

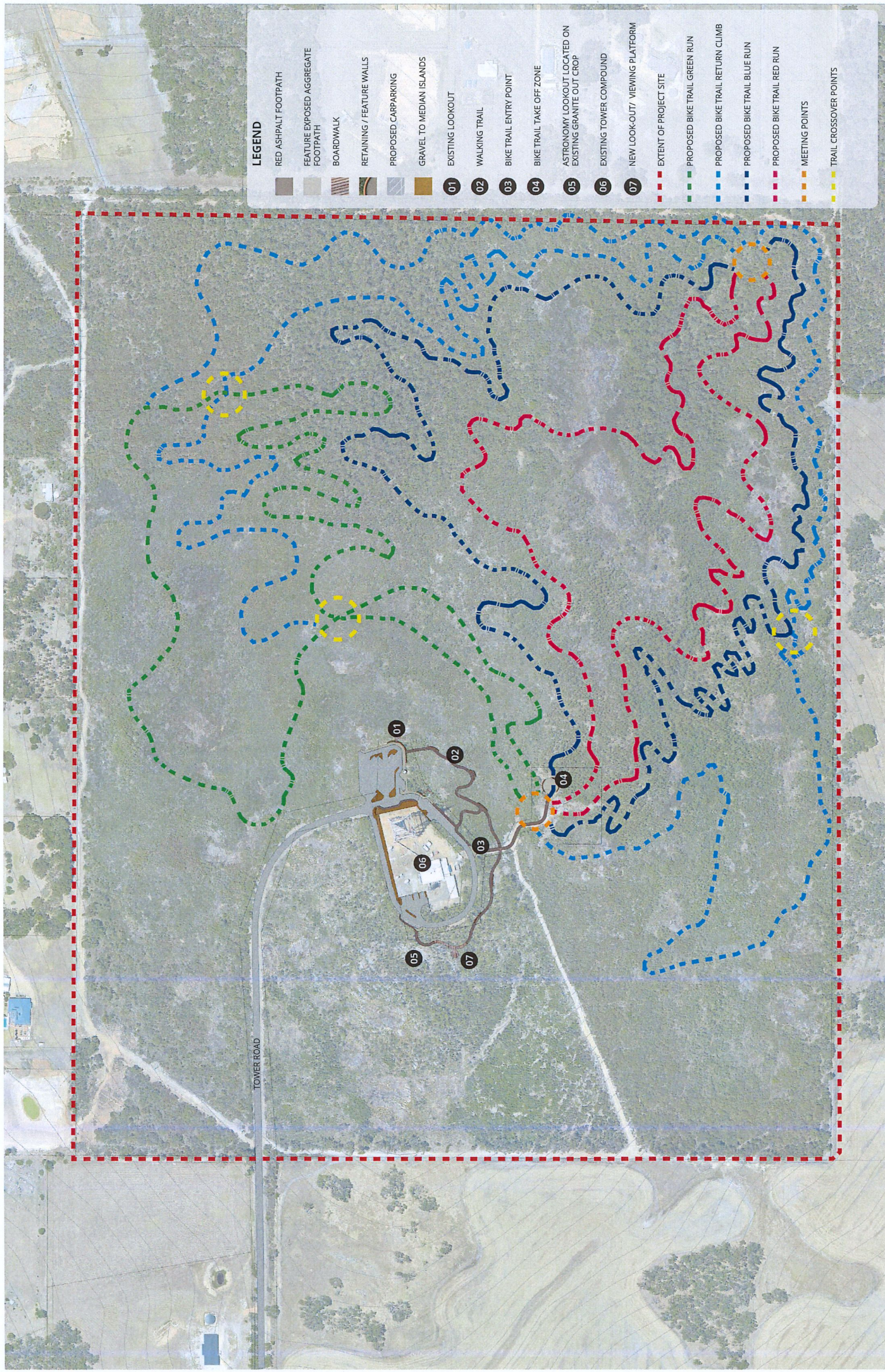
Council

RESERVE 15162 – MOUNT BARKER HILL
DEVELOPMENT

Landscape Concept Master Plan
Submissions

Meeting Date: 24 August 2021

Number of Pages : 8



LEGEND

[Brown Swatch]	RED ASPHALT FOOTPATH
[Light Brown Swatch]	FEATURE EXPOSED AGGREGATE FOOTPATH
[Wood Plank Swatch]	BOARDWALK
[Green Swatch]	RETAINING / FEATURE WALLS
[Blue Swatch]	PROPOSED CARPARKING
[Yellow Swatch]	GRAVEL TO MEDIAN ISLANDS
[Circle 01]	EXISTING LOOKOUT
[Circle 02]	WALKING TRAIL
[Circle 03]	BIKE TRAIL ENTRY POINT
[Circle 04]	BIKE TRAIL TAKE OFF ZONE
[Circle 05]	ASTRONOMY LOOKOUT LOCATED ON EXISTING GRANITE OUT CROP
[Circle 06]	EXISTING TOWER COMPOUND
[Circle 07]	NEW LOOK-OUT / VIEWING PLATFORM
[Red Dashed Line]	EXTENT OF PROJECT SITE
[Green Dashed Line]	PROPOSED BIKE TRAIL GREEN RUN
[Blue Dashed Line]	PROPOSED BIKE TRAIL RETURN CLIMB
[Dark Blue Dashed Line]	PROPOSED BIKE TRAIL BLUE RUN
[Red Dashed Line]	PROPOSED BIKE TRAIL RED RUN
[Orange Dashed Line]	MEETING POINTS
[Yellow Dashed Line]	TRAIL CROSSOVER POINTS

TOWER HILL CONCEPT PLANS PUBLIC COMMENT – UPDATED JULY 2021 - N55844

Submission	Date received	Respondents	Summary	Comments
1	31/07/2020	Broomehill resident	Very supportive of the trails and intends to frequently visit if constructed.	Submission acknowledged and recorded.
2	3/08/2020	Mt Barker resident	Has whole family who mountain bike including older people. They are much healthier for it. Sees the trails as a huge boost for the town. Electric Mountain Bikes are also engaging older people.	Submission acknowledged and recorded.
