



ATTACHMENTS

COUNCIL MEETING

7 September 2023

CONTENTS

<u>9.3.2</u> - Monthly Statement of Financial Activity - July 2023	
9.3.2(1)	3
<u>9.5.1</u> - Consideration of Submissions and Final Approval of Amendment 26 at Lot 60 Dingup Road, Dingup	
9.5.1(1)	18
9.5.1(2)	120
9.5.1(3)	124
<u>9.5.2</u> - Proposed Subdivision at Lot 303 and 655 Karri Street, Walpole	
9.5.2(1)	125
<u>9.5.3</u> - Consideration of Submissions and Final Adoption of Proposed Amendment 27 to Local Planning Scheme No 4 Perup Road, Balbarrup	
9.5.3(1)	126
9.5.3(2)	184
9.5.3(3)	186
<u>9.5.4</u> - Application for Retrospective Approval for Rural Workers Accommodation, Grouped Dwellings, Industry - Rural, Agriculture Extensive and Proposed Additional Rural Workers Accommodation at Lot 100 (122) Etherington Road, Beedelup	
9.5.4(1)	187
9.5.4(2)	232
9.5.4(3)	248
<u>9.9.1</u> - Proposed Endorsement of Draft Access and Inclusion Plan 2024-2029 for Public Comment	
9.9.1(1)	249
<u>9.12.1</u> - Proposed Reclassification of North Walpole Road and Thompson Road, Walpole to Restricted Access Vehicle Type 4	
9.12.1(1)	279
9.12.1(2)	283
<u>9.12.2</u> - Proposed Road Closure and Amalgamation of Favero Road Reserve and a Portion of Unnamed/Unconstructed Road Reserve in the Vicinity of Favero Road, Yeagarup	
9.12.2(1)	284
<u>9.12.3</u> - Request for Council to Commit to being a RoadWise Council	
9.12.3(1)	285
<u>9.15.1</u> - Informal Meeting Notes of the Northcliffe Forest Park Management Committee Meeting held 19 July 2023	
9.15.1(1)	286
<u>9.16.1</u> - Unconfirmed Minutes of the Manjimup Rea Park and Collier Street Redevelopment Advisory Committee Meeting held 15 August 2023	
9.16.1(1)	291
<u>9.16.2</u> - Unconfirmed Minutes of the Access and Inclusion Advisory Committee Meeting held on 10 August 2023	
9.16.2(1)	295

APPENDICES

<u>9.5.1</u> - Consideration of Submissions and Final Approval of Amendment 26 at Lot 60 Dingup Road, Dingup	
9.5.1(A)	300
<u>9.5.2</u> - Proposed Subdivision at Lot 303 and 655 Karri Street, Walpole	
9.5.2(A)	365
<u>9.5.3</u> - Consideration of Submissions and Final Adoption of Proposed Amendment 27 to Local Planning Scheme No 4 Perup Road, Balbarrup	
9.5.3(A)	366
<u>9.9.1</u> - Proposed Endorsement of Draft Access and Inclusion Plan 2024-2029 for Public Comment	
9.9.1(A)	439



Shire of Manjimup

MONTHLY FINANCIAL ACTIVITY STATEMENT

(Period Ending 31 July 2023)

SHIRE OF
MANJIMUP

Statement of Financial Activity - July 2023

Table of Contents

	Page
General Comment	3-4
Statement of Financial Activity by Type	5
Statement of Comprehensive Income by Type	6
Statement of Financial Position	7
Operating Items comments	8-13
Net Current Asset Position	14
Capital comments	15
Debtors comments	15
Cash – Municipal, Unexpended Loans and Reserves	15

General Comment

The financial performance for the Shire of Manjimup to the 31 July 2023 is a projected profit of \$131,849, due to an increase in the Shire's annual Financial Assistance Grant.

The start to the 2023/24 financial year has been quiet, which has been due mainly to the end of July adoption of the 2023/24 Shire of Manjimup budget. Until the budget is adopted and rate income begins to be received, staff are generally restricted to non-discretionary operational expenditure or grant expenditure only.

On the 16 August 2023 Shire staff received advice from the Department of Local Government, Sport and Cultural Industries on the 2023/24 final Financial Assistance Grant (FAG) allocations. The Shire of Manjimup's allocation has increased moderately on the original estimates that made up the 2023/24 adopted budget.

The allocation compared to budget is:

	2023/24 Allocation	2023/24 Adopted Budget (inc early Payment)	(Shortfall) / Excess
General Purpose Grant			
2023/2024 GP Grant Allocation	3,258,866	3,127,017	131,849
Road Grant			
2023/2024 Road Grant Allocation	1,808,250	1,721,850	86,400
Total Financial Assistance Grant	5,067,116	4,848,867	218,249

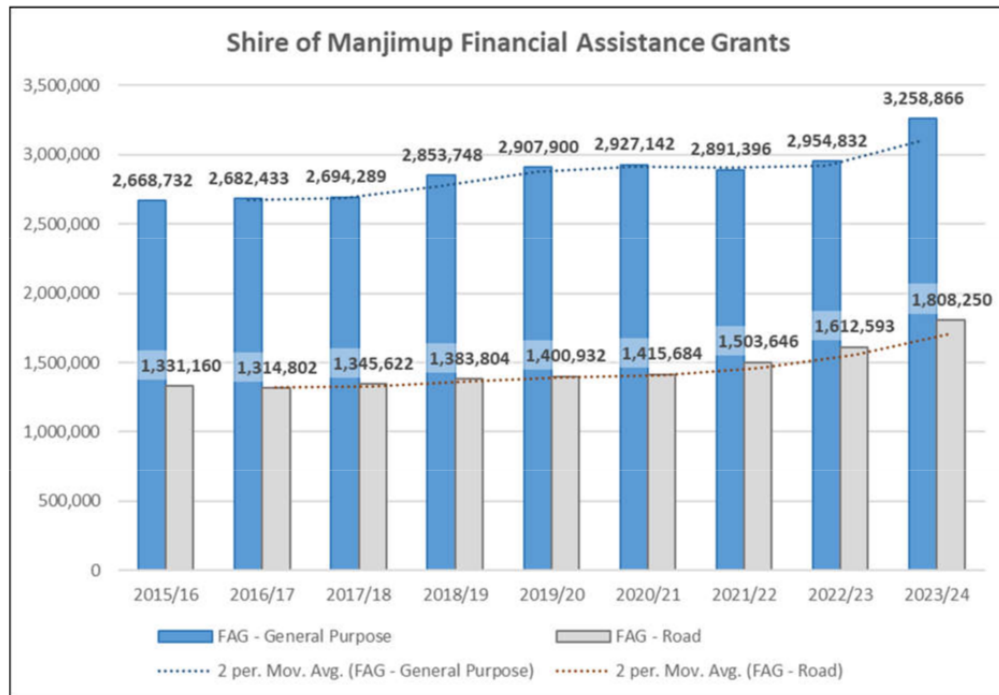
The gain of \$131,849 from the Financial Assistance Grant – General Purpose will require some form of budget adjustment to utilise the gain. It would be prudent to wait until the 2022/23 Annual Financial accounts have been fully audited in case of a possible loss requiring funding, however at this point a loss is unlikely.

The Financial Assistance Grant for Roads continues trending upwards with an additional \$86,400 expected to be received above budget. The road grant is calculated by the Grants Commission through the use of an Asset Preservation Model which assesses the average annual cost of maintaining each local government's road network.

The Asset Preservation model takes into account the following:

- Annual and recurrent maintenance costs; and
- Reconstruction at the end of a road's useful life.

As the additional grant income is directly related to the costs of maintaining roads a budget adjustment in September 2023 will propose a budget adjustment increase to the Road Maintenance accounts by \$86,400.



Other than the aforementioned grants, no other major discrepancies have come to light in the first month after adopting the 2023/24 budget, and with appropriate adjustments for the grant shortfalls, and with sound financial management going forward by all departments, Council should be in a neutral or minor surplus position at the 30 June 2024.

SHIRE OF MANJIMUP
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2024

OPERATING ACTIVITIES

Revenue from operating activities

	Actuals to 31 July 2023 \$	YTD Budget to 31 July 2023 \$	2023/24 Budget \$	Projection to 30 June 2024 \$	Variance (Surp) / Def \$
General rates	0	0	(11,366,027)	(11,366,027)	0
Grants, subsidies and contributions	(622,149)	(284,667)	(3,416,008)	(3,634,257)	(218,249)
Fees and charges	(374,171)	(473,622)	(5,683,458)	(5,683,458)	0
Service charges	0	0	0	0	0
Interest revenue	(3,663)	(27,081)	(324,969)	(324,969)	0
Other revenue	(208,584)	(85,089)	(1,021,068)	(1,021,068)	0
Profit on asset disposals	0	(32,693)	(392,315)	(392,315)	0
	(1,208,567)	(903,152)	(22,203,845)	(22,422,094)	(218,249)

Expenditure from operating activities

Employee costs	634,558	658,485	13,169,704	13,169,704	0
Materials and contracts	836,051	735,211	8,822,526	8,908,926	86,400
Utility charges	34,495	50,906	610,869	610,869	0
Depreciation	787,249	787,249	9,446,992	9,446,992	0
Finance costs	8,240	35,959	431,513	431,513	0
Insurance	421,503	406,237	812,474	812,474	0
Other expenditure	46,985	44,089	529,062	529,062	0
Loss on asset disposals	0	4,899	58,782	58,782	0
	2,769,079	2,723,034	33,881,922	33,968,322	86,400

Non-cash amounts excluded from operating activities

	(796,443)	(780,938)	(9,371,250)	(9,371,250)	0
--	-----------	-----------	-------------	-------------	---

Amount attributable to operating activities

	764,069	1,038,945	2,306,827	2,174,978	(131,849)
--	---------	-----------	-----------	-----------	-----------

INVESTING ACTIVITIES

Inflows from investing activities

Capital grants, subsidies and contributions	0	(866,640)	(10,399,685)	(10,399,685)	0
Proceeds from disposal of assets	(24,901)	(76,042)	(912,500)	(912,500)	0
Proceeds from financial assets at amortised cost - self supporting loans	0	(4,694)	(56,329)	(56,329)	0
		(947,376)	(11,368,514)	(11,368,514)	0

Outflows from investing activities

Payments for property, plant and equipment	545,653	423,859	5,086,310	5,086,310	0
Payments for construction of infrastructure	131,660	1,214,133	14,569,597	14,569,597	0
Payments for financial assets at amortised cost - self supporting loans	0	0	635,000	635,000	0
	677,313	1,637,992	20,290,907	20,290,907	0

Non-cash amounts excluded from investing activities

	0	0	0	0	0
--	---	---	---	---	---

Amount attributable to investing activities

	677,313	690,616	8,922,393	8,922,393	0
--	---------	---------	-----------	-----------	---

FINANCING ACTIVITIES

Inflows from financing activities

Proceeds from new borrowings	0	0	(6,135,000)	(6,135,000)	0
Transfers from reserve accounts	0	(264,682)	(3,176,179)	(3,176,179)	0
	0	(264,682)	(9,311,179)	(9,311,179)	0

Outflows from financing activities

Repayment of borrowings	17,496	59,210	710,520	710,520	0
Payments for principal portion of lease liabilities	0	10,250	123,000	123,000	0
Transfers to reserve accounts	0	408,978	4,907,730	4,907,730	0
	17,496	478,438	5,741,250	5,741,250	0

Amount attributable to financing activities

	17,496	213,756	(3,569,929)	(3,569,929)	0
--	--------	---------	-------------	-------------	---

MOVEMENT IN SURPLUS OR DEFICIT

Surplus or deficit at the start of the financial year

	(7,659,291)	(7,659,291)	(7,659,291)	(7,659,291)	0
Amount attributable to operating activities	764,069	1,038,945	2,306,827	2,174,978	(131,849)
Amount attributable to investing activities	677,313	690,616	8,922,393	8,922,393	0
Amount attributable to financing activities	17,496	213,756	(3,569,929)	(3,569,929)	0
Surplus or deficit at the end of the financial year	(6,200,413)	(5,715,974)	0	(131,849)	(131,849)

SHIRE OF MANJIMUP
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2024

	Actuals to 31 July 2023 \$	YTD Budget to 31 July 2023 \$	2023/24 Budget \$	Projection to 30 June 2024 \$	Variance (Surp) / Def \$
Revenue					
Rates	0	0	(11,366,027)	(11,366,027)	0
Grants, subsidies and contributions	(622,149)	(284,667)	(3,416,008)	(3,634,257)	(218,249)
Fees and charges	(374,171)	(473,622)	(5,683,458)	(5,683,458)	0
Service charges	0	0	0	0	0
Interest revenue	(3,663)	(27,081)	(324,969)	(324,969)	0
Other revenue	(208,584)	(85,089)	(1,021,068)	(1,021,068)	0
	(1,208,567)	(870,459)	(21,811,530)	(22,029,779)	(218,249)
Expenses					
Employee costs	634,558	658,485	13,169,704	13,169,704	0
Materials and contracts	836,051	735,211	8,822,526	8,908,926	86,400
Utility charges	34,495	50,906	610,869	610,869	0
Depreciation	787,249	787,249	9,446,992	9,446,992	0
Finance costs	8,240	35,959	431,513	431,513	0
Insurance	421,503	406,237	812,474	812,474	0
Other expenditure	46,985	44,089	529,062	529,062	0
	2,769,079	2,718,136	33,823,140	33,909,540	86,400
	1,560,512	1,847,677	12,011,610	11,879,761	(131,849)
Capital grants, subsidies and contributions	0	(866,640)	(10,399,685)	(10,399,685)	0
Profit on asset disposals	0	32,693	392,315	392,315	0
Loss on asset disposals	0	(4,899)	(58,782)	(58,782)	0
	0	(838,846)	(10,066,152)	(10,066,152)	0
Net result for the period	1,560,512	1,008,831	1,945,458	1,813,609	(131,849)
Other comprehensive income					
<i>Items that will not be reclassified subsequently to profit or loss</i>					
Changes in asset revaluation surplus		0	0	0	0
Total other comprehensive income for the period	0	0	0	0	0
Total comprehensive income for the period	1,560,512	1,008,831	1,945,458	1,813,609	(131,849)

