

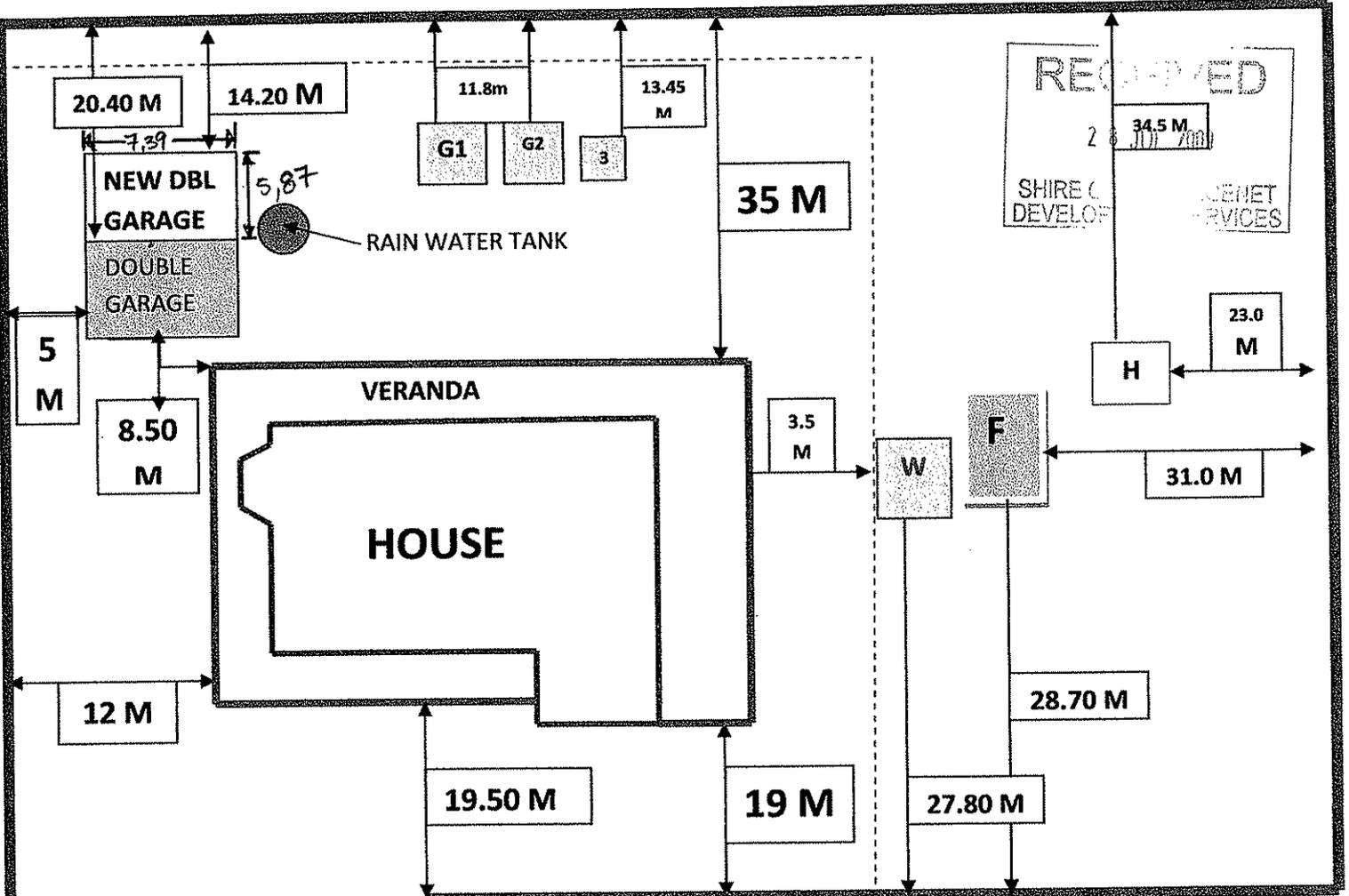
Council

Lot 101 Mills Street, Mount Barker - Outbuildings
exceeding maximum cumulative floor area and
reduced side boundary setback

Locality Plan
Site Plan
Elevations

Meeting Date: 11 August 2009

Number of Pages: 4



20.40 M
14.20 M

11.8m
13.45 M

RECEIVED
SHIRE OF
DEVELOP
NET
SERVICES

NEW DBL
GARAGE
DOUBLE
GARAGE

RAIN WATER TANK

35 M

5 M

8.50 M

VERANDA

3.5 M

W

F

H

23.0 M

31.0 M

12 M

28.70 M

HOUSE

19.50 M

19 M

27.80 M

Ronald & Tania Jacobs
Lot 101 Mills Street
Mt Barker WA 6324

PH: 98511879

20.0 M

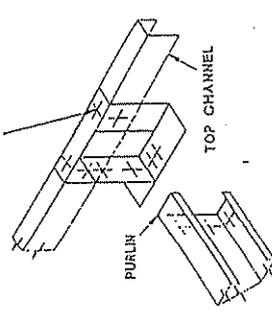
- G1** 3.05 X 3.05m Garden Shed
- G2** 2.30 X 3.05m Storage Shed
- G3** 1.70 x 1.40m Garden Shed
- DG** 7.6 x 6.1m Double Garage
- W** 4.0 X 3.20m Wood Shed (3walls)
- F** 6.40 x3.10m Feed Shed (1&2 half walls)
- H** 3.30 x 3.30m Shelter (1 & 1 half walls)



ENTRY FROM
MILLS
STREET
ABOUT 130m
DRIVEWAY

SITE PLAN

4-No. 12 TEK SCREWS FOR FIXING OF PURLIN CLEAT TO TOP CHANNEL.
 4-No. 12 TEK SCREWS FOR FIXING OF PURLINS TO CLEAT.



PURLIN END BRACKET

SPECIFICATION

DESIGN CRITERIA - $V_w = 41m/s$
 TERRAIN CATEGORY & CONDITIONS
 BCA CATEGORY - CLASS 10 BUILDING

MIDRAIL 25x25x10 R.H.S.
 WALLS METROOF TRIM CLAD
 ROOF METROOF TRIM CLAD
 DOORS AS PER PURLIN TABLE
 PURLINS METROOF BRIDGING
 FIXING HALF 'TEK' SCREWS WITH NEOPRENE WASHERS : WALLS : No 10 TEK SCREWS
 ROOF : No 12 TEK SCREWS

TYPICAL SHEET FIXINGS

LOCATION	TOP	MIDRAIL	BOTTOM	ROOF PURLIN
SIDE WALLS	2 TEKS	2 TEKS	2 TEKS	2 TEKS
END WALLS	2 TEKS	2 TEKS	2 TEKS	2 TEKS
ROOF SHEETS	5 TEKS			3 TEKS



54 PROFFIT ST.
 BUNBURY

PHONE: 07 254 033
 OK to use ROOF JOINTS
 Call D. J. MALCOLM METROOF ALBANY

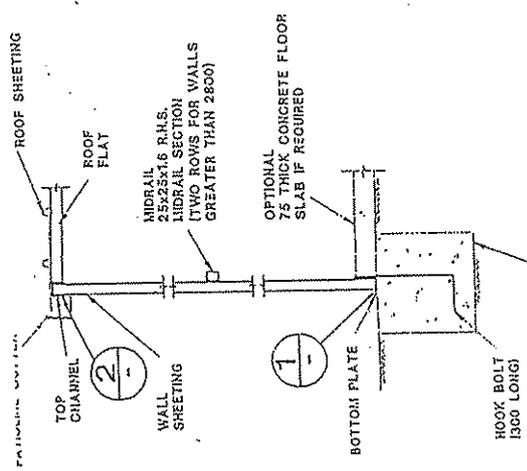
FLAT ROOF GARAGE

CLIENT: _____
 DATE: _____
 VALUE: _____
 CONTRACT No: _____

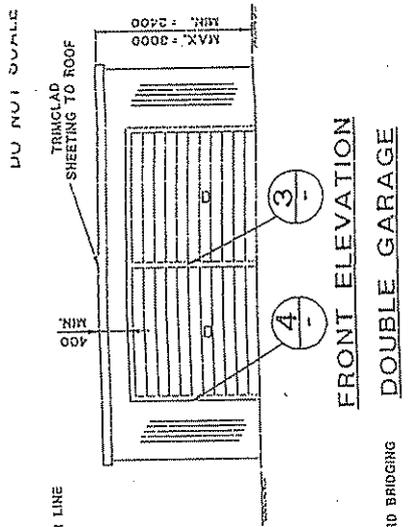
Winterburn Holdings Pty Ltd
 13 WITTENHOOD STREET
 BUNBURY, 8230

SUCKLING Civil & Structural ENGINEERS
 PHONE: (08) 97 01824
 FAX: (08) 97 01827

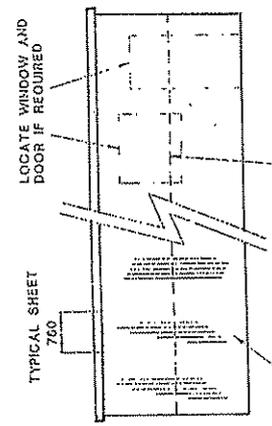
MEMBERSHIP: 2000 (RESOLVING)
 THE STRUCTURAL CERTIFICATION OF
 ANE HEATHCOTE GARAGE PRODUCED BY
 AUSSIE OUTDOOR BUNBURY
 CERTIFICATION VOID IF DRAWINGS
 CHECKED TO BE USED IN ANY WAY



