

Council

RESERVE 15162 AND RESERVE 44562 – MOUNT
BARKER HILL DEVELOPMENT

Site Plan
Boardwalk Schematic Design
Car Park Plan
Tower Hill Concept Plans Public Comment

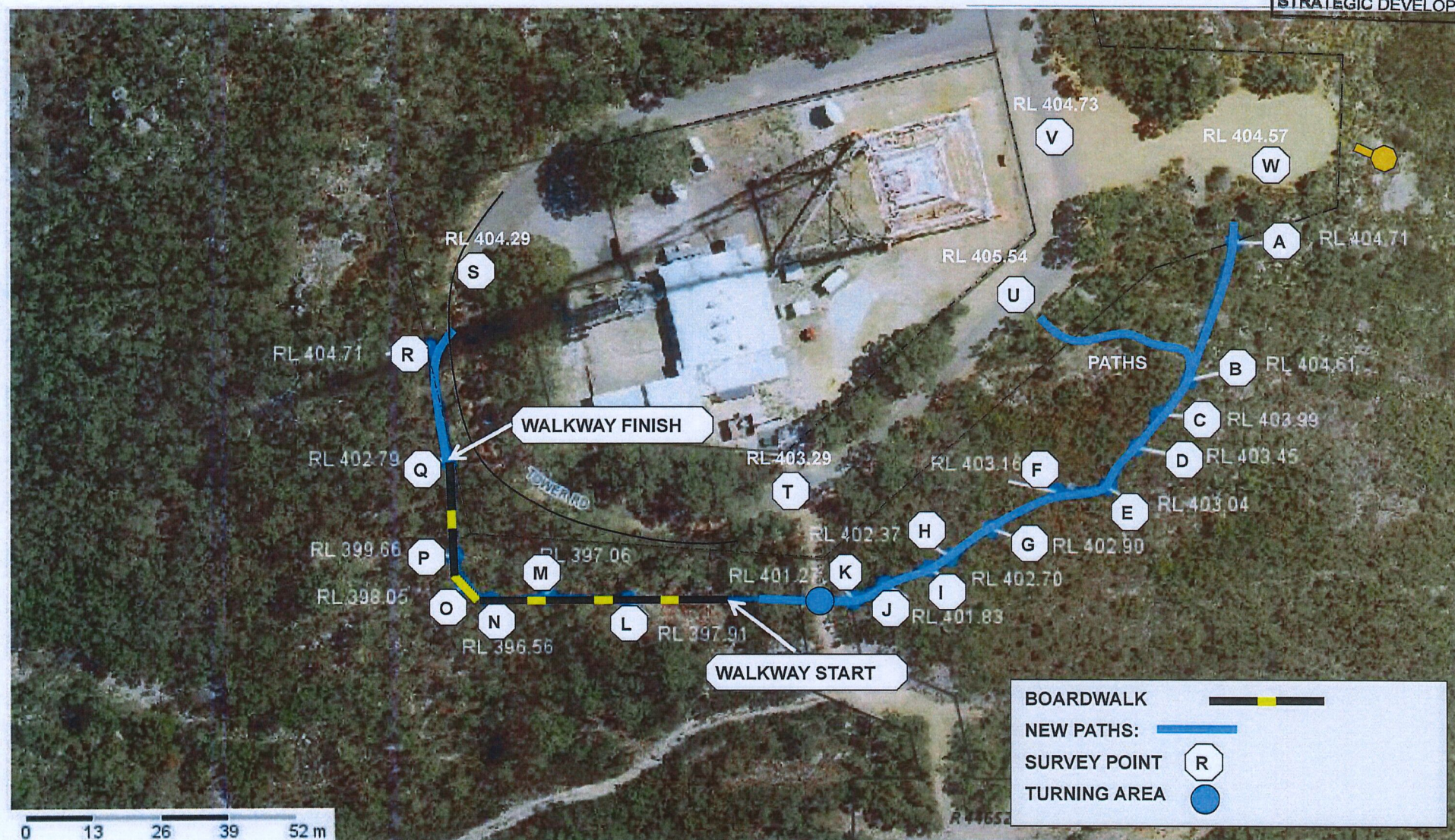
Meeting Date: 27 January 2021

Number of Pages : 9

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- 7 DEC 2020

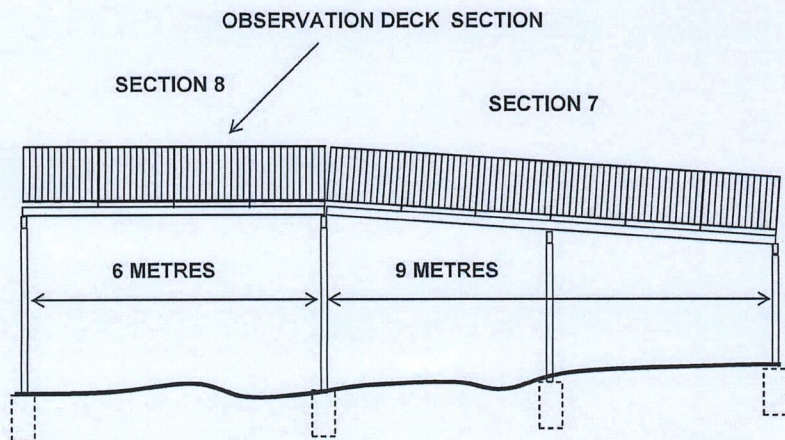
SHIRE OF PLANTAGENET
STRATEGIC DEVELOPMENT



MOUNT BARKER HILL LANDSCAPE STAGE 1

DRAWING NO SK1 SITE PLAN 7 DECEMBER 2020

BOARDWALK SCHEMATIC DESIGN



ELEVATION SECTION 7 AND SECTION 8

BOARDWALK STRUCTURE: GALVANISED STEEL STRUCTURE TO BE CERTIFIED BY STRUCTURAL ENGINEER ENGAGED BY CONTRACTOR. FOOTINGS TO BE CERTIFIED BY STRUCTURAL ENGINEER.