Shire of Manjimup

Statement of Financial Position		ACTUAL 2022/2023 \$	ACTUAL 2021/2022 \$
Current Assets			
Cash and cash equivalents		15,544,809	17,831,529
Trade and other receivables		1,660,676	1,258,828
Inventories		247,735	226,768
Other assets		582,854	791,794
Tax Assets		226,073	95,485
Total Current Assets		18,262,147	20,204,404
Non-Current Assets			
Other receivables		502,574	445,186
Property, plant & equipment		66,906,600	66,625,128
Infrastructure		297,003,766	297,420,075
Total Non-Current Assets		364,412,940	364,490,389
TOTAL ASSETS		382,675,087	384,694,793
Current Liabilities			
Trade and other payables		3,776,230	4,227,124
Provisions		2,233,297	2,224,103
Current Portion of Long Term Borrowings		642,938	660,434
Total Current Liabilities		6,652,465	7,111,661
Non-Current Liabilities			
Long term borrowings		4,729,126	4,729,126
Provisions		184,474	184,474
Total Non-Current Liabilities		4,913,599	4,913,599
TOTAL LIABILITIES		11,566,064	12,025,260
NET ASSETS		371,109,026	372,669,537
Equity			
Accumulated losses		(21,407,127)	(19,846,615)
Reserves - Cash Backed		6,970,021	6,970,021
Reserves - Asset Revaluation		385,546,132	385,546,132
TOTAL EQUITY		371,109,026	372,669,537

	Accumulated Losses \$	Reserves Cash Backed \$	Asset Revaluation Reserves \$	Total Equity \$
Statement of Changes in Equity				
Balance as at 1 July 2022	(20,570,392)	6,610,349	320,580,198	306,620,153
Comprehensive Income				
- Net Result	1,083,449	-	-	1,083,449
- Change on Revaluation of Non-Current Assets	-	-	64,965,934	64,965,934
- Adjustment due to Accounting Std Changes	-	-	-	-
Total Other Comprehensive Income	1,083,449	-	-	1,083,449
Transfers from/(to) Reserves	(359,672)	359,672	-	-
Balance as at 30 June 2023	(19,846,615)	6,970,021	385,546,132	372,669,537
Comprehensive Income				
- Net Result	(1,560,512)	-	-	(1,560,512)
- Change on Revaluation of Non-Current Assets	-	-	-	-
- Adjustment due to Accounting Std Changes	-	-	-	-
Total Other Comprehensive Income	-	-	-	-
Transfers from/(to) Reserves	-	-	-	-
Balance as at 31 July 2023	(21,407,127)	6,970,021	385,546,132	371,109,026

Operating Items

Operating Income/Expenditure

(Refer to note numbers on the "Operating Statement by Program" on the previous page for year to date income and expenditure figures)

Operating Revenue

1. Rates as at 31 July 2023, is projected to be on budget.

Administration & Finance

No significant variations

2. Grants, subsidies and contributions as at 31 July 2023, is projected to be \$218,249 ahead of budget.

Administration & Finance

Financial Assistance Grant - General Purpose	(\$131,849)	Higher than anticipated General Purpose Grant for the 2023/24 financial year. The Shire received 100% advance payment in late June expected that the payment would be the final amount however advice has been received that the Shire will receive an additional \$131,849.
Financial Assistance Grant - Roads	\$86,400	Higher than budgeted grant. This funding is directly related to road maintenance and as such will see a budget adjustment to contractors for road maintenance.

3. Fees and charges as at 31 July 2023 is projected to be on budget.

Business Directorate

No significant variations

Development and Regulation Directorate

No significant variations

Community Services Directorate

No significant variation

Works and Services Directorate

No significant variation

4. Interest Revenue as at 31 July 2023 is projected to be on budget.

Business Directorate

No significant variations

5. Other Revenue as at 31 July 2023 is projected to be on budget.

<i>Office of CEO</i>
No significant variations
<i>Business Directorate</i>
No significant variations
<i>Development and Regulation Directorate</i>
No significant variations
<i>Community Services Directorate</i>
No significant variation
<i>Works and Services Directorate</i>
No significant variation

6. Other Revenue as at 31 July 2023 is projected to be on budget.

<i>Office of CEO</i>
No significant variations
<i>Business Directorate</i>
No significant variations
<i>Development and Regulation Directorate</i>
No significant variations
<i>Community Services Directorate</i>
No significant variation
<i>Works and Services Directorate</i>
No significant variation

Operating Expenditure

7. Employee Costs as at 31 July 2023 is projected to be on budget.

Office of CEO
No significant variations
Business Directorate
No significant variations
Development and Regulation Directorate
No significant variations
Community Services Directorate
No significant variation
Works and Services Directorate
No significant variation

8. Materials and contracts as at 31 July 2023 is projected to be on budget.

Office of CEO		
No significant variations		
Business Directorate		
No significant variations		
Development and Regulation Directorate		
No significant variations		
Community Services Directorate		
No significant variation		
Works and Services Directorate		
Road Maintenance	\$86,400	Due to the distribution of the extra Financial Assistance Grants for roads, Road Maintenance via Contractors has been increased by \$86,400 as the funding is directly related to asset preservation.

9. Utility Charges as at 31 July 2023 is projected to be on budget.

Business Directorate
No significant variations
Development and Regulation Directorate

No significant variations

Community Services Directorate

No significant variation

Works and Services Directorate

No significant variation

10. Depreciation as at 31 July 2023 is projected to be on budget.

Office of CEO

No significant variations

Business Directorate

No significant variations

Development and Regulation Directorate

No significant variations

Community Services Directorate

No significant variation

Works and Services Directorate

No significant variation

11. Finance Costs as at 31 July 2023 is projected to be on budget.

Office of CEO

No significant variations

Business Directorate

No significant variations

Development and Regulation Directorate

No significant variations

Community Services Directorate

No significant variation

Works and Services Directorate

No significant variation

12. Insurance Costs as at 31 July 2023 is projected to on budget.**Office of CEO**

No significant variations

Business Directorate

No significant variations

Development and Regulation Directorate

No significant variations

Community Services Directorate

No significant variation

Works and Services Directorate

No significant variation

13. Other Expenditure as at 31 July 2023 is projected to on budget.**Office of CEO**

No significant variations

Business Directorate

No significant variations

Development and Regulation Directorate

No significant variations

Community Services Directorate

No significant variation

Works and Services Directorate

No significant variation

14. Loss on asset disposals as at 31 July 2023 is projected to on budget.**Office of CEO**

No significant variations

Business Directorate

No significant variations

Development and Regulation Directorate

No significant variations

Community Services Directorate

No significant variation

Works and Services Directorate

No significant variation

...

Net Current Asset Position as at 31 July 2023

Current Assets	
Cash and cash equivalents	15,544,809
Trade and other receivables	1,160,676
Inventories	247,735
Other assets	582,854
Tax Assets	226,073
Total Current Assets	18,262,147
Current Liabilities	
Trade and other payables	3,776,230
Provisions	2,233,297
Current Portion of Long Term Borrowings	642,938
Total Current Liabilities	6,652,465
Total Net Current Assets	11,609,682

...

Capital

Infrastructure

No significant variances to date.

Light Vehicles

No significant variances to date.

Plant & Equipment

In July 2023 the Works Department took delivery of a new Caterpillar 444 Backhoe and Case 695SV Backhoe and both purchases were within budget.

Furniture & Equipment

No significant variances to date.

Land & Buildings

No significant variances to date.

...

Debtors

Debtors owing as at 31 July 2023 are \$1,660,676 compared to \$1,143,011 at the same time last year.

Sundry Debtors as at 31 July 2023 are \$763,297 up down \$372,642 at the same time last year. This significant variance is due to the claiming of the first 40% from Main Roads for 2023/24 Regional Road Grant projects.

Rates Debtors as at 31 July 2023 are \$719,647 up \$127,010 on the same time last year.

...

Cash

As at the 31 July 2023 the Shire held \$15,158,777 cash in municipal, unspent loan funds and in reserve.

Municipal	\$ 7,697,626
Unspent Loan Funds	\$ 850,802
Reserve	\$ 6,610,349

...



**Shire of Manjimup
Local Planning Scheme No. 4
Scheme Amendment No. 26**

Lot 60 Dingup Road, Dingup



Prepared by Edge Planning & Property for Brent Nicol

www.edgeplanning.com.au

October 2022

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

SHIRE OF MANJIMUP LOCAL PLANNING SCHEME No. 4

AMENDMENT No. 26

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Deleting Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements.
2. Rezoning Lot 60 on Deposited Plan 423216 Dingup Road, Dingup from 'Rural Residential' zone (RR26) to 'Priority Agriculture' zone.
3. Revoking Subdivision and Development Guide Plan approval and cause the document to have no further affect.
4. Amending the Scheme Map accordingly.

Dated this 24 day of March 2022

BK
Chief Executive Officer

24 March 2023
Date

Contents

Section No.	Heading	Page No.
1	Introduction	4
2	Background	5
3	Planning Framework	8
4	Amendment Proposal	13
5	Planning Considerations and Planning Justification	14
6	Conclusion	20
Attachments		
1	Location Plan	
2	Context Plan	
3	Amendment Site Plan	
4	Landowner's letter to Shire (2021)	
5	Extract from Shire of Manjimup Local Planning Strategy	
6	Extract from Shire of Manjimup Local Planning Scheme No. 4	
7	Landowner's letter to Shire on planting commitment and no spray zone (2022)	
8	Agricultural Operations Assessment & Management Plan	

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- | | |
|---|--|
| 1. LOCAL AUTHORITY: | Shire of Manjimup |
| 2. DESCRIPTION OF LOCAL PLANNING SCHEME: | Local Planning Scheme No. 4 |
| 3. TYPE OF SCHEME: | Local Planning Scheme |
| 4. SERIAL NUMBER OF AMENDMENT: | 26 |
| 5. PROPOSAL: | <ul style="list-style-type: none"> a) Deleting Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements. b) Rezoning Lot 60 on Deposited Plan 423216 Dingup Road, Dingup from 'Rural Residential' zone (RR26) to 'Priority Agriculture' zone. c) Revoking Subdivision and Development Guide Plan approval and cause the document to have no further affect. d) Amending the Scheme Map. |

REPORT BY THE SHIRE OF MANJIMUP

1. INTRODUCTION

The Shire of Manjimup seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to rezone Lot 60 on Deposited Plan 423216 Dingup Road, Dingup from 'Rural Residential' zone (RR26) to 'Priority Agriculture' zone. The subject land in this report is to be called the 'site'.

The purpose of this report and associated plans are to explain the proposal and set out the planning merits of the Amendment.

2. BACKGROUND

2.1 Property address and cadastral details

Cadastral details for the site are summarised below in Table 1:

Table 1 – Cadastral Details					
Lot	Deposited Plan	Volume	Folio	Area	Owner
Lot 60 Dingup Road, Dingup	DP 423216	4019	365	53.1266 ha	Brent Nicol

Until recently, the site consisted of Lot 2084 and Lot 50. These titles were recently amalgamated to create Lot 60. Some of the plans still show former lot numbers.

2.2 Regional context

The site is in the Shire of Manjimup and near the Manjimup townsite. Manjimup is located approximately 293 kilometres south of Perth. Manjimup is the regional centre for the Warren-Blackwood Region. The town provides a range of services and facilities to residents and visitors.

2.3 Local context

The site is located approximately 5 kilometres east of the Manjimup townsite (see Attachment 1). Attachment 2 shows the Context Plan. The site is located opposite a rural residential subdivision (Longo Court) located on the corner of Muir Highway and Dingup Road. The site also borders two Rural Residential zoned lots to the east. A vegetated road reserve adjoins the western boundary. The balance of land adjoining the site is State Forest.

The predominant zoning of freehold land in the Dingup locality is Priority Agriculture.

It is noted that adjoining Lot 51 and Lot 898 Dingup Road, zoned Rural Residential, are essentially an 'island' located between the Amendment site (used for rural purposes) and Lot 738 (No. 211) Dingup Road (zoned Priority Agriculture).

2.4 Physical characteristics

The site is outlined in Attachment 3 and has the following characteristics and features:

- A dwelling, four sheds and supporting infrastructure;
- A large dam and two stock dams. The site has a surface water licence from the Department of Water and Environmental Regulation to support a range of agricultural uses;
- It has previously been cleared of remnant native vegetation, with the exception of native vegetation near the eastern boundary and scattered trees;
- It is gently to moderately sloping, with a drainage line dissecting the southern section;
- It has for many years been used for stock (beef cattle) and is currently used for horticultural purposes; and
- Soil mapping undertaken by Land Assessment Pty Ltd (2001) sets out the site contains the 'Bevan' soil subsystem which is described as 'Broad, gently sloping (gradients 3 – 15%) divides on laterite, soils are sandy gravels and loamy gravels. Undulating plateau laterite and colluvium underlain by granite. Pale shallow sand

and duplex sandy gravel, with deep sand and loamy gravel ' (page 7) which are 'Good quality grazing land with soils generally suitable for horticulture but upland areas provide few opportunities for dam sites' (page 17). Page 32 sets out the Bevan soil subsystem has a land capability classification of A2 for grazing, A2 for annual horticulture and A2 for perennial horticulture (vines). Page 32 outlines that the Land Capability Rating of 'A' means 'more than 70% of the land is suitable for use (Classes 1, 2 or 3).' Accordingly, the site has a high capability for a range of agricultural uses including annual and perennial horticulture.

2.5 Existing services

2.5.1 Roads and access

The western section of Dingup Road is sealed to Longo Court, with the remainder of Dingup Road unsealed. Vehicular access to the dwelling and sheds are via an unsealed driveway.

2.5.2 Drainage

Most of the site drains towards the south and then to the east. The lowest section is in the south-east section.

2.5.3 Water supply

The site is not connected to the reticulated water system but relies on on-site supplies.

2.5.4 Sewerage disposal

The site is serviced by on-site sewerage disposal.

2.5.5 Power and telecommunications

Power and telephone services are currently available to the site.

2.6 Heritage

The Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System at <https://espatial.dplh.wa.gov.au/AHIS/index.html?viewer=AHIS> reveals there are no Registered Aboriginal Sites applying to the subject land. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

Additionally, the site does not contain any structure or place of non-indigenous heritage significance on the *Shire of Manjimup Municipal Inventory* or on the Shire's Heritage List.

2.7 Council Resolution

The landowner requested the Shire initiate a Scheme Amendment to rezone the site from 'Rural Residential' to 'Priority Agriculture' with the intention of increasing horticultural production on the site. The landowner's letter to the Shire is outlined in Attachment 4.

In response, the Council at its Ordinary Meeting on 18 November 2021 resolved:

'That Council:

1. Resolve to advise the landowner that it is prepared to consider the proposed Scheme Amendment over Lot 2084 (87) Dingup Road, Dingup subject to the following matters being addressed:
 - a. Preparation of a standard Scheme Amendment document in accordance with the requirements of Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015; and
 - b. The Scheme Amendment documentation referred to in point 1(a) above addressing the location of the existing Rural Residential land and associated dwellings and the recommended land use buffers for intensive agricultural uses as outlined within Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses", in order to demonstrate that the resultant land uses will not detrimentally impact on the existing amenity.
2. Defer consideration of the adoption and advertising of the Scheme Amendment referred to in point 1 above, pending a further report to Council following the receipt of amendment documentation to the satisfaction of the Chief Executive Officer.
3. Should the Amendment process not be completed prior to the drafting of Local Planning Scheme No. 5, incorporate the rezoning in that process.'