TYPICAL WALL SECTION



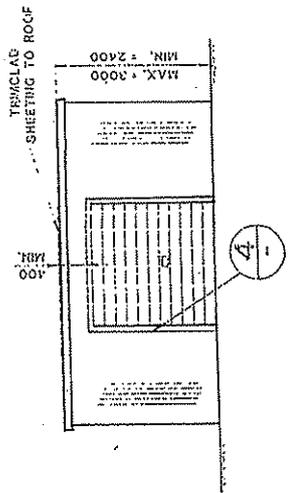
FRONT ELEVATION DOUBLE GARAGE



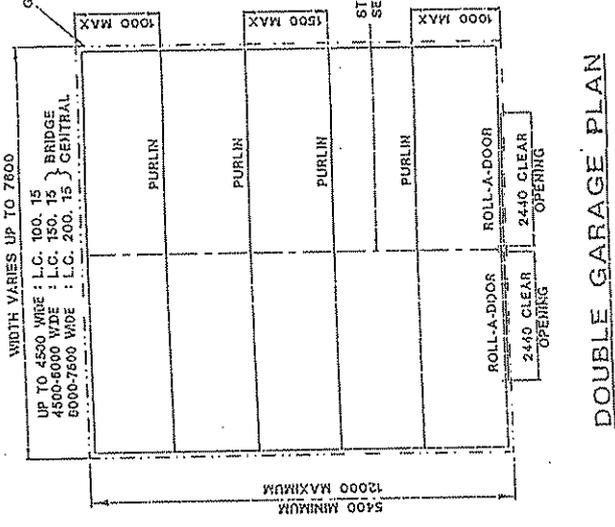
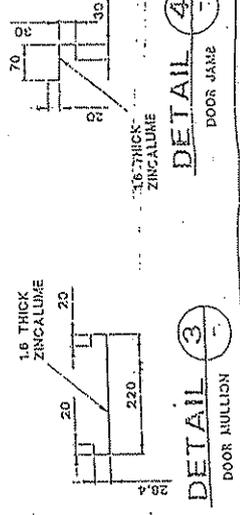
TRIMCLAD SHEETING TO ROOF
 MIN. = 2400
 MAX. = 3000

TRIMCLAD SHEETING TO ROOF
 MIN. = 2400
 MAX. = 3000

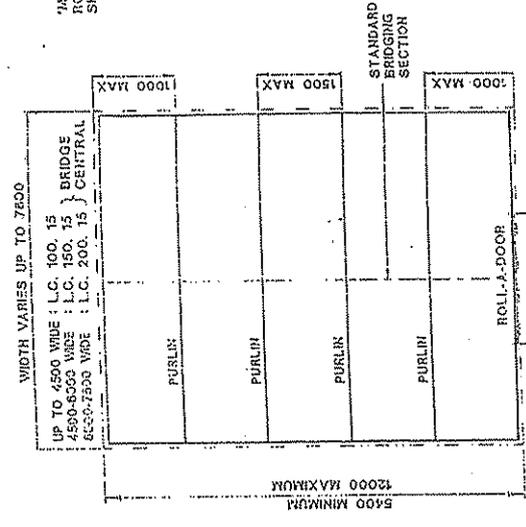
TYPICAL SIDE ELEVATION



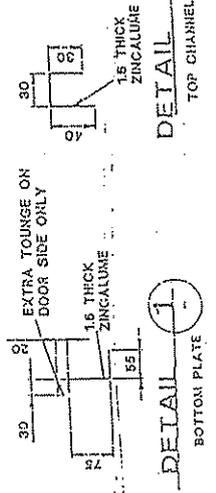
FRONT ELEVATION SINGLE GARAGE



DOUBLE GARAGE PLAN



SINGLE GARAGE PLAN



ELEVATIONS

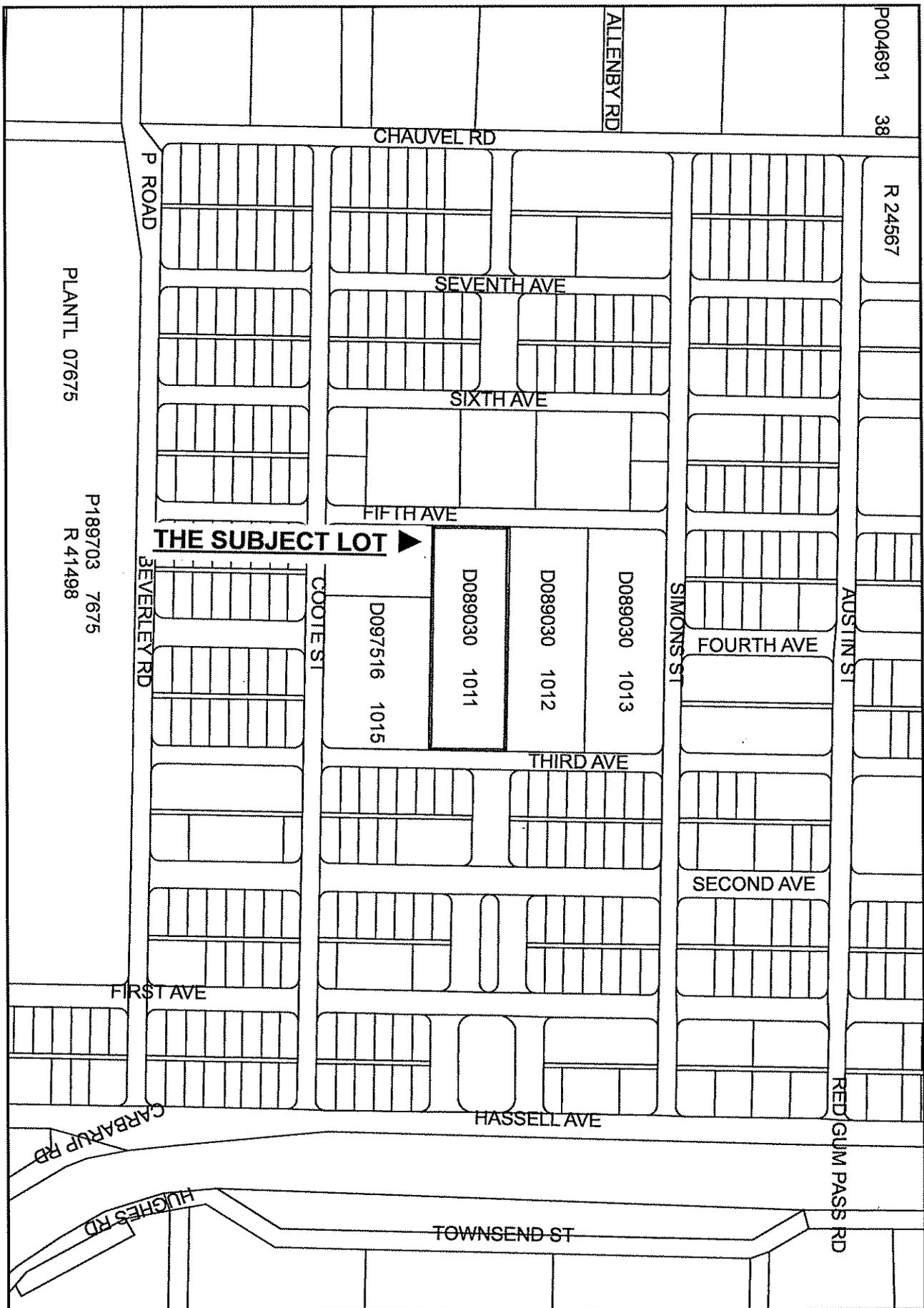
Council

Lot 1011 Fifth Avenue, Kendenup - Relocated
Dwelling

Locality Plan
Site Plan
Elevations
Floor Plan
Photographs

Meeting Date: 11 August 2009

Number of Pages: 6



LOCALITY PLAN

THIRD AVENUE

Lot 1011 FIFTH AVENUE

2m = 1mm

I only know the measurement of this block.

6x9m Garage, water tank, pergola, garden

6x9m Garage, water tank, 2 garden sheds, chook pen and a side pergola & swings.