3	3/08/2020	Denbarker resident	Supportive of the trails and would frequently use them.	Submission acknowledged and recorded.
4	3/08/2020	Former Mt Barker resident	Keen to see the trails built and would visit if they were.	Submission acknowledged and recorded.
5	3/08/2020	Busselton resident	Uses Busselton trails frequently. Impact on nature is not significantly different to walking trails. Has seen huge positive impact from trails development in Busselton.	Submission acknowledged and recorded.
6	3/08/2020	Pemberton tourism provider	Trails concept is 'fantastic', 'make it happen'.	Submission acknowledged and recorded.
7	3/08/2020	Local resident	Supportive of the trails concept.	Submission acknowledged and recorded.
8	3/08/2020	Albany resident	The trails will be an economic 'bonanza'.	Submission acknowledged and recorded.
9	3/08/2020	Esperance resident	Travels frequently at weekends to visit mountain bike trails. Would visit and stay in Mt Barker.	Submission acknowledged and recorded.
10	30/07/2020	Mt Barker resident	A fabulous idea for Mt Barker to have these trails There is some beautiful scenery that is lost and definitely missed because no-one knows about it. Does not support lighting the tower as we are an area that also has one of the best unpolluted skies for star gazers.	Submission acknowledged and recorded.
11	3/08/2020	Albany resident	Has travelled across the country and internationally to visit trails parks. A well designed and constructed trail network will help protect the environmental values of the site from the negative impacts of unsanctioned use.	Submission acknowledged and recorded.