2.8 Amalgamation

The WAPC on 11 January 2022 approved an amalgamation application (WAPC reference 161602) for Lot 2084 and Lot 50 Dingup Road. The application was approved with no conditions. The new amalgamated title (Lot 60) has recently been created.



Photo 1: Dingup Road

3. PLANNING FRAMEWORK

3.1 Overview

The requested 'Priority Agriculture' zoning is consistent with wide-ranging planning policies, strategies and plans. These documents consider key planning, land use compatibility, environmental, bushfire risk, servicing, landscape and economic development matters.

3.2 Scheme Amendment No. 133

The site was previously zoned 'Rural' under the *Shire of Manjimup Town Planning Scheme No 2*. The previous landowner sought and gained approval to rezone the site from 'Rural' to 'Special Rural' and the introduction of additional Scheme provisions and controls over the land in order to facilitate subdivision of the land.

As part of preparing Scheme Amendment No. 133, a Subdivision and Development Guide Plan was prepared. This plan set out the potential subdivision of the land into 23 special rural lots with an average size of 2 hectares.

3.3 State planning framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy highlights the importance of agriculture and supports developing strong and resilient regions. It classifies Manjimup as a sub-regional centre;
- *State Planning Policy 1 State Planning Framework Policy* - identifies that the primary aim of planning is to provide for the sustainable use and development of land;
- *State Planning Policy 2.5 Rural Planning* - this Policy applies to rural and rural living land in Western Australia. The objectives include to 'support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land required for animal premises and/or the production of food', to 'provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses' and to 'avoid and minimise land use conflicts' (page 4);
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas* – a portion of the site is classified as a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- *State Planning Policy 5.4 Road and Rail Noise* – the Muir Highway is classified as a 'strategic freight route'. A small portion of the western section is within the 'trigger distance'. Section 5.4 of this report further considers SPP5.4;
- *Rural Planning Guidelines* – expand on *State Planning Policy 2.5 Rural Planning*;
- *Environmental Protection Authority Guidance Statements* – the EPA has prepared a series of guidance statements. These statements address specific issues, and sometimes set preferred limits for various activities. The statements provide assistance to proponents of development and other decision-making authorities on the expectations of the EPA. Of particular note to the scheme amendment request include *Guidance Statement 33 – Environmental Guidance for Planning and Development* and *Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses*; and

- *Development and Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses* provides advice on the 'use of generic separation distances (buffers) between industrial and sensitive land uses to avoid land use conflicts between incompatible land uses.' The guidelines recommend minimum buffer distances for various uses including orchards, market gardens, vineyards, aquaculture and nurseries ranging between 100 – 500 metres. A buffer of 300 - 500 metres is recommended between market gardens and 'sensitive' uses (such as dwellings). The Guidelines enable the buffer/separation distance to be reduced subject to a suitable site specific technical analysis. The site specific technical analysis is addressed through the Agricultural Operations Assessment & Management Plan (Attachment 8).

3.4 Regional planning framework

3.4.1 South West Regional Planning and Infrastructure Framework

The Framework supports a diverse and adaptive economy including growing and diversifying the agricultural sector.

3.4.2 South West Regional Blueprint

The Blueprint establishes priorities for economic development and growth of the South West region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint supports promoting a vibrant economy.

3.4.3 Warren-Blackwood Rural Strategy

The purpose of the Rural Strategy is to provide a planning framework to address the rural land use, land management, agricultural productivity, environmental protection and resource rehabilitation issues. The Rural Strategy embraces the principles of sustainability at its foundation. It aims to provide the best balance between social, environmental and economic factors. Its vision (page 29) for the Warren-Blackwood Region is:

'A rural community pursuing sustainable development of the region's unique resources, maintaining a balance between economic, social and environmental objectives.'

The Rural Strategy, amongst matters, seeks to address the socio-economic impacts of rural land use change in the region, identify and protect the productive capacity of agricultural land, and facilitate a strong and resilient regional economy. A key principle is to protect the productive capacity of agricultural land.

The Amendment site is included within Planning Unit WR2 - Perup. Planning objectives include promoting agricultural diversification and managing land use conflicts.

3.4.4 Warren-Blackwood Regional Planning Strategy (1997)

The purpose of the Regional Strategy is 'to develop a framework to guide and promote the development of the region in the best interests of the community over the next 25 years' (page 113). The vision for the Warren-Blackwood Region (page 55) is:

'To protect and strengthen the special identity of the region. Future growth and development should be encouraged where it would contribute to strengthening and diversifying the region's economic base and the social well-being of its

residents and should be appropriately balanced with maintaining the unique environmental, cultural and visual landscape characteristics, and the lifestyles of the people living there.'

The Regional Strategy identifies Manjimup as a sub-regional centre and seeks to promote development in Manjimup.

The Regional Strategy divides the region into a number of Planning Units. The site is included within Planning Unit WR2 - Perup. The Regional Strategy notes the precinct has high capability for horticulture. It promotes continued agricultural uses and promoting appropriate management of natural resources.

3.5 Local planning framework

3.5.1 Shire of Manjimup Local Planning Strategy

The Local Planning Strategy sets out vision for the municipality (page 15) which is:

'to support a thriving community – utilising and consolidating existing towns and services – while developing a diversified, locally-based economy that protects and enhances the rural and natural character, and physical attributes, of the Shire integrated with a sustainable and productive natural resource base.'

The strategic objectives (pages 15 and 16) to support this vision include:

- 'To protect areas of agricultural significance for sustainable production whilst accommodating other complementary rural activities;' and
- 'To promote economic growth in rural areas by identifying and securing suitable land and water resources for existing and future requirements of agriculture, forestry and timber production'.

Figure 15 classifies the site as 'Tourist or Special Use', while Figure 27 classifies the site as 'Priority Agriculture', Figure 27 also outlines the site is located within Planning Precinct MR1 Upper Donnelly – Upper Wilgarup. A range of rural uses are suitable for priority agriculture areas including agriculture – extensive and horticultural pursuits.

Attachment 5 provides an extract from the Local Planning Strategy.

The Amendment is consistent with the Local Planning Strategy including it conserves priority agricultural land.

3.5.2 Shire of Manjimup Local Planning Scheme No. 4

The vision for the municipality (clause 1.6.1) reflects the vision in the Local Planning Strategy. Relevant strategic objectives to support this vision are set out in Clause 1.6.2 include:

- (i) 'protect areas of agricultural significance for sustainable production, protect these areas from inappropriate land use and practices, and conserve its non-urban character whilst accommodating other complementary rural activities;
- (ii) promote sustainable economic growth in rural areas by identifying and securing suitable land and water resources for existing and future requirements of agriculture, forestry and timber production;
- (iii) ensure urban and rural-residential development are located and managed to -

- (a) minimise impacts on rural lands including timber production areas;
 - (b) protect and enhance the rural landscape and environmental values;
 - (c) recognise the potential for environmental repair and ensure its enhancement and management in subdivision and development proposals; and
 - (d) be appropriately serviced in a sustainable manner that does not place inappropriate demands on the local government or servicing authorities in terms of upgrading or maintaining services.
- (iv) promote appropriately located, designed, serviced and managed tourist development'.

The *Shire of Manjimup Local Planning Scheme No. 4* (LPS4) zones the site as 'Rural Residential' (in Rural Residential Area No. 26 or RR26). The current zoning is consistent with the zoning of existing Rural Residential lots abutting the site to the east and on the southern side of Dingup Road to the south-west of the site.

The purpose of the Rural Residential zone, as outlined in clause 4.6.1 of LPS4 is 'to provide for low density residential development in a rural setting consistent and compatible with adjacent land use activity, landscape and environmental attributes of the land.'

Consistent with the above purpose, LPS4 identifies the following objectives of the Rural Residential Zone:

- (i) encourage a variety of lot sizes and appropriate designs which accommodate environmental opportunities and constraints and landscape protection requirements;
- (ii) encourage the introduction of clearing and land management controls and restrictions, environmental repair where appropriate;
- (iii) provide the opportunity for subdivision where identified in an endorsed Local Planning Strategy, in order to provide for more efficient use of existing rural-residential areas in close proximity to existing townsites (where essential services are available and where the existing agricultural, landscape and conservation values of the locality will not be compromised);
- (iv) facilitate the conservation of native vegetation, water courses and water bodies and other environmental features and, where appropriate, to provide for environmental repair; and
- (v) encourage opportunities for innovative design and clustering of houses and other structures to minimise the impact on adjacent land uses, protect landscape and remnant vegetation and to utilise the more efficient use of services.

The current Rural Residential zoning in LPS4 allows the potential subdivision of the land into 23 rural residential lots with an average size of 2 hectares. Attachment 6 sets out provisions in Rural Residential Area No. 26 (RR26).

The purpose and objectives for the Priority Agriculture zone are set out in clauses 4.4.1 and 4.4. Clause 5.34 sets out policies and subdivision and development standards for the Priority Agriculture Zone.

3.5.3 Local Planning Policies

The Council has endorsed several Local Planning Policies. Various policies are of relevance to the future use and development of the site including rural land use and natural resource management.

3.5.4 Shire of Manjimup Strategic Community Plan 2021 - 2031

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The community vision (page 19) is:

'We are a thriving region offering an excellent quality of life which is safe, liveable and welcoming. We value and care for natural environment, which sustains both economic and recreational pursuits. Our industries are recognised for their resilience, quality and innovation and for their contribution to the state of Western Australia. Our economic diversity provides business and employment opportunities for all.'

There are five community themes relating to the natural environment, prosperity, community, infrastructure and local government. The Strategic Community Plan supports agricultural pursuits within both Priority and General Agriculture zoned land. For instance, Strategy B4 states 'Support sustainable agricultural expansion, value-adding and downstream processing, research and development, culinary and agri-tourism, land protections, and continued support for the Southern Forests Food Council.'

The Amendment is consistent with the vision of the Strategic Community Plan.

3.6 Planning framework implications for Amendment

Common themes of the policies, strategies, plans and LPS4 and their implications for the Amendment request include:

- Conserving priority agricultural land;
- Addressing land use compatibility;
- Supporting sustained growth, job creation and economic development;
- Addressing key environmental assets and bush fire risk; and
- Addressing landscape impact.

Based on the above, the Amendment is consistent with the planning framework and is consistent with the principles of orderly and proper planning.

4. AMENDMENT PROPOSAL

The Amendment proposes to rezone Lot 60 on Deposited Plan 423216 Dingup Road, Dingup from 'Rural Residential' (RR26) to 'Priority Agriculture'. This follows the Council resolution on 18 November 2021 which was outlined in section 2.7.

The landowner seeks to increase the horticultural operations on the subject property and advises there is no intention to subdivide. The landowner's correspondence to the Shire is set out in Attachment 4. The landowner proposes to establish an avocado orchard in part of the site. The landowner expects to undertake a range of agricultural pursuits subject to market conditions and being a 'good neighbour'.

To accomplish the landowner's proposals, the zoning needs to change back to 'Priority Agriculture'. The proposed Priority Agriculture zoning is consistent with the landowner's intent and Priority Agriculture zoning in the Dingup locality. Should the amendment be gazetted, future development and land use will be controlled by LPS4 provisions. There are also a range of other legislation relating to land management and environmental considerations.

- As a result of changing the zoning back to 'Priority Agriculture', some of the associated implications include deleting Rural Residential Area 26 in Schedule Two – Rural Residential – Additional Requirements and revoking Subdivision and Development Guide Plan approval and cause the document to have no further affect.



Photo 2: Priority agricultural land

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Amendment.

5.2 Compatibility with adjoining and nearby land uses

The site has a long history of agricultural use for a variety of purposes. It is understood this has included horticultural operations in addition to grazing. Other than for a short period when the land has been zoned 'Rural Residential', the land has been recognised for decades as priority agriculture (or formerly called 'prime agricultural land').

The proposed Priority Agriculture zoning will facilitate agriculture – intensive including the planting of avocados. The site has high capability for a range of agriculture uses which are supported by water resources. Subject to effective management, agriculture intensive will not be in conflict with adjoining and nearby land uses.

Most of the freehold land in the Dingup locality is zoned Priority Agriculture. The Priority Agriculture zoning is considered to be a suitable land use in this location.

As outlined in Attachment 2, there are a range of adjacent and nearby land uses.

It is noted that rural activities have the potential impact on the amenity of adjacent dwellings and the area generally through noise, dust, spray drift and odours associated with both horticultural and stock related activities. Due to the proximity of the existing dwellings on nearby Rural Residential zoned land, it is noted the landowner may not be able to undertake certain land uses that would otherwise be possible on Priority Agricultural Land. While noting this, a range of rural activities including agriculture-intensive (such as the growing of avocados) are considered appropriate subject to effective management.

The application of a generic 300 - 500 metre buffer, as measured from the adjacent dwellings, will effectively result in a large part of the site being unable to be developed or used for intensive agricultural or horticultural purposes.

The site adjoins State Forest which is managed by the Department of Biodiversity, Conservation and Attractions (DBCA). The owners of the site and the DBCA have effectively co-existed for decades. There are limited land use risks. The landowner/operator acknowledges the on-going management of the DBCA in managing the State Forest.

The site is located opposite a rural residential subdivision (Longo Court) located on the corner of Muir Highway and Dingup Road. The site also borders two Rural Residential zoned lots to the east.

A couple of dwellings to the south and west of the site are located approximately 50 metres from the site. These dwellings are buffered by existing mature vegetation in the road reserve adjoining the western boundary of the Amendment site. Other dwellings in the Longo Court subdivision are approximately 150 to 180 metres from the site which includes the Dingup Road reserve and existing mature vegetation in the road reserve.

The closest off-site dwelling to the Amendment site is Lot 51 (No. 151) Dingup Road which is approximately 33 metres from the eastern boundary. The dwelling on adjoining Lot 898 (No. 165) Dingup Road is appropriately setback 104 metres from the eastern boundary of the Amendment site. It is also noted that Lot 51 and Lot 898 Dingup Road border priority agriculture land to the east.

Given the above, it is suggested the key land use risk relates to potential impacts of agriculture-intensive uses on Lot 51 (No. 151) Dingup Road.

It is noted there are a range of factors in determining off-site impacts.

