choice in and around the townsite of Narrikup and the said land is well situated on the town boundary.</p> <p>The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long-term visionary document and it must be endorsed in full by the Western Australian Planning Commission.</p>	Noted and agreed. See 6 above.
8.	Main Roads WA PO Box 503 Albany	<p>Main Roads previous advice (7 September 2007 and 24 July 2009) provided comment on the strategic role of State Roads located within the Shire, perceived demands and threats facing the State Road network over the next 10-20 years and outlined anticipated road upgrade requirements.</p> <p>Main Roads indicated in its response that no part of the State Road network within the Shire of Plantagenet will be brought to capacity within the next 20 years as a result of anticipated growth in inter-regional traffic and concluded that the principal threat to the network was the uncoordinated or inappropriate development of land. The result of such development could include:</p>	<p>Main Roads ignored Council's detailed response on 13 July 2010 which discussed many of these issues. The LPS was modified to talk about traffic impacts to suit the WAPC.</p> <p>It is clear Main Roads are concerned about cars driving on their State roads. Are these requirements applied to all rural towns in WA where a State road cuts through?</p>

		<ol style="list-style-type: none"> 1. Inadequate provision of local government arterial roads to cater for urban development traffic demand, resulting in sections of the State Road network prematurely reaching capacity; 2. Increasing number of conflict points (e.g. intersections of local roads and property accesses) on the State Road network; 3. Increasing volumes of low speed local commuter traffic conflicting with high speed through traffic; 4. Heavy freight haulage through urban areas; 5. Linear development of towns along the State Road network; and 6. Existing road intersections with the State Road network exceeding their safe traffic capacity. <p>These threats if not appropriately managed as part of the planning and development process will result in increased road trauma and reduced road network efficiency, with consequential impacts on the State's economic prosperity and the social well-being of the community. If this was permitted to occur Main Roads would inevitably come under pressure from the community and business sector to prematurely upgrade the State Road network to an appropriate standard at substantial cost to the State.</p> <p>It is essential that the planning framework allows an appropriate traffic assessment of both large development proposals and areas of planned development involving multiple small to mid-size developments, so that appropriate road upgrade works can be undertaken as part of these developments at the developers cost, in accordance with the State Government's user pays policy.</p> <p>Planning for future development road networks needs should preferably be undertaken at a district level to allow integration of the broad movement network, avoid duplication and inefficient design, and minimise developer costs.</p> <p>Main Roads' comments concerning the Shire of Plantagenet LPS are set out below:</p> <p>General</p> <ol style="list-style-type: none"> 1. State Roads are managed by Main Roads and form a substantial component of the State's public asset; 2. Sections of State Road located within rural townships may also function as de facto local distributor roads. This is not a concern to Main Roads where substantial reserve traffic capacity exists in the State Road network and local traffic demand is low. However, where this is not the case and traffic demand approaches capacity road performance will decline and a significant liability to the State may result; 3. The LPS does not recognise or seek to address the potential negative impacts of future land development on the State Road network; 	
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		<ol style="list-style-type: none"> 4. The LPS seeks to expand development of Mount Barker east and west of Albany Highway but does not appear to consider measures to mitigate the severance impacts of Albany Highway on the community; 5. The LPS should also recognise that from a State perspective Muir Highway is the principal inter-regional route linking the South-West and the Great Southern and is a strategic inter-town route. The highway has been identified by the Department of Planning and Infrastructure as part of the primary freight route between the two regions; 6. The LPS recognises the [purpose of the recently constructed Mount Barker northern bypass (Muir Highway) as a heavy haulage town bypass but then proposes substantial expansion of residential development north of the bypass. This proposal appears contrary to the principal aim of the bypass and will result once again in the location of this heavy transport route within the Mount Barker townsite. Community severance issues similar to those that currently exist with the Albany Highway, would also result; 7. Future proposed residential development north of Muirs Highway (Cats Creek) is likely to yield up to 1500 residential lots and would generate in the order of 12,000 vehicle movements per day when fully developed. The LPS gives no consideration to the need for development of integrator arterial roads within the local government road network to accommodate this development traffic. This level of traffic generation is considered a substantial threat to the State Road network in Mount Barker; 8. Similarly the proposed Industrial area to the north west of Mount Barker, which is bisected by the Mount Barker northern bypass (Muir Highway), requires consideration of road assess issues; 9. A number of local government road intersections within the Mount Barker townsite do not comply with current AUSTRROADS Standards and will require upgrading and/or realignment as development occurs. Provisions should be made in the LPS to protect the land required for these improvements or identify alternate access arrangements. Intersections requiring treatment include (but are not limited to) Mitchell Street, Lowood Road and O'Neill Road with Albany Highway; and 10. The Yerriminup Industrial site constitutes a major change in land use and must be referred to Main Roads once a subdivision or development application is received so that access arrangements to Albany Highway can be reviewed and the developer advised of necessary road improvement works. 	
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		<p>Appendix 2 – Kendenup</p> <ol style="list-style-type: none"> 1. The principal State Road impacted by the development of Kendenup is Albany Highway. The strategic role of Albany Highway is outlined in Appendix 1, Item 1. 2. Access to Kendenup from the State Road network is primarily via Beverley Road. While the existing intersection of Beverley Road with Albany Highway is fit for purpose, the intersection will need to be upgraded in the future to safely accommodate traffic demand generated by the full development of Kendenup; <p>Appendix 3 – Narrikup</p> <ol style="list-style-type: none"> 1. The principal State Road impacted by the development of Narrikup is Albany Highway. The strategic role of Albany Highway is outlined in Appendix 1, Item 1. 2. Additional development at Narrikup will bring forward the need to rationalise and upgrade the intersections of Hannan Way North, Hannan Way South, Jackson Road, Yelanup Road with Albany Highway to ensure a safe driving environment is maintained; 3. Main Roads would oppose for road safety reasons, the connection of the unnamed road reserve shown connecting to Hannan Way South as the Albany Highway intersection; 4. The LPS recognises Amendment 52 (to the north of the recently constructed Narrikup Northern Bypass – Spencer Road) but the proposed development is not shown on the “Narrikup Rural Village Conceptual Structure Plan” (July 2011). The bypass was constructed with to allow heavy haulage vehicles to bypass the Narrikup townsite. The alignment was also selected to integrate with future land use and to minimise community severance. The proposed Rural Residential development to the north of Spencer Road to the west of the railway line is contrary to these intentions and will ultimately increase conflict with heavy vehicles and residential traffic. <p>Appendix 4 – Porongurup</p> <ol style="list-style-type: none"> 1. The principal State Road impacted by the development of Porongurup is Chester Pass Road. Chester Pass Road is part of a strategic freight route linking the Wheatbelt South Region to the Great Southern. The road is an important haulage route for the transport of grain and timber to the Port of Albany and provides access for surrounding farming areas to the regional service centre of Albany. 2. Additional development at Porongurup will bring on the need to install suitable turn treatments on Albany Lake Grace Road at the intersection of Mount Barker-Porongurup Road. 	<p>One can only assume this will be applied by MRWA fairly for all towns in the ‘State’ where they do not abut a ‘State’ road. This should apply to all towns in the ‘State’. It must apply to Bremer Bay in the Jerramungup LPS Review. All towns not on a MRWA road in WA are affected.</p> <p>The draft LPS has no growth for Narrikup.</p> <p>The comments relative to Appendix 2 apply here.</p>
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		<p>Appendix 5 – Rocky Gully</p> <ol style="list-style-type: none"> 1. The principal State Road impacted by the development of Rocky Gully is Muir Highway. The strategic role of Muir Highway is outlined in Appendix 1, Item 5; 2. The strategy proposes linear development of Rocky Gully along Muir Highway increasing the length of highway impacted by development. Service roads should be stipulated for future access to linear development to provide safe ingress and egress; 	
9.	David Burcham 2866 Red Gum Pass Road Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p> <p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>	Noted and agreed. See 6 above.
10.	Shirley Plowright Lot 5102 Newman Road Narrikup	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • The Shire of Plantagenet TPS Policy 18 Planning Vision is a far more forward thinking document offering communities a way forward in a controlled and managed way and offering a direction to move towards to increase and strengthen community services. By empowering communities we make them more effective. TPS Policy 18 offers to empower the community not ignore its aspirations. • There has been NO new land released by the crown in the township of Narrikup for seventeen years. • The entity responsible for this is LandCorp and they are required to meet all the clearing and Aboriginal Heritage requirements as per any other developer. This means there are many hurdles in their way making it an unlikely position that they will embark upon a land release exercise. 	Noted and agreed. See 6 above.

		<ul style="list-style-type: none"> • The land identified to the south of the existing townsite is vegetated and will require unacceptable clearing to meet hazard reduction requirements for fire safety. • Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices as it is constrained by the existing developed pattern of buildings and houses. • The lack of choices means that people can not choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is no incentive for any commercial ventures to begin. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the Western Australian Planning Commission. • Our property which was identified in the Planning Vision and is the subject of TPS Amendment 52; offers a clean canvas that can offer a range of lifestyle choices whilst maintaining high and quality environmental outcomes. <p>In considering the above, we hope that Council will continue with the Local Planning Strategy in the form that has been adopted in TPS Policy 18 – Planning Vision. The WAPC must stop applying policies in a ‘one shop method’ that implies that all communities and towns face the same issues state wide. A Local Government who employs professionals to assist the community in preparing these documents should be able to have valuable comment and input into what is happening in their own back yard.</p>	
11.	Chief Executive Officer South Coast NRM 39 Mercer Road Albany	As requested, I have reviewed the above mentioned strategy and I must admit, I had to really look for the relevance to the Shire of Plantagenet. It appears that most of the local community vision for the Shire and resulting planning actions have not been included. This strategy could have been written for any shire in the state with a few references to ‘localise’ it.	Noted and agreed. See 6 above.

		<p>South Coast NRM Inc is the custodian of the Southern Prospects Strategy (the South Coast Strategy for Natural Resource Management) and, as a result, we understand the need for strong community input and ownership of strategic planning documents. It does not appear that this has been included in the development of the proposed current Local Planning Strategy and, as such the document has little chance of being implemented.</p> <p>I urge the Council to reject the draft Plantagenet LPS as advertised and continue with the more successful long term strategic planning direction set by its Planning Vision.</p>	
12.	Keith Townsend 310 Healy Road Narrikup	<p>Agree with Plantagenet Shire plans but are the planning department, idiots. There are NO town or lifestyle blocks in Narrikup and there is demand. I can't see LandCorp releasing any bush blocks. Narrikup is dying, shop and Post Office closed. People I talk to depressed. Subdivision is NEEDED.</p>	Noted and agreed. See 6 above.
13.	John and Diana Hanson 428 Healy Road Narrikup	<p>We write in support of Town Planning Scheme Policy No. 18 – Planning Vision. The Shires objective to encourage development of the rural villages is to be commended. However to enable this to happen subdivision within reasonable proximity to the townsite must be promoted. Narrikup already suffers from a population which is too small to support services we had previously (i.e. village shop and post office). Tree farms have led to some reduction in population in that houses on those farms are not all able to be used now.</p> <p>We encourage the council to press for rural residential subdivision to support a larger population in a village which already has good infrastructure but needs the population to sustain it.</p>	Noted and agreed. See 6 above.
14.	Keith Hart Fourth Avenue Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p> <p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>	Noted and agreed. See 6 above.

15.	Walter De Pledge Beverley Road Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p> <p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>	Noted and agreed. See 6 above.
16.	Darriel De Pledge 240 Beverley Road Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p> <p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>	Noted and agreed. See 6 above.
17.	Rod Stan-Bishop and Rosa Wright 40 Smuts Road Kendenup	<p>The document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identified limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better.</p>	Noted and agreed. See 6 above.

