

Council

REVIEW OF LOCAL PLANNING STRATEGY JULY
2013 - COMMUNITY CONSULTATION -
SUBMISSIONS RECEIVED

Summary of Submissions

Meeting Date: 8 September 2020

Number of Pages: 8

Review of Local Planning Strategy July 2013 – Community Consultation
Summary of Submissions - May 2020

No.	Name	Submission	Comment
1.	Anderson Dufty Lot 1700 (125) Bevan Road, Mount Barker	Some 30 years ago in discussions with Council I gained the understanding that our area would in time become appropriate for rezoning and development along the lines of a rural residential area.	Noted.
		When I last inquired with the Shire of Plantagenet a couple years ago I was essentially told to forget that idea. It was apparent that the officer concerned had no interest in exploring or supporting any such notions.	Noted.
		As you probably know from our interactions over recent years I hold the view that Mt Barker and the Plantagenet Shire is one of WA's best kept secrets and has much going for it. I have lobbied for several developments to grow and enhance the area. Some of those efforts bore fruit, some did not. (yet).	Noted.
		I firmly believe the climate and pristine environment is a huge selling point and we could do much for our community by attracting families to the region to enhance our human resources and potential.	Noted.
		Having a range of rural residential options can only enhance that potential.	
		Accordingly I would like to explore the possibilities that might exist along these lines for our property, in particular Loc 1700. One of our adjoining lots is the site of our airstrip and hangar. There may also be possibilities to utilise that in future developments.	1. Landowner's request to earmark his land as a future Rural Residential Zone.
		Perhaps you might care to give this some thought and at an appropriate time we might schedule a meeting to explore possibilities further.	Noted.
2.	Ayton Baesjou Planning 59 Peels Place ALBANY WA 6330	I refer to the recent advertisement in the Albany Advertiser regarding the review of the Shire's Local Planning Strategy.	
		Our firm has had a long involvement with planning in the Shire having prepared comprehensive reports and studies covering the residential, commercial, industrial rural residential development of Mount Barker, Porongurup Rural Strategy (1997) and townsite studies of Kendenup and Rocky Gully. This work was drawn together by the former Shire Planner, Peter Duncan to form much of the basis of the Shire's Planning Vision (TPS Policy No. 18.1).	Noted.

		We have also acted on behalf of landowners in the Shire wishing to subdivide or rearrange their rural landholdings and invariably had to lodge appeals on their behalf with SAT. With the support of the Shire, we were successful in most of our appeals. Unfortunately there is often a considerable cost to the landowner and regardless of the wins, the WAPC has refused to vary its "One Policy" for the whole State despite all the reassurances that it can be tailored to suit the individual needs and characteristics of regions which, of course, vary enormously.	Noted.
		In our work with other local governments, particularly the City of Albany and Shire of Denmark, attempts to customise policy to suit local circumstances have also been similarly constrained. To Peter Duncan's credit, he fought to introduce policy he believed would promote the interests of the Shire. Unfortunately, this was not the case in Albany and Denmark, where the administration was content to facilitate State policy which we believe is not always in the interest of the region.	Noted.
		In Bunbury, we are aware that local planning consultants have got together with local politicians to lobby for policy initiatives that are more relevant to local circumstances rather than being constrained to Perth centric policies.	Noted.
		Henry Dykstra from Harley Dykstra and I recently met with the City of Albany Mayor, Dennis Wellington and the CEO Andrew Sharpe, to discuss the need to 'push back' against the 'one policy suits all' attitude.	Noted
		I am sure you would agree that a combined approach from the City of Albany, Shire of Plantagenet and Shire of Denmark is likely to be more effective if common ground can be agreed.	Noted
		WAPC rural and regional policy used to be based on good research and analysis, but very little has been evident for many years to back up recent changes in policy.	Noted.
		The two key areas we have identified in the region requiring special consideration, relate to rural residential/special residential development and rural policy, particularly in relation to rural subdivision.	2. Planning consultant's request for the Council to identify additional future Rural Residential land for development.
		Despite the fact that "lifestyle lots" are an economic driver for the region, very little research has been done to understand the economic, social and environmental significance of such development.	Noted.
		Similarly, no recent work has been done in relation to the evolving nature of rural development in the region and how planning policy can facilitate local initiatives.	Noted.
		We would be pleased to discuss these matters with you in the context of the preparation of your Local Planning Strategy.	Noted.
3.	Bill Shanklin 505 Woodlands Road Porongurup	Thank you for the opportunity to comment on the review of the 2013 Local Planning Strategy.	