There is a need to ensure that development does not result in land use conflict. As stated on Page 2 of the EPA's Guidance Statement No. 3:

'In line with the requirements of the EP Act, it is necessary for individual industrial developers to take all reasonable and practicable measures to prevent or minimise emissions from their premises. It is generally expected that, through appropriate site layout, design of facilities, and the implementation of engineering and process controls, emissions from an individual industrial land use can be prevented from causing an adverse environmental impact beyond the boundaries of the particular site.'

To address Council requirements relating to a site-specific scientific study, as set out in EPA Guidance Statement No. 3, Aurora Environmental were appointed to prepare an Agricultural Operations Assessment & Management Plan (Attachment 8). The Aurora Environmental report has considered risks/impacts associated with intensive agricultural activities and recommended various management strategies. Implementing the management strategies will address EPA requirements of land use compatibility.

There are a range of mitigation measures to ensure land use compatibility including:

- The landowner intends to live on the property to ensure effective management. It is in the landowner's best interest to ensure there is a high level of amenity;
- The landowner/operator acknowledges the need to appropriately manage their agricultural operation and control their impacts on their own property, on an on-going basis, in accordance with standard practice and legal principles. This includes taking all reasonable and practicable measures to prevent or minimise emissions from the site. It is expected that impacts for growing avocados and other agriculture-intensive uses can be minimised beyond the boundaries of the site through appropriate site layout, hours of operation, and control of operational practices;
- The landowner needs to adopt a duty of care to ensure that any intensification of the agricultural or horticultural use of the property will not detrimentally impact on the amenity of the adjacent and nearby rural residential land and dwellings;
- The owner of the Amendment site is aware of the obligations to control and manage spray drift from chemicals through effective management;
- Adopting a no spray zone of 50 metres from the eastern boundary where it adjoins Lot 51 and Lot 898 Dingup Road (see landowner's commitment in Attachment 7. If required, consideration could be given to formalising this through a Statutory Declaration or Deed following Scheme Amendment No. 26 being gazetted). This can be formalised through an exchange of correspondence between the landowner and the Shire;
- There is existing native vegetation in the eastern section of the site. This vegetation will be conserved;

- There are opportunities for replanting a row of trees near the southern boundary of the site opposite the rural residential lots (see landowner's commitment in Attachment 7);
- Provision of a 10 metre wide vegetated buffer along the eastern boundary adjoining Lot 51 and Lot 898 Dingup Road. When combined with a firebreak, it will result in a buffer of approximately 15 metres; and
- Various uses and development in the Priority Agriculture zoning need Shire approval.

In terms of the 10 metre vegetated buffer planting, 15 metre wide buffer and 50 metre no spray, this has taken account of:

- The site's context and long established rural uses;
- A 15 metre wide buffer was recently applied and accepted for Scheme Amendment No. 23 in Middlesex Road between land zoned Priority Agriculture and Special Use; and
- Lot 738 (No. 211) Dingup Road is zoned Priority Agriculture and adjoins Lots 51 and 898 Dingup Road to the east. In comparison, there is no vegetated planting, buffer or no spray zone.

Given it is suggested that land use conflict can be addressed, through effective land management, the requested Priority Agriculture zoning is considered to be a sound and pragmatic planning outcome for the site that recognises the site's long agricultural history.

5.3 Environmental impact

The landowner does not propose to clear native vegetation. As noted above, there are opportunities for replanting.

It is expected agricultural uses will have minimal environmental impacts. Various uses and development will need Shire approval.

Other environmental considerations are outlined in Attachment 8 and below sections.

5.4 Managing noise

The *Environmental Protection (Noise) Regulations 1997* are the principal statutory means of controlling noise emissions. Under these Regulations the assigned outdoor noise levels for the noise received at any noise sensitive premises (i.e. a house) during various times of day is determined by the calculation of an influencing factor, which is then added to base levels. The Regulations provide for a reduction in noise from 1900 hours and then a further reduction from 2200 hours through until 0700 the next morning. It states that noise is unreasonable if having regard to the duration of the noise emission, the frequency of similar noise emissions from those premises or that public place, and the time of day at which the noise is emitted, the noise unreasonably interferes with the commercial, welfare, convenience, comfort or amenity of the occupier making the complaint.

Agricultural uses are expected to produce minimal noise impacts. In any event, any development is required to address the *Environmental Protection (Noise) Regulations 1997*. There are opportunities to reduce noise impacts through considering the location of agricultural use, promoting revegetation, and controlling hours of operation.

In relation to the site, the landowner proposes to address noise impacts through:

- Controlling hours of operation. Standard farming operations will be during daylight hours usually between 7.00am to 6.00pm Mondays to Saturdays. There may be associational work on Sundays relating to maintenance. The landowner commits to not operating pumps in the evening or early morning;
- There will be no bird scare gas guns; and
- Minimising the need for vehicles to reverse. Where reversing is required, the reversing alarms will be broad-band alarms and not the common tonal beepers.

Further details are outlined in Attachment 8.

Instead of bird scare gas guns, a range of other techniques will be adopted (including netting orchards) to control the damage caused by black cockatoos. Netting also protects fruit from sunburn and hail damage, reduces water use and provides good quality fruit. The landowner may also consider repelling techniques, through use of visible or physical means, to discourage birds away from orchards or crops including hand-held lasers.

As outlined earlier, a small portion the site, near the western boundary, is within the 'trigger distance' of *State Planning Policy 5.4 Road and Rail Noise* (SPP 5.4). Given no dwellings or sensitive uses are proposed in this section, SPP5.4 has no implication on the Amendment.

5.5 Spray drift

The owner of the Amendment site is aware of the obligations to control and manage spray drift (droplet drift, vapour drift and particulate drift) from chemicals through effective management. The landowner:

- Will seek to minimise the use of chemicals in general;
- Will only use registered pesticide – a pesticide that is registered under the Agvet Code of Western Australia Part 2;
- Notes there is a need for the safe application of chemicals, design and use of spray technology/equipment and requirements under existing legislation and a need for good spray management practices;
- Supports adopting a no spray zone, an area in which direct application of the agricultural chemical is prohibited, within 50 metres from the eastern boundary adjoining Lot 51 and Lot 898 Dingup Road; and
- Will provide a 10 metre wide vegetated buffer along the eastern boundary adjoining Lot 51 and Lot 898 Dingup Road. This buffer will be populated with plants of varying tree and shrub species and heights. The plantings will include species with long, thin (needle-like) and rough (furry/hairy) foliage which facilitates the more efficient capture of spray droplets and which are fast growing and hardy.

Further details are outlined in Attachment 8.

5.6 Dust

There should be minimal dust impacts. There is expected to be minimal soil disturbance given ploughing usually occurs when the soil is damp and the landowner will take account of weather conditions including wind direction. The existing driveway is well separated to off-site properties. The proposed replanting will further assist to manage dust.

Further details are outlined in Attachment 8.

5.7 Bushfire management

While portions of the site are within a bushfire prone area, the bushfire risks of agricultural uses such as growing avocados will be considerably lower compared to rural residential development.

It is suggested that bushfire risk on the site can be further lowered through measures such as water tanks, water sources from the site's dam, the ability for two-way access and servicing by the nearby Dingup Volunteer Bushfire Brigade. Accordingly, bushfire risks will be lowered through approval of the Amendment compared to the current Rural Residential zoning.

5.8 Supporting the local economy

Approval and implementation of the Amendment will have various economic benefits. This includes supporting local employment (through direct and indirect employment opportunities and multiplier effects from the economic benefits flowing from their business), supporting local services and assisting in a more sustainable local economy. This is consistent with the planning framework which promotes employment and economic growth in Manjimup.

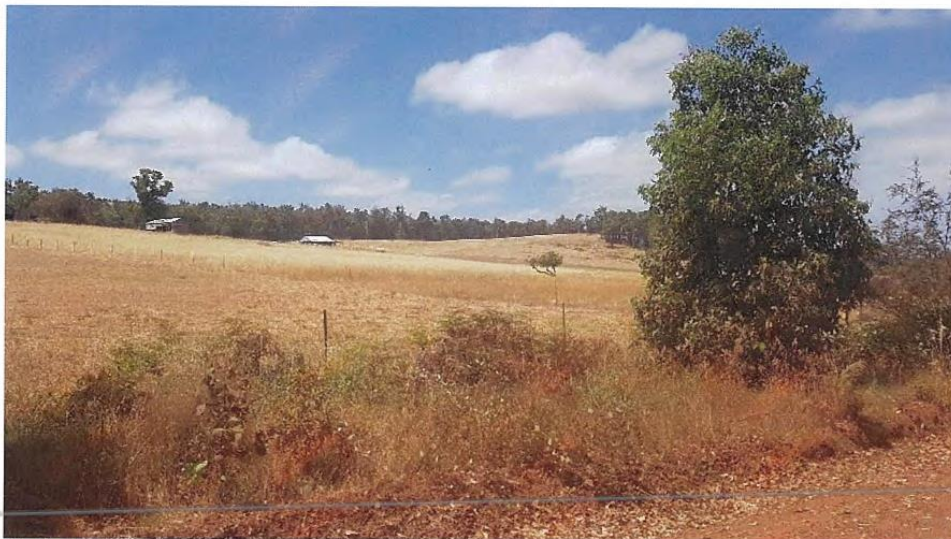


Photo 3: Amendment site

5.9 Planning justification

The request to rezone the site from 'Rural Residential' to 'Priority Agriculture' raises manageable planning issues and will conserve valuable priority agricultural land. It is essentially a 'down zoning' which will result in the site's zoning being consistent with most properties in the Dingup locality.

In summary, the planning justification for the Amendment is summarised in Table 2:

Table 2 – Summarised Planning Justification				
Strategic	Land Use Planning	Environment and Landscape	Transport and Servicing	Economic and Community
<p>The Amendment is consistent with the planning framework including conserving priority agricultural land.</p> <p>The proposed rural uses are consistent with the Local Planning Strategy.</p>	<p>Subject to effective management, the site is compatible with adjoining and nearby uses.</p>	<p>The site contains minimal environmental assets and proposed rural uses will create minimal environmental impacts.</p>	<p>Traffic impacts will be significantly lower on Dingup Road compared to rural residential development.</p>	<p>It will promote job creation through supporting the development of Manjimup and assisting to diversify and grow the local economy.</p>
	<p>There is scope for appropriate buffers and mitigation measures.</p>	<p>The site is screened from the Muir Highway.</p>	<p>Safe vehicular access is achieved between the site and Dingup Road.</p>	<p>Conserving priority agricultural land is consistent with Manjimup's food bowl objectives.</p>
	<p>The site is suitable and capable of accommodating priority agriculture including agriculture-intensive.</p>	<p>Bushfire risks will be lowered compared to rural residential development.</p>	<p>The site is appropriately serviced for agricultural uses.</p>	
	<p>Development will be effectively controlled through LPS4 provisions.</p>	<p>There are opportunities for replanting.</p>		
	<p>The site has a long history for a range of agricultural uses.</p>	<p>There are no heritage constraints nor is it located in a public drinking water source area.</p>		

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

6. CONCLUSION

This report confirms the Amendment request is consistent with the planning framework and is a sound planning outcome. The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to rezone Lot 60 on Deposited Plan 423216 Dingup Road, Dingup from 'Rural Residential' to 'Priority Agriculture'.



Photo 4: View towards south

PLANNING AND DEVELOPMENT ACT 2005**SHIRE OF MANJIMUP****LOCAL PLANNING SCHEME No. 4****AMENDMENT No. 26**

The Shire of Manjimup under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. Deleting Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements.
2. Rezoning Lot 60 on Deposited Plan 423216 Dingup Road, Dingup from 'Rural Residential' zone (RR26) to 'Priority Agriculture' zone.
3. Revoking Subdivision and Development Guide Plan approval and cause the document to have no further affect.
4. Amending the Scheme Map accordingly.



EXISTING SCHEME MAP

Legend

Cadastre with Lot number

LPS Zones

Priority agriculture

Rural residential

LPS Reserves

Highway/main road

Local roads

State Forest and other forest reserves



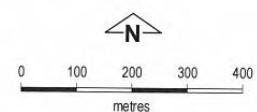
**Department of Planning,
Lands and Heritage**

Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base Information supplied by Western Australian
Land Information Authority SLIP 1180-2020-1

Shire of Manjimup

Local Planning Scheme No. 4


Amendment No. 26





PROPOSED SCHEME MAP

Legend

 Cadastre with Lot number

LPS Zones and Reserves Amendments

 Priority agriculture



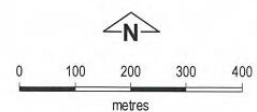
**Department of Planning,
Lands and Heritage**

Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base Information supplied by Western Australian
Land Information Authority SLIP 1180-2020-1

Shire of Manjimup

Local Planning Scheme No. 4

Amendment No. 26



22

COUNCIL ADOPTION FOR ADVERTISING

This Standard Amendment was adopted by resolution of the Council of the Shire of Manjimup at the Ordinary Meeting of the Council held on the 24 day of March 2022.

Paul D. Omodei
.....