12	4/08/2020	Mt Barker high school teacher	<p>Concerned about the increase in sedentary behaviour among local youth. There is a growing level of interest among local teens in mountain biking. The variety of planned trails is well thought out to suit any level of experience, and has a high potential to engage young people in a physical activity they can do at any time from various levels of fitness, bring outside \$ into the town and provide opportunities.</p> <p>Family and friends all go mountain biking. Has travelled to TAS and NZ for trails. A good trail park offers opportunities for children, families, youth and seniors to engage, and makes users more invested in the environment. Recommends delivering the plan in its entirety rather than in stages, as this is where other trails parks have come to a standstill.</p> <p>Likes the idea of keeping some trails inclusive and suitable for the use of hand cycles, including the boardwalk for wheelchair access to the lookouts. The plan obviously reflects the environmental and aboriginal heritage considerations, but community consultation on this needs to be solid to everyone is properly informed. Balance of trails would allow events to be hosted, which is a huge opportunity for the area. Inclusion of black trails is important to broaden the user group that will be attracted to the area. Submission provides detailed feedback on the position of the jump trail and car park.</p> <p>There is currently not much the area can offer teenage boys. Developing trails and giving our teenagers a healthy outlet to burn their hormones, form bonds, improve their confidence and take calculated risks should be a priority. MTB riding been a huge confidence booster for her younger son, and she now rides 3 times a week herself and participates in women's rides. At MTB events you can see that the age of the riders ranges from as young as 6 years old to over 70 years old. Teenagers who would normally not be seen talking to adults are happily engaging with a range of age groups.</p>	<p>Submission acknowledged and recorded. A follow-up submission was received in October requesting an update on the progress of the project.</p>
13	5/08/2020	Albany resident		<p>Submission acknowledged and recorded.</p>
14	22/08/2020	Albany Mountain Bike Club		<p>Submission acknowledged and recorded.</p>
15	25/08/2020	Local mum of teenagers		<p>Submission acknowledged and recorded.</p>

16	25/08/2020	Albany resident	<p>MTB rider in his 50s. Travels frequently to use trails. The trail park would be a real drawcard for the town, with cafes and pubs benefitting from this development. Accommodation providers such as motels, caravan parks and B&B's would also see an increase in bookings.</p> <p>Whole family are looking forward to this trails park. Mt Barker would get a lot of visitors from Albany and Denmark.</p> <p>Family are all mountain bikers. Recently holidayed in Margaret River to use the Magic Dirt-designed trails there, which had something for all of them including a 5 year old. Trails in Mt Barker would encourage them to holiday at home. Encourages Council and ratepayers to fast-track construction to put Mt Barker on the map.</p> <p>We need more trails and the fact that this development is in Mount Barker is an excellent opportunity. Hopes they get approved.</p> <p>When the respondent bought their property neighbouring the Hill the Shire provided documents showing the intended shuttle road as prohibiting traffic apart from emergency vehicles. Using it as a shuttle would require desecrating bushland and create a hazard to pedestrians. Concerned about hazards: fire, physical accidents, collisions with pedestrians, kangaroos, and vehicles, and the Shire being liable for those. The local hospital and ambulance will not have capacity to deal with these accidents. Of particular concern is the family of wedge tailed eagles who currently reside on the hill. They breed every year up there and it would be a real tragedy if they were forced away by increased human activity. Also concerned about litter.</p> <p>Wants to know why Dorey Place was gazetted. Greatest concerns are the detrimental effect on the human residents and the nocturnal wildlife who will be inflicted with artificial lighting in an area where currently, we can view the night sky without light pollution.</p>	<p>Submission acknowledged and recorded.</p>
17	25/08/2020	Albany resident		<p>Submission acknowledged and recorded.</p>
18	25/08/2020	Albany resident		<p>Submission acknowledged and recorded.</p>
19	25/08/2020	Local resident		<p>Submission acknowledged and recorded.</p>
20	Multiple submissions	Mt Barker resident		<p>Submissions acknowledged and recorded. Letter sent in November 2020 providing the following information:</p> <ul style="list-style-type: none"> • Dorey Place is a road reserve previously named Marmion Street South, which existed prior to the subdivision of the Rural Residential No. 8 zone. Following the subdivision the road was realigned and renamed as both a road and a strategic firebreak. • There are no specific estimates on the number of vehicles who would use a shuttle; however the examples of similar trails we have looked at all show that cyclists who use a shuttle do so in groups. • The Shire will not be exposed to any liability from use of the trails park. • Fire safety will be a key consideration in further planning, and additionally on extreme/catastrophic fire-risk days it is unlikely that people would want to use the