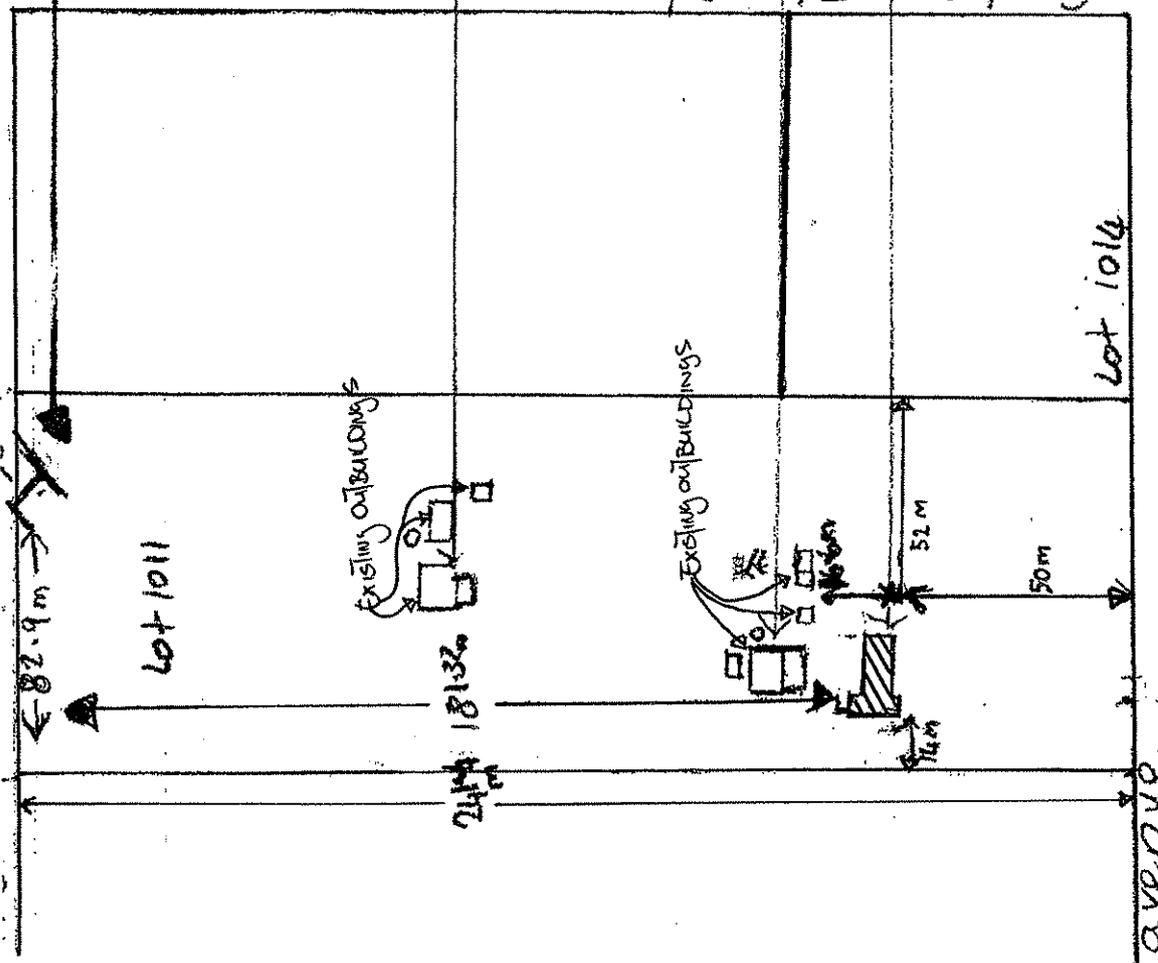
Proposed site

Garden sheds are 3.6m x 3.4m chook pen 5.3m x 2.8m

3rd avenue gate entrance is 4.75m

5th ave gate entrance is 3.64m

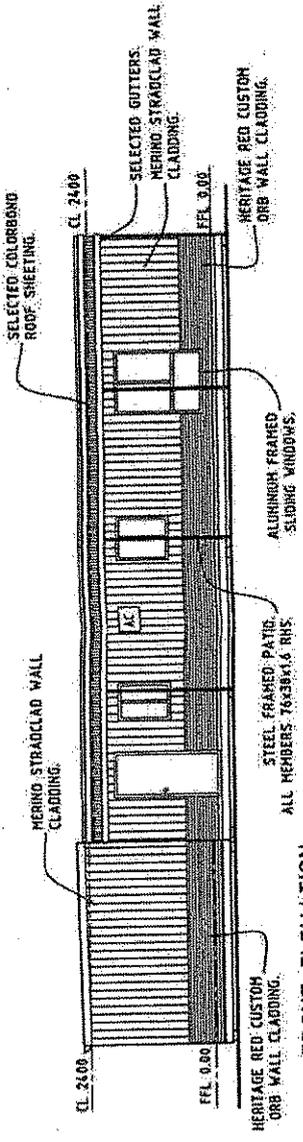
82.9m wide black - boundary
241.4m long black - boundary



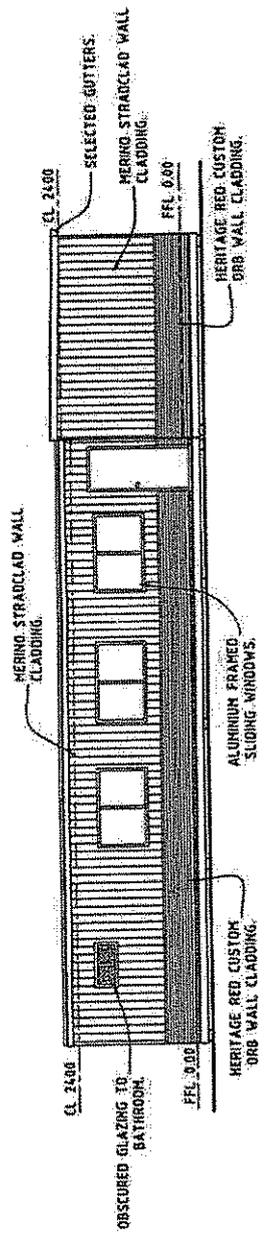
SITE PLAN

FIFTH AVENUE

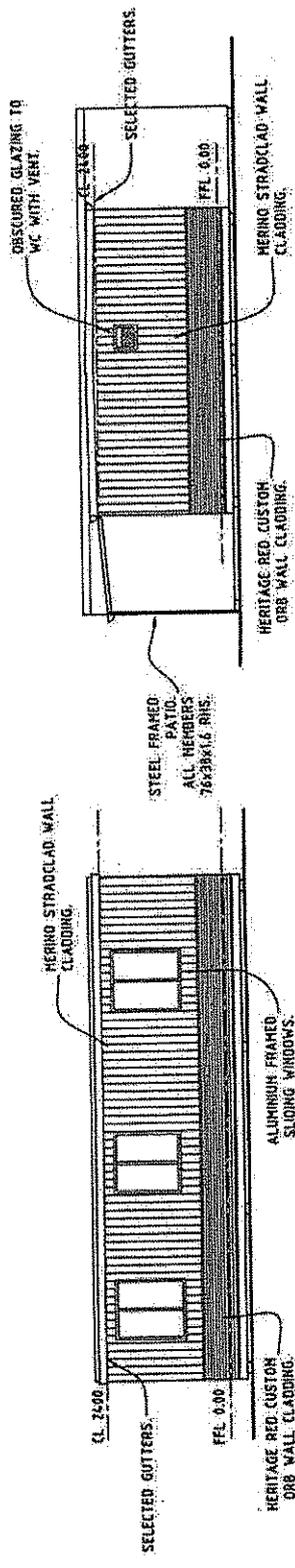
RECEIVED
 28 JUL 2009
 SHIRE OF GLENELG
 DEVELOPMENT SERVICES



FRONT ELEVATION
1:100



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

SIDE ELEVATION
1:100

ELEVATIONS



J.R. BRADLEY
CIVIL AND STRUCTURAL
CONSULTING ENGINEER

REGISTERED ENGINEER
CIVIL - STRUCTURAL

10/1 MANDURRY TERRACE
MELBOURNE VIC 3000
TELEPHONE (03) 9581 2286
FAX (03) 9581 8524
Email: jrb@jrbconsulting.com.au

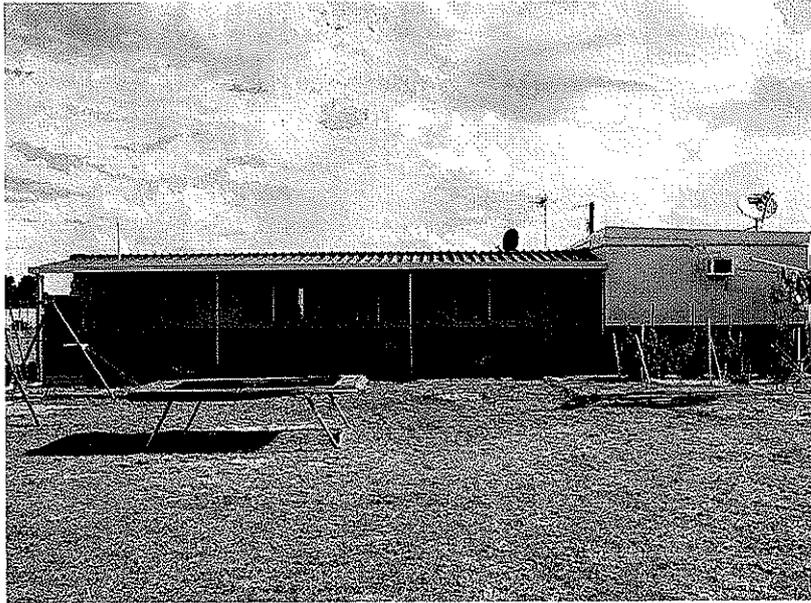
SHOP 22 POWER VILLAGE
ARSHALL VILLAGE
TELEPHONE (03) 9581 3171
FAX (03) 9581 3172
Email: jrb@jrbconsulting.com.au

RJK DRAFTING SERVICE.
71 RAILWAY AVENUE
MELBOURNE VIC 3000

Tel: 03-9495 4212
Fax: 03-9495 4637
Mob: 0447 986 384
Email: jrb@rjkdrafting.com.au
ABN 312 931 339 80