SHIRE PRESIDENT

BA
.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

This Amendment is recommended for approval by resolution of the Shire of Manjimup at the Ordinary Meeting of the Council held on the day of 20..... and the Common Seal of the Shire of Manjimup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....
DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

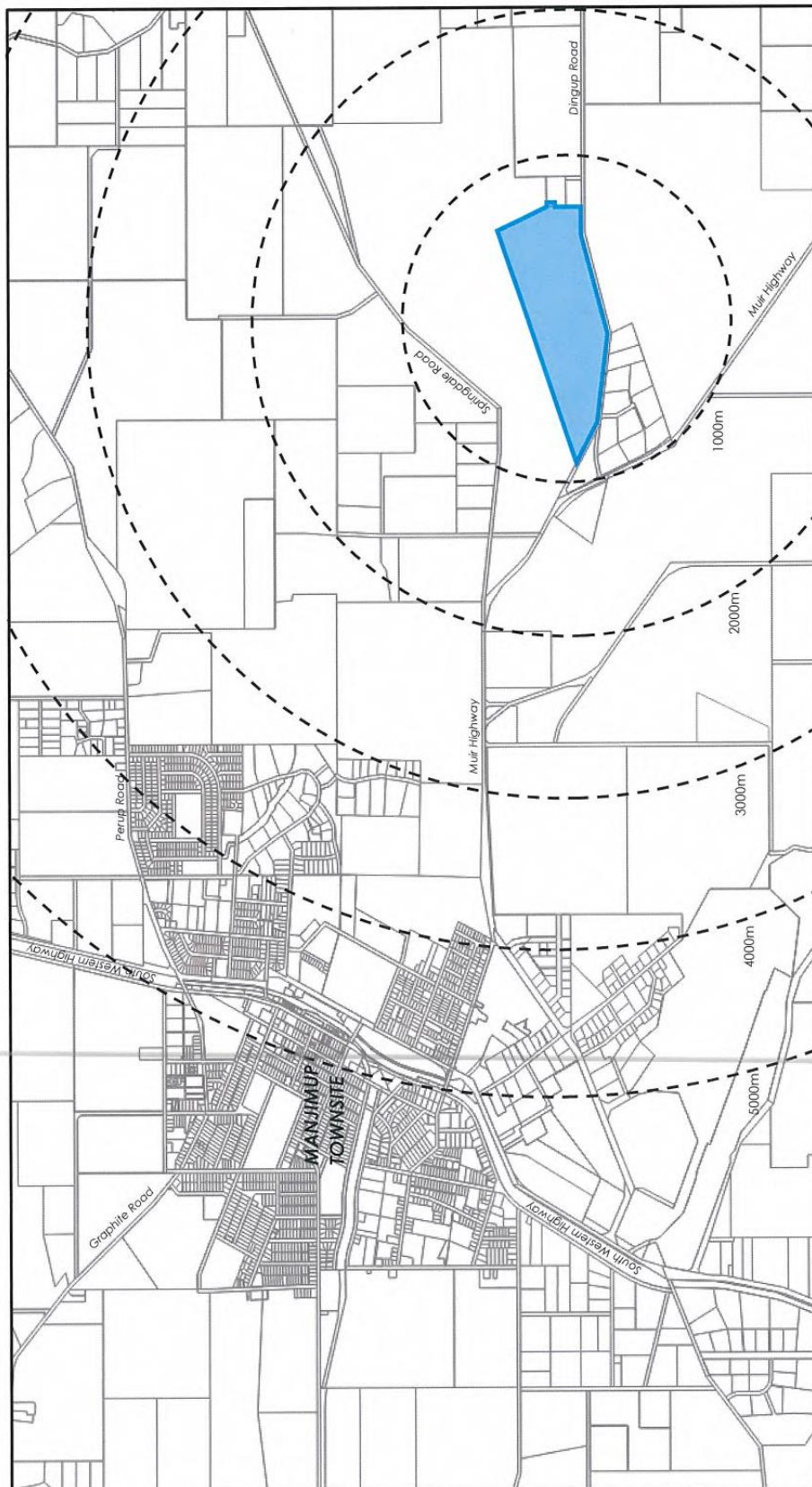
DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

ATTACHMENT 1



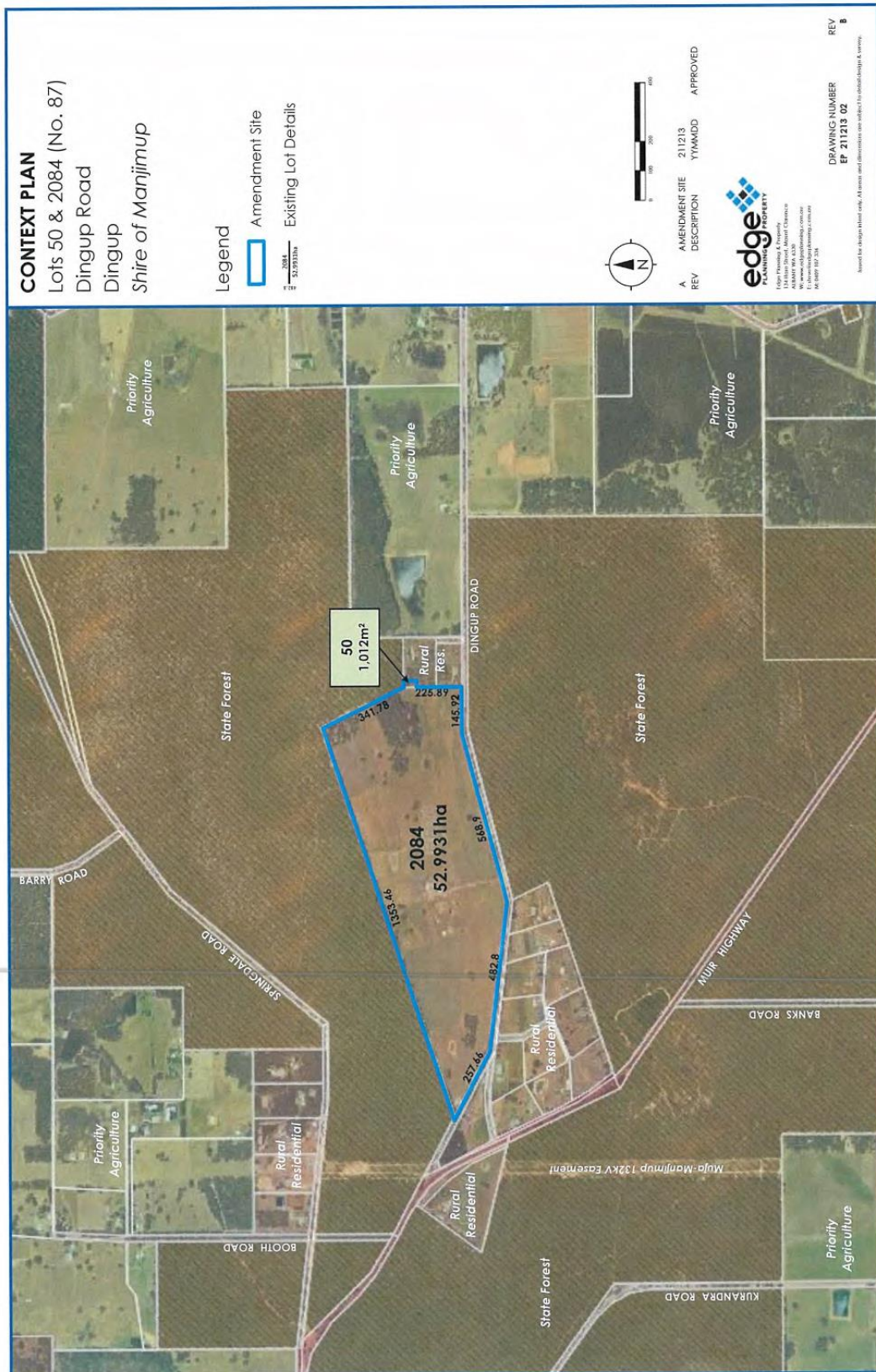
Edge Planning & Property
134 Hare Street, Mount Clarence
ALBANY WA 6330
W: www.edgeplanning.com.au
E: steve@edgeplanning.com.au
M: 0809 107 336



LOCATION PLAN

Lots 50 & 2084 (No.87) Dingup Road
Dingup
SHIRE OF MANJIMUP

ATTACHMENT 2



ATTACHMENT 3

ATTACHMENT 4

To the Manjimup shire,

I am writing this letter in regards to the zoning of my property at 87 Dingup road, Lot 2084, plan 125731. Currently the zoning is rural residential due to the plans of the previous owner wanting to subdivide the property. I have no intentions of subdividing the property and I would like to change the zoning to prime agriculture. I currently have breeding cattle and horticultural operations, and in the next couple years am looking to increase the horticultural side. I think the prime agricultural zoning will be the best suited for my property.

If you have any queries or questions, please do not hesitate to contact me on _____ or email me at _____

Thanks

Kind regards

Brent Nicol.

ATTACHMENT 5

- to maximise infiltration throughout the catchment and not just at the bottom end;
- to minimise the amount of impervious areas which shed water and pollutants;
- to divert and retain the first flush of runoff which contains disproportionately high pollutant loads;
- to use natural structures wherever possible to retain and convey stormwater; and
- to optimise the environmental and cultural benefits of the stormwater system.

4.5 Areas of Agricultural Significance

4.5.1 Background

The recently released Statement of Planning Policy 'Agriculture and Rural Land Use Planning' (SPP 11) is guided by a number of principles including protection of the State's priority agricultural land resource. The policy requires that Local Planning Strategies identify agricultural areas of State or regional significance and provide a guide for future land use, zoning, subdivision and development within these areas.

An agricultural area of State or regional significance is defined in SPP 11 as:

"...one that contains productive agricultural land that is suitable for sustainable development of key or specialised agricultural uses that are of significant economic or social value to the State or a particular region".

SPP 11 provides examples of various key or specialised agricultural uses, all of which are forms of horticulture.

As part of SPP 11 the Department of Agriculture has conceptually identified areas of potential state or regional agricultural significance (termed 'Agriculture Priority Management Areas' - APMA's) as shown in Figure 10. SPP 11 indicates that regional and local planning processes should be used to refine the boundaries of these areas.

Within the Shire most freehold land in the Manjimup and Pemberton localities, and west of Nyamup and Quin nip, is identified in Figure 10 as an 'Existing Area'. This is defined in SPP 11 as:

"...an area containing a comparatively high concentration of irrigated and intensive agricultural uses".

Around both Northcliffe and Walpole, freehold land is identified as a 'Potential / Developing Area'. This is defined as:

"...an area that is undergoing intensification of agricultural land use and investment in irrigation infrastructure or may be suitable for irrigated and intensive agricultural use subject to detailed investigation".

4.5.2 The Process of Defining Areas

Within the Warren Blackwood Shires the process of refining the APMA's into areas of state or regional significance has been co-ordinated by the Department of Planning and Infrastructure. It has involved a series of meetings with Shire representatives, staff of the Department of Agriculture, the Water and Rivers Commission, and consultants involved in the Local Planning Strategies.

The process is expected to be described within the Warren-Blackwood Rural Strategy, and hence only a brief overview is necessary here. In accordance with Department of Agriculture recommendations (*Kinnimonth 2000*) it has been undertaken using consultative mechanisms in conjunction with interpretation of published data.

At an initial Department of Agriculture facilitated workshop, held in Manjimup on 31 May 2001, the need for the areas of agricultural significance to focus on intensive agricultural crops (horticulture) was re-affirmed. This was because of horticulture's:

- higher production value per hectare compared with many other agricultural uses;
- requirement for a combination of suitable land and available water resources; and
- strategic location needs in relation to infrastructure, labour, services and markets.

Definition of areas of significance therefore focussed on the synthesis of two primary resource factors:

- the capability of the land for horticulture (both annual and perennial forms) - using data provided by the Department of Agriculture and based on soil landscape subsystem mapping (Appendix C); and

- the availability of water - based on Water and Rivers Commission data from the National Land and Water Resources Audit ([Appendix D](#)) with an interpretation of the nominally available water resource for future horticulture* after allowing for current allocations, and ecological water requirements**
- * Current water allocation policies are based on a 'first come first served' principle (after retaining water for environmental requirements) and hence water may well be used for other beneficial uses apart from horticulture.
- ** Ecological Water Requirements (EWRs) are the water regimes needed to maintain ecological values of water dependent ecosystems at a low level of risk.

The information was brought together within a framework of catchments defined as part of the Audit (see Appendix D, Figure D1) and using 'areas of irrigatable land' as a common denominator. Within each of the Warren Blackwood sub-catchments the net potential for further horticultural development was determined by the most limiting factor, be it the extent of suitable higher capability soils, or the nominal area that might be irrigated from that sub-catchment's available water resources.

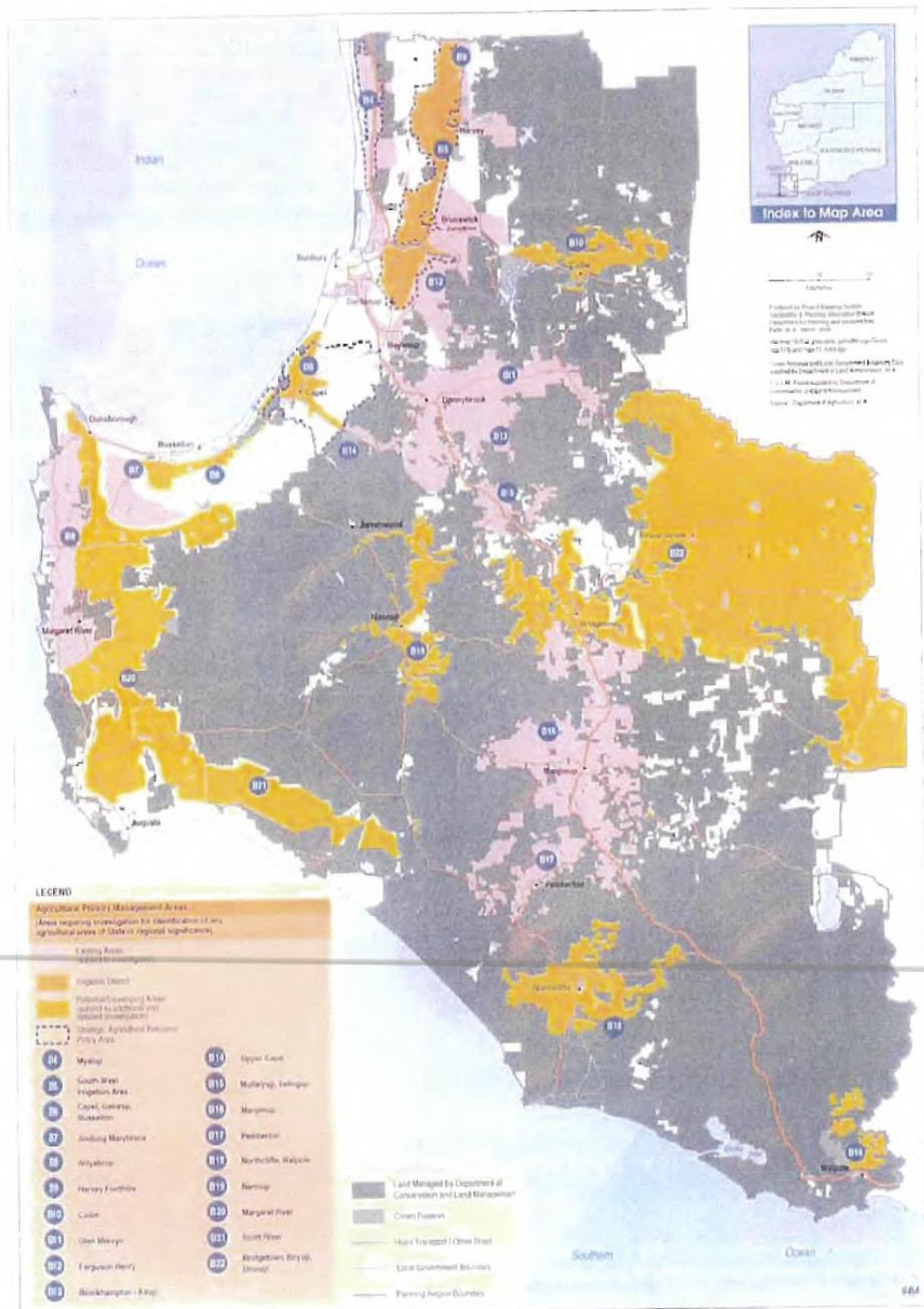
This synthesis of the 'good soils' and 'potentially available water' enables sub-catchments to be categorised as either;

High potential - areas within which there is sufficient available water and higher capability soils to support more than 500 ha of further horticultural development, or

Moderate potential - areas within which there is sufficient available water and higher capability soils to support between 100 and 500 ha of further horticultural development, or

Low potential - areas within which there is sufficient available water and higher capability soils to support less than 100 ha of further horticultural development, or where environmental considerations are pre-eminent.