				<p>trails and we would prevent such activities via movement bans.</p> <ul style="list-style-type: none"> Steps have been taken to investigate the nesting patterns of the wedge-tailed eagles that reside on the hill. It has been found that they do not nest on the tower and that they may have multiple nesting sites they've used. The proposed trails are narrow, constructed from soil found on-site and the network is of a particularly low density, designed to have a minimal impact on flora and fauna. Trails would be built to DBCA best practice standards which are acceptable for national parks.
21	26/08/2020	Local resident	<p>Really likes the idea but has a few concerns: bike trails are a good idea but there might be too many and they might damage the environment, lack of access if there's an accident, too much parking will ruin the view for photographers. Particularly keen on new lookouts and 360 degree views. Lighting the tower is a great idea but only at certain times.</p> <p>Mountain biking is growing in popularity and it's environmentally friendly and brilliant exercise for all ages and skill levels. What a fantastic thing for our town. Huge boost for our economy and another investment in our youth and locals.</p> <p>Mountain Bikers are more than willing to travel and stay in a destination if the trails are good quality, and they will return many times. We have seen the Mountain Biking community develop quite rapidly. We can see the huge potential for enjoyment, friendship, family time and self-growth that Mountain Bike trails give the community.</p> <p>The trails proposal is an unsuitable and potentially illegal use of a reserve. The proposed trails, car park and access road will result in over a hectare of land clearing. Submission included information about 'A' class reserves.</p> <p>Would definitely make the trip from Albany regularly</p>	<p>Submission acknowledged and recorded.</p>
22	27/08/2020	Mt Barker resident		<p>Submission acknowledged and recorded.</p>
23	29/08/2020	Albany business owner		<p>Submission acknowledged and recorded.</p>
24	31/08/2020	Mt Barker resident		<p>Submission acknowledged and recorded. Information provided to respondent's wife about DPLH's approval of the concept plans being ancillary to the vesting of the reserve.</p>
25	3/09/2020	Albany		<p>Submission acknowledged and recorded.</p>

		resident	to ride some decent mountain bike trails.
<p>26</p> <p>Multiple submissions</p> <p>Mt Barker resident</p>	<p>Rotary should have been involved in decisions regarding the lookout. Traditional land owners should be invited to comment. Concerned about additional vehicles using Mt Barker Rd and the poor condition of the road. Cycling infrastructure that appeals to a broader range of the population should have been considered instead. How will water be supplied to the ablutions? Will there be a rates increase to fund this? Surprised at the lack of public consultation on these plans.</p> <p>Why is there a plan to light up the tower? This is puzzling as an astronomy platform is planned and astronomy needs dark not light. Also concerned about eagles that nest there.</p> <p>Has requested access to the environmental reports commissioned for the trail designer. Objects to any development on the reserve, including car parking, walking path and boardwalk.</p> <p>Concerned about erosion caused by trail and path construction.</p> <p>Concerned about access to the Rotary lookout during construction.</p> <p>Objections to clearing at the reserve due to it being an A Class reserve, concerned that clearing is illegal.</p> <p>Contacted Ombudsman WA in December 2020 and referred to DPLH. DPLH referred the complaint back to SOP as land managers.</p> <p>Contacted Terry Redman MLA in January 2021, expressing concerns about the vesting of the reserve, DPLH's approval, a lack of environmental assessment, a lack of consultation with the traditional owners, a lack of public consultation generally, the environmental impact of large events and disturbance to the natural environment.</p>	<p>Submissions acknowledged and recorded.</p> <ul style="list-style-type: none"> Email sent in August 2020 advising of the flora, fauna and dieback assessments that had been carried out, that the Rotary lookout will remain integral to the new design, possibilities for the ablutions and that they would be a later stage of the development, the provisions for electric and accessible bicycles and potential trail management models. Email sent in August 2020 asking for more information about the eagles. Letter sent September 2020 advising that at the outset of the development DPLH had been contacted to review the concept plans and had deemed them ancillary to the purpose of the reserve. Letter sent October 2020 providing a timeline of the development so far and noting that as previously advised the advice the Shire received from DPLH is that no further approval is required from DPLH regarding the Shire developing the proposed trails. Email sent January 2021 explaining the Shire's authority to approve Development Applications regarding the reserve under its management. Concerns about erosion also noted. Email sent in January 2021 to Terry Redman MLA addressing the concerns raised. Letter sent February 2021 (cc Terry Redman MLA) with an update on the construction works approved by Council in January 2021 and outlining the process followed under the Environmental Protection Act 1986. Email sent in March 2021 advising that the clearing taking place at the hill was under an exemption for walking paths confirmed by DWER. 	