ELEVATIONS
SHEET 2 OF 3
SCALE AS SHOWN SEP. 2005
PROPOSED, TRANSPORTABLE

NARROGIN 137



FRONT ELEVATION



REAR ELEVATION

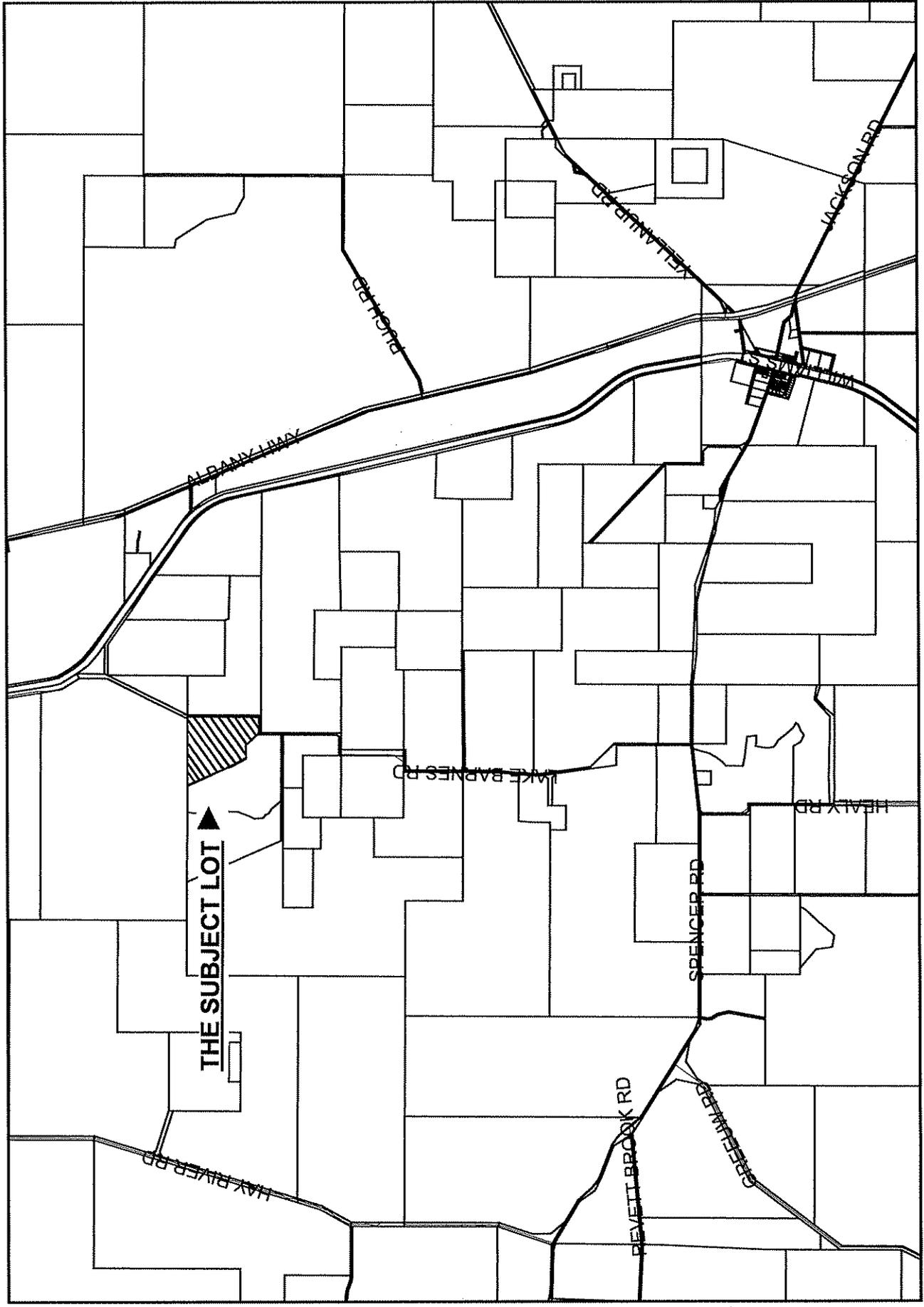
Council

Lot 152 Pass Road, Narrikup - Relocated Dwelling

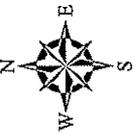
Locality Plan
Site Plan
Photographs

Meeting Date: 11 August 2009

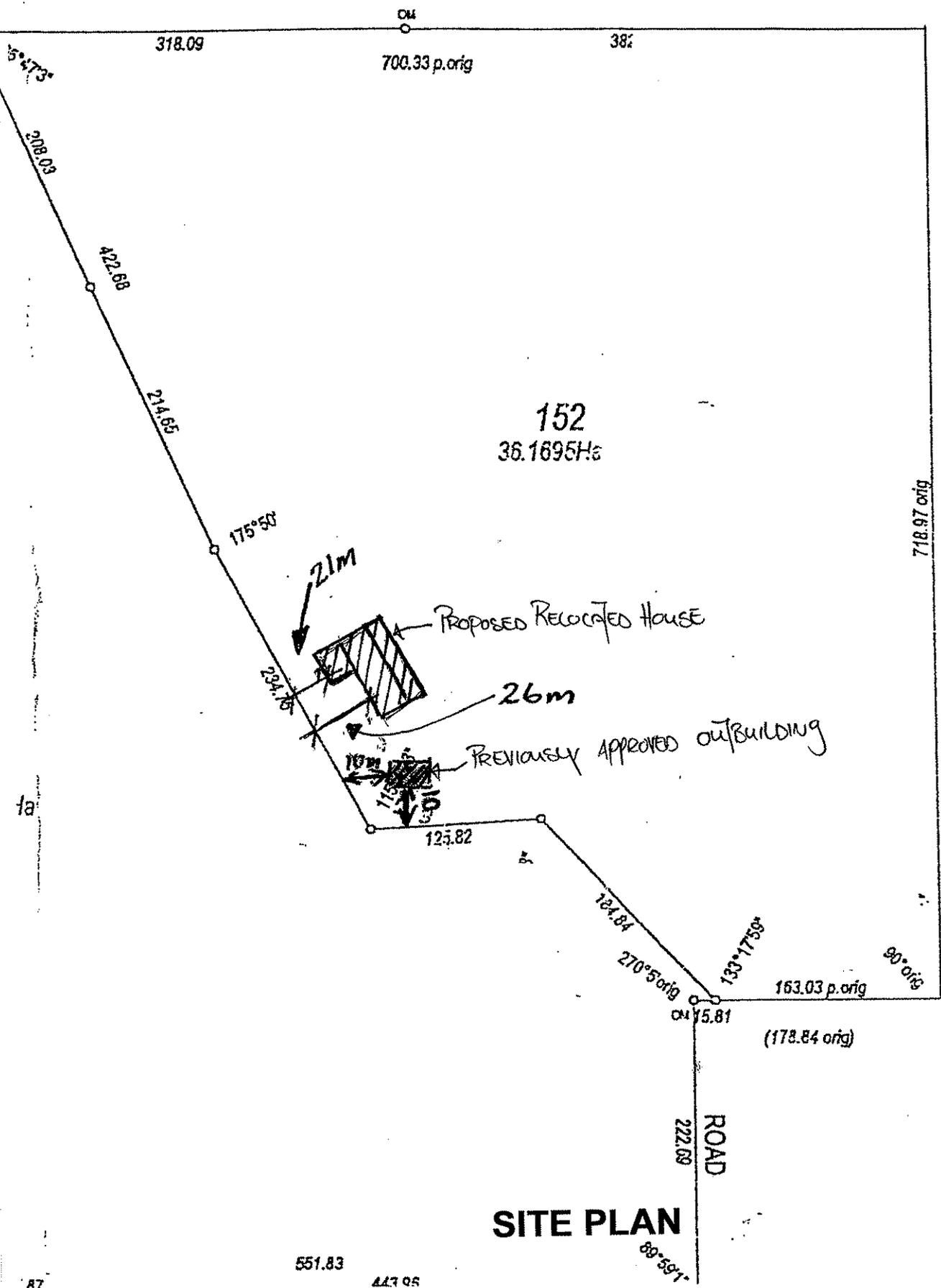
Number of Pages: 4



LOCALITY PLAN

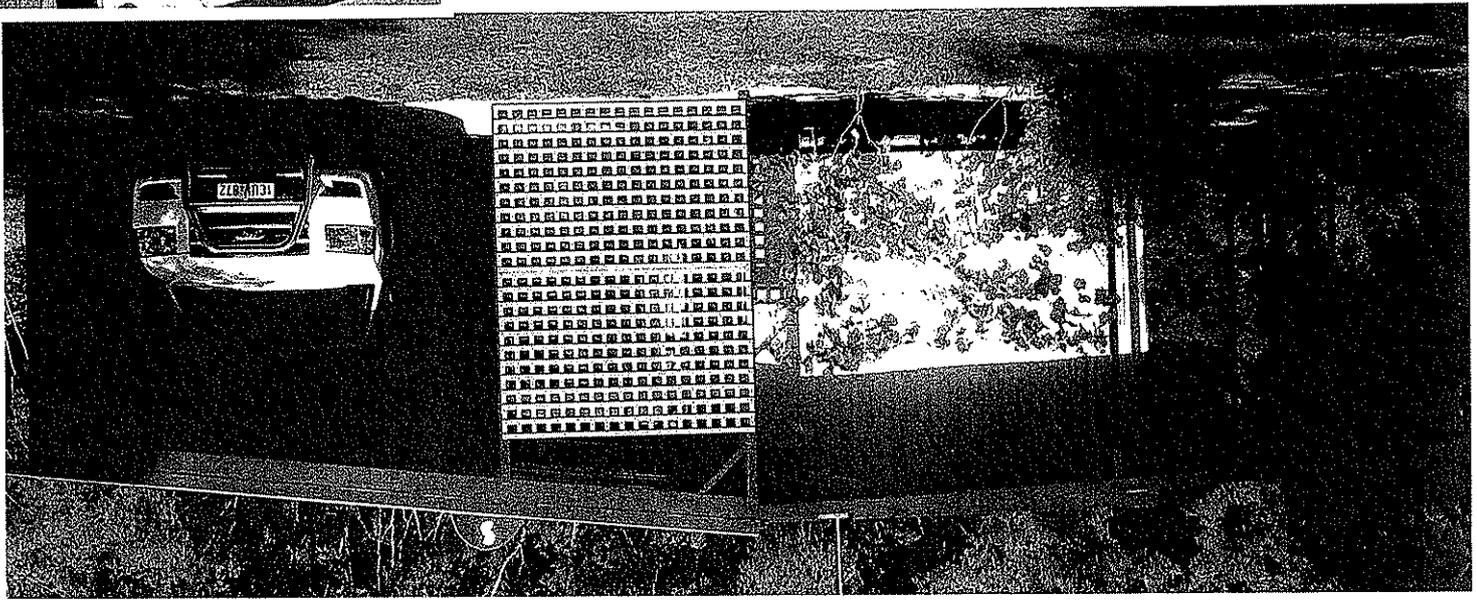
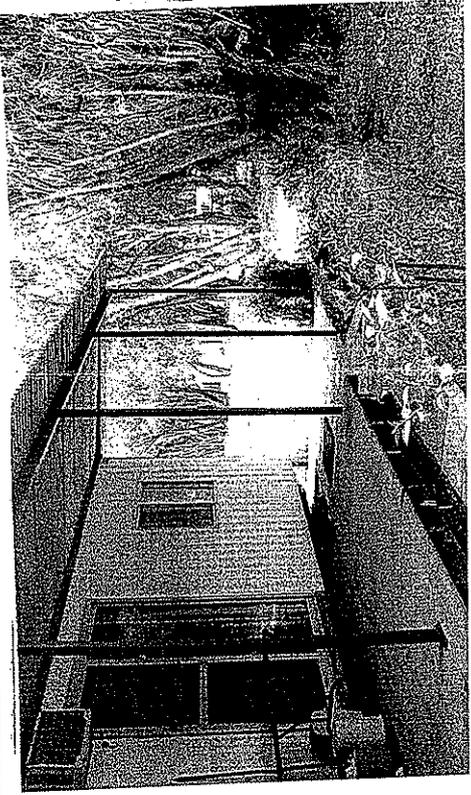