DECKING: GALVANISED STEEL GRATING SUCH AS 'RHINO GRATING'

ALL COMPONENTS TO BE FABRICATED OFF-SITE AND HOT DIPPED GALVANISED AFTER FABRICATION. DESIGN TO ALLOW FOR COMPONENTS TO BE DELIVERED TO SITE AND ERECTED IN SITU BOLTING COMPONENTS TOGETHER.

HEIGHT ABOVE GROUND LEVEL VARIES REFER TO SURVEY DRAWING AND TABLE. CONFIRM SURVEY ON SITE PRIOR TO DEVELOPING DESIGN AND SHOP DRAWINGS. SELECT FOOTING LOCATIONS TO SUIT CONTRACTOR DESIGN AND TERRAIN.

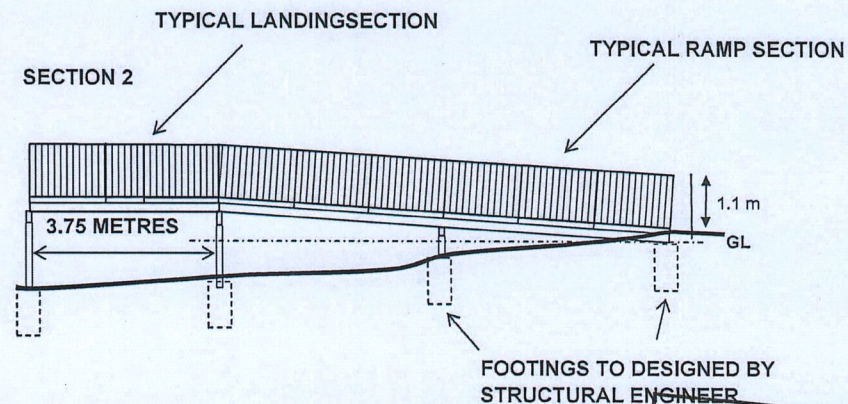
BOARDWALK DESIGN TO ALLOW FOR RAMPING UP FROM LOW POINT TO HIGH POINT OF APPROXIMATELY 3.6 METRES TOTAL CHANGE OF GROUND LEVEL. RAMP SECTIONS TO BE NO STEEPER THAN 1:14. TOTAL LENGTH OF BOARDWALK IS APPROXIMATELY 75 METRES.