Figure 10: Agricultural Priority Management Areas for the Shire of Manjimup



Areas of significance were then identified primarily on the basis of where mapping showed a concentration of areas of 'high' potential. However, they also included some areas of 'moderate' potential where the data indicated the area of good quality soils was a limited resource in relation to the available water.

Further refinement occurred through the exclusion of areas of less than 700 mm rainfall. This was on the basis of Department of Agriculture advice (11 Brockman pers comm) that 700 mm generally represented the climatic limit for *dry land viticulture*. Areas with a concentration of existing horticulture were also included (based on aerial photo interpretation and Councillors' local knowledge). The latter include areas such as the Upper Lefroy catchment where there is relatively low potential for significant expansion of horticulture due to limited water availability, but the area is nevertheless of agricultural significance due to existing productivity.

Other factors are identified by the Department of Agriculture (*Kininmonth 2000*) as being relevant to consider include infrastructure, availability of labour, existing services and facilities. However, in most of the Shire the effects of these factors is uniform, and the ranking of one area of significance against another serves no purpose.

4.5.3 The Results

Areas of State or regional agricultural significance in the Shire of Manjimup are shown in the Warren-Blackwood Rural Strategy and, as required by SPP 11, have been reflected as "Priority Agricultural" areas within section 6 of the Local Planning Strategy.

Only relatively minor refinements, such as adjusting boundaries to relevant cadastre, have been made to the '*areas of agricultural significance*' determined by the Warren-Blackwood Rural Strategy. This is because the available sources of information and expertise, as well as the processes to be followed, are the same for both local authority and regional planning studies.

4.5.4 Special Control Areas

In accordance with the Model Scheme Text (WAPC 1997), Special Control Areas (SCA) are proposed to deal with issues that overlap zone and reserve boundaries. The protection and fostering of agriculture in areas of state or regional significance within the Lefroy Brook catchment is one such issue.

The gazetted Lefroy Brook Catchment Area ([Figure 7](#)) extends northwards from Pemberton to just south west of the Manjimup townsite. It contains significant amounts of high capability land and existing horticulture, and is also a source of public drinking water. There is therefore a need to carefully manage land uses within this area to balance competing resource protection interests.

Designation within the Town Planning Scheme of an SCA is therefore recommended for the Lefroy Brook Catchment as shown at [Figures 21 and 27](#). [Appendix E](#) provides sample text for a SCA relating to the water protection issue, however this should be broadened to include reference to its agricultural significance.

Furthermore, within the Lefroy Brook Catchment, there is an important need for awareness and implementation of 'best management practices'. Appropriate references to such are included within [Appendix A](#).

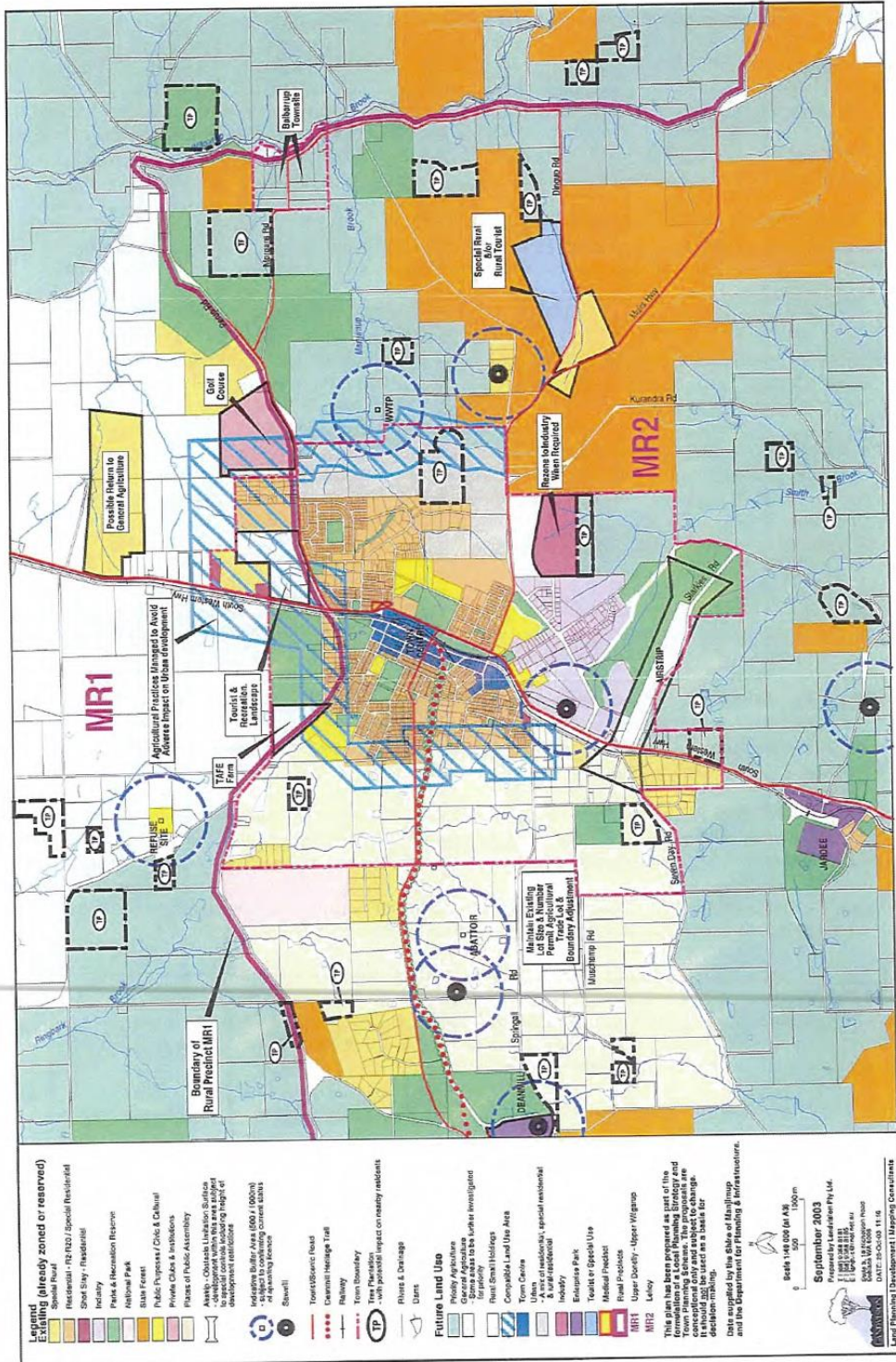
[Figures 26 and 27](#) show the proposed Special Control Area boundary that will be imposed when a Water Source Protection Plan has been adopted for the Walpole Weir Catchment Area and the Butlers Creek Dam Catchment Area. Private farming land will be affected by the protection plan and it has been suggested that the protected catchment area could be proclaimed over land in the State Forest rather than on private land. This would avoid placing constraints upon the farming area.

The "Quinninup Catchment Area" covers most of the settlement, Karri Lake and the area immediately to the east and has had a Water Source Protection Plan already adopted over it. A Special Control Area in the new TPS 4 will designate this area appropriately.

Other areas of agricultural significance within the Shire are probably not in need of designation as Special Control Areas. This is because they are predominantly areas without overlapping water (public drinking) resource protection requirements, and where the planning issue of agricultural resource protection can be satisfactorily addressed through identification of Priority Agriculture Zones in the Scheme.

4.6 Population Profile

Shire of Manjimup



- suitable development through the control of the location, form, character and density of any development and associated services - to minimise visual and environmental impacts and to complement the natural environment;
- in appropriate circumstances, the use of innovative design and clustering of houses and other structures to achieve the above.

6.6.3.6 Cluster Farm

Purpose

Cluster farming provides rural residential opportunities as an alternative approach to conventional broad acre or intensive agriculture. It is different from clustered rural -residential development because it is based on the preservation of agriculture and the continuation of agricultural production should be encouraged wherever possible.

The new "Cluster Farm" zone was introduced into TPS 2 through Amendment 85 to that Scheme (Nelson Locations 10935 and 4204 Vasse Highway, Pemberton), gazetted on 11 October 2002. Detailed criteria for site selection were also included in a new clause (5.2.13) to be inserted in TPS 2 and Special Provisions inserted into Appendix 6 of that Scheme.

To encourage:

- opportunities for limited residential I tourism cluster development in designated rural areas - to be integrated with, and directly linked to, intensive agricultural I horticultural land uses;
- both the primacy of intensive agricultural / horticultural land uses and the preservation and protection of existing environmental and landscape values on the subject land.

6.6.4 Planning Precincts in the Rural Area

Figure 27: "Rural Planning Precincts and Generalised Land Use Categories" shows the rural planning precincts for the rural land and reserved lands outside the townsites strategies. The Precinct boundaries have been based upon a combination of catchment boundaries, roads and physical features.

Within the Precincts, the preferred use of rural lands has been shown to reflect the identification of Priority Agriculture areas consistent with the requirements of SPP 11.

Some areas of unallocated crown land have been identified where it is in the process of being reserved. Land owned by Commonwealth, State and Local governments has also been shown where the purpose and future of the land has not been identified.

Land owned by the Executive Director of CALM and currently used for plantations has not been designated with a future rural land use category, as it is most likely to continue to be used for agriculture even if the plantation use ceases.

6.6.5 Rural Subdivision

The following subdivision criteria, consistent with the Warren Blackwood Rural Strategy, will be used as the basis for assessment of applications for subdivision. Council will support applications consistent with these criteria and more detailed criteria listed in the Planning Precincts outside the townsites.

6.6.5.1 Priority Agriculture and General Agriculture

In order to protect the productive capacity of agricultural land and the basis of State, regional and local economies, there is a general presumption against the further subdivision of land in the General Agriculture and Priority Agriculture Zones, except where it can be clearly demonstrated that the subdivision will be beneficial to viable and sustainable agricultural production and land management on the subject land and will not be prejudicial to similar production and management on adjoining lands. Subdivision supported by Council under this criteria shall have a minimum lot size of 80 ha.

In addition, in the case of subdivisions creating new or additional lots in the General Agriculture or Priority Agriculture Zones, new lots of less than 80ha will not be supported, except where the lot is a minimum of 40 ha and all of the following criteria are met:

Planning Precinct – MR 1 Upper Donnelly – Upper Wilgarup			
<p>Description: representing</p> <ul style="list-style-type: none"> The north western, 850 – 115 mm rainfall, sector of the Shire within the Donnelly and Warren river water reserves where water quality of streams is currently marginal (encompassing the sub-catchments of Manjimup Brook, and the upper portion of the Wilgarup River). A lateritic plateau surface with some broad swampy depressions (Manjimup Plateau soil landscape system) and undulating valley and gravelly ridge terrain (Pimelia Valleys system). Areas with a variety of current uses and agricultural significance but where the potential for any significant expansion of irrigated horticulture is restricted due to either susceptibility to waterlogging (flats and depressions within plateau surface in Manjimup Brook sub-catchment), or limited availability of water for future allocations. (Wilgarup sub catchment). 			
<p>Planning and land Management Considerations</p> <ul style="list-style-type: none"> Long term sustainability of any land use proposals. Rural/Intensive land use and management. Provisions of services and infrastructure. Requires Agricultural Impact Assessment for rezoning, subdivision or development for beneficial non-agricultural uses in Priority Agriculture. Improvements in catchment management within Donnelly and Warren water reserves are aimed at controlling salinity and restoring water quality, which may in turn enhance agricultural potential. Better control of surface runoff and reducing groundwater recharge will be of benefit. Tree plantations and agro-forestry can play an important role. Not all areas within Priority Agriculture have a high capability for intensive agriculture. In Priority Agriculture Areas advise existing and prospective landowners that lawful agricultural practices occur in the areas which may produce impacts such as noise, dust, odour, etc. associated with agricultural activity. Methods of advice to be considered include: <ul style="list-style-type: none"> Advisory roadside signs Notice with Rates advice Notice with Planning Approval and/or Building Licence Settlement expansions issues near Manjimup townsite – such as poor drainage to the north, and potential conflict with intensive agricultural land uses to the north east and west. Resource protection and management. Urban growth demands and impacts. Conserve remnant vegetation. Protect and enhance water quality. Manage on-site impacts and off-site impacts to avoid land use conflicts, ie. All adverse impacts to be contained on-site. 			
Priority Agriculture	<p>Protect agricultural areas of State/Regional/Local significance by retaining agricultural potential.</p> <p>Prevent the development of uses which are incompatible with the primary use of Agriculture - both intensive and extensive.</p> <p>Maintain and enhance the environmental attributes of the locality including landscape,</p>	<p><u>Uses generally permitted:</u></p> <ul style="list-style-type: none"> Agriculture Intensive Agriculture Extensive Rural Pursuit Single Dwelling <p><u>Uses generally requiring some planning discretion:</u></p> <ul style="list-style-type: none"> Animal husbandry - Intensive Industry - Rural Industry - Extensive Farm workers accommodation/second dwelling Small scale tourist activities and accommodation. 	<ul style="list-style-type: none"> Generally support a minimum lot size of 80 ha. <ul style="list-style-type: none"> lots should have access to a constructed road; lots should have access to power; areas of remnant vegetation should not need to be cleared to facilitate the subdivision. Subdivision boundaries must be located to avoid any adverse impacts on existing or potential water sources. New lots of less than 80ha will not be supported, except where the lot is a minimum of 40ha and it complies with the above requirements for an 80ha lot and all the criteria listed in Clause 6.6.5.1. Support boundary adjustments