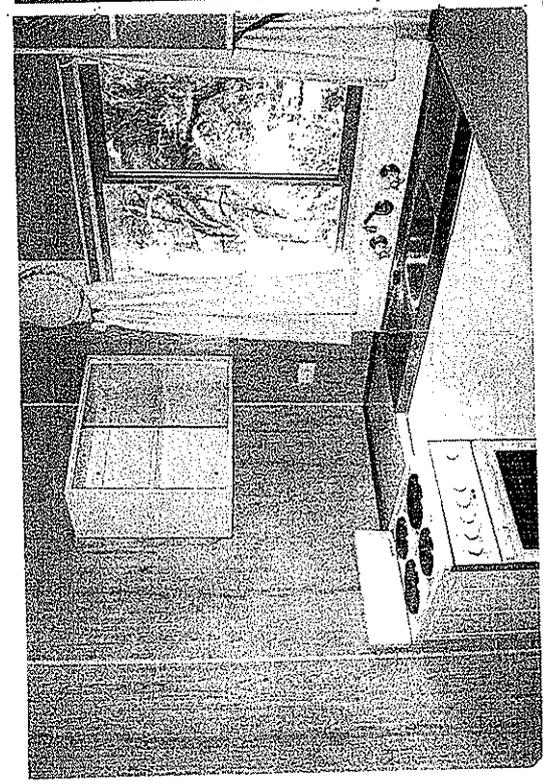
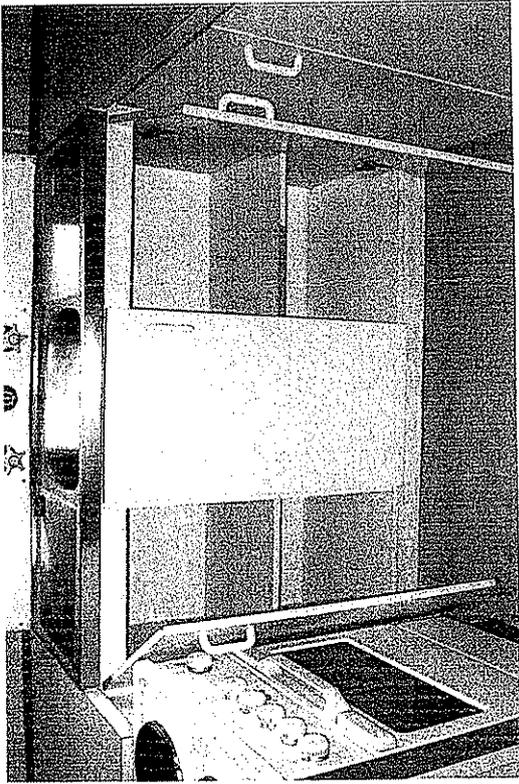
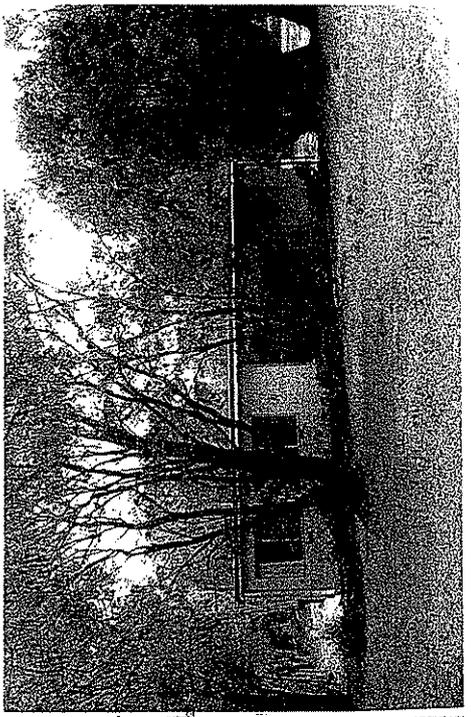
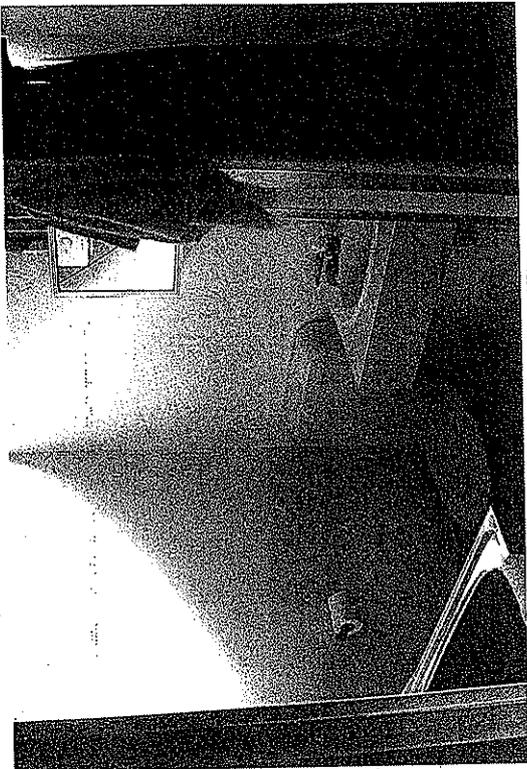
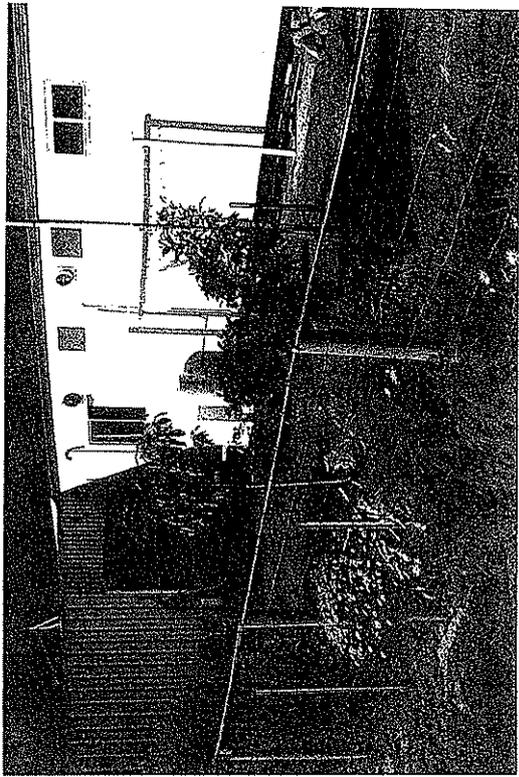


RECEIVED
16 JUL 2009
SHIRE OF ... SERVICES



SITE PLAN

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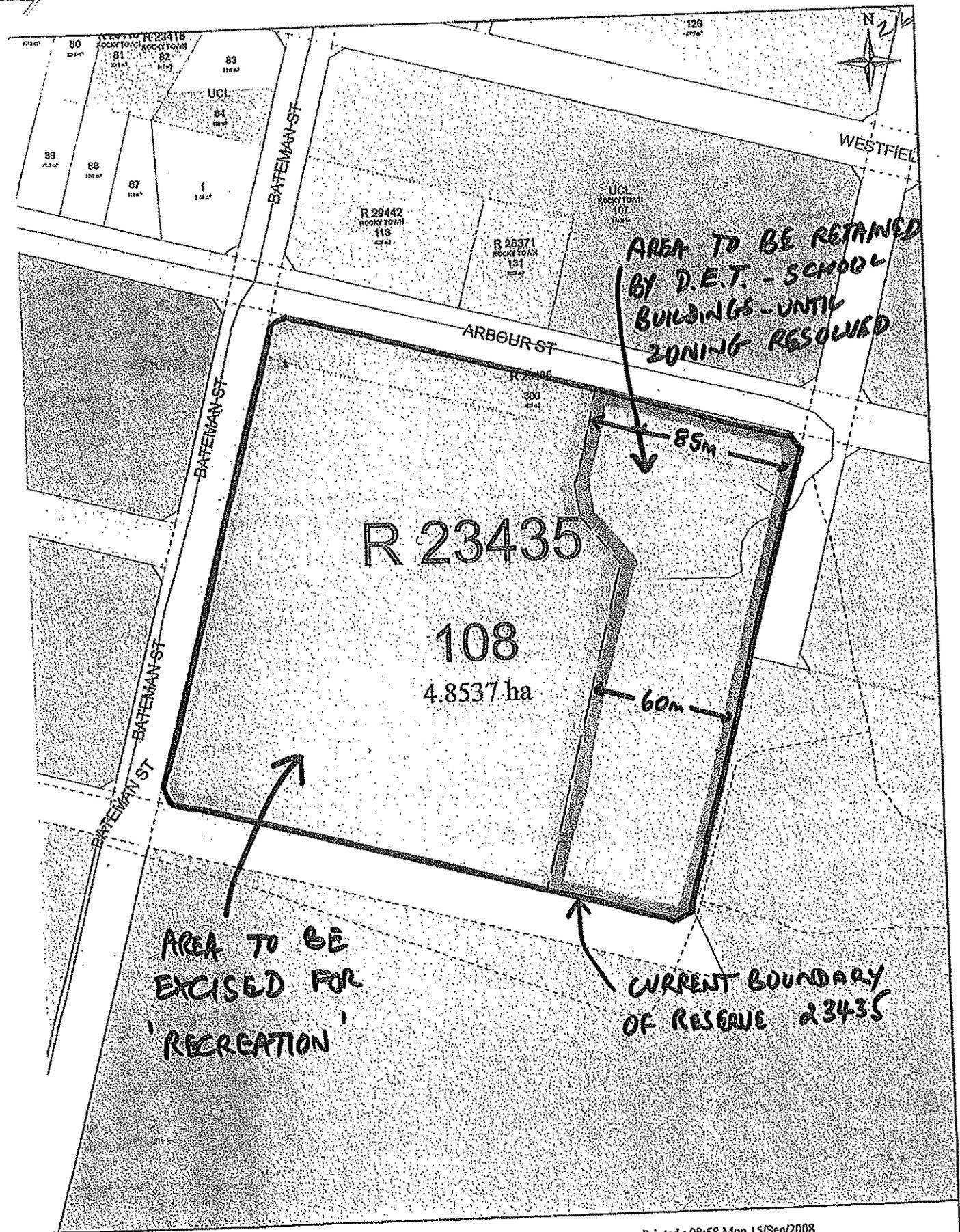
Council

Reserve 23435 Arbour Street, Rocky Gully - Change
in purpose of reserve - reconsideration