		<p>The proposal to impose controls over the rural surrounds around Kendenup in the Planning Vision are a proactive way of introducing subdivision and land use control over an area subdivided in the 1920's. The retention of the blanket Rural zone in the draft LPS is a 'head in the sand' planning approach with an obvious lack of strategic direction.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>	
18.	<p>Rhoda and Beverley Hall 32 Lilford Road Narrikup</p>	<p>As residents of Narrikup it is extremely concerning that our village is in decline leading to the closure of the shop and the under utilisation of the hall which is the centre of community life.</p> <p>We need land to be released for development to inject people and monies into our community providing for volunteer groups to flourish and businesses encouraged to open.</p> <p>We are aware that no land release has been achieved in almost 20 years. A lot is made by authorities to motivate urbanites to settle in rural areas and relieve pressure on towns and cities but without land release in suitable areas this will never happen. Narrikup is ideally placed in this regard being so close to the Albany Highway and therefore easy access to Mount Barker and Albany. This will also boost income to the Shire through additional rates.</p> <p>As older residents it would be comforting to have the choice available to us to relocate to a smaller local property once we are unable to maintain our farming venture.</p> <p>We believe the Shire Planning Scheme Policy No. 18 delivers a future scheme which should be roundly applauded.</p>	<p>Noted and agreed. See 6 above.</p>
19.	<p>Evelyn Forbes Jones Road Mount Barker</p>	<p>This document ignores all of the community input provided over the years. It will only plan for the next five years and its main growth areas are based on two fourteen year old documents.</p> <p>It does not promote proper planning in the rural areas in respect to land use and development control. Appendix 6 (Rural Planning Units) is poor in that it does not talk about land use, lot sizes, planning and unit objectives and does not contain any development guidelines.</p> <p>To blindly say all subdivision is to be in accordance with WAPC policy is incomprehensible for a Shire with vast tracts of rural land of varying qualities. There is more to rural land use planning than no subdivision.</p> <p>I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.</p>	<p>Noted and agreed. See 6 above.</p>

20.	Glenys Steel Narrikup Amateur Theatrical Society 45 Beech Road Narrikup	Narrikup Amateur Theatrical Society wish to advise as a group we do not support the draft for the Local Planning Strategy as advertised. There is no long term vision planning for Narrikup, we strongly believe further growth is necessary for the survival of our community in the future.	Noted and agreed. See 6 above.
21.	Kevin Forbes AM Jones Road Mount Barker	The Council's adopted Planning Vision is far more responsive to the important rural parts of the Shire. That Vision identifies limited rural parts of the Shire that are to be encouraged for the production of food which one would think the WAPC should be concerned about rather than saying no to everything and bigger is better. To provide no guidance for urban design in the important subregional centre of Mount Barker is ridiculous. The reference to creating urban design guidelines at some stage in the future does not make any sense considering the Planning Vision contains them. To produce a document that makes the reader go and search for relevant information in other local, State and Commonwealth documents is not helpful to the general public. The LPS should contain all relevant information and details so readers can understand land use planning. There is more to planning than saying no to nearly every subdivision and growth proposal. I urge the Council to reject the draft LPS as advertised and continue with the long term strategic planning direction set by its Planning Vision.	Noted and agreed. See 6 above.
22.	Denmark Survey and Mapping on behalf of J & S Plowright PO Box 339 Denmark	The required omissions of the DOP have resulted in a document that is not consistent with the requirements of the WAPC's own document 'Local Planning Manual' in that the modified document does not meet the following objectives: <i>'...achieving the local government's aims and objectives with respect to the development of its local area.'</i> <i>'...each local government is able to adopt the planning policies, provisions and approach that best suit its local needs and circumstance.'</i> And, <i>'Each local government should develop a strategy that best suits its area and local circumstances.'</i> The Shire of Plantagenet TPS Policy 18 Planning Vision is a far more forward thinking document offering communities a way forward in a controlled and managed way and offering a direction to move towards to increase and strengthen community services. A five year life span is unrealistic when the document itself firstly takes so long to prepare due to its complex nature and issues it must address and also due to the time taken by the WAPC to review and endorse the document.	Noted and agreed. See 6 above.

	<p>If as stated at 2.3.4, the LGSS identifies Narrikup, Porongurup, Kendenup and Rocky Gully as existing rural villages why is this planning strategy not allowed to meet with the objectives of that document in encouraging development of existing settlements and consolidating growth adjacent to existing areas and infrastructure?</p> <p>The LPS now on advertising offers nothing to the community of the Shire of Plantagenet and is not reflective of aspirations for continued betterment of the recognised rural nodal settlements.</p> <p>In relation to 6.1.8 Rural Residential, Amendment 52 provided a proposed zone and development that met with the objectives of this section – completely. The amendment documentation, TPS Provisions and subdivision guide plan addressed environmental repair (Sleeman Creek setback and revegetation where it crossed the property), agricultural setback buffers contained on the land itself to reduce land use conflict, bushfire protection measures in strategic breaks and 100m hazard separation from vegetation on site, responsive lot sizes in relation to land capability, minimum roof catchment areas for guaranteed potable water (assessed using DAFWA ‘Raintank’ model), contiguous with the Narrikup Townsite and offering lifestyle choices for community.</p> <p>All the ‘science’ and ‘planning’ has been done in accordance with requirements yet the DOP have refused advertising.</p> <p>A further report by Mr Martin Wells of <i>Land Assessment Pty Ltd</i> has been commissioned to investigate the WAPC assertion that the site is priority agricultural land (PAL) and this report is attached. The findings of that report are that this land is incorrectly identified in the Lower Great Southern Strategy as the land does not contain the required percentage of high capability land to qualify as priority agricultural land. Mr Wells specifically states:</p> <p><i>‘Without containing category A1 or A2 land (where there is a reasonable percentage of high capability land for agricultural activity) it is inappropriate to designate Priority Agricultural Land over any portion of Lot 5102.’</i></p> <p><i>‘Lot 5102 Newman Road cannot be considered an area of Priority Agricultural Land and it is therefore of no particular strategic agricultural significance to warrant its exclusion from consideration for rezoning for rural-residential purposes.’</i></p> <p>And,</p> <p><i>‘The Shire of Plantagenet’s designation of Priority Agricultural Land within its ‘Planning Vision’ document (TPS Policy 18) is a more accurate application of land capability based on criteria to determine such areas than that shown in the Lower Great Southern Strategy.’</i></p>	<p>This detailed report can be made available upon request.</p>
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	<p>It should be noted that Mr Wells is a respected and experienced consultant who was the principal author of the Department of Agriculture's document 'Land Capability Assessment Methodology' (1989). The document that sets out the criteria for assessing agricultural land capability.</p> <p>Considering the above and the information contained within Mr Well's report, WAPC and DOP refusal for permission to advertise Amendment 52 and the constant request to have this land removed from any strategic documents due to its classification as priority agricultural land; is not correct nor is it a valid reasoning.</p> <p>Appendix 3 – Narrikup Village</p> <p>2.2 – LandCorp release of land. Previous informal advice from LandCorp officers have indicated that the issues affecting the Crown land in Narrikup such as native vegetation clearing and Native Title issues are likely to be a huge impediment to a supportive business case being achieved and therefore it is unlikely LandCorp can be relied upon to develop the crown land in Narrikup to supply additional land availability.</p> <p>Development of the Crown Land that the DOP continually refer to is constrained by extensive undisturbed vegetation and any development would present an unacceptable environmental outcome with requirements to clear not only purely for building homes but also for fire protection measures.</p> <p>Any clearing of this land would have an undesirable impact on the amenity and character of the Narrikup townsite adversely impacting on the residents and community in general.</p> <p>Lot 5102 Newman Road, Narrikup which was identified in the Planning Vision and is the subject of Town Planning Scheme Amendment 52; offers a clean canvas that can offer a range of lifestyle choices whilst maintaining high and quality environmental outcomes.</p> <p>The current lack of choices means that people cannot choose to remain in town if their lifestyle changes.</p> <p>There is a current lack of choices of homes for young people who want to remain in the town.</p> <p>There are no choices to encourage other people to move to town.</p> <p>There are no options for people from larger properties wanting to move onto a smaller landholding freeing up their farming land for agricultural purposes.</p> <p>By not providing for an increase in housing availability, there is no incentive for any commercial ventures to begin.</p> <p>By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers.</p>	<p>The comments relative to Amendment 52 and Narrikup are supported.</p>
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23.	<p>Chris and Pat Fagents 100 Hannan Way Narrikup</p>	<p>The lack of strategic future for the town is very disappointing as the town was once a thriving community. As there has been no new land release in Narrikup for 17 years and a number of farms lost to blue gum plantations, we have lost our local shop and post office, and fear our community hall will be next.</p> <p>Volunteers are very thin on the ground for valued community groups such as the; Narrikup Fire Brigade, Narrikup Progress Association, Narrikup Amateur Theatre Society, Narrikup Combined Sports Group, and the July planning strategy will more than likely cause these groups to fold and the sense of community to be lost.</p> <p>Narrikup is a well positioned town with regards to Mount Barker, Albany and Denmark with access to power, water, telephone, school buses etc. and provides a perfect environment for country living. It would be a disgrace for Narrikup to become a ‘ghost town’.</p> <p>We therefore, ask the council to reject this draft policy and endorse your TPS policy No. 18 March 2010.</p>	<p>Noted and agreed. See 6 above.</p>
24.	<p>Tony Smith Bouverie 518 Harvey Road Denbarker</p>	<p>Having read the recently released Shire Plan, I have to say that I am mildly disappointed. The plan in itself has nothing that I can really object to, however it lacks long term vision. The previous plan which I understand the planning commission has knocked back had that vision. How you can hope to plan on such a short term as five years is beyond me.</p> <p>My recommendation would be to retain your original plan on the books and use it as your vision for the future whilst incorporating the present short term version as an interim plan.</p>	<p>Noted and agreed. See 6 above.</p>

25.	Jack Shiner Arid Land Seeds Lot 77 Williamson Avenue Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. • We may then get our shop back. 	Noted and agreed. See 6 above.
26.	Department of Mines and Petroleum Mineral House 100 Plain Street East Perth	<p>This department previously provided detailed comments on the Strategy in September 2008 and provide the further comments on the current draft strategy. We suggest that Section 4.4.4 under Economy be revised with the latest statistics as follows:</p> <p>‘4.4.4 The building and construction industry has grown in recent years. Mining production was valued at \$5 million in 2009/10 and comprised largely silica sand and spongelite.’</p> <p>With respect to section 4.6.4 ‘Basic Raw materials and Extractive Industry’, we note that the following DMP suggestion in September 2008 was not adopted: <i>‘in particular mention should be made of the recently released Lower Great Southern Strategy objectives and the actions should be implemented in the Local Planning Strategy’.</i></p>	Noted. This document prepared in 2008 is obviously dated.

		<p>Section 4.6.4.1 the meaning of the statement ‘In 1996 as part of the Albany Regional Strategy Planning process a study of Basic Raw Materials was finalised in September.’ Was the report completed in September 1996 or more recently? Needs rephrasing.</p> <p>Section 4.6.4.2 Whilst the intent of this section is clear, unfortunately the Strategy provides no suggestions as to how ensuring access to adequate supplies of Basic Raw Materials (BRM) will be achieved. We refer to the Lower Great Southern Strategy, which provides direction by recommending the identification of existing and potential sites for BRM in local planning strategies and protecting them in local planning schemes.</p> <p>Section 4.6.4.3 Basic Raw Materials and Extractive Industry It is not clear what is meant in this section. Whilst it is important that there is a mechanism to allow access to Basic Raw Materials on Crown land, such a mechanism already exists under the <i>Mining Act 1978</i>. The Shire can access Basic Raw Materials in Crown lands for specific purposes such as road maintenance within the LGA area under the <i>Local Government Act 1995</i>. This section needs rewriting.</p> <p>We note in figure 2 a possible conservation link in the P2 – P3 area. The southern part of this possible link is of concern because it passes in the vicinity of a mineral prospect that is currently under active exploration. Whilst this requires further exploration to determine its significance, implications for possible future mining activities need to be taken into account when determining the exact location of this possible conservation link.</p> <p>We have previously provided information on mineral deposits and the Carbarup quarry with recommended separation areas and strongly recommend that you include this information in your LPS.</p>	<p>Noted. It was completed in 1996.</p> <p>Noted. The recommendations from the LGSS have been deleted from this version of the LPS.</p>
27.	Heritage Council PO Box 6201 East Perth	<p>Preparation of a Local Planning Strategy should respond to State Planning Policy 3.5 Historic Heritage Conservation, which states that ‘local governments should have regard to heritage places and areas in formulating planning schemes and strategies. Care should be taken to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.’</p> <p>The Shire has demonstrated its awareness of the importance of heritage places for tourism, and by referring to places of cultural heritage significance within the appendices. Our records indicate that within the Shire of Plantagenet there are 46 places in the Local Government Inventory, and 6 places in the State Register of Heritage Places.</p>	Noted.