TYPICAL RAMP SECTION: 9 METRES IN LENGTH GRADIENT 1:15 CHANGE OF HEIGHT 0.6M

TYPICAL LANDING SECTION: 3.75 METRES IN LENGTH

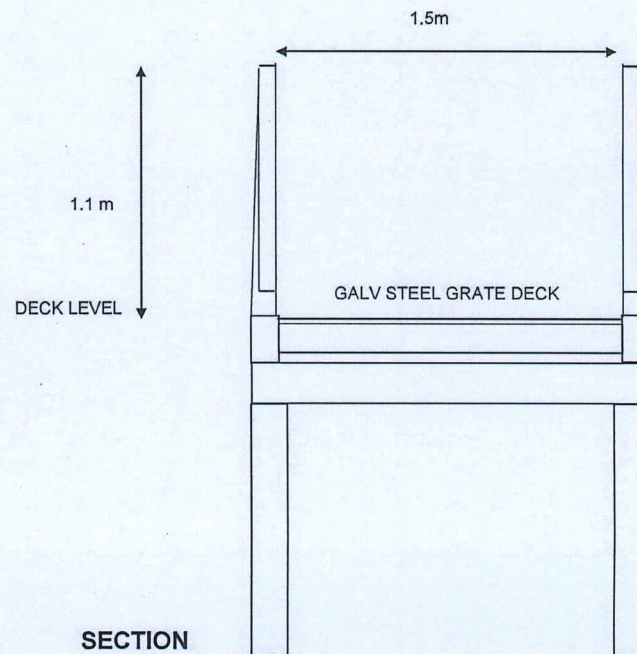
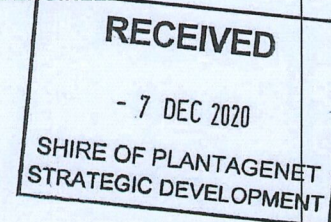
OBSERVATION DECK SECTION 8: 6 METRES IN LENGTH X 2.4 METRES WIDE—BENCH SEATING—2 X 1.8 METER BENCHES LOCATED 0.9 METRES FROM RAILINGS

CONTRACTOR TO PROVIDE SHOP DRAWINGS OF BOARDWALK FOR APPROVAL PRIOR TO MANUFACTURE.



ELEVATION SECTION 1 AND SECTION 2

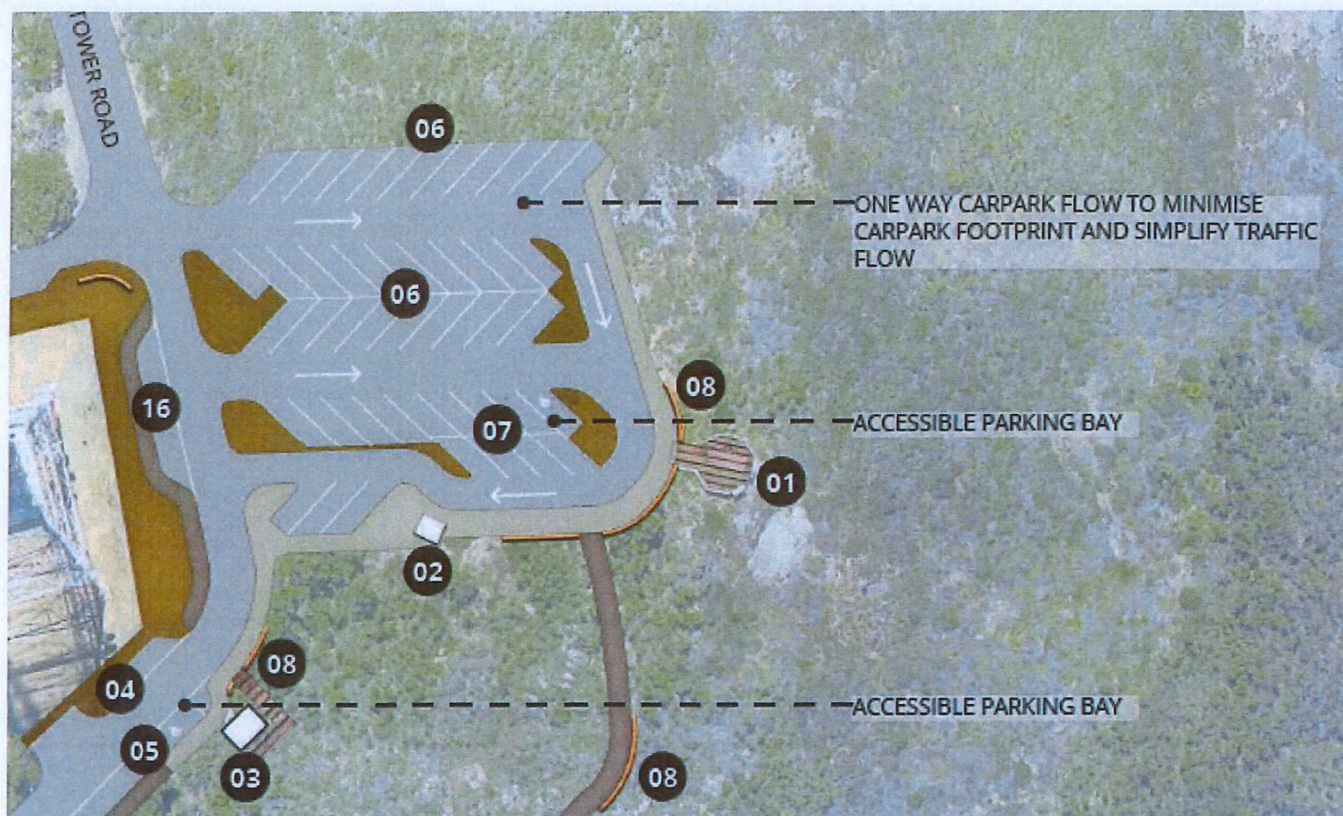
FOOTINGS TO BE DESIGNED BY STRUCTURAL ENGINEER