Plan showing DPI proposal
Suggested Alternative to Dividing Line
Aerial photo showing facilities
Existing zoning under TPS3
Possible smaller recreation area
Alternative Areas
Letters of Support

Meeting Date: 11 August 2009

Number of Pages: 12



AREA TO BE RETAINED
BY D.E.T. - SCHOOL
BUILDINGS - UNTIL
ZONING RESOLVED

AREA TO BE
EXCISED FOR
'RECREATION'

CURRENT BOUNDARY
OF RESERVE 23435

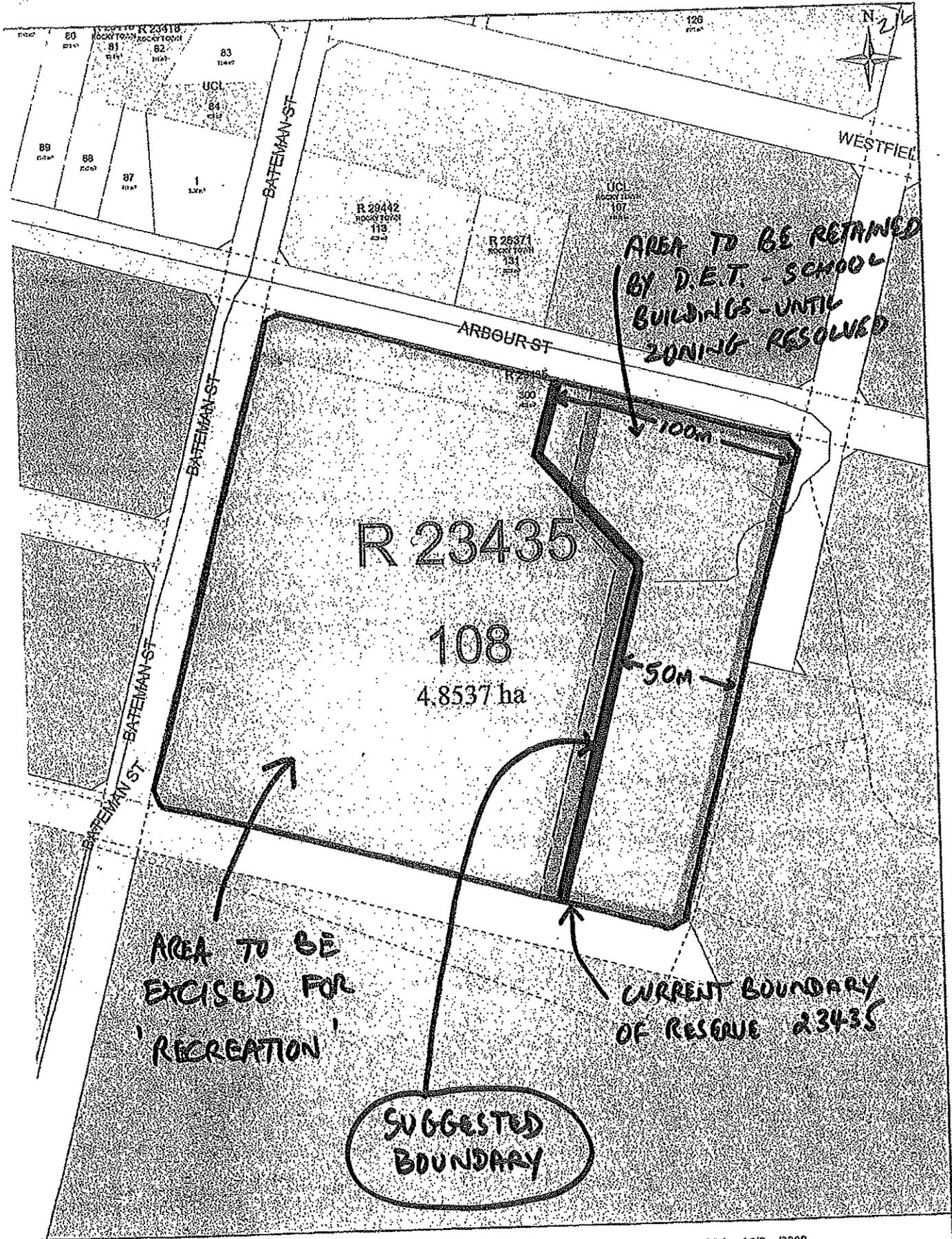
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MGA : SW=501153.389,6180645.963 Zone 50 / NE=501556.249,6181171.374 Zone 50
Lat/Long : -34°30'57.033", 117°00'45.238" / -34°30'39.973", 117°01'01.035" H 263mm by W 202mm

Printed : 08:58 Mon 15/Sep/2008
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PLAN SHOWING DPI PROPOSAL

①



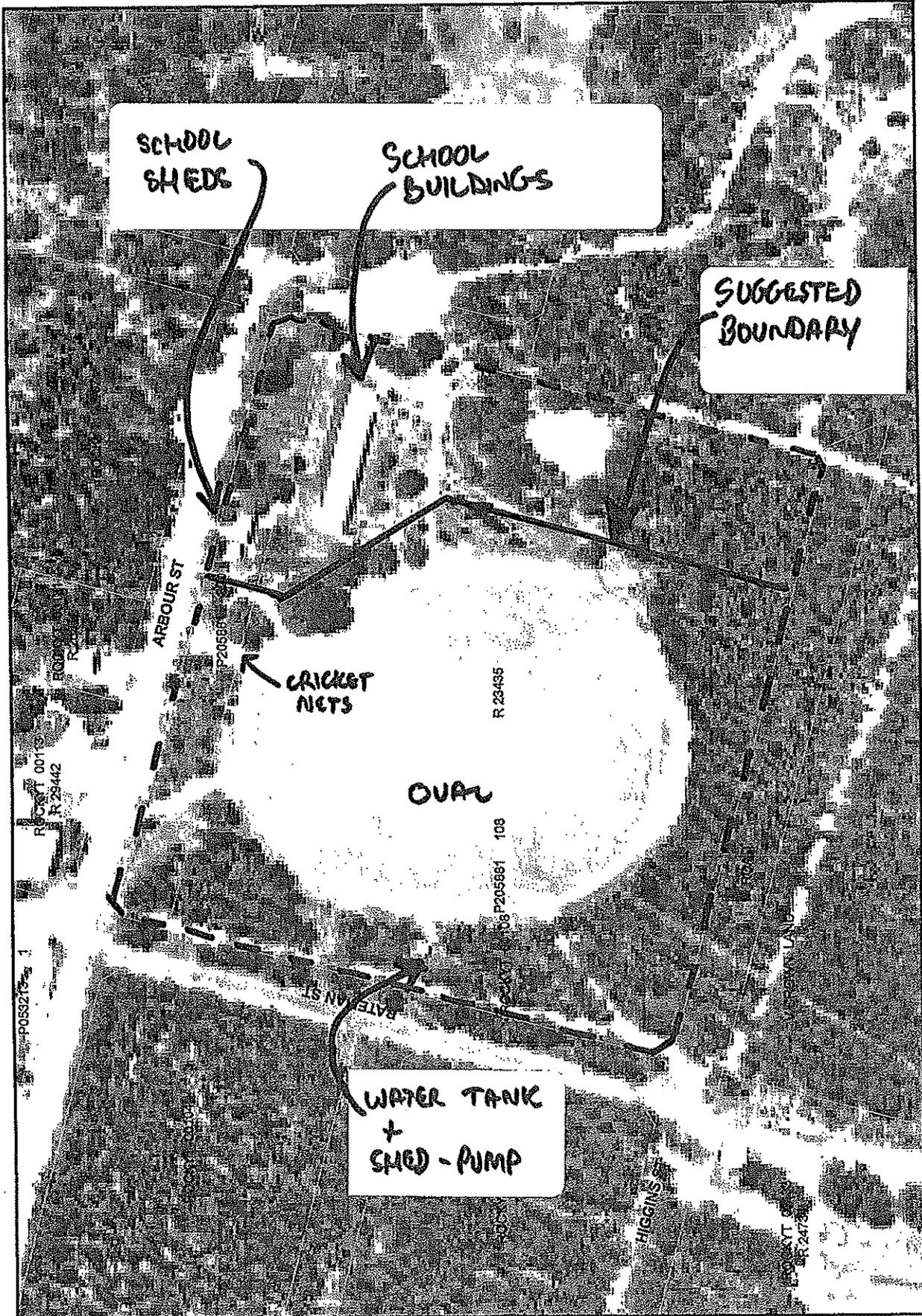
Scale : 1:2000 (MGA)
 MGA : SW=501153.389,6180645.963 Zone 50 / NE=501556.249,6181171.374 Zone 50
 Lat/Long : -34°30'57.033", 117°00'45.238" / -34°30'39.973", 117°01'01.035" H 263mm by W 202mm

Printed : 08:58 Mon 15/Sep/2008
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SUGGESTED ALTERNATIVE TO DIVIDING LINE