		Overall, the 2013 Local Planning Strategy document seems to be well thought out and representative of a great deal of effort in its making. As noted below, I have commented on only a few points which require updating.	
		To begin, I suggest that it could be of greater value to Council and to the Community if comments were solicited on both the previous 2013 Local Planning Strategy <u>and</u> Council's proposed changes to that document. I believe that, as the process exists, the Community can have no knowledge of proposed changes until the review has been completed and accepted by Council.	3. Extensive public consultation, including public workshops, was undertaken as part of the development of Local Planning Strategy July 2013.
		Page 67/85 Appendix 4 Section 2.4 RE Porongurup Precinct development aims Comment: It seems clear to anyone who believes the overwhelming majority of the world's climate scientists that Climate Change is real, is happening, and must be considered in the planning of and in the permissions for new developments.	Noted
		The 2013 Local Planning Strategy document includes a section on Climate Change. The outdated table of the Porongurup Rural Village development aims, however, did not include Climate Change considerations. State Government on-line maps show bushfire prone areas https://maps.slip.wa.gov.au/landgate/bushfireprone/ which would restrict or even preclude development of some of the proposed areas. Surely, Council will want the newly revised Local Planning Strategy to include adoption of BAL requirements as part of any proposed or approved but not yet started developments.	4. State Planning Regulations, WAPC Policy and associates bushfire guidelines requires the preparation of a Bush Hazard Level Assessment for the whole Shire and particularly future development areas for review of the LPS.
		Because (apparently) none of the envisioned new development of the Porongurup Rural Village has taken place, all references to that development in the revised Plantagenet Local Planning Strategy and a revised Porongurup Local Strategy document should be deleted in their entirety.	Noted.
		Alternatively, both Plantagenet and Porongurup Local Planning Strategy documents should state that all prior approvals for the Porongurup Rural Village development (and, perhaps all developments in the Shire which were approved but not constructed within a 5 year time frame) have been rescinded, and, that future submissions for any such developments must be through a new development application and a new Shire planning approvals process. In that approval process, proponents would be required to acknowledge expected effects of Climate Change over the life of the development as well as such as current legislation regarding development in bushfire prone areas and flood risk areas.	Noted.
		Curiously, the above referenced table also includes a minimum lot size of 2ha whereas the maximum density would be one dwelling per 4ha. It is difficult to imagine why anyone would buy a 2ha lot with no hope of being permitted to build a dwelling.	5. Noted, this is a misinterpretation of Appendix 4 (Porongurup Rural Village - Conceptual Structure Plan) set in the Strategy.

		4.11 Cultural Heritage 4.11.1 General 4.11.1.1 <i>“The Shire of Plantagenet has an interesting Aboriginal and European heritage going back many thousands of years from an Aboriginal perspective.”</i>	
		Comment: I think the above sentence should be rewritten. To me, it reads that: The Aboriginal people look back on “an interesting Aboriginal and European heritage going back many thousands of years”	Noted.
		6.5.1.3 – Risk Comment - Last bullet point: <i>“Avoid any development in flood plains or areas subject to 1: 100 year flood events.”</i> Climate Change realities are that globally, rainfall events are becoming less frequent and of much greater intensity (as experienced in QLD). It may be prudent to change the wording to “1 in 500 year flood events”	
		6.5.3.1 As above	
		6.5.6.3 Climate Change: Comment - Previous wording <i>“This of course will, if the assumptions are correct, take many years to have an effect, but climate change is an issue that cannot be ignored.”</i>	
		Perhaps this sentence should be more emphatic and simply state: “Council acknowledges that climate change is an issue that cannot be ignored.”	Noted.
4.	Kerry Hill and Darren Moffat 31 Williamson Ave Narrikup	We would like to comment on the Local Planning Strategy review that is being undertaken and specifically for Narrikup village of which we are residents. We are hoping our concerns and wishes are accepted even though we are slightly late in our submission. Our slow response is due to having to do a submission on a piggery proposal at Spencer Rd Narrikup which we finished on 29th April. It is because of this submission that we felt that we really did need to respond to this review to ensure the village of Narrikup is safeguarded and protected in the future.	Noted.