27	16/09/2020	Landscape architect	<p>Glad that the trails and facilities have been designed to not be visually obtrusive. Hopes picnic tables will be included. There should be some parking set aside for people not using the trails to look at the view from their car. The memorials could be relocated to make more room. Parking off-site could be encouraged, potentially with shuttle buses.</p> <p>Feedback as follows: "We went over to Collie for a riding holiday last week. They have done an amazing job on their trails and it shows. The town was buzzing with tourists on their bikes. The cafés in the middle of town were busy and the majority of families staying in the caravan park with their bikes were eating out both nights that we were there.</p> <p>With the popularity of the sport at the moment and people's willingness to travel and ride, it would be great to see Mount Barker get its fair share of the tourist dollar just as Collie and a number of other towns in the south west have done."</p>	Submission acknowledged and recorded.
28	14/10/2020	Mt Barker resident	<p>Has enjoyed the Margaret River MTB trails as a family and is concerned the Mount Barker project may not go ahead for many years.</p>	Submission acknowledged and recorded.
29	07/05/2021	Perillup resident	<p>Contacting SOP to enquire about the status of this development in order to investigate the feasibility of a Plantagenet resident's plan to provide mountain bike trails and accommodation on their own property.</p>	Submission acknowledged and recorded, informed of BBRF grant submission.
30	15/07/2021	Margaret River based consultant	<p>There are 2 groups riding out of Kojonup around the 15km single track that a few of us have made in the area of the showgrounds and old motocross track.</p>	Sent relevant strategic documents (Regional Trails Masterplan, Plantagenet Trails Masterplan Review and Tower Hill MTB Concept), plus advised of recent infrastructure developments at the hill.
31	17/08/2021	Kojonup resident	<p>Firstly there is a Wednesday afternoon group, mainly farmers with a couple of younger school boys. This group varies from 4 to around 10 with 16 "members" on the Whatsapp group. It is growing by the week, having just added 2 new riders to the list last week. The main aim of this when it was originally set up</p>	Submission acknowledged and recorded.

was to get farmers off the farm and provide a fun activity, exercise and a forum to allow blokes to talk about "things".

As you know male suicide is unfortunately a reality in most rural areas and Kojonup is no exception, hopefully the Wednesday ride gives blokes a chance to get out, exercise and talk.

The other group is the Saturday morning group that comprises 41 members.

It leaves the Black cockatoo at 7 am on a Saturday

We meet back for coffee at the Black Cockatoo around 8.30 – 8.45.

This group usually has 10 – 20 for coffee.

It's a broader cross section of the community, gets people exercising and provides a bit of stimulus in the local community on a Saturday. With Mt Barker being only an hour away, if you were to get your trails off the ground I think you'd find we'd be keen to come down regularly for some different scenery and new trails.