		<p>There appears to be no reference to cultural heritage within the proposed strategies and actions, which is at odds within the identified values to tourism and the Villages and Centres Strategies contained within the appendices. We recommend that the conservation and protection of Plantagenet’s cultural heritage is included in the Strategy, through the provision of:</p> <ul style="list-style-type: none"> • an overarching statement referring to the positive social, environmental and economic value of heritage places; • a brief statement of issues relating to heritage protection in Plantagenet; • a description of the area’s heritage assets and reference to the Shire of Plantagenet’s Local Government Inventory as the main reference document for the identification of places with heritage significance within Plantagenet; • a description of the Objectives relating to heritage protection in Plantagenet; and • Strategies and Actions to achieve those objectives, including any relevant action or strategy relating to the Town Planning Scheme. For example, ‘prepare a local planning policy for heritage places’. 	<p>Noted. Much heritage information and lists have been deleted from this version of the LPS at the request of DOP/WAPC.</p>
28.	<p>Ross and Ruth Ford 180 Bails Road Narrikup</p>	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. <p>There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission.</p>	<p>Noted and agreed. See 6 above.</p>

29.	Jarad Norton PO Box 366 Albany	<p>This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls, sporting facilities etc and it will have a negative impact on small Business in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy.</p> <p>Rural Villages like Narrikup which borders the Albany Highway is a classic case of state government inaction being so well positioned for future growth and development.</p> <p>The Shire of Plantagenet, TPS Policy No 18 March 2010 caters for all aspects of future planning within the whole shire.</p>	Noted and agreed. See 6 above.
30.	Name and address not supplied	<p>This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls, sporting facilities etc and it will have a negative impact on small Business in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy.</p> <p>Rural Villages like Narrikup which borders the Albany Highway is a classic case of state government inaction being so well positioned for future growth and development.</p> <p>The Shire of Plantagenet, TPS Policy No 18 March 2010 caters for all aspects of future planning within the whole shire.</p>	Noted and agreed. See 6 above.
31.	Glenys and John Steel Lot 45 Spencer Road Narrikup	<p>The lack of strategic future for the town is very disappointing as the town was once a thriving community. As there has been no new land released in Narrikup for a number of years and a number of farms lost to blue gum plantations, we have lost our local shop and post office, and fear our community hall will be next.</p> <p>Volunteers are becoming very scarce for valued community groups such as the Narrikup Fire Brigade, Narrikup Progress Association, Narrikup Amateur Theatre Society, Narrikup Combined Sports Group, and the July planning strategy will more than likely cause these groups to fold and the sense of community to be lost.</p> <p>Narrikup is a well positioned town with regards to Mount Barker, Albany and Denmark with access to power, water, telephone, school buses etc and provides a perfect environment for country living. It would be very sad to see Narrikup become a 'ghost town'.</p> <p>We therefore ask the council to reject this draft policy and endorse your TPS Policy No 18 march 2010.</p>	Noted and agreed. See 6 above.

32.	Heather Joyce Narrikup Districts Progress Association C/- Post Office Narrikup	After reading the Draft Local Planning Strategy July 2011 NDPA believe that in the long term Narrikup will not have the opportunities for growth and community development offered to other larger communities. Encouraging subdivision and development in the townsite helps to stem the demise of community organisations, facilities and sporting groups. We believe that the Shire of Plantagenet, Town Planning Scheme Policy No 18, March 2010 offers the whole shire a positive future for the smaller communities to survive and prosper.	Noted and agreed. See 6 above.
33.	Richard O'Connor 521 Lake Barnes Road Narrikup	Time permits me to only briefly say "YES" and "Thankyou" to the Shire of Plantagenet Town Planning Scheme Policy No. 18 March 2010 and "NO" to the Western Australian Planning Commission's Local Planning Strategy for its lack of strategic future direction for Narrikup. My property does not provide sufficient income and relies on my working off-farm. In the next 10 to 20 years I will need and want to have choices as my lifestyle changes as I age. I want to have the option of subdivision AND remain on my property as I head towards my retirement years. This land is my superannuation. Narrikup would benefit from an infusion of people and they need somewhere to live.	Noted and agreed. See 6 above. Superannuation cannot be a reason to subdivide.
34.	Gloria O'Connor 521 Lake Barnes Road Narrikup	It has recently been drawn to my attention, on a very positive note, the Shire of Plantagenet's Town Planning Scheme Policy No. 18 March 2010 and on the other hand, negatively, the Western Australian Planning Commission Draft Local Planning Strategy. As a resident on a small property in West Narrikup, my husband and I, who are 'baby boomers', are very interested in and will be affected by the West Australian Planning Commission's lack of strategic future directions for Narrikup. As has been noted, there has been no new land released by the crown in the township of Narrikup for almost two decades. In my husbands and my particular circumstances, which is similar to the majority of residents in our area, our smaller property does NOS provide enough income to be self sufficient. While we are able to earn income off-farm this is not a problem. In the future we should like and need to have the choice of re-negotiating boundaries and or subdividing our property to act as our superannuation and still remain living in a rural environment. The Shire of Plantagenet knows the issues of lack of housing/volunteers/incentive for investment in commercial venture. I add my voice to the other concerned locals who are encouraging you to reject the West Australian Planning Commission's Local Planning Strategy.	Noted and agreed. See 6 above. Superannuation cannot be a reason to subdivide.

35.	Valda and Cyril Reed 669 Spencer Road Narrikup	<p>This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls, sporting facilities etc and it will have a negative impact on small Business in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy.</p> <p>Rural Villages like Narrikup which borders the Albany Highway is a classic case of state government inaction being so well positioned for future growth and development.</p> <p>The Shire of Plantagenet, TPS Policy No 18 March 2010 caters for all aspects of future planning within the whole shire.</p>	Noted and agreed. See 6 above.
36.	Cyril Reed 669 Spencer Road Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. • Narrikup really needs its store and postal agency as the roadside service is a bit hit and miss. 	Noted and agreed. See 6 above.
37.	Robert Parsons Loc 3597 Albany Highway Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. 	Noted and agreed. See 6 above.

		<ul style="list-style-type: none"> • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. • Would like to see the options open for future subdivision as we are 10km south of Mount Barker on Albany Highway. 	
38.	Robert Kittow 26 Beech Road Narrikup	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. 	Noted and agreed. See 6 above.

		<ul style="list-style-type: none"> • Narrikup need more land release so we can become a community again. 	
39.	John Hanson 428 Healy Road Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. • Prefer to see the Town Planning Scheme Policy No. 18 adopted rather than the draft local planning strategy proposed by the WAPC with no long term vision. 	Noted and agreed. See 6 above.
40.	Brian Spring 60 Hannan Way Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. 	Noted and agreed. See 6 above.

		<ul style="list-style-type: none"> • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. • Would like to see land open up for young people to move here. 	
41.	Susan Yates 36 Beech Road Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. • Fully support the Shires TPS Policy No. 18 Planning for the future of the whole Shire. 	Noted and agreed. See 6 above.
42.	Kenneth Yates 36 Beech Road Narrikup	<p>I write to your regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. 	Noted and agreed. See 6 above.

		<ul style="list-style-type: none"> • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. • Had comments from people that between Mount Barker and Albany would be a nice place to live. 	
43.	Margaret Spring 60 Hannan Way Narrikup	<p>I write to you regarding the vitally important issue of the Local Planning Strategy that is currently on advertising and specifically the recommendations or rather lack of strategic future direction for Narrikup. I offer the following comments:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for seventeen years. • Development of land as indicated on Spencer Road alone does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means that people cannot choose to remain in town if their lifestyle changes. • There are no choices of homes for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move onto a smaller land holding freeing up their farming land for agricultural purposes. • By not providing for an increase in housing availability, there is pressure on local volunteer groups as there is an absence of people to be volunteers. • The Shire of Plantagenet TPS Policy No. 18 March 2010, caters for all aspects of future planning within the whole shire, and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. • As there are rumoured proposals for mining exploration in the Redmond area, the demand for housing in Narrikup will probably increase. 	Noted and agreed. See 6 above.

44.	Allison Carter RMB 590 Redhill Road Mount Barker	<p>This document does not cater for future growth. The growth is needed to support:</p> <ul style="list-style-type: none"> • local government infrastructure (eg town halls, sporting facilities) • local communities • small business • volunteer organisations (eg fire brigades, ambulance services, SES) <p>The future growth and development of rural towns, for example, Narrikup which borders the Albany Highway are classic case of state government obstruction under the latest Draft Local Planning Strategy July 2011. The Shire of Plantagenet, Town Planning Scheme Policy No. 18, March 2010 caters for all aspects of future planning within the whole Shire, taking into account a balanced view of agriculture, life style, infrastructure – both private and public, the environment as well as local and state government servicing. I strongly urge and implore the Plantagenet Shire to reject the Draft Local Planning Strategy.</p>	Noted and agreed. See 6 above
45.	Ralph Carter RMB 590 Redhill Road Mount Barker	<p>I am writing to you regarding the vitally important issue of the Local Planning Strategy which is currently on advertising. I am specifically concerned about the recommendations or rather the lack of strategic future direction for Narrikup. I would like to make the following observations:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for 17 years. • Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means people cannot choose to remain in town if their lifestyle changes. • There are no choices of home sites for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move into a smaller land holding, freeing up their farming land for agricultural purposes. • There is no incentive for any commercial ventures to begin. • There is pressure on local volunteer groups due to the absence of new and younger people. 	Noted and agreed. See 6 above

		<ul style="list-style-type: none"> The Shire of Plantagenet TPS Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. 	
46.	<p>Department of Environment and Conservation Brain Street Manjimup</p>	<p>This office is aware the LPS covers both the South Coast and Warren DEC Regions, and that comments below are in addition to that already provided by the South Coast Region.</p> <p>Point 6.1.11.2 DEC recommend that the following be added: Ensure adequate separation between incompatible land uses, having regard for EPA Guidance statements 3 and 33.</p> <p>Section 6 – Strategies and Actions: DEC recommend that the following be added: All development applications including structure plans, scheme amendment and subdivision need to be consistent with EPA Guidance Statement No’s 3, 8 and 33.</p> <p>Section 4.10.2 – Vegetation/Fauna: DEC recommend that the following be added: The <i>Environment Protection Act 1986</i> requires that clearing of native vegetation is completed under the authority of a permit, unless the clearing is for a purpose exempt under the Environmental Protection (Clearing of native Vegetation) Regulations 2004.</p> <p>Appendix 5 Rocky Gully There are areas of remnant native vegetation in and around Rocky Gully, and where possible, these should be retained for their biodiversity conservation values and for their visual appeal. Planning for Bushfire Protection Guidelines edition 2 (FESA and WA Planning Commission May 2010) requires rezoning, subdivision and development proposals be accompanied by information on how the proposal will meet the requirements of this publication. This information should include bushfire hazard and land suitability assessment, subdivision and development design in terms of envelope locations and size. The plan should outline fire protection measures.</p>	<p>Noted.</p> <p>Noted – Applicants can go to EPA documents to find this kind of information as required in other sections by the DOP/WAPC.</p>
47.	<p>Department of Agriculture and Food Southern Agricultural Region 444 Albany Highway Albany</p>	<p>The DAFWA acknowledges that you have included a number of our recommendations from the previous review period. This second review presents an opportunity for the DAFWA to advise the Shire of minor corrections or modifications required in the draft LPS in regard to agricultural land use planning, climate and natural resource management matters.</p>	<p>Noted – some of the earlier supplied information from DAFWA has been removed from this version of the LPS to suit the DOP/WAPC.</p>

	<p>The key points for considerations are as follows:</p> <p>1. Analytical basis of strategy. The DAFWA acknowledges the improved relevant analysis of past economic and productivity trends for the Shire together with the identification of some drivers for the future – although there are concerns that the analysis hasn’t clearly identified projected trends for future ‘land use’ needs. The DAFWA’s position is for Shires to investigate the demand for rural living and then plan these areas to be close to services and to avoid Priority Agricultural Land, rather than to follow an ad-hoc approach. The approval of rural living needs to be supported by a clear demand and assessment that current supply of Rural Living lots does not meet current and future predicted demand.</p> <p>2. Climate trends. The DAFWA acknowledges and welcomes the Shire’s willingness to include data prepared by M Lang (and others) to update the climate information presented in the draft LPS. However, it’s uncertain from the documentation what scenario planning or policies the Shire may be leading for potential land use change as a result of the region’s changing and drying climate. Recent analysis, for example, has shown that with a shift of the 600mm rainfall isohyet to the south west – is it likely that there will be an increased opportunity for more broadacre cropping in the Shire. With this potential shift, will there be sufficient land available for continued broad acre farming? Also, during the exceptionally dry season experienced in 2010, evidence demonstrated a wide spread and significant decline in surface water flow required for dam fill and livestock.</p> <p>The questions that arise include: What will be the impact of the Shire policies in terms of future surface water flow and landscape health? What will the likely impact of the drying climate have on current plantation forestry in the Shire? and What will be the impact of the Shire’s policies for carbon plantations in the Shire and the groundwater recharge and surface water flow.?</p> <p>The DAFWA is currently analysing the area of land uses per shire that may be impacted upon by a shift of the 600mm rainfall isohyet due south west (the choice of the 600mm isohyet because it has traditionally been representative of the lower limit for plantation forestry and also for intensive horticulture). Results from the analysis will be presented in the Great Southern Regional Water Plan and can be discussed further with Ms M Lang based at the Albany office of the DAFWA.</p>	<p>Noted. Most RR areas deleted to suit DOP/WAPC.</p> <p>Noted. Rural section and Appendix 6 reduced in detail.</p>
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		<p>3. Priority Agriculture Land/Section 6.1.4. The DAFWA supports the Shire’s desire to assist with the identification and protection of the best productive available agricultural land in the Plantagenet/Mount Barker area. The DAFWA recommends that the shire continues to use the term ‘Priority Agriculture Land’ in the zone terminology as this is the term used in the current and draft SPP2.5. There is no definition of High or Good Quality Agricultural Land that applies to planning instruments. It is also consistent with the Lower Great Southern Strategy.</p> <p>The DAFWA did undertake to develop some revised mapping in an effort to better define high quality agricultural land based on a new methodology incorporating soil-water availability and lot size. The request to achieve this was initiated by the DOP to identify better quality agricultural land in the ‘General Agriculture Zone’ and in other regions where no previous style of similar land capability assessment mapping had been done.</p> <p>While a draft output was created covering the Plantagenet Shire, the methodology is presently not suitable for undulating and higher rainfall landscapes. The new methodology requires considerable revision before it can be applied to any of the Priority Agricultural Land mapping in the Lower Great Southern Region.</p> <p>While the DAFWA acknowledges the proactive approach taken by the Shire to plan for retaining its best quality agricultural land, it is an erroneous assumption to suggest that the current identified areas of Priority Agricultural Land are possible incorrect. Therefore the DAFWA recommends the Shire (a) removes the statement inferring that the current Priority Agricultural Land is incorrect and (b) the Shire does not assume that any draft revised mapping will replace the current Priority Agricultural Land mapping.</p> <p>4. Buffers. The Department supports the planning and implementation of buffers zones and/or specific separation distances to minimise conflict between agricultural and incompatible land uses.</p> <p>Provided agricultural practices are legally practised (i.e. in accordance with existing codes of practice), it is unreasonable for new adjacent uses to demand a modification of these practices to an extent which threatens efficient agricultural operations.</p> <p>When preparing planning schemes, local government should avoid, as far as practicable, locating residential development in close proximity to agricultural or agri-food industry land uses. Where this is not possible, mechanisms such as buffer areas and separation distances should be used to minimise conflicts.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>It is noted this has not been applied for the Jerramungup LPS Review at Bremer Bay where a 7km strip of rural land is shown as residential, rural residential and industrial.</p>
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48.	Pieter T’Hart 57 Beech Road Narrikup	<p>This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls and sporting facilities etc. and it will have a negative small Business impact in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy.</p> <p>Rural villages like Narrikup which borders the Albany Highway are a classic case of state government inaction being so well positioned for future growth and development.</p>	Noted and agreed. See 6 above