2



SCHOOL SHED

SCHOOL BUILDINGS

SUGGESTED BOUNDARY

CRICKET NETS

OVAL

WATER TANK
+
SHED - PUMP

AREOUR ST

BATEMAN ST

HIGGINS ST

R 20442

R 20586

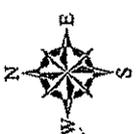
R 23435

R 205881 108

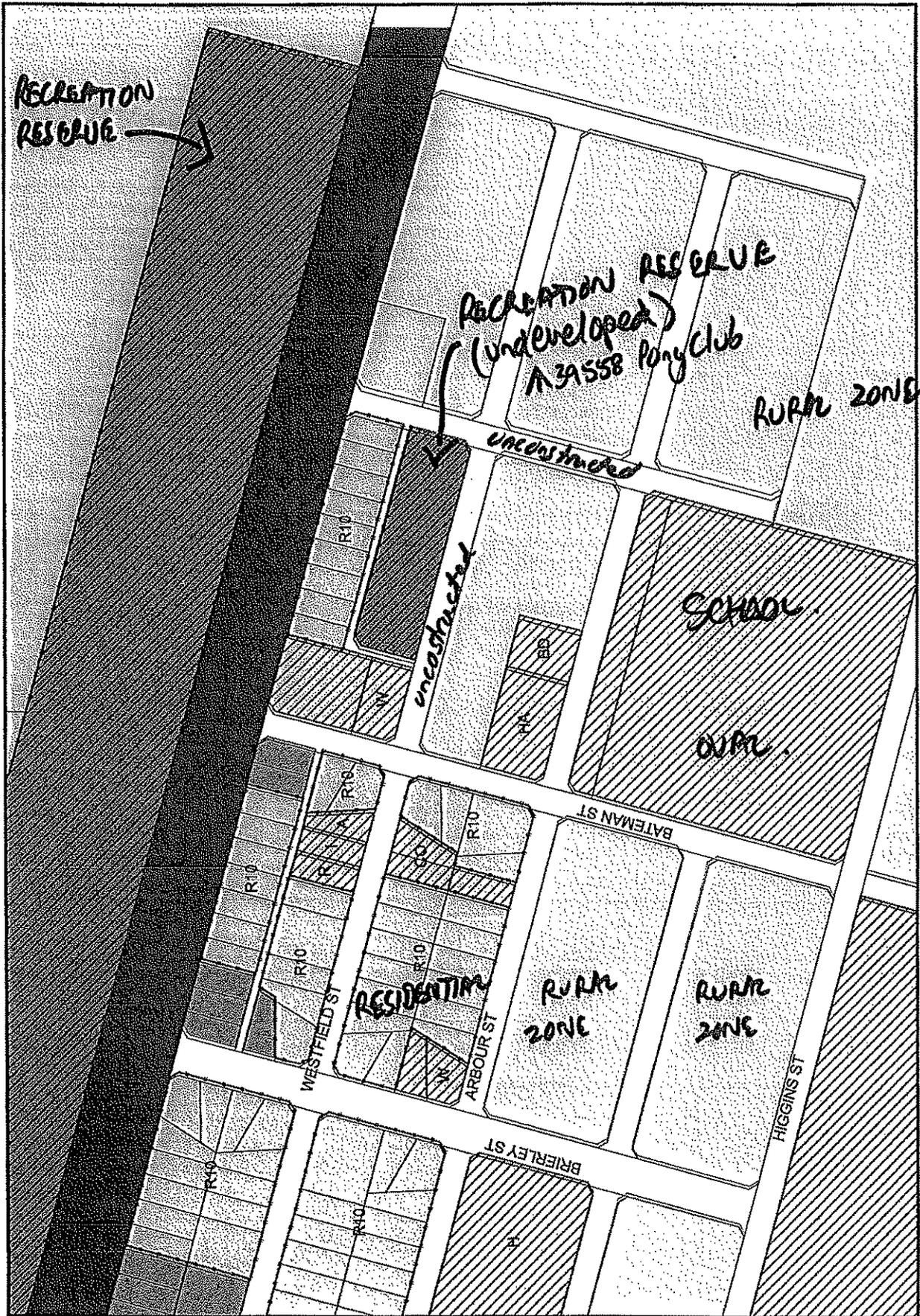
R 205881 108

R 205881 108

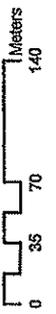
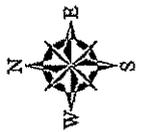
R 205881 108

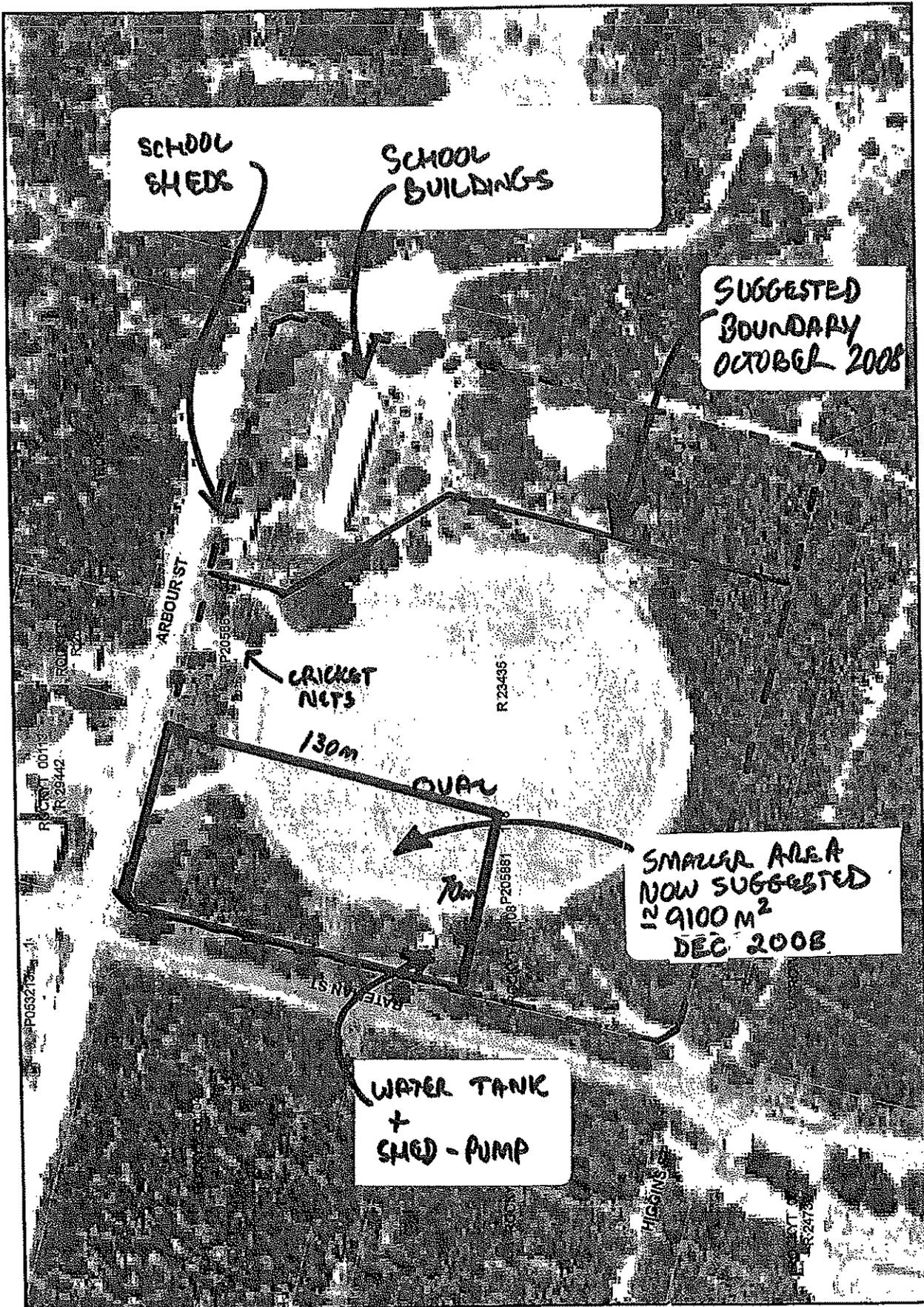


AIR PHOTO SHOWING FACILITIES



EXISTING ZONING UNDER TPS 3





SCHOOL SHEDS

SCHOOL BUILDINGS

SUGGESTED BOUNDARY OCTOBER 2008

AREOUR ST

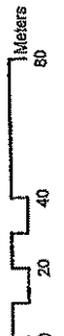
CRICKET NETS

130m

QUAY

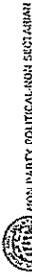
SMALLER AREA NOW SUGGESTED 12 9100 M² DEC 2008

WATER TANK + SHED - PUMP



POSSIBLE SMALLER RECREATION AREA - DECEMBER 2008.

54975



THE COUNTRY WOMEN'S ASSOCIATION OF WESTERN AUSTRALIA (INC)

Mr. R. Stewart
Shire of Plantagenet
Lowood Rd,
Mt. Barker
W. A.
6324
24th July, 2009.

RECEIVED
27 JUL 2009
RECORDS
OFFICE

Mrs. V. McGilim
Rocky Gully CWA
C/- Post Office
Rocky Gully
6397

Dear Mr. Stewart,
Rocky Gully CWA President, Mrs. Rosemary Waud and I attended a town meeting on 23rd July, and we fully support the proposal put forward by the Rocky Gully Lions Club to maintain the Oval adjacent to the Rocky Gully School. We as a group will also help with the maintenance of this area.
We urge the Council to change the Draft Local Planning Strategy to read the whole Oval, not just the North West corner to be kept by the town, and we hope to have a favourable response from the Councilors soon.
Yours Sincerely

V. McGilim

Mrs V. McGilim
Secretary Rocky Gully CWA

Lions Club of Rocky Gully Inc. RECEIVED

28 JUL 2009
RECORDS
OFFICE Rocky Gully
WA 6397



Shire of Plantagenet
Mt. Barker
WA 6324

25th July 2009

Dear Sirs,

On Thursday 23rd July a very well attended meeting was held at Rocky Gully to discuss the future of the oval.

Everyone who spoke was of the same mind: to keep the oval and at the full size although everyone had different uses for the oval. A vote was called for. The gathering was asked would they like to keep the oval at full size and would they be willing to help maintain the oval when called upon?

The "Yes" vote was more than 95% of the people attending and there was no one against the motion.

The Lions Club of Rocky Gully was asked to write to the Shire of the community's decision and that the Lions Club would be the organiser of the maintenance plan. The Lions Club agreed and offered to use their Club's insurance policy to protect the volunteers while working on the oval.

In summary the Rocky Gully community would like to make the following points:

1. We want the Rocky Gully oval to be kept the full size.
2. There was unanimous agreement by the community to volunteer to maintain the oval.
3. The Lions Club of Rocky Gully is to co-ordinate the maintenance of the oval.
4. The Lions Club of Rocky Gully proposes to protect volunteers with its insurance policy.