Shire of Manjimup

	vegetation, soils and water resources and water course and wetland systems.		<p>where it is consistent with Clause 6.6.5.3.</p> <ul style="list-style-type: none"> • Potential impacts of non-agricultural uses to be contained on site and separated from adjacent land use/activities. • Day-visit attractions and activities for tourists will generally be supported. • Overnight tourist accommodation will generally be discouraged and in most cases will not be permitted. • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council.
General Agriculture	Maintain agricultural land use and activity while providing for environmental repair, diversification of economic opportunities and the community's land use requirements.	<p><u>Uses generally permitted:</u></p> <ul style="list-style-type: none"> • Agriculture Extensive • Rural Pursuit • Single Dwelling <p><u>Uses generally requiring some planning discretion:</u></p> <ul style="list-style-type: none"> • Agriculture Intensive • Industry – rural • Industry – Extensive • Animal husbandry – Intensive • Farm workers accommodation/second dwelling • Tourist activities • Tourist accommodation <ul style="list-style-type: none"> ○ Farm stay ○ Chalets ○ Bed and breakfast ○ Etc. 	<ul style="list-style-type: none"> • Generally support a minimum lot size of 80ha. <ul style="list-style-type: none"> ○ Lots should have access to a constructed road; ○ Lots should have access to power; ○ Areas of remnant vegetation should not need to be cleared as to facilitate the subdivision. • Subdivision boundaries must be located avoid any adverse impacts on existing or potential water sources. • New lots of less than 80ha will not be supported, except where the lot is a minimum of 40ha and it complies with the above requirements for an 80ha lot and all the criteria listed in Clause 6.6.5.1. • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council. • Support boundary adjustments where it is consistent with Clause 6.6.5.3. • Support the creation of agricultural trade lots of less than 40ha where dwellings are not permitted and it is consistent with Clause 6.6.5.2. • Day-visit attractions and activities for tourists will generally be supported where appropriate, beneficial and having no adverse off-site impacts. • Overnight tourist accommodation will generally be discouraged and

Shire of Manjimup

			<p>in most cases will not be permitted.</p> <ul style="list-style-type: none"> • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council. • Generally support a minimum lot size of 80ha. <ul style="list-style-type: none"> ◦ Lots should have access to a constructed road; ◦ Lots should have access to power; ◦ Areas of remnant vegetation should not need to be cleared as to facilitate the subdivision. • Subdivision boundaries must be located to avoid any adverse impacts on existing or potential water sources. • New lots of less than 80ha will not be supported, except where the lot is a minimum of 40ha and it complies with the above requirements for an 80ha lot and all the criteria listed in Clauses 6.6.5.1. • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council. • Support boundary adjustments where it is consistent with Clause 6.6.5.3. • Support the creation of agricultural trade lots of less than 40ha where dwellings are not permitted and it is consistent with Clause 6.6.5.2. • Day-visit attractions and activities for tourists will generally be supported where appropriate, beneficial and having no adverse off-site impacts.
			<ul style="list-style-type: none"> • Overnight tourist accommodation will generally be discouraged unless all potential for land use conflict is eliminated through location, topography, design and distance for surrounding lots.
Rural Small Holdings	Provide for limited subdivision opportunities which are consistent with the existing variety of lot sizes and land use activities where full-time or part-time income may be	<p><u>Uses generally permitted:</u></p> <ul style="list-style-type: none"> • Agriculture – Intensive • Agriculture – Extensive • Rural Pursuit • Single Dwelling <p><u>Uses generally requiring some planning discretion:</u></p> <ul style="list-style-type: none"> • Animal husbandry – Intensive 	<ul style="list-style-type: none"> • Support subdivision where: <ul style="list-style-type: none"> ◦ 20ha of land is available for agriculture ◦ Surface water or an alternative water supply can be created ◦ No clearing of remnant vegetation is required ◦ The new lot has legal frontage/connection to a constructed road and power.

Shire of Manjimup

	generated from agriculture and rural pursuits.	<ul style="list-style-type: none"> • Industry – Rural • Industry – Extensive • Farm workers accommodation/second dwelling • Tourist activities • Tourist accommodation 	<ul style="list-style-type: none"> • Support boundary adjustments where lot sizes may be reduced to a minimum of 10ha but where the number of lots is unchanged. • Support the creation of agricultural trade lots where dwellings are not permitted. • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council.
--	--	---	--

ATTACHMENT 6

	<p>7. It is considered essential that the following Stream Protection Area provisions be applied as a means of water course and water resource management of the stream which traverses the lot in question. The provisions are to apply to an area with the minimum width of 10 metres measured outwards from the top of both banks of the water courses marked as Stream Protection Areas on the Plan of Subdivision No. 8.</p> <p>(a) No new dams artificial retention of flow, pumping, diversion of water or modification of stream course, bed or banks shall be permitted without Water Authority approval.</p> <p>(b) The activities of stock to be controlled such that the problems of erosion, pollution and vegetation degradation do not occur.</p> <p>(c) A no spray (pesticide/herbicide), non-cultivation and non-nitrogenous fertiliser application buffer of 50 meters from the watercourse, shall be stabilised on land within the amendment area. The no spray requirements will not preclude carrying out of noxious weed control in accordance with Agriculture Protection Board requirements.</p> <p>8. Subdivision and development is to be generally in accordance with the Subdivision Guide Plan dated 9th July 1998 which formed part of Town Planning Scheme No 2, or a subsequent Structure Plan endorsed by the local government and the Commission in accordance with part 6.4 of the Scheme</p>
--	---

AREA No 26	SPECIAL PROVISIONS
Lot 2084 and Lot 50 Dingup Road, East Manjimup	<p>1 Except as it may be modified to address any requirements resulting from the preparation of the Urban Water Management Strategy as set out at Provision 2 below, subdivision of the land shall generally be in accordance with the Special Rural Area 26 Subdivision and Development Guide Plan, hereafter referred to as the Structure Plan attached to Scheme Amendment Report (Amendment No. 133 to Local Planning Scheme No 2) and dated May 2008.</p> <p>2. Prior to the lodgement of any application for approval to subdivide the land, the subdivider shall prepare a Local Water Management Strategy (LWMS) to the satisfaction of the Department of Water (DOW) and local government. Any modifications required to the Structure Plan as a result of outcomes of the LWMS will need to be effected prior to subdivision approval via the preparation and approval of a revised Structure Plan. The LWMS shall be implemented to the satisfaction of the DOW and local government.</p> <p>3(a) The following uses are permitted "P" within Rural-Residential Area 26:</p> <p>Single Dwelling Outbuilding Home Occupation</p> <p>3(b) The following uses are not permitted unless approval is granted by the local government - "A"</p> <p>Ancillary Accommodation Rural Use Cottage Industry Private Recreation Public Utility Cottage Industry Private Recreation</p> <p>3(c) All other uses not mentioned in 2(a) and (b) are not permitted - "X"</p> <p>4 In considering approving any use listed above the local government shall have specific regard to how the proposed use and development may impact upon the water quality attributes of the existing waterway shown on the Structure Plan. It may impose conditions upon such development to ensure that there is no adverse impact on the existing waterway including conditions:</p> <ul style="list-style-type: none"> • restricting the area and/or location of the use;

	<ul style="list-style-type: none"> • requiring specific management measures to be implemented; and • requiring the revegetation of appropriate areas to improve the water quality attributes and ecology of the existing waterway. <p>5. Subdivision, development and the use of the subject land shall be in conformity with the provisions of the Scheme.</p> <p>6. The minimum lot size shall be 1 hectare.</p> <p>7. Each lot is to be provided with on-site effluent disposal systems established to the satisfaction of the local government and the Department of Health.</p> <p>8. No development is to occur within 10 metres and no septic tank or leach drain shall be constructed within 30 metres of the existing water courses unless otherwise approved by the local government.</p> <p>9. The provisions of Clause 5.24 shall apply.</p> <p>10. The subdivider shall prepare a Landscaping Plan to the satisfaction of the local government for the landscaping areas shown on the Structure Plan prior to the issue of titles and any such Plan approved by the local government shall be implemented prior to, or throughout the subdivision process to the local government's satisfaction.</p> <p>11. The landscaping areas shown on the Structure Plan shall be maintained in perpetuity by the owner of the lot within which the landscaping area (or part of it) is located.</p> <p>12. The landscaping areas shown on the Structure Plan shall be established throughout the subdivision process to the satisfaction of the local government prior to clearance of the subdivision being given. Planting shall consist of a minimum of 500 trees and shrubs per hectare. The trees and shrubs shall be native to the area and capable of growing to at least 3 metres in height.</p> <p>13. The subdivider shall prepare and implement a Fire Management Plan to the satisfaction of the local government and Fire & Emergency Services (FESA) prior to clearance of subdivision.</p> <p>14. The subdivider shall construct all internal roads, Strategic Fire Break access ways and water supply points in compliance with the design requirements of the local government prior to the issue of titles/clearance of subdivision.</p> <p>15. Arrangements are to be made with the Shire by the subdivider and to the local government's satisfaction, prior to the issue of titles for the upgrading/construction of the internal and access roads to the subject site, the construction of Strategic Fire Breaks and the construction of water supply points.</p> <p>16. Strategic Fire Breaks and a 50,000 litre water storage tank site for fire fighting purposes shall be vested, free of charge, to the local government. Individual lot owners are not to construct fences or gates on, or create any other obstruction to, the Strategic Fire Breaks.</p> <p>17. The local government will be responsible for the maintenance and any future upgrades of the Strategic Fire Break vested in the Shire.</p> <p>18. No gates or fencing or any other obstruction are to restrict emergency access through the strategic fire break.</p> <p>19. The subdivider shall construct an un-gated 6-metre wide fire break and access road within the battle-axe leg in the lot indicated in the Structure Plan as being located in the south eastern portion of the subject site.</p> <p>20. The owner, in perpetuity, of the battle axe lot indicated in the Structure Plan as being located in the south eastern portion of the subject site, is to be responsible for the on-going maintenance and any upgrading required to the battleaxe leg driveway to ensure its function as a fire break and access to the Strategic Fire Break from Dingup Road, to the local government's satisfaction.</p> <p>21. An access easement is to be provided in favour of the local government on the Title for the lot detailed in Special Provisions 19 and 20 (above) guaranteeing unrestricted access to the Strategic Fire Break on that land.</p>
--	--

ATTACHMENT 7

To the Shire of Manjimup,

I am committed to installing a 10-metre wide vegetation buffer on the eastern boundary adjoining the close neighbouring properties. I can assure this will be done within six months of the rezoning being completed.

I will also commit to adopt a 50 metre no spray zone from the eastern boundary adjoining the close neighbouring properties. I will only spray with suitable weather conditions to eliminate any potential spray drift towards the eastern properties.

Yours sincerely,

Brent Nicol

ATTACHMENT 8



Perth
 Dillhorn House
 2 Bulwer Street
 PERTH WA 6000
 T (08) 9227 2600

Albany
 Unit 7 57 – 59
 Lockyer Avenue
 ALBANY WA 6330
 T 0447446343

www.auroraenvironmental.com.au

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup



Prepared For: Edge Planning & Property
 134 Hare Street
 Mount Clarence WA
 6330

Report Number: AA2022/073

Report Version: V2

Report Date: 16 September 2022

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

DISCLAIMER

This document has been produced in accordance with and subject to an agreement between Aurora Environmental ("**Aurora**") and the client for whom it has been prepared ("**Client**"). It is restricted to those issues that have been raised by the Client in its engagement of Aurora and prepared using the standard of skill and care ordinarily exercised by Environmental / Occupational Health and Safety consultants in the preparation of such documents.

Any person or organisation that relies on or uses the document for purposes or reasons other than those agreed by Aurora and the Client without first obtaining the prior written consent of Aurora, does so entirely at their own risk and should not alter their position or refrain from doing so in reliance of this document. Aurora denies all liability in tort, contract or otherwise for any loss, damage or injury of any kind whatsoever (whether in negligence or otherwise) that may be suffered as a consequence of relying on this document for any purpose other than that agreed by Aurora

QUALITY ASSURANCE

Aurora Environmental has implemented a comprehensive range of quality control measures on all aspects of the company's operation.

An internal quality review process has been applied to each project task undertaken by us. Each document is carefully reviewed and signed off by senior members of the consultancy team prior to issue to the client.

Document No: NIC2022-001-REPT-001-PC_V2

Report No: AA2022/073

Author: Paul Clifton
Senior Environmental
Scientist




16 September
2022

Signature

Date

Reviewed by: Melanie Price
Principal Environmental
Scientist



16 September
2022

DISTRIBUTION

FORMAT	REPORT FILE NAME	REPORT VERSION	DATE	PREPARED FOR	INITIALS
PDF	NIC2022-001-REPT-001-PC_V2	1	16 September 2022	Client	PC

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
1 INTRODUCTION	6
1.1 BACKGROUND	6
1.2 PURPOSE OF THIS REPORT	6
1.3 SCOPE OF WORK	7
2 SUBJECT LAND AND EXISTING ENVIRONMENT	8
2.1 LOCATION AND DESCRIPTION OF STUDY AREA	8
2.2 SURROUNDING LANDUSES	9
2.3 CLIMATE	10
2.4 PREVAILING WINDS	11
2.5 TOPOGRAPHY	15
2.6 GEOMORPHOLOGY, GEOLOGY AND SOILS	16
2.7 SURFACE HYDROLOGY	16
3 OVERVIEW OF RELEVANT GUIDELINES AND POLICIES	18
3.1.1 ENVIRONMENTAL PROTECTION AUTHORITY GUIDANCE STATEMENT NO.3	18
4 PROPOSED INTENSIVE AGRICULTURE	19
4.1 ANNUAL HORTICULTURE	21
4.2 PERENNIAL HORTICULTURE	22
4.2.1 FEIJOA	22
4.2.2 Other Perennial Crops	23
4.3 CHEMICALS USED IN AGRICULTURAL PRACTICES	24
5 IMPACTS OF ACTIVITIES	26
5.1 POTENTIAL IMPACTS OF SPRAY DRIFT	26
5.2 ODOUR	27
5.3 DUST	28
5.4 NOISE	28
5.5 SUMMARY OF POTENTIAL IMPACTS	31

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

6	MANAGEMENT STRATEGIES – FARM OPERATIONS	33
6.1	MANAGEMENT OF SPRAY DRIFT	33
6.2	ODOUR	34
6.3	DUST	34
6.4	NOISE	34
7	REFERENCES	35

TABLES IN TEXT

Table 1. Wind Direction, Direction And Frequency Summary
 Table 2. Noise Generating Activity Associated With Seed Potato Production
 Table 3. Noise Design Guidelines
 Table 4. Formulae To Calculate Cumulative Hours Of Noise That Exceed The Design Criteria

PLATES IN TEXT

Plate 1 Aerial View Of 87 Dingup Road.
 Plate 2. Zoning Of 87 Dingup Road (Subject Land) And Surrounding Properties.
 Plate 3 Manjimup Annual Temperatures And Rainfall.
 Plate 4. Wind Roses - Manjimup - 0900.
 Plate 5: Wind Roses - Manjimup - 1500
 Plate 6. Best Available Soil Mapping For Subject Site.
 Plate 7 Surface Water Features Of The Subject Site
 Plate 8 300 M Generic Buffer Distance From Residential Development Adjoining Subject Site
 Plate 9 Indicative Area Where An Annual 2ha Seed Potato Crop Maybe Planted.