		<p>The Shire of Plantagenet Town Planning Scheme Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire. I am specifically concerned about the recommendations or rather the lack of strategic future direction for Narrikup. I would like to make the following observations:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for 17 years. • Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means people cannot choose to remain in town if their lifestyle changes. • There are no choices of home sites for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move into a smaller land holding, freeing up their farming land for agricultural purposes. • There is no incentive for any commercial ventures to begin. • There is pressure on local volunteer groups due to the absence of new and younger people. • The Shire of Plantagenet TPS Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. 	
49.	Mike Cuss 1319 Spencer Road Narrikup	<p>I am specifically concerned about the recommendations or rather the lack of strategic future direction for Narrikup. I would like to make the following observations:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for 17 years. • Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means people cannot choose to remain in town if their lifestyle changes. 	Noted and agreed. See 6 above

		<ul style="list-style-type: none"> • There are no choices of home sites for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move into a smaller land holding, freeing up their farming land for agricultural purposes. • There is no incentive for any commercial ventures to begin. • There is pressure on local volunteer groups due to the absence of new and younger people. • The Shire of Plantagenet TPS Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. 	
50.	Denam Carter RMB 590 Redhill Road Mount Barker	<p>As a young person in a rural community I believe this document does not cater for future growth.</p> <p>The growth is needed to support:</p> <ul style="list-style-type: none"> • local government infrastructure (eg town halls, sporting facilities) • local communities • small business • volunteer organisations (eg fire brigades, ambulance services, SES) <p>The future growth and development of rural towns, for example, Narrikup which borders the Albany Highway are classic case of state government obstruction under the latest Draft Local Planning Strategy July 2011.</p> <p>The Shire of Plantagenet, Town Planning Scheme Policy No. 18, March 2010 caters for all aspects of future planning within the whole Shire, taking into account a balanced view of agriculture, life style, infrastructure – both private and public, the environment as well as local and state government servicing.</p> <p>I strongly urge and implore the Plantagenet Shire to reject the Draft Local Planning Strategy.</p>	Noted and agreed. See 6 above
51.	Mrs Jean Webb 507 The Pass Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p>	Noted and agreed. See 6 above

		<p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	
52.	Lynne Kingdon 863 Jackson Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above
53.	Graham Kingdon 863 Jackson Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>it is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above

54.	Mike O'Neill Loc 1502 Yerriminup Road Mount Barker	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above
55.	Paul Hoult 98 Healy Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above
56.	Brian O'Callaghan Location 4865 Chorkerup Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p>	Noted and agreed. See 6 above

		<p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	
57.	<p>Brad Lynch 14509 Muirs Highway Mount Barker</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>
58.	<p>Sharon Lynch 14509 Muirs Highway Mount Barker</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>

59.	Michelle Doherty 43 Willow Place Willyung	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above
60.	Anthony Doherty 43 Willow Place Willyung	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above
61.	John Edwards Lot 10 Healy Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p>	Noted and agreed. See 6 above

		<p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	
62.	<p>Douglas Baxter 681 Chorkerup Road Narrikup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>
63.	<p>Diana and John Hanson 428 Healy Road Narrikup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>

64.	Timothy and Kathleen Mier Lot 1130 Chorkerup Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above
65.	Bill and Liz Hollingworth 511 Chorkerup Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	Noted and agreed. See 6 above
66.	Harley Webb 507 The Pass Road Narrikup	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p>	Noted and agreed. See 6 above

		<p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	
67.	<p>Margaret Hick 1021 Chorkerup Road Narrikup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>
68.	<p>Charles Hick 1021 Chorkerup Road Narrikup</p>	<p>The draft LPS (July 2011) as advertised does not plan for or achieve the ratepayers or councils aims and objectives in respect to development in our Local Government area. The document does not set the directions that best suit local needs and circumstances for future planning and development. It lacks a strategic vision for the shire. The shire's TPS 18 adopted by the Shire March 2010 caters for all aspects of future planning.</p> <p>The draft document ignores all of the community input provided over the years. It will only plan for the next 5 years. It completely ignores recommendations made and adopted in the June 2007 20-30 year forward looking 'Lower Great Southern Strategy'. It also completely ignores forward looking planning contained in TPS 18 adopted by the Shire March 2010 in relation to Planning Unit P8 South Kokonup-Narrikup.</p> <p>It is a disgusting bullying and dictatorial misuse of power for the WAPC to impose their idea of planning on people in the shire.</p>	<p>Noted and agreed. See 6 above</p>

69.	Bert Quayle Ayton Baesjou Planning C/- 11 Duke Street Albany	<p>1. The Draft LPS as advertised is not a strategy. A strategy looks to future opportunities, provides an outline of Council's planning objectives and a method of achieving those objectives. The Draft LPS, as advertised, does not reflect Council's planning objectives or provide a method to achieve them. This is in stark contrast to Council's Planning Vision which presents as a strategy, enunciates Council's planning objectives and systematically outlines strategies and actions under which these can be achieved.</p> <p>2. The Draft LPS, as advertised, appears to simply apply the very general and restrictive WAPC policy guidelines, particularly in respect to rural and rural residential land use, subdivision and development. This is poor planning and is conflict with other policy guidelines which outline that these general policies should be selectively applied and modified where necessary so as to achieve Council's strategy. This is not done at all. In contrast, Council's Planning Vision looks to Council's strategy, the context and qualities of the various areas and proposes appropriate responses accordingly</p> <p>3. The Draft LPS, as advertised, does not provide sufficient options for growth over the 20 year planning horizon. Provision needs to be made for all legitimate forms of development by identifying growth areas for conventional residential as well as low density residential, rural residential and rural small holdings options.</p> <p>In conclusion the Draft LPS, as advertised, is inferior to the Planning Vision. The Draft LPS does not provide a mechanism for achieving the adopted planning objectives nor does it provide for the opportunities that may present. On this basis Council is requested to reject or significantly modify the Draft LPS in favour of or to accord with the strategy contained within the adopted Planning Vision.</p>	Noted and agreed. See 6 above.
70.	(Biodiversity submission) Ayton Baesjou Planning 11 Duke Street Albany	<p>The LPS should acknowledge and reflect the rich diversity of this locality; it should be tailored to Plantagenet. Unfortunately, the 2011 LPS does not give adequate recognition to the local circumstances and characteristics of Plantagenet The advertised document is generic; it is neither local nor strategic. The LPS is short-sighted and fails as a strategy. It lacks local initiatives and solutions. By comparison, the Planning Vision (Town Planning Scheme 3 - Policy 18) is visionary, comprehensive and supported by the community. The LPS lacks detail and substance. It will not serve to implement the Shire's Vision and Mission or the Planning Objectives. By curtailing development and subdivision, there is little prospect of achieving the stated objectives; they are nothing more than shallow motherhood statements.</p>	Noted and agreed. See 6 above.

	<p>It is inexplicable that the timeframe for this LPS is only 5 years (1.5, pg 4). Other Strategies in the Great Southern Region typically have a 20 year timeframe (including Albany, Denmark and Jerramungup).</p> <p>Sustainability and Biodiversity</p> <p>The LPS should give greater emphasis to achievement of sustainability and ecological objectives across the range of Natural Resource Management elements, including incentives for rural subdivision. Landscape scale benefits including creation of macro-corridors, revegetation programs, watercourse protection, improved water quality, nutrient management, erosion control and visual amenity should be recognised and valued.</p> <p>Implementation of State Sustainability objectives should be more closely integrated in rural land use policies by specifically allowing subdivision as an incentive for responsible land management.</p> <p>The preparation of a Local Strategy serves as an opportunity to reward responsible land managers, who have protected remnant vegetation, assisted in improving water quality and preserved rural and natural landscapes for the benefit of the wider community. It is clearly recognised that preservation of riparian vegetation, stock exclusion through fencing of water courses, revegetation programs and other landcare initiatives undertaken in the various catchments are having a positive outcome. The benefits include:</p> <ul style="list-style-type: none"> • Reducing nutrification of the waterways and eutrophication of the Wilson Inlet and Oyster Harbour; • Sustainable agriculture and improvement of productivity; and • Maintaining biodiversity and conserving our natural environment. <p>The associated challenges and responsibilities include weed and vermin control and fire management. It has been clearly demonstrated that State and Local authorities do not have sufficient resources to manage all foreshore areas, creeklines and bushland. As recognised in the Lower Great Southern Strategy, protection of biodiversity values can be achieved through alternative mechanisms to the 'Conservation Estate'. Often the best solution is for bushland to remain in private ownership where management responsibility, particularly that of vermin control and fire safety can be coordinated and shared at grass-roots level by those living on-site.</p> <p>Implementation of Sustainability objectives should be better integrated in rural land use policies and in this instance the LPS.</p>	<p>Noted and agreed.</p>
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	<p>Rural Settlements</p> <p>Controlled growth of Narrikup is warranted; there is scope for new rural residential and new rural small holding subdivision to ensure a sustainable settlement and to maximise use of existing facilities and infrastructure.</p> <p>The Kendenup rural village was designed and established almost 100 years ago as a private ‘New Town’ development. The village contains 600 1,000m² (¼ acre) lots. Greater Kendenup extends west of Albany Highway and east of the Great Southern railway. Lot sizes radiate outwards, generally from 8-30ha to the west, 10-25ha to the south and 30-50ha to the north and east. The majority of the 1,300 lots are zoned Rural. This is not appropriate and should be rectified in the LPS; yet it fails to resolve the problem. The designations and controls contained in the Planning Vision and TPS3 Policy 19 are far more relevant and appropriate.</p> <p>SPP 2.5, DC 3.4 and the WAPC’s Lower Great Southern Strategy require that the subdivision of rural and agricultural land for closer settlement (rural-residential and rural-smallholdings) and more intensive agricultural uses should be properly planned through the preparation of regional and local planning strategies and provided for in local planning schemes prior to subdivision.” The LPS fails to do this and is therefore not in accordance with WAPC Policy.</p> <p>Conclusion</p> <p>The LPS needs to be more visionary, more strategic, and more responsive to local characteristics. This is a Local Planning instrument: it should be tailored to Plantagenet.</p> <p>The Planning Strategy needs to look further ahead than 5 years.</p> <p>Sustainable settlements should be advocated. There should be scope for growth of rural villages, in particular Rural Living at Narrikup and planning solutions for Kendenup.</p> <p>Greater emphasis should be placed on rewarding responsible land management. Achieving biodiversity or sustainability objectives should be considered as incentive for rural subdivision. The LPS needs to be revised and broadened to assist in achieving State sustainability objectives and to give greater opportunity for developments and subdivisions which satisfy conservation objectives, especially improved water quality and the protection of remnant vegetation.</p> <p>Compared to the Shire’s Planning Vision, this LPS fails as a strategic planning document and it fails the community. The LPS in its current format should be rejected by the Shire, in favour of the Planning Vision.</p>	<p>Noted and agreed. Deleted by DOP/WAPC.</p> <p>Agreed. Deleted by DOP/WAPC</p> <p>Agreed.</p>
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71.	<p>(General submission) Ayton Baesjou Planning 11 Duke Street Albany</p>	<p>Plantagenet is diverse and distinct; this should be reflected in the Local Planning Strategy. Unfortunately it is not. The 2011 LPS does not give sufficient recognition to the unique local characteristics of Plantagenet. The advertised document is generic; it is neither local nor strategic. The LPS is short-sighted and fails as a strategy. It is pleasing that the Strategic Plan (part 5) deals with Rural Issues first and foremost, in recognition that “Farming is the predominant use on private property within the Shire...” It is therefore incomprehensible that the corresponding Strategies and Action (Section 6) are generic and overly simplistic. The LPS does not deal with local circumstances, particularly the complexity and diversity of rural land uses across Plantagenet.</p> <p>Appendix 6 – Rural Planning Units is completely lacking in substance and detail. This is inconceivable given the importance of agriculture to the local, regional and State economy and the Shire’s Vision and Mission and the Planning Objectives set out in the LPS. Rural Issues and rural land use planning warrant considerable discussion and analysis, given the “economy relies of having the most productive crop and livestock in the State” pg 8.</p> <p>Depending on soil type, availability of water and management sustainable and viable agricultural uses, especially food production can be undertaken on lots typically from 40ha, but ranging in size from 4ha. Boutique dairies and vineyards operate successfully on lots below 10ha; at the same time the Shire of Plantagenet contains the largest family operated dairy in the State and amongst the largest vineyards (in excess of 300ha). Land use is related to site characteristics and management, not lot size or zoning. The LPS should recognise and promote this diversity, but it fails.</p> <p>The LPS should acknowledge and reflect the rich diversity of this locality; it should be tailored to Plantagenet. The generic definitions and standardisation of General Agriculture, Rural Small Holdings and Rural Residential zones and land uses will only serve to homogenise this unique area.</p> <p>Plantagenet supports a diverse mix of rural, semi-rural and tourist enterprises, as well as lifestyle lots. A variety of micro businesses including specialised food production and tourism enterprises are interspersed through rural areas. The LPS should recognise and cater for a wide range of land uses within rural areas, together with intensive and emerging primary production.</p> <p>Blind application of state-wide Policies fails to allow for local circumstances. It is inappropriate for this key strategic document to simply rely on State Policy. It’s not a one size fits all; top-down, centralised control does not constitute good planning. The Shire’s June 2011 submission on the WAPC draft Rural Policies SPP 2.5 and DC 3.4 highlight the inappropriateness and shortcomings of State led rural planning.</p>	<p>Noted and agreed. See 6 above.</p> <p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>
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72.	<p>Harley Global Pty Ltd PO Box 5207 Albany</p>	<p>We recognise the Shire's effort to prepare and present a long term planning strategy for the Shire of Plantagenet, however, in its current form, we do not believe the draft LPS will achieve these long term goals. We do not feel that it appropriately plans for the long term growth of the Shire of Plantagenet in a manner consistent with other surrounding local governments, including the Shire of Denmark and the City of Albany.</p> <p>This submission concerns the content recommendations of the draft LPS. We with to outline the following concerns in relation the draft LPS:</p> <ol style="list-style-type: none"> 1. <i>Inconsistency with LGSS strategy and lack of general provisions;</i> As part of preparing a LPS, councils are encouraged to follow the <i>WAPC Local Planning Manual</i>, which advises Council that the LPS is to provide an overall document for the strategic objectives of the Shire as a precursor to the review of the TPS. One of the key objectives of an LPS is to apply policies and recommendations of regional and state policies at the local level. We believe that the draft LPS as advertised is inconsistent with the LGSS, as well as a number of other Regional and State planning documents. The LGSS encourages development around existing nodal settlement and ensure policies provide a presumption in favour of consolidating existing settlements. The draft LPS includes a general presumption against subdivision around rural nodal settlements, which restricts further growth of these settlements. Although it is 	<p>Noted and agreed. See 6 above.</p> <p>Agreed.</p>