Yours sincerely

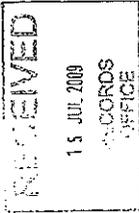
W. S. Waud

Bill Waud
Secretary
Lions Club of Rocky Gully

7

COPY

154750



**ROCKY GULLY
VOLUNTEER BUSH FIRE BRIGADE**
C/- Post Office ROCKY GULLY WA 6397

ABN: 45 640 235 108

10th July 2009

CEO
Shire of Plantagenet
PO Box 48
MOUNT BARKER WA 6324

Dear Rob

The members of the Rocky Gully Bush Fire Brigade are disappointed to learn of Resolution No 298/08 regarding reduction in size of the public open space that is currently Higgins Park in Rocky Gully that was adopted at the Council Meeting on 16th December 2008.

The preamble to this resolution, prepared by Mr Peter Duncan indicates that the decision to reduce the size of the oval is based on recommendations from the Recreation Advisory Committee that the population of the town does not warrant a recreation area of the current size (1.3 ha). This preamble also acknowledges that other designated 'Recreation' areas are either small or undeveloped.

While we do not wish to engage in a debate as to whether the recreational needs of the community are met or exceeded, we ask that the decision to significantly reduce the size of the public open space available through a redesignation of the boundary of the oval be reconsidered on the grounds of public safety.

We propose that the existing public open space provided by the current oval boundaries be maintained as a potential evacuation area / bush fire refuge which could be used in the event of a significant bush fire threat to the Rocky Gully townsite. We acknowledge that the Rocky Gully Hall is a recognized evacuation point by LEMAC, however this could not practically be used for people to relocate pets, vehicles etc. We would not envisage that adopting our proposal would create a significant cost burden to the Shire of Plantagenet as there is currently minimal maintenance (apart from occasional mowing) of the oval and we do not foresee any major change to this being necessary.

We believe that the following points support our request to maintain this open space:

- The surrounds of the townsite include land use which could pose a significant fire risk. The townsite is bordered to the South and East by a large area of native bush which is proposed to become a Reserve. There is a bluegum plantation on the Northern boundary and a significant plantation proposed to the South West. Private land to the North West of the town contains an area of pine plantation.
- There are limited nearby refuge alternatives. Frankland is the nearest alternative evacuation point which has public facilities available and should any fire be to the North of the town travel on the Frankland / Rocky Gully Road may not be possible. Other escape routes along the Muir Highway may be similarly compromised depending on the location of the fire and it is some distance to public open areas.
- Benefit of having an assembly area for fire fighting resources at the Western end of the Shire
In the event of a major fire in the Rocky Gully area there are few areas of 'public open space' which could be used for assembly of fire resources, landing of a helicopter, location of a first aid post etc. The oval is close to the Rocky Gully Hall which has cooking facilities and public toilets which is beneficial.

We acknowledge that the current Shire of Plantagenet proposal does maintain an area of 9100m² but note that a fair percentage of the proposed area is currently native vegetation and therefore not truly available as 'recreation area' or a safe public open space.

While the official recommendations of the Victorian Bush Fire Enquiry are not yet available, the benefits of having a safe area where people could congregate were widely publicized in the period immediately after the incident.

We would welcome the opportunity to discuss this proposal further with you, or a representative from the Shire of Plantagenet.

Yours sincerely

Jo Willis
Secretary - Rocky Gully Bush Fire Brigade

cc: Cr Simon Grylls
Cr Kevin Forbes
Rocky Gully Action Group



51939

51993

24/7/09

ROCKY GULLY
VOLUNTEER BUSH FIRE BRIGADE
C/- Post Office ROCKY GULLY WA 6897

ABN: 45 640 235 108

23rd July 2009

Mr Rob Stewart
CEO
Shire of Plantagenet
PO Box 48
MOUNT BARKER WA 6824

Dear Rob

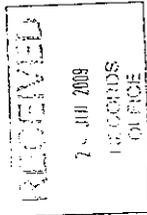
Further to our letter of 10th July 2009 regarding the future of the Rocky Gully oval we wish to express our support for the Rocky Gully Lions Club who agreed at a public meeting held today to oversee the maintenance of the oval on behalf of the community.

The brigade strongly disagrees with the proposal to reduce the area of the oval as is proposed in the Shire of Plantagenet Strategic Plan as it will unnecessarily reduce the availability of public open space available for events, gatherings or as an emergency assembly area within the townsite.

Yours sincerely

Jo Wills
Secretary - Rocky Gully Bush Fire Brigade

cc: Rocky Gully Lions Club



COPY

Dear Mr Stewart, On behalf of the Rocky Gully Youth Association Inc. and our community, we are extremely disappointed in the attitude and decision concerning the Rocky Gully Oval (Higgins Park). Rocky Gully children when in High school are regarded as isolated children and have very few amenities as it is. To have the oval cut down in size is an outrage, we fail to see any advantage in this decision. Our community has over 28 local children and they all use the oval, not to mention the numerous grandchildren and nieces and nephews and cousins that stay in town, they all at some stage use the oval. When the education department was going through the process of closing down our primary school, the shire promised they would keep the oval as is. We lost our school and jobs, now the shire needs to respect the fact that the children we have in Rocky Gully need and want to keep the oval, and the shire should take responsibility and keep their promise and keep someone employed to look after it.

There will come a time like Mittlesea in Victoria, where we could possibly have a major fire worse than what we have had, we need our oval for everyone to evacuate to or the numerous fire trucks that are needed for an emergency to meet, our town have no where else for them to go.

The Rocky Gully Youth Association Inc and our community will support the Rocky Gully Lions Club in overseeing the maintenance of the oval if the shire decides we can keep it.

Yours sincerely
N. Stubbs.

NATALIE STUBBS Non-Secretary
Rocky Gully Youth Association Incorporated.

9

Please address all correspondence to

I 54963



St John Ambulance Australia
W.A. Ambulance Service Inc.

ST JOHN AMBULANCE
ROCKY GULLY SUB CENTRE

C/- POST OFFICE
ROCKY GULLY WA 6397



COPY

23rd July 2009

Mr R Stewart
CEO
Shire of Plantagenet
PO Box 48
MOUNT BARKER WA 6324

Dear Rob

We write in support of the proposal by the Rocky Gully Lions Club to act as coordinator for the community maintenance of the Rocky Gully Oval.

We strongly disagree with the proposal by Council to reduce the size of the oval to an area in the NW corner of the current oval, much of which is native vegetation. While we acknowledge that there is not currently any regular, formal events held on the oval, the Sub Centre recently used the oval as a venue for a demonstration of our equipment to the community and has been discussing hosting a fundraising inter town cricket event. The ability to conduct these events would be substantially reduced if the realignment of the oval boundaries proceeds as is proposed.

We support the views of the Rocky Gully Bush Fire Brigade with regard to the advantages of having the significant public open space provided by the oval in its existing form, for use as a marshalling or congregation area in the event of an emergency event in or near the town.

Yours sincerely

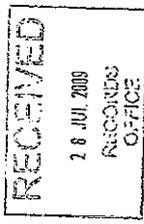
Betty Carpenter
Betty Carpenter
Secretary

C/- Rocky Gully Lions Club

HELP SAVE LIVES — LEARN ST JOHN FIRST AID



ROCKY GULLY
WILDFLOWERS
AND WILDERNESS



I 54963

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Mr R Stewart
Chief Executive Officer
Shire of Plantagenet
PO Box 48
MT BARKER WA 6324

Dear Mr Stewart

RE: MAINTENANCE OF ROCKY GULLY OVAL

The Rocky Gully Action Group would like to advise Council that at a community meeting held on the 23rd July 2009, it was decided that the Rocky Gully Lions Club would undertake the maintenance of Rocky Gully oval if the Shire of Plantagenet reverses its decision to retain it.

The Action Group will be supporting the Lions Club by way of offering time and manpower towards this maintenance.

We hope this helps the Council to reconsider the decision to divide this area of land up.

Yours sincerely
R. Stubbs

Ray Stubbs - President

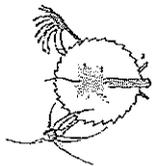
26th July 2009

cc Cr Simon Grylls

ROCKY GULLY ACTION GROUP (RNG)
C/- POST OFFICE
ROCKY GULLY WA 6397
ABN: 6410186330

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ROCKY GULLY
WILDFLOWERS
AND WILDERNESS

25th May 2009

Mr Rob Stewart CEO
Shire of Plantagenet
PO Box 48
MOUNT BARKER WA 6324

Dear Mr Stewart

RE: TOWN OVAL & TENNIS/NETBALL COURT

Thank you for finally responding to my enquiries.

Council decision of the 16th December 2008 to retain a portion of the school oval of an area of 9100m² is not acceptable. You mentioned that the decision was influenced on the Strategic Sport and Recreation Plan which stated that the sporting facilities in Rocky Gully over cater for the current population and amount of organized sport within the area.

Firstly, the amount of organized sport within the Rocky Gully area is nil, and that is due to there being no sporting facilities of any kind, this is due to the Shire of Plantagenet not providing any. But, do we have to have organized sporting clubs to have an oval? People do use this oval and more would use it if it was maintained as it is a disaster zone.

Secondly, can you please explain why Mount Barker, with a population of around 1,500 has four (4) ovals, two (2) which are school ovals and (2) are public ovals, and numerous tennis courts when you should only have one (1) tennis court and no ovals according to the figures you are using -

Infrastructure Benchmarks per capita, an active public open space or oval should be available for every 3,500 people and a tennis court should be available for every 1,000 people.

The request of the oval being used as a mustering area in the event of a bush fire is a safety issue. In the event that those who wish to stay and protect their property and the likelihood of having an event like those of the recent Victorian fires, where people chose to GO, but could not, due to being cut off by fire, the safest place was the town ovals. There was enough publicity on this matter and many lives were saved because they had these areas to go to. We wish to state that it is the duty of care of the Shire of Plantagenet to maintain this area as a safety zone. It is FESA and the Shire's responsibility to maintain and remove the surrounding vegetation from around this area.

ROCKY GULLY ACTION GROUP (INC)
C/- POST OFFICE
ROCKY GULLY WA 6397
A/N: 64104186380

Lastly, it will be good to see the drainage work finally commence and hope to see more funds made available in the 2009/10 financial year's budget to continue these works.

Yours sincerely

Agnes Thomson - Secretary