	<p>Not surprisingly given the above situation, we would like a 5km buffer surrounding the Narrikup townsite to ensure that the above situation never happens again. We would like the buffer to apply for any industry or development that could impact on the health and wellbeing of the residents. No industries or developments that could disrupt residents lives in anyway, destroy the peaceful tranquil pristine town that it is, no air pollution, toxic industries etc.</p>	<p>6. TPS3 and draft LPS5 includes Special Control Areas (SCA) prohibiting the development of timber plantations, abattoirs, feedlots, poultry farms and noxious industries such as piggeries within SCA Townsite A Areas. The proposed rotational outdoor piggery operation is located outside the Narrikup Townsite A SCA. Industry buffers requirements are not appropriate for inclusion in strategic documents.</p>
	<p>As a guide, most industries mentioned in the Guidance for the Assessment of Environmental Factors (in accordance with the Environmental Protection Act 1986) will apply. Therefore, piggeries of any type (rotational, outdoor, indoor, conventional, feedlot etc), no abattoirs, offal dumping, chicken farms, feedlots, toxic industries including fertiliser plants etc would be permitted under any circumstances. Any commercial development would need to be such that it doesn't cause harm or impact on the residents in any way.</p>	<p>See comment 6.</p>
	<p>The 5km buffer would allow and ensure that residential rural lifestyle lots would be protected which would safeguard those residents too. Narrikup is in a ideal situation for living as it is between Albany and Mt Barker. This is perfect for work in either direction and for schooling. We envisage Narrikup becoming in the future quite a sought after location for those wanting the country life away from bustling towns and cities but still wanting to easily travel to major towns and cities. We know this because it's one of the reasons we chose to live here.</p>	<p>See comment 6.</p>
	<p>After reading the current LPS for Narrikup we agree that the village does need to be adequately protected from bush fires and this needs to be managed accordingly.</p>	<p>Noted.</p>
	<p>The nature trail mentioned at 3.9 is a great idea. There are many locals who enjoy their walks with or without their dogs. This would also be great for children and tourists alike.</p>	<p>Noted.</p>

		We would also like Crown Land retained as is if at all possible to ensure flora and fauna is protected. Narrikup is home to many birds including red tailed black cockatoos and they need to be protected. It's a beautiful pristine bush which needs to be preserved. We have observed honey eaters, blue wrens, willy wagtails, fantails, fairy wrens, magpies, red tailed black cockatoos, white tailed black cockatoos, wedge tailed eagles, little eagles, falcons, kites, parrots, rosellas, golden whistlers and I'm sure many more that we haven't mentioned. The bird life here is very diverse and needs protection, as does all fauna and flora who call this bush their home.	Noted.
		Sleeman Creek and the groundwater needs to be protected from environmental harm especially from anything that may enter from off nearby surfaces. Sustainability and ensuring water usability is critical to the area and the region.	Noted.
		A waste transfer station would be a good idea if located in a suitable site. The Mt Barker refuse site is approx. 20kms (sic) one way and the hours aren't always convenient.	Noted.
		The entrance to Narrikup from Spencer Rd onto Newman Rd needs to be bitumenised (sic). This road is used by the school buses, locals and tourists alike and is a much safer entrance to town in comparison to that of Albany Hwy onto Hannan Way. Hannan Way off Albany Hwy can be quite dangerous and in fact a cousin of mine was almost killed along with her children just over 10-15 years ago when she was turning off from Albany Hwy heading south onto Hannan Way.	Noted.
		A truck failed to slow down and stop in time and hit the vehicle that they were in which resulted in the vehicle being written off and injuries to the occupants. We prefer to use this option because it's a bitumen road however when the road is busy especially with tourists or we are using our trailer eg. taking rubbish to the Mt Barker refuse site then we do go the other way via Spencer Rd to Hannan Way.	Noted
		We have also found that with the overtaking lanes on Albany Hwy just south of Jackson Rd and Hannan Way, has made this turn off a lot more dangerous as people are starting to speed up wanting to overtake on the lanes. It would have been better if Main Roads had in fact positioned the overtaking lanes possible further south away from Jackson Rd and Hannan Way? As we've already mentioned, road users are wanting to overtake slow vehicles and the last thing they want to do is slow down and stop for vehicles turning off into Jackson Rd or Hannan Way. This road situation for safety reasons needs to be addressed.	Noted.
		We trust these comments and suggestions help with the Town Planning Strategy for Narrikup townsite.	
5.	File note from staff meeting with members of the public	Given that the Shire is taking submissions as part of the Local Planning Strategy Review I am keen to feed back an observation I've made in the course of my role.	

		I've been fortunate to make contact with some small businesses keen to move their operations to Mount Barker. On two occasions I've helped business owners review available lots suitable for light industrial operations. In both situations there was an evident lack of available light industrial land that could be purchased or developed. Although there are apparent vacant or under-utilised commercial/industrial lots in the townsite and along McDonald Avenue, none of them are available for new businesses.	Noted.
		Both business owners wanted the same basic things - access to Albany Highway, easy access to power and water/drainage infrastructure (not necessarily three-phase power) and an affordable lot of a reasonable size for a large shed or small office building.	Noted, businesspersons seeking the provision and/or development of industrial sites.
		I suggest a possible consideration of creating some new light industrial lots - potentially near the Albany Highway north of the saleyards.	Rural site next to saleyards identified for potential future industrial development.