		<p>understood that the WAPC has a general presumption against rural subdivision, the purpose of the draft LPS is to elaborate on this general presumption against subdivision of rural land and identify and exceptions, taking into account local characteristics. For example, the draft LPS identifies that the DAFWA is currently reviewing its mapping of priority agricultural areas. This is yet to be completed and will not be included within the draft LPS, a major omission, given the current mapping is based on outdated material included within the LGSS. The draft LPS is severely restrictive to further subdivision and development of rural land and does not take into account the most relevant information.</p> <p>The draft LPS does not provide an overall document for the strategic objectives of the Shire, it merely refers to other documents that the reader must then refer to for information. This is not helpful to the general public and defeats the general purpose of the preparation of a strategy, which is to outline the relevant objectives and apply them in the LPS through action plans.</p> <p>We believe that the draft LPS should contain all relevant information and details so as to be easily understandable for the entire community. The current document is confusing and will lead to further confusion in land use planning matters in the Shire of Plantagenet. It is suggested that information and objectives included within Town Planning Scheme Policy No. 18 (Planning Vision), prepared as a precursor to the draft LPS, are applied, given it incorporates relevant Regional and State objectives.</p> <p>2. <i>The draft LPS is not responsive to local characteristics;</i></p> <p>The <i>WAPC Local Planning Manual</i> states that ‘each local government should be able to develop a strategy that best suits its area and local circumstances’. The draft LPS as advertised does not plan for or achieve the Council’s aims and objectives and is not responsive to local characteristics. The document does not set the direction that best suits local needs and circumstances for future planning and development and is lacking as a ‘Strategic Vision’ for the Shire of Plantagenet. TPS Policy 18 was prepared as a precursor to the draft LPS and represents a 20 year vision for the Shire based on extensive public consultation. The draft LPS differs markedly from this, demonstrating an inconsistency of vision from the Shire and the WAPC. Furthermore, the limited timeframe of the draft LPS suggests it is a temporary document, and is likely to be treated as such. The draft LPS has significant limitations in adapting and addressing local issues.</p>	<p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>
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		<p>3. <i>Lack of consideration for community input;</i> As previously states TPS Policy 18 was developed as a precursor to the draft LPS and involved extensive community consultation, including six community workshops in different locations of growth within the Shire. The draft LPS does not take into account the detailed findings of the community workshops and differs markedly from TPS Policy 18 and the initial draft LPS submitted by Council. Therefore, prior to proceeding with the draft LPS, it is recommended that further consultation is undertaken to ensure the community is supportive of its future long term planning goals.</p> <p>4. <i>It does not promote proper planning in the rural areas in respect to land use and development control. Appendix 6 (Rural Planning Units) is poor in that it does not talk about land use, lot sizes, planning and unit objectives and does not contain development guidelines;</i> The draft LPS recommends all subdivision is to be in accordance with WAPC policy, which is not representative of the local issues and constraints of an area that contains vast tracts of rural land of varying qualities. It also states that ‘<i>in all the planning units the intention will be to maintain the existing mix of lot sizes</i>’. This is extremely restrictive to the future subdivision and development of rural land which can have varying qualities and differing characteristics. TPS Policy 18 includes a proactive approach to subdivision and development control. It is in our opinion that most of the controls presented in TPS Policy 18 are consistent with Development Control Policy 3.4, but are responsive to the specific agricultural regions of the Shire of Plantagenet. TPS Policy 18 identifies limited rural parts of the Shire that are to be encouraged for the production of food, hence addressing and protecting future food production areas, which are likely to be a valuable asset to the Shire of Plantagenet moving forward. In all circumstances, subdivision and development of rural land should be considered on an individual basis, rather than a single broad policy that is extremely limiting for future subdivision and growth.</p> <p>5. <i>The draft LPS identifies limited areas for growth;</i> The draft LPS identifies limited areas for growth, based upon the existing nodal settlements of the Shire of Plantagenet. Whilst these growth areas are identified, the policies and provisions relating to them do not realistically plan for future growth. Examples include:</p>	<p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>
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		<ul style="list-style-type: none"> • The policy to promote urban consolidation and prevent further urban sprawl in Mount Barker. However, given the above, consolidation of large lots should be encouraged. The draft LPS does not achieve this, given it establishes a maximum density of R17.5 in inner central areas. Within walking distance of the town centre, medium density would be preferable, as it allows the support of the centre and for it to maintain a walking catchment and economic independence; • The draft LPS identifies that future development of Kendenup is to be accommodated on existing vacant lots, which is contrary to other statement in the LPS that these lots are being increasingly utilised in recent times. Once this supply of lots is exhausted, the growth of Kendenup will be limited; • Narrikup is identified as having no further lots available for growth. However it should be recognised that this is a settlement in a key location in close proximity to Mount Barker and Albany, with large employment generators in the vicinity including Fletcher’s abattoir. Encouragement of the growth of Narrikup as a significant nodal settlement in the Shire is not accommodated within the draft LPS; and • Further subdivision and development within the Porongurup locality is based on current subdivision and rezoning that has occurred. The Shire has identified this area as significant to its future nodal settlement growth. Whilst we are aware that the Porongurup Rural Village Structure Plan is not far from adoption, it is likely that the demand for lots in this locality will be high, given its picturesque quality and high amenity values. <p>The omission of serious planning for future growth areas of the Shire suggests that the draft LPS is not planning for the future and is a short term ‘stop-gap’ strategy. Growth areas for Mount Barker and other nodal settlements of the Shire will be needed in the future and the purpose of the draft LPS should be to accommodate the Shire’s growth for the next 15-20 years. We have grave concerns that this short term document identifies the main areas of growth from outdated planning documents, namely Porongurups Rural Strategy 1997 and Mount Barker Local Rural Strategy 1997.</p>	<p>Agreed.</p>
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		<p>6. <i>Lack of Urban Design provision;</i> The draft LPS does not adopt the urban design guidelines as outlined in TPS Policy 18. Mount Barker and its surrounds are an important tourism precinct at the gateway to the Great Southern Wine Region. The omission of urban design guidelines will compromise future subdivision and development within Mount Barker and lead to haphazard development not in character with the local community.</p> <p>Based on the above concerns, it is respectfully requested that the Council do not adopt the draft LPS in its current form. We believe that it would be more appropriate for the Council to revisit the draft LPS and provide a more comprehensive document, addressing the growth of the Shire for the next 15-20 years.</p>	Agreed.
73.	<p>Mike Cuss 1319 Spencer Road Narrikup</p>	<p>I have read the Draft and it appears to be a very comprehensive and well thought out document, appropriate to most of the needs of Shire residents for the foreseeable future. Am I correct in thinking that it may have been even more suitable in its original form, before being forced into revision by State Government authorities?</p> <p>The Plantagenet Shire is to be commended for its foresight as the Draft brings into focus the deplorable lack of Forward Planning, particularly in all areas of infrastructure, by Federal and State Governments over the past couple of decades. On the one hand we have a Federal ambition for a population increase to 35 million, and on the other hand there is no indication of any blueprint for how these extra millions are to be housed or in which locations. Despite an understandable (cost) preference for these authorities to cram everybody into the Cities there is a growing number of people looking for a tree change, and in any case the authorities seem to have forgotten that their Cities were once small towns which grew into bigger towns which expanded and became Cities.</p> <p>Small centres such as Narrikup need numbers to be able to support activities ranging from fire control, social events, and sporting competitions to assistance for individuals subject to bad luck or accident. Increased numbers also increase the Skills base, and can reduce the unit cost of providing infrastructure such as halls, parks, playgrounds and sporting facilities.</p> <p>Recent incidents (ref. Joe Ludwig with the live cattle trade debacle) illustrate that a number of State and Federal Ministers/Beaurocrats have little understanding of the basics of the portfolios under their control, and even LESS understanding if that's possible of what life is like outside the metropolitan area, and what it takes to live and survive in a country town</p>	Noted and agreed. See 6 above.