SECTION

MOUNT BARKER HILL LANDSCAPE STAGE 1

DRAWING NO SK2 7 DECEMBER 2020



LEGEND

- RED ASPHALT FOOTPATH
- FEATURE EXPOSED AGGREGATE CONCRETE FOOTPATH
- BOARDWALK - STEEL MESH OR FRP MICRO-MESH STUITABLE FOR UNIVERSAL ACCESS
- RETAINING / FEATURE WALLS
- PROPOSED CARPARKING
- GRAVEL TO MEDIAN ISLANDS
- 01** EXISTING LOOKOUT TO REMAIN
- 02** EXISTING MEMORIAL TO REMAIN
- 03** NEW PLATFORM ABLUTIONS FACILITY WITH RAMP ACCESS AND VIEW DECK
- 04** EMERGENCY VEHICLE PARKING
- 05** PARALLEL CARBAYS TO PROVIDE DROP-OFF / PARKING TO ASTRONOMY DECK - 4 TOTAL
- 06** ANGLED PARKING BAYS - 46 TOTAL

- 07** DRIVE THRU / TRAILER OR CARAVAN PARKING BAYS
- 08** SEATING / RETAINING WALLS TO PATH EDGES
- 09** LOOK-OUT POINT OVER BIKE TRAILS
- 10** BIKE TRAIL ENTRY POINT WITH MAP / SIGNAGE
- 11** BIKE TRAIL TAKE OFF POINT WITH MAP / SIGNAGE
- 12** EXISTING BRICK COMMS BUILDING AS MURAL / ARTWORK OPPORTUNITY
- 13** ASTRONOMY DECK AND VIEWING PLATFORM TO THE WEST WITH SEATING AND INFORMATIONAL SIGNAGE
- 14** EXISTING GRANITE LOOK-OUT ROCK TO REMAIN WITH IMPROVED PATH ACCESS
- 15** NORTHERN LOOK-OUT POINT
- 16** COACH BUS PARKING

RECEIVED

14 JUL 2020

SHIRE OF PLANTAGENET
STRATEGIC DEVELOPMENT



TOWER HILL, MOUNT BARKER LANDSCAPE CONCEPT MASTERPLAN

TOWER HILL CONCEPT PLANS PUBLIC COMMENT – N52679

Submission	Date received	Respondent	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 definately missed because noone knows about it. Does not support lighting the tower as we are an area that also has one of the best and "unpolluted" skies for the "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	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.	Submission acknowledged and recorded. A follow-up submission was received in October requesting an update on the progress of the project, and providing information on Collie's trail park.
13	5/08/2020	Albany resident	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.	Submission acknowledged and recorded.
14	22/08/2020	Albany Mountain Bike Club	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.	Submission acknowledged and recorded.
15	25/08/2020	Local mum of teenagers	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.	Submission acknowledged and recorded.

16	25/08/2020	Albany resident	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.	Submission acknowledged and recorded.
17	25/08/2020	Albany resident	Whole family are looking forward to this trails park. Mt Barker would get a lot of visitors from Albany and Denmark.	Submission acknowledged and recorded.
18	25/08/2020	Albany resident	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.	Submission acknowledged and recorded.
19	25/08/2020	Local resident	We need more trails and the fact that this development is in Mount Barker is an excellent opportunity. Hopes they get approved.	Submission acknowledged and recorded.
20	Multiple submissions	Mt Barker resident	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. 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.	Submissions acknowledged and recorded. Letter sent in November 2020 providing the following information: <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	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.	Submission acknowledged and recorded.
22	27/08/2020	Mt Barker resident	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.	Submission acknowledged and recorded.
23	29/08/2020	Albany business owner	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.	Submission acknowledged and recorded.
24	31/08/2020	Mt Barker resident	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.	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.
25	3/09/2020	Albany	Would definitely make the trip from Albany regularly	Submission acknowledged and recorded.

		resident	to ride some decent mountain bike trails.	
26	Multiple submissions	Mt Barker resident	<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>Wants 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>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.
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>	Submission acknowledged and recorded.