		<p>Under an umbrella where a particular State Government department's continuous reviewing of their protocols would appear to be stalling any action, and where individuals within that department appear to be avoiding decisions in the false hope they don't make any mistakes, it is unlikely that any new residential land will be released within the Narrikup Township. We could all benefit enormously from an intelligently managed increase in population within the Shire, and if State authorities are going to continue to sit on their hands I would urge you to support subdivision applications by local citizens or businessmen who have land available in suitable locations and the skills and finances to develop it.</p> <p>This will require the Shire to stand firmly behind it's convictions on what is most beneficial for the future of the Shire and its citizens. The Draft Local Planning Strategy seems to provide a good practical base, but I would like to see a much stronger case presented by the Shire (or a combined approach including like - minded Shires) to persuade the State Government to either assist in local development or to stand out of the way.</p> <p>Keep in mind 'It's no use taking a knife to a Gunfight,' thanks for the opportunity to comment, and Best of Luck.</p>	
74.	Lucia Quearry and Garry Mulder 2387 Porongurup Road Mount Barker	<p>It is unfortunate that the planning officer has not highlighted the changes requested by the WAPC so to focus the public on information necessary to make the decision Council is requesting. We find it difficult, without making a page by page comparison, to know what changes have been made in this revised draft to bring it to a '5 year plan' from its former 'long term' plan.</p> <p>In principle it is a planning strategy and the general planning guidelines are just that. The devil is in the detail and in Council's interpretation of general guidelines when development or subdivision plans are finally approved. At that point of the planning process the public has no further opportunity to make comment and the planning officers justify their changes with their own interpretation of the guidelines, emphasising they are only guidelines.</p> <p>If the Strategy had been approved for 10-20 year planning period does that mean you wouldn't review or revise the document until that time? If this is <i>not</i> the case then what is wrong with it being a 5 year Strategy that gets a review in that timeframe (with community representatives on the review panel)then submitted for another 5 years?</p>	<p>In the order of 200 changes required by DOP, mainly deletions.</p> <p>Noted.</p> <p>LPS are to be reviewed over the term of their 10-20 year timeframe. This LPS was submitted to the DOP in June 2008. After over 3 years this draft LPS is on advertising. So a new LPS will be needed soon.</p>

		As good agricultural land becomes more valuable, as public infrastructure becomes more expensive, as government departments change their opinions on land capabilities and worth of remnant bush, it is prudent for council to be able to adapt to change in their planning strategies, to counter their short sightedness and support their farsightedness; whatever the term of their plan.	
75.	Department of Water 5 Bevan Street Albany	<p>The DOW has assessed the strategy and provides the following comments:</p> <p>Page 10 – 4.6.2.5 – Please reword to ‘The Department of Water prepared a draft drinking water source protection plan for the Denmark River Catchment Area in June 2010.’</p> <p>Page 14 – 4.10.4.1 – Catchment recovery works undertaken by the Department of Water is reducing salinity levels in Denmark and Kent rivers.</p> <p>Page 14 – 4.10.4.2 – Creation of foreshore reserves could be added to the list of planning tools to protect waterways.</p> <p>Page 14 – 4.10.4.3 – Suggest rewording of this section to ‘The WAPC’s Better urban water management framework integrates water planning and land planning with the requirement for water management plans to support development. The water management plans identify and protect water resources through appropriate management strategies’.</p> <p>Page 14 – 4.10.5.1 – The salinity of groundwater resources in the shire also restricts the suitability as a resource.</p> <p>Page 14 – 4.10.5.2 – The DOW has the responsibility for the management of ground water.</p> <p>Page 14 – 4.10.5.3 – Please reword to ‘There are no proclaimed groundwater areas in the shire’.</p> <p>Page 16 – 5.5 – Suggest rewording point in this section ‘Protect waterways through appropriate urban stormwater management’.</p> <p>Page 20 – 6.1.10 – Plantation proposals located within proclaimed public drinking water source areas (Kent and Denmark) should be referred to the DOW for advice. This is to ensure that impacts on water resources are managed consistently with departmental drinking water source protection objectives and guidelines. The department supports plantations within the Kent and Denmark catchments, as the plantations may actively assist in improving water quality in catchment.</p>	Noted. Editorials will be considered.

Page 21 – 6.1.12.1 – Can this be reworded to say ‘The Department of Water is the lead agency for water resource management in Western Australia. State Planning Policy 2.0 Water Resources is the key policy document that supports the DOW’s position on total water cycle management.

Page 23 – 6.3.4.1 – Can this be reworded to say ‘The management of stormwater runoff is important for protection from flooding and the health of the waterways. The use of water sensitive design principles is advocated to ensure stormwater is managed in a manner that replicates natural processes.

Stormwater management should be consistent with the DOW’s Stormwater Management Manual for Western Australia.

Page 24 - 6.3.4.2 – Please change this section to:
‘The present urban stormwater system consists of a variety of types established over many years. The existing older urban areas pose a difficult management problem. *For most subdivisions the WAPC now requires, on the request of the DOW, that Urban Water Management Plans be prepared to the DOW’s satisfaction in consultation with the Council. This is set out in the WAPC’s Better Urban Water Management framework.*’

Page 24 – 6.3.4.3 – Please reword to ‘An urban water management plans provides the detailed design and strategies to manage water resources on the development site. The aim should be to maintain or improve water quality leaving the site’.

Page 25 – 6.5.1.3 – Support statements excluding development from flood plains and maintaining flow regimes of rivers and ground water.

Page 26 – 6.5.3.1 – Support this statement.

Page 26 – 6.5.3.2 – Support this statement – DOW does not support the use of fill in flood risk areas as it can impact on the movement of floodwaters upstream of the fill site.

Page 26 – 6.5.3.4 – All developments have the potential to negatively impact on water quality and therefore shire should enforce use of water sensitive design principles for all developments.

Page 27 – 6.6.2 – Support this statement.

Page 27 – 6.7 – Special control areas should be listed in this section. DOW supports the Kent and Bolganup catchment areas being identified as a SCA, not just the Denmark catchment.

Appendix 4 – 8 – Special control areas – as above, DOW supports the Bolganup Catchment Area being identified as a SCA to ensure protection of water resource.

76.	Neil Ridgway 339 Chauvel Road Kendenu	<p>This document does not cater for future growth that is needed to support, for example local government infrastructure, eg town halls and sporting facilities etc. and it will have a negative small Business impact in general, a falling population is also a real concern for the local volunteer fire brigades, so I would urge the council to reject this policy.</p> <p>Rural villages like Narrikup which borders the Albany Highway are a classic case of state government inaction being so well positioned for future growth and development.</p> <p>The Shire of Plantagenet Town Planning Scheme Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire.</p> <p>I am specifically concerned about the recommendations or rather the lack of strategic future direction for Narrikup.</p> <p>I would like to make the following observations:</p> <ul style="list-style-type: none"> • There has been no new land released by the crown in the township of Narrikup for 17 years. • Development of land as indicated on Spencer Road does not offer a suitable growth strategy for Narrikup. It will not provide for a range of lots and property choices. • The lack of choices means people cannot choose to remain in town if their lifestyle changes. • There are no choices of home sites for young people who want to remain in the town. • There are no choices to encourage other people to move to town. • There are no options for people from larger properties wanting to move into a smaller land holding, freeing up their farming land for agricultural purposes. • There is no incentive for any commercial ventures to begin. • There is pressure on local volunteer groups due to the absence of new and younger people. • The Shire of Plantagenet TPS Policy No. 18 March 2010 caters for all aspects of future planning within the whole shire and they should be congratulated for espousing an excellent long term visionary document and it must be endorsed in full by the West Australian Planning Commission. 	Noted and agreed. See 6 above.
77.	Yaran 19 Lyall Street South Perth	Mount Barker is a growing regional centre, within the context of the Great Southern Region, and contains substantial public infrastructure including a hospital and education campus.	

		<p>The LPS needs to recognise and build upon Mount Barker's existing and future role in servicing various industries including agriculture, viticulture, mining and tourism. The LPS should not be restricted to short term planning: it should also consider and provide for the medium (i.e. 2030) and long term (i.e. 2050) planning of Mount Barker.</p> <p>Staged, limited growth areas adjacent to Mount Barker and Narrikup should be identified and protected for medium to long term development.</p> <p>For use by the general public, it would be helpful if the document contained excerpts from relevant planning documents, rather than referencing those documents: the inclusion of the relevant excerpts should, however, be also guided by the need to keep the LPS document to a readable length.</p>	<p>Noted and agreed. See 6 above.</p> <p>Noted.</p> <p>Noted.</p>
78.	<p>John Pugh PO Box 587 Mount Barker</p>	<p>Very much against the direction the LPS would have our area move in. There seems no vision for the future of our very special part of the world and would see outlying areas to Mt Barker stagnate.</p> <p>It seems to me that the Plantagenet Shire has a far better feel for what we should move towards with their Planning Vision Policy.</p> <p>It gives some hope to those who want to share in the quality of life and enterprise diversity that our area can provide outside Mt Barker.</p> <p>It also gives some hope of growth and added prosperity to our area.</p> <p>I urge the State Govt to show some confidence in surely what is one of their trendsetting shires and give them some autonomy in setting up their area for a future they see as befitting the vast array of positives it can provide.</p>	<p>Noted and agreed. See 6 above.</p>
79.	<p>Ayton Baesjou Planning on behalf of the Pugh Family 11 Duke Street Albany</p>	<p>While it is encouraging that the Strategic Plan (part 5) deals with Rural Issues first and foremost, in recognition of the importance of farming, this is not backed up by the document. The Strategies and Action (Section 6) are vague, generalised and simple. Appendix 6 – Rural Planning Units is totally lacking in content and detail. This is inexcusable and bordering on incompetent, especially as agriculture is the mainstay of the local economy.</p> <p>The PLPS does not adequately address rural land uses.</p> <p>Agriculture and land management issues within Plantagenet are complex. Farming is diverse and multifaceted. This should be acknowledge and reflect in the PLPS, but it is not.</p> <p>Lot Size and Rural land Use</p> <p>Plantagenet supports a rich and varied mix of rural land uses. Farming activities include broad acre cropping, beef, dairy, mutton, fat lambs and fine wool, feedlots, poultry, intensive and extensive animal husbandry, studs, horticulture, vineyards and plantations. Landholdings range from micro and boutique enterprises on small parcels</p>	<p>Noted and agreed. See 6 above.</p> <p>It is agreed Appendix 6 does not contain any planning detail.</p>

	<p>(less than 20ha) through to extensive and broadacre operations (in excess of 200ha). Small scale and part-time farmers make a significant contribution to the local, regional and State economy. The locality supports a diverse mix of rural based enterprises; many of which are supplemented by off-farm income.</p> <p>Owners may have multiple holdings, often in different localities of the Shire and or across the State, to facilitate mixed farming and mitigate the impact of seasonal variations. Intra-Shire and intra-State movement of farming equipment, livestock and labour force is common.</p> <p>The land managers in the Great Southern are progressive and innovative and have pioneered advances in improved productivity, land care and sustainable agriculture. Output and viability are not a function of lot size or zoning. Depending on soil type, site characteristics, availability of water and management practices sustainable and viable agricultural uses, especially food production can be undertaken on lot sizes as small as 4ha. There are many factors impacting rural land use and the PLPS must respect and recognise this.</p> <p>The PLPS should cater for a wide range of land uses across a range of lot sizes within rural areas. It is a serious shortcoming for this key strategic document to blindly rely on State Policy. The generic definitions do not readily translate to Plantagenet. Subdivision of Rural land may be justified, as identified in the Planning Vision. Opportunities for subdivision and should not be unnecessarily constrained by an arbitrary and irrelevant Policies.</p> <p>The PLPS should serve to identify Local variations and regional differences. It should not merely replicate State-wide Policy. To be properly Local and properly Strategic the planning framework and vision must recognise and respect local circumstances.</p> <p>The PLPS does not deal with diversity in lot sizes, the variety and complexity of rural land uses, the significance of food production or the importance of emerging agriculture.</p> <p>Compared to the Shire's Planning Vision, this PLPS is nonsense.</p> <p>Priority Agricultural Areas</p> <p>There is no capability assessment or soils mapping in the 2011 PLPS and no apparent basis (scientific or otherwise) for the designation of Priority and General Agriculture areas shown in Figure 1.</p> <p>There are discrepancies between the priority area mapping contained in the PLPS, the LGSS and SPP 2.5. The mapping and definitions used for Priority Agricultural Land are inconsistent and unreliable.</p> <p>The Lower Great Southern Strategy requires that the Shire consider areas of <u>local significance</u> as a component of the local planning strategy. This is not evident. There is no rationale provided for the designation of Priority and General Agriculture Areas.</p>	<p>Local variations and regional differences have been removed from the LPS.</p> <p>Priority agricultural information provided by DAF and large significant areas shown on Figure 1.</p>
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80.	Baesjou Family C/- 11 Duke Street Albany	<p>Thank you for the opportunity to comment on the 2011 draft Plantagenet Local Planning Strategy (PLPS). This submission is lodged on behalf of the Baesjou family who are 5th generation farmers in Woogenellup and have been ratepayers/residents of the Shire since 1912.</p> <p>The draft PLPS, as advertised, is not strategic. The 5 year time frame is too short, the document lacks vision and will not serve as a planning framework for the growth and development of the Shire.</p> <p>The PLPS does not reflect community's aspirations or planning objectives. Compared to the Shire's Planning Vision, this PLPS is inferior and undemocratic. It has been modified by State Government without any opportunity for community input. The process is an insult to local ratepayers.</p> <p>The PLPS lacks local content; it merely reflects generic, state wide policies. Rather than operating as a Local Strategy this document serves only to homogenise and standardise the Shire.</p> <p>Plantagenet is rich and beautiful. It is diverse. The special qualities and unique characteristics should be recognised, respected and enhanced. The PLPS fails to do this.</p> <p>Although Rural Issues are given some prominence in Part 5 of PLPS, the importance of farming is not backed up by the document. The Strategies and Action (Section 6) are vague, simplistic and not specific to Plantagenet.</p> <p>Appendix 6 – Rural Planning Units is completely lacking in content and detail. This is inconceivable; given agriculture is the mainstay of the local economy.</p> <p>Agriculture and land management issues within Plantagenet are complex. Farming is diverse and multifaceted. This should be acknowledged and reflected in the PLPS, but it is not.</p> <p>The PLPS fails to adequately address rural land uses.</p> <p>Plantagenet supports a rich mix of rural land uses. Over the generations the farm at Woogenellup has been used for dairying, apple and stone fruit growing, beef cattle, fine wool (it was the first Merino stud in the district), fat lambs, a piggery (producing both porkers and baconers), turkeys and a variety of cereal crops. This range of rural enterprises is typical of the mixed farming that occurs in Plantagenet.</p> <p>The Lower Great Southern Strategy recognises that "Agriculture in the study area has always been diverse, with a strong emphasis on innovation and market development." The Regional Strategy also recognises that "landholdings are becoming smaller with more focus on intense and diverse agricultural systems. The Shire's Planning Vision recognises the nature of rural land uses in Plantagenet; it contains guidelines for rural subdivision and development and sets a strategic direction for the Shire.</p>	<p>Noted and agreed. See 6 above.</p> <p>Agreed.</p> <p>Agreed – content of Appendix 6 deleted. Now only refers to subdivision in accordance with State Policy. No local differences.</p> <p>Agreed.</p>
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		<p>It is unacceptable that the PLPS fails to recognise or respect this diversity; it also fails as a planning strategy. To actually be a Local Strategy, it should be both Local and Strategic. The PLPs is not.</p> <p>Rather than more red tape, centralised control and blind adherence to inappropriate Policy the Local Strategy should be tailored to Plantagenet. It should contain performance standards, local guidelines, Objectives and Actions specific to Plantagenet. Opportunities for subdivision should not be unnecessarily constrained by arbitrary and irrelevant Policies, especially with regard to minimum lot size. Subdivision of Rural land may be justified, as identified in the Planning Vision.</p> <p>Part 3.5.2 of the WAPC’s Lower Great Southern Strategy advocates subdivision for more intensive production subject to availability of water and stipulates that local governments should consider opportunities for diversification and further subdivision when preparing schemes and strategies. The LGSS contains the following Objectives and Actions:</p> <ul style="list-style-type: none"> • “Maximise opportunities for diversification of agriculture”; and • “Identify land suitable for more intensive agricultural production and subdivision”. <p>PLPS fails to do this; it is short sighted and lacking in local content and detail. The PLPS should be the key strategic document for the Shire; it is a serious shortcoming for such a crucial planning device to simply rely on State Policy without any assessment or discussion of capability, identification of local priority agriculture areas, or rural land uses. The generic definitions do not readily translate to Plantagenet.</p> <p>The PLPS should be rejected in favour of the Shire’s Planning Vision.</p>	<p>Agreed – but deleted from LPS.</p>
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SHIRE OF PLANTAGENET

SCHEDULE OF MODIFICATIONS

TOWN PLANNING SCHEME POLICY NO. 18 (PLANNING VISION) OF 9 MARCH 2010 TO REFER TO IT AS THE LOCAL PLANNING STRATEGY

No.	Modification	Reason
1.	Cover page – delete reference to Town Planning Scheme Policy No. 18, Planning Vision and its adoption under clause 7.6 of Town Planning Scheme No. 3 and replace with ‘Local Planning Strategy – November 2011’.	The WAPC advised it cannot accept a Town Planning Scheme Policy as a Local Planning Strategy.
2.	All pages including Appendices – delete reference to TPS Policy 18 and Planning Vision from headers and replace with ‘Local Planning Strategy’.	See 1 above.
3.	Page 4 – Introduction – delete paragraphs 1.1 and 1.2 and renumber others accordingly.	These paragraphs in the TPS Policy refer to the Local Planning Strategy preparation and the approval of the Director General for the Council to prepare its Planning Vision.
4.	Page 4 and whole document delete, ‘TPS Policy 18’ and replace with ‘this Local Planning Strategy’.	This removes all reference to a TPS policy and ensures it is the LPS.
5.	Page 15 – 3.1.4 – delete ‘(Note: This will require WAPC approval)’.	The DOP required the requirements for rural subdivision to be deleted essentially as they are in the WAPC rural policy. The intent of including this in the LPS is to inform the public of the requirements without the need to refer to other documents.
6.	Page 16 – 3.1.4.1.5 – delete ‘(Note: The WAPC is opposed to the initiative at 5. below.)’.	This initiative of the Council was aimed at encouraging specific limited rural parts of the Shire for food production. It involves planning unit P6 (Forest Hill) and limited parts of planning units P8 and P11 to the west of Albany Highway south of Mount Barker. There are a total of 12 rural planning units. These specific areas are known to consist of good agricultural soil and good water availability. The minimum lot size is 40ha subject to detailed justification which is to be

		<p>signed off by the DAF and DOW prior to the submission of a subdivision application.</p> <p>The 40ha lot size (which differs from the WAPC state wide figure of 80ha) has been selected by the Council as an appropriate size for an intensive activity to establish, but soils and water analysis will determine the actual lot size. It also means that persons wishing to establish a new intensive activity will be more likely to be in a financial position to purchase such a landholding and commence the activity.</p> <p>Larger lots will mean people may not be in a position to purchase and then establish the intensive activity. The larger lots over 80ha in area have been purchased by plantation operations which means the land is lost to intensive agriculture for up to 20 years and then have the additional cost of destumping the land. Retaining larger lot sizes does not mean intensive agricultural and horticultural activities will be established largely due to cost of the land purchase at the outset. It is pointed out only a small portion of the rural areas have been identified for this form of subdivision (subject to detailed justification) down to a 40ha minimum. The bulk of the rural lands involve a presumption against further subdivision as per WAPC policy.</p> <p>The 40ha minimum lot size will mean that resultant lot has the ability to be used for intensive agriculture and horticulture as it is there in place as a lot. It may not be fully used immediately but it is in place and ready for an intensive operation to be established. Financial institutions will not lend money on a promise of possible subdivision at some stage in the future once an intensive activity has been established at a great cost.</p>
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		<p>This matter has been discussed with officers from the Department of Agriculture and Food and the Department of Water. The area selected represents a small part of the rural lands in the Shire and is in an area where water availability appears to be good under Department of Agriculture and Food research to date. It is agreed larger lots for intensive agricultural and horticultural operations are good but the main factor which stops them from establishing is the high cost of land purchase for large holdings.</p> <p>This position of the Council was supported by the SAT when it approved a subdivision in planning unit P8 which provided for one 40ha lot as the SAT considered the Council's Planning Vision was a proper policy that reflected the circumstances of the locality as opposed to the WAPC state wide policy.</p>
7.	Page 17 – 3.1.4.2.1 – delete '(Note: The WAPC has not supported this.)'.	This relates to the Council's preferred minimum lot sizes in particular for planning unit P 6 and portions of P8 and P11 detailed in Appendix 6 as described at 6 above.
8.	Page 17 – 3.1.4.2.2 – delete '(Note: The WAPC is opposed to this.)'.	<p>This section is the specific requirements to justify the rural lots down to 40ha in planning unit P6 and portions of P8 and P11. These include:</p> <ul style="list-style-type: none"> • an agronomist's report or similar demonstrates that each new lot will contain a minimum of 30ha in Priority Agriculture and General Agriculture with a high-capability rating (class 1 or 2) for annual or perennial horticultural production; • a hydrologist's report or similar demonstrates that each new lot has the capacity to capture and store water of a sufficient quantity and quality as applicable to the potential agricultural production on that lot and the State

	<p>water management agency is prepared to agree that the capture of that water is within the limits of an endorsed Water Allocation Management Plan or is within the sustainable yield for that sub-catchment;</p> <ul style="list-style-type: none"> • the total lot area incorporates the minimum area of 30ha of high-capability land, plus the water capture and storage area, plus an area for farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties, setbacks from watercourses and wetlands, plus the retention of any remnant vegetation that should be protected from clearing; • that the remaining rural holding is a minimum of 50ha and is considered suitable for continued agricultural production based on lot size, land capability, land suitability, water availability, has appropriate fire protection measures in place, lot configuration and advice from any relevant government agency; and • the application for subdivision when submitted includes written confirmation from the Department of Agriculture and Food and/or the Department of Water where appropriate that the reports from the agronomist and the hydrologist are accepted. <p>The Council will not support the subdivision unless one or more of the following criteria are met:</p> <ul style="list-style-type: none"> • one of the new lots is to be amalgamated with an adjoining property, or lot boundaries are to be relocated, and no additional lots are created; • an existing approved non-rural use is to be excised from the overall holding, and the use is not ancillary to existing
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		<p>agricultural practices;</p> <ul style="list-style-type: none"> • the proposed lots are of a similar or larger size to those in the surrounding area; • the land is severed by a public facility or regional road, where this causes severe impost to agricultural production on the land; • an established and producing horticultural activity of not less than 30ha in Priority Agriculture and General Agriculture is to be excised from the overall holding and the Council considers that the remaining land is suitable for continued agricultural production based on land capability, water availability, lot configuration and advice from any relevant government agency; and • the subdivision is consistent with the relevant Policies of the WAPC.
9.	Page 22 – 3.1.4.9 – delete as per 7 above.	This relates to the Council’s proposals for farm restructuring or boundary adjustments aimed at improving sustainability and viability of a farming operation. It is quite prescriptive in how such proposals will be supported. The DOP/WAPC version is far shorter in length and does not provide the detail required.
10.	Page 25 – 3.1.5.3 – delete as per 7 above.	This proposes to link Rural Residential requirements to the objectives of the zone in the TPS, requires a subdivision guide plan and refers to no support for additional Rural Residential areas unless they are identified in the LPS.
11.	Page 25 – 3.1.5.4.1 – delete ‘(Note: The WAPC has not supported this other than the 4,000m ² minimum lot size.)’.	This relates to detailed requirements the Council wishes to be addressed in Rural Residential subdivisions. The Council’s proposal is to include details of 92,000 Litre water tanks and the standards for roof areas to fill such size tanks. The Council also includes a requirement for 50,000 Litre tanks for

		additional water supplies for fire fighting and also land management purposes.
12.	Page 26 – 3.1.5.4.2 – delete as per 7 above.	This sets down development standards to be applied consistently to Rural Residential areas. A LPS should also aim to provide guidance on development control and not purely prohibiting subdivision. Land use control is a key component of planning.
13.	Page 27 – 3.1.5.5 – delete as per 7 above.	As above (12) this clause provides for broad land use and development controls for future Rural Residential areas as these are important planning considerations.
14.	Page 32 – 3.1.5.6 – delete as per 7 above.	This details what the Council requires to be submitted for a rezoning to Rural Residential and how such an area has been identified on the LPS maps. This provision makes it clear in the one document what a developer is required to provide, rather than have the developer providing what he thinks is appropriate.
15.	Page 34 – 3.1.5.7 – delete as per 7 above.	This sets out what will be required by the Council in respect to content of a Scheme Amendment for a Rural Residential zone proposal. More appropriate to detail this in a LPS than let developers provide their own interpretation of what is required to be prepared.
16.	Page 35 – 3.1.6.3 – delete as per 7 above.	This relates to Rural Smallholdings proposals and similar comments to 10 through to 15 above apply in this instance.
17.	Page 36 – 3.1.6.4.1 – delete as per 7 above.	See 16 above.
18.	Page 38 – 3.1.6.5 – delete as per 7 above.	See 16 above.
19.	Page 43 – 3.1.6.6 – delete as per 7 above.	See 16 above.
20.	Page 47 – 3.1.7.8 – delete ‘as shown on Figure 7’.	The plan referred to as ‘Figure 7’ has been removed.
21.	Page 49 – 3.1.10 – delete as per 7 above.	This proposes to provide detailed standards for the creation of Conservation lots. Rather than referring back to the generic WAPC State policy, the role of the LPS is to provide some

		proper and thorough standards before such lots will be considered. It refers to the percentage of vegetation with high environmental values, the maximum number of lots allowed in the once-off subdivision, limiting the number of houses, memorials on CT to state no further subdivision will be allowed and the need to not require rezoning due to the time and cost penalty.
22.	Page 49 – 3.1.10.1 (iii) – delete ‘Eighty-five percent’ and brackets – retain ‘85%’.	Typographical.
23.	Page 50 – 3.1.10.2 – delete ‘seventy-five percent’ and brackets and retain ‘75%’ – typographical.	Typographical.
24.	Page 51 – 3.1.11.3 – delete as per 7 above.	This sets detailed standards for realistic homestead lots.
25.	Page 76 – delete 4.5.	This relates to the past work on the LPS.
26.	Appendix 1 – page 24 – 6.5 – delete ‘(The WAPC is opposed to this land south of Amendment No. 44 being shown as future residential.)’.	This area of proposed residential land on Albany Highway to the south of the Amendment No. 44 residential land provided the connectivity with Mount Barker. It is similar but not as extensive as future areas identified west of Bremer Bay in the Jerramungup LPS Review where a strip of land 7km from existing Bremer Bay is identified for future forms of residential, rural residential and industrial. This subject land is only 800m from existing development and is between a possible residential area and Mount Barker.
27.	Appendix 1 – Page 24 – 6.9 – delete – ‘(Note: The WAPC has not supported these.)’.	The WAPC now supports these two equestrian themed Rural Residential areas.
28.	Appendix 1 – Page 25 – 8.1.3 – delete – ‘(Note: The WAPC is opposed to this.)’.	This land is only 1km from existing development and its proposal for long term Rural Residential is certainly not as extensive as the 7km distance relative to Bremer Bay as at 26 above. This LPS is a long term document.
29.	Appendix 1 – Page 26 – 8.1.4 – delete as per 28 above.	This land is only 3km from existing development and its proposal for long term Rural Residential is certainly not as extensive as the 7km distance relative to Bremer Bay as at 26

		above. This LPS is a long term document.
30.	Appendix 1 – Page 26 – 8.1.5 – delete ‘(Note: The WAPC has not supported these areas.)’.	The WAPC now supports these two equestrian themed Rural Residential areas.
31.	Appendix 2 – Page 8 – 7.2 – delete as per 8 above.	<p>This proposal is to introduce Rural Residential and Rural Smallholdings zonings over the area subdivided in the 1920’s to a vast array of small rural lots. To introduce zoning such as this will enable the Council to bring in land use and land use conflict controls over the 1,300 lots already in existence. To leave it zoned Rural does not provide any land use control at all and this will lead to land use conflict. The proposal is to not allow any additional lots to be created but to allow for boundary adjustments that lead to a better lot pattern based on features such as waterways and remnant vegetation. The key factor with these types of zoning will be land use controls. A broad Rural zone does not do this and creates land use conflict when the lots are smaller.</p> <p>This area is no longer a broadacre agricultural area with many of the individual titles being sold off by the farmers.</p>
32.	Appendix 2 – Page 10 – 7.5.3 – update to refer to the finalised Amendment No. 50 for the Enterprise zone.	Amendment No. 50 has now been finalised so the text here needs to reflect this.
33.	Appendix 2 – Page 13 – 7.11.4 – delete ‘(Note: The WAPC is opposed to these areas.)’.	This relates to 31 above.
34.	Appendix 2 – Page 13 – 7.12.2 – delete as per 33 above.	This relates to 31 above and a 20-30 year timeframe.
35.	Appendix 3 – Page 7 – 9.1.3 – delete as per 7 above.	This relates to a lot 5102 to the north of the village of Narrikup being shown as Rural Residential. It is exactly the same configuration of a similar area of land to the south of Jerramungup townsite where in that Council’s recently advertised Review of its 30 year LPS. It states the rural residential is provided due to limited lifestyle and housing choices in Jerramungup. The only difference for this farmland at Jerramungup as opposed to Narrikup is the

		compass bearing. This identified lot is the only piece of freehold land that provides some potential for growth and the future of Narrikup.
36.	Appendix 3 – Page 8 – 9.1.4 – delete as per 7 above.	This relates to the same land at 35 above.
37.	Appendix 3 – Page 8 – 9.1.5 – delete ‘(Note: The WAPC is opposed to this and as such has not been shown on the plan.)’.	As the land to the west of Narrikup has physical difficulties (low and wet) it should not be included. Delete 9.1.5 and renumber 9.1.6 to 9.1.5 accordingly.
38.	Appendix 3 – Page 11 – 9.12.1 – delete ‘(Note: The WAPC has not supported the Rural Residential and is opposed to the Rural Smallholding.)’. As the land to the west is unsuitable, delete reference to it from 9.12.2.	This relates to 35 and 37 above.
39.	Appendix 4 – Page 11 – 9.1.4 – Add to paragraph that the Structure Plan has been completed and the Amendment finalised in October 2011.	The Porongurup Structure Plan has now been finalised and the Amendment has also been finalised. Paragraph needs to be updated.
40.	Appendix 5 – Page 5 – 7.1.4 – Update to refer to the finalised Enterprise zone amendment.	The amendments have been finalised so the paragraph needs to be updated.
41.	Appendix 5 – Page 6 – 7.2.2 – delete ‘(Note: The WAPC has not supported this north of Muirs Highway.)’.	This land north of Muirs Highway has been deleted from the LPS map.
42.	Appendix 6 – Page 4 – delete ‘(Note: The WAPC is opposed to any proposal to subdivide land that is not in accordance with its policy.)’	This State wide policy is not appropriate for each and every Council in the State and it is generally acknowledged that the LPS should be the vehicle for providing for local variations for rural areas based on detailed planning. The various Planning Unit descriptions now include detailed comments on land use, lot sizes, objectives and guidelines (subdivision and development).
43.	Appendix 6 – Page 13 – 6.2 – delete as per 8 above.	This relates to 8 above (P6).
44.	Appendix 6 – Page 13 – 6.5 – delete as per 8 above.	This relates to 8 above (part 6).
45.	Appendix 6 – Page 16 – 8.2 – delete as per 8 above.	This relates to 8 above (part P8).
46.	Appendix 6 – Page 17 – 8.5 – delete as per 8 above.	This relates to 8 above (part P8).
47.	Appendix 6 – Page 21 – 11.2 – delete as per 8 above.	This relates to 8 above (part P11).
48.	Appendix 6 – Page 22 – 11.5 – delete as per 8 above.	This relates to 8 above (part P11).

<p>49. Adoption Page – insert the following adoption page at the end of the overall document: ‘ADOPTED</p> <p>The Shire of Plantagenet hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 8th day of November 2011.</p> <p>_____</p> <p>SHIRE PRESIDENT</p> <p>_____</p> <p>CHIEF EXECUTIVE OFFICER</p> <p>_____</p> <p>ENDORSEMENT</p> <p>Endorsed by the Western Australian Planning Commission on the _____ day of _____ 20____ .</p> <p>_____</p> <p><i>An officer of the Commission duly authorised by the Commission (pursuant to the Planning and Development Act 2005)</i></p> <p>Date _____ ,</p>	<p>This page will be needed for the necessary endorsements of the Council and the Commission.</p>
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Council

Sounness Park Encroachment onto Trust Land

Advertisement
Variation of Scheme 1
Proposed Boundary Adjustment - Plan

Meeting Date: 8 November 2011

Number of Pages : 5

CHARITABLE TRUSTS ACTS 1962

Shire of Plantagenet APPLICATION TO VARY TRUST

Notice of application by the Shire of Plantagenet to the Attorney-General of Western Australia for approval of a scheme for a disposition of land the subject of a trust pursuant to sections 10A of the *Charitable Trusts Act 1962*.

Land: That portion of Lot 149 on Deposited Plan 63264 now contained in Lot 150 on Deposited Plan #TBA#.

The Shire of Plantagenet is the owner of the Land pursuant to a trust established by Deed of Indenture (**Trust**) dated 6 September 1954 made between Alice May Sounness, Brian Alan Sounness as Executors of the Will of the late Thomas Glen Sounness, the Shire of Plantagenet (formerly known as the Plantagenet Road Board), Geoffrey Gerald Sounness and Hubert Glen Alister Sounness.

Lot 149 on Deposited Plan 63264 is also known as "Sounness Park" and comprises about m². In or about a recreation centre (**community building**) was constructed on adjacent Lot 53 on Deposited Plan 222823 (**Lot 53**). The recreation centre was constructed so as to be partially situate on Lot 149.

Lot 52 on Deposited Plan 222823 (being an area of about m²) (**Lot 52**) is immediately north of Lot 53 and is also adjacent to Lot 149. Lot 52 has had improvements constructed on it including tennis courts and ancillary buildings.

The Trust relevantly provides that the owner of Lot 149 holds the land on trust for use as a sport and recreational ground. The Registrar of Titles has lodged a caveat K913431 (Caveat) against the Certificate of Title for Lot 149 to protect the interests disclosed in the Trust.

The community building has since come to be used for other community based services, including as a library and other government offices. The Shire of Plantagenet, for the purpose of ensuring the continued use of the community building and with a view to carrying out significant improvement to the amenity and use of Sounness Park, wishes to become the owner of the Land in its own right, by amalgamating the Land into Lot 53 to create Lot 150 and in so doing negate the existing encroachment by the community building.

In exchange, the Shire intends to gift Lot 52 to the Trust, being a greater amount of land and currently being used for provision of sporting facilities, consistent with the purpose of the Trust.

In order to remove the Land from the application of the Trust provisions, the Shire is required to prepare a proposed scheme and comply with the requirements of the *Charitable Trusts Act 1962 WA (Act)* in relation to that scheme. As the value of the Land is less than \$50,000.00, the Scheme has been submitted to the Attorney-General who has requested the Shire advertise the Scheme so as to provide not more than 3 months and not less than 1 month's notice of the submission of the Scheme in the *Government Gazette* and in a daily newspaper circulating in the State.

The scheme was submitted for approval of the Attorney-General pursuant to section 10A of the Act on .

The Scheme is as follows –

- (A) The Trust be varied such that the portion of Lot 149 on Deposited Plan 63264 (Certificate of Title Volume 2713 Folio 261) now contained in Lot 150 on Deposited Plan #TBA# be excluded from the operation of the Trust.
- (B) As a pre-condition to (A) above, the Shire of Plantagenet do all acts and execute all documents necessary to vest Lot 52 in the Trust.
- (C) The Registrar of Titles be directed to:
- (i) remove the Caveat from the Land so as to enable the registration of Deposited Plan #TBA#, thereby creating Lot 150 (comprising the Land and former Lot 53) and Lot 151 (comprising the balance of Lot 149);
 - (ii) lodge further caveats over Lot 151 on Deposited Plan #TBA# and Lot 52.
- (D) Costs...

Objections

Members of the public wanting to oppose this application must, by no later than _____, provide written notice of his or her intention to oppose the application, including written reasons, to the Attorney-General and the Shire.

Address for notices

- Shire of Plantagenet
Care of Darryl Stewart
HHG Legal Group
1st Floor, 16 Parliament Place
West Perth, WA 6005
- Attorney-General of Western Australia
Level 29, Allendale Square
77 St Georges Terrace
Perth, WA 6000

ROB STEWART, Chief Executive Officer.

Charitable Trusts Act 1962
Variation of Scheme

Pursuant to an application by the Shire of Plantagenet to the Attorney General for Western Australia, notice is hereby given of the Approval of the Scheme.

1. The following scheme (**Scheme**) in respect of a charitable trust is approved pursuant to section 10A of the *Charitable Trusts Act 1962 (WA)* –

- (A) The trust established by Deed of Indenture (**Trust**) dated 6 September 1954 made between ALICE MAY SOUNNESS, BRIAN ALAN SOUNNESS as Executors of the Will of the late THOMAS GLEN SOUNNESS, THE SHIRE OF PLANTAGENET (formerly known as the PLANTAGENET ROAD BOARD), GEOFFREY GERALD SOUNNESS and HUBERT GLEN ALISTER SOUNNESS be varied such that the portion of Lot 149 on Deposited Plan 63264 (Certificate of Title Volume 2713 Folio 261) now contained in Lot 150 on Deposited Plan #TBA# (**Lot 150**), be excluded from the operation of the Trust.

 - (B) As a pre-condition to (A) above, the Shire of Plantagenet do all acts and execute all documents necessary to vest in the Trust the land known as Lot 52 on Deposited Plan 222823, being the whole of the land contained in Certificate of Title Volume 1124 Folio 313 (**Lot 52**), to be held on the terms of the Trust and for the purposes of the Trust.

 - (C) The Registrar of Titles be directed to:
 - (i) remove the Registrar's Caveat K913431 lodged 20 April 2009 from the Certificate of Title in respect of Lot 149 on Deposited Plan 63264 (Certificate of Title Volume 2713 Folio 261), so as to enable the registration of Deposited Plan #TBA#;

 - (ii) lodge further Registrars Caveats over Lot 151 on Deposited Plan #TBA# and Lot 52.

 - (D) Costs...
-

JOHN KINNEAR AND ASSOCIATES

Consulting Surveyors

JKA REF. B695

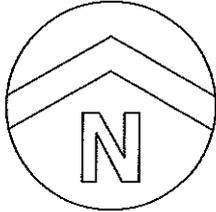
234 STIRLING TERRACE.
P.O. BOX 293, ALBANY, WA, 6330.
TELEPHONE (08) 9842 1353. FACSIMILE (08) 9842 1570.

PROPOSED BOUNDARY ADJUSTMENT

LOTS 53 & 149	PLAN 222823,63264	MAP	BJ27 (2) 38.09
C/T Volume 1124,2713	Folio 314,261	LOCAL AUTHORITY	SHIRE OF PLANTAGENET
LOCALITY MOUNT BARKER	ZONING PUBLIC USE	OWNER	PLANTAGENET ROAD BOARD / SHIRE OF PLANTAGENET
Total Area 6,5896ha	Scale 1:1000		
No. of Exist Lots 2	Date Oct 2011		
No. of Prop Lots 2	Job No. B695		

NOTE: DISTANCES AND AREAS
SUBJECT TO SURVEY.

● PROPOSAL TO ADJUST THE BOUNDARY BETWEEN LOTS 53 & 149



McDONALD AVENUE