APPENDICES

Appendix 1. Development Approval Seed Potato Production

Appendix 2. Odour Calculations Intensive Agriculture – 87 Dingup Road, Dingup

Appendix 3. Calculation of Cumulative Noise Duration for Intermittent Noise Generated by Intensive Agriculture

Appendix 4. Vegetated Buffer Area Specification

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

EXECUTIVE SUMMARY

87 (Lot 60) Dingup Road (the subject land) in the Shire of Manjimup is currently the subject of a Local Planning Scheme Amendment to rezone the land from 'Rural Residential' to 'Priority Agriculture'. The Manjimup Shire Council has requested that proposed intensive agriculture be assessed to ensure there are no unacceptable impacts on the adjacent rural residential areas.

This report has been prepared to determine appropriate management strategies on the subject land to minimize impacts associated with intensive agricultural activities. The impacts considered were noise, odour, dust and spray drift.

It is recommended the following management strategies are adopted:

- Siting of perennial crops (e.g., avocados or truffles) to provide a minimum 300m separation distance to the rural residential area.
- The existing vegetation in the Dingup Road reserve provides a physical buffer (e.g., for spray drift). The vegetation will be supplemented by the establishment of planted buffers within the subject land. These areas are depicted in Diagram 1. The specifications for these areas are contained in Appendix 4. Vegetation Buffer Area Specification.
- The landowner will be responsible for ongoing maintenance of the vegetative buffers including:
 - Replacement of dead or dying vegetation;
 - Management for fire protection, including reduction in litter build up;
 - Ensuring access to the 10m maintenance strips either side of the vegetation; and
 - Control of Weeds of National Significance or declared weeds (*Biosecurity and Agriculture Management Act 2007*).
- Siting of annual horticultural crops to be at least 40m from the property boundary.

For spraying of intensive agriculture areas:

- The landowner will follow label directions, including any restrictions. Many labels now detail weather conditions, droplet size, equipment and spray drift restraints and mandatory buffer zones to help users manage drift shall be adhered to.
- Spraying will only occur when weather conditions are suitable for spraying (wind speeds between 3 to 15km per hour blowing away from sensitive crops and areas, no inversion layer present). If the weather is unstable or unpredictable, spraying will not occur. The landowner will continue to monitor weather conditions while spraying and stop spraying if conditions become unfavourable.
- A chemical formulation will be chosen that is less likely to drift off-target.
- Appropriate chemicals will be chosen to minimise impacts on non-target plants.
- Chemicals appropriate to minimise impacts on frogs, bees and aquatic systems will be selected, with appropriate buffer zones to water courses and dams (as specified in product label).
- Equipment will be correctly set up and calibrated.
- As larger droplets are less likely to drift, nozzle or sprayer setting that produces the largest possible droplet size without compromising the efficacy of the chemical, will be used.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

To reduce the impacts of farm related noise:

- Works will be limited to the following hours: 0700 – 1800 Monday to Saturday and 0900 – 1700 Sundays and public holidays.
- Pump enclosures will be installed to attenuate noise from pumping activity.
- Use of broad band reversing beepers on machinery will be used preferentially instead of tonal beepers.
- Equipment such as bird scaring gas guns will not be used.

While odour impacts are within the duration threshold, the following will further assist in the reduction of odour impacts:

- Perennial crops will be located at least 300m away from rural residential areas.
- Winds that occur from the south, south-easterly, south westerly and westerly on the subject land will assist in directing odour from chemical spray away from the rural residential areas.
- The presence of a vegetated buffers will assist in reducing the impacts of odour associated with chemical spray, noting that not all the chemicals used or likely to be used on this farm contain a strong odour.

Dust is likely to have minimal impact if soil disturbance (e.g. tilling) is minimised during dry conditions and vehicle speeds are reduced to 20 km/h.

1 INTRODUCTION

1.1 BACKGROUND

Lot 60 (No. 87) Dingup Road (the subject land) in the Shire of Manjimup is currently the subject of a Local Planning Scheme Amendment to rezone the land from 'Rural Residential' to 'Priority Agriculture'. The Manjimup Council has requested that proposed intensive agricultural to be established on the subject land be assessed to ensure no unacceptable impacts on the adjacent rural residential areas will result.

The Scheme amendment proposal was considered at the Shire of Manjimup Ordinary Council Meeting on the 24 March 2022 where Manjimup Shire Council resolved:

1. *Resolve to advise the landowner that it is prepared to consider the proposed Scheme Amendment over Lot 2084 (87) Dingup Road, Dingup subject to the following matters being addressed:*
 - a. *Preparation of a standard Scheme Amendment document in accordance with the requirements of Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015; and*
 - b. *The Scheme Amendment documentation referred to in point 1(a) above addressing the location of the existing Rural Residential land and associated dwellings and the recommended land use buffers for intensive agricultural uses as outlined within Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses", in order to demonstrate that the resultant land uses will not detrimentally impact on the existing amenity.*
2. *Defer consideration of the adoption and advertising of the Scheme Amendment referred to in point 1 above, pending a further report to Council following the receipt of amendment documentation to the satisfaction of the Chief Executive Officer.*
3. *Should the Amendment process not be completed prior to the drafting of Local Planning Scheme No. 5, incorporate the rezoning in that process.*

(Shire of Manjimup, 2022)

1.2 PURPOSE OF THIS REPORT

The purpose of this report is to identify and describe the environmental attributes of the subject land in relation to its use for intensive horticulture and other agricultural activities and to outline the management of potential impacts related to intensive agriculture (such as growing of seed potatoes, feijoas, avocados and truffles) to support the rezoning of the site from 'Rural Residential' to 'Priority Agriculture'.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

This report also considers whether further investigations are required and outlines any environmental approvals that may be required.

The key objectives of this report are to:

- Assess potential impacts from intensive horticulture on neighbouring land uses;
- Provide recommended management strategies to address the identified impacts;
- Provide recommended widths for buffers on the site;
- Provide details on the design of the proposed buffers to ensure optimum effectiveness in mitigating impacts on the surrounding land uses from spray drift, dust, noise and odour; and
- Outline management strategies to be adopted to minimise impacts and how they will be implemented and maintained.

1.3 SCOPE OF WORK

The following was undertaken in the preparation of this assessment and management plan:

- Liaison with the Shire of Manjimup;
- Consultation with the Department of Water Environmental Regulation;
- Review of policies that relate to management of intensive horticulture;
- Desktop and site assessment of the subject land; and
- Meeting and planning with the current landowner.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

2 SUBJECT LAND AND EXISTING ENVIRONMENT

2.1 LOCATION AND DESCRIPTION OF STUDY AREA

Lot 60 (No. 87) Dingup Road is located approximately 5km east of the Manjimup townsite. The subject land comprises 53.1266 hectares (ha) and is predominantly cleared and presently used for cattle (beef) production. There is a stand of mature Jarrah and Marri woodland with some sparse understory vegetation on the north-eastern area of the property. This is presently unfenced with cattle able to access the area.

A trial orchard (0.6 ha) of feijoa was established in 2019, and in 2021 approximately 3 hectares (ha) of seed potatoes was grown in the south-eastern area. A crop rotation system is required for seed potato production, and the area cannot be used for this purpose for a period of at least five years.

The subject land has two large dams, two smaller dams, a dwelling, sheds, and infrastructure used for agricultural purposes. Plate 1 provides an overview of the subject land.

PLATE 1 AERIAL VIEW OF 87 DINGUP ROAD.



Note: At the time of inspection (23 June 2022) a large dam was under construction, to the northeast of the house area. Source: SLIP (2022) <https://maps.slip.wa.gov.au/landgate/locate/>

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

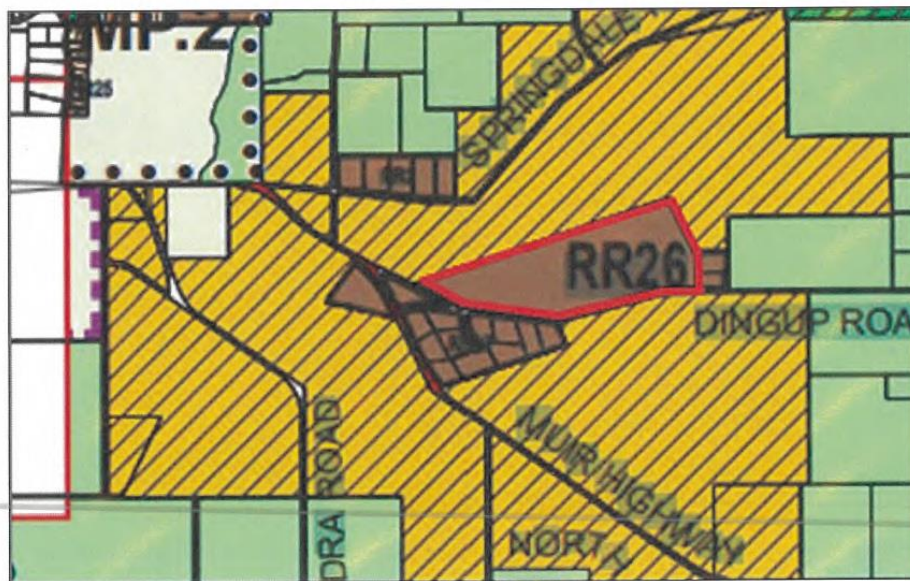
2.2 SURROUNDING LANDUSES

Current land uses around the subject site include:

- State Forest to the north, north-eastern and south.
- There are two rural residential properties that are immediately adjoining the subject site on the eastern boundary.
- Longo Road Rural Residential subdivision is located to the south of the subject site, separated by the Dingup Road reserve. The Dingup Road reserve in this area has stands of mature jarrah and marri trees. and
- On the western border of the subject site are a further two rural residential properties which are separated from the subject land by a vegetated unmade Road Reserve.

Zoning is shown in Plate 2, where the brown shading is the rural residential zoning, whilst the yellow area with diagonal lines is State Forest and Other Forest Reserves. The subject site is identifiable as it is marked with the RR26 text.

PLATE 2. ZONING OF 87 DINGUP ROAD (SUBJECT LAND) AND SURROUNDING PROPERTIES.



Source: Shire of Manjimup Local Planning Scheme, Map 4 – Manjimup Townsite and Surrounds.
https://www.wa.gov.au/system/files/2022-03/Map9_Manjimup_LPS4_Manjimup_Townsite_Surrounds.pdf

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

2.3 CLIMATE

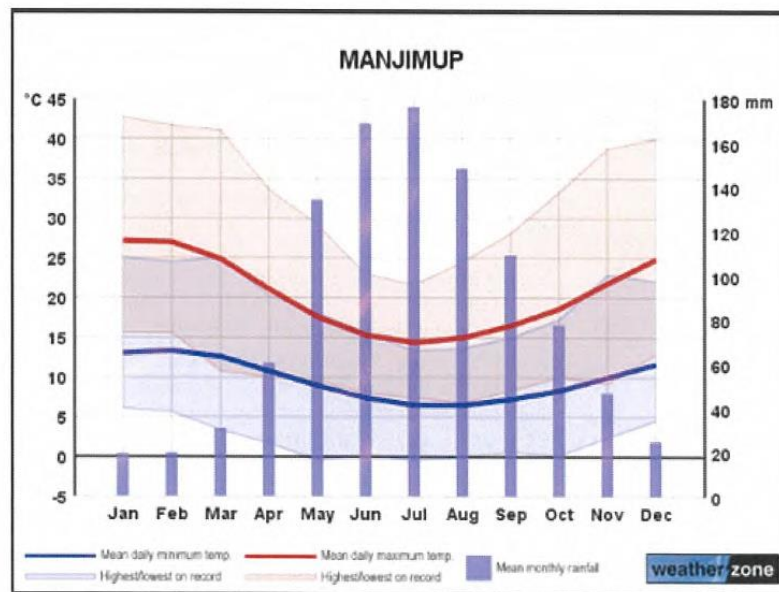
The following climate data has been sourced from the Bureau of Meteorology (BOM) averages for Station 009573 (Manjimup) which is approximately 9.3km from the site (Data range 1993 – 2022) and is shown in Plate 2.

Manjimup has a mild Mediterranean climate with cool wet winters and warm dry summers.

Average maximum temperatures range from 14.4°C in July to 27.2°C in January. Average minimum temperatures range from 6.5°C in July to 13.4°C in February. The majority of the average 968.8mm of rainfall falls between the months of May to September. Manjimup experiences a significant number of cool cloudy days with drizzle or showers during these months.

Manjimup's long-term median annual rainfall is approximately 986.8mm although there can be considerable variation in the total rainfall from year to year. Annual rainfall has ranged from 1761.2 mm in 1917 to 549.0mm in 2010. On average, approximately 72% of the annual rainfall occurs between May and September. Manjimup records rainfall on average 163.1 days annually, with rain falling on average two days in three in winter and one day in five in summer. July is the wettest month, with a long-term average of over 174.3mm. The driest month is February with a mean of about 183.4mm. Like other parts of southwest WA, winter rainfall has decreased in Manjimup during the latter half of the twentieth century, which is due to natural variability and climate change.

PLATE 3 MANJIMUP ANNUAL TEMPERATURES AND RAINFALL.



Source: Farmonline Weather, Manjimup Weather
<https://farmonlineweather.com.au/climate/station.jsp?lc=9573>

2.4 PREVAILING WINDS

Manjimup experiences a varied wind climate. Summer morning winds blowing from the south around to the northeast. Summer afternoon winds tend to be from the southwest, south (strongest) and southeast.

Autumn morning winds are variable in direction and evenly spread from all directions with minor differences. Autumn afternoon breezes tend to be from the south, southwest and westerly with an arc to the northwest

Winter mornings are comparatively calmer than winter afternoons. Winter afternoons wind directions predominantly are between the south westerly to north westerly.

Spring morning wind conditions again are variable, with a slightly higher frequency coming between the south to the northwest. Spring afternoon wind conditions are more prevalent from the southwest, south, and west.

Wind data for different times of the day, based on the Manjimup weather information from the Bureau of Meteorology is described below in Table 1 and shown in Plates 3 and 4.

TABLE 1. WIND DIRECTION, DIRECTION AND FREQUENCY SUMMARY

Season	Prevailing Wind		Details
	9am	3pm	
Summer	18% South & South Easterly, 15%	South 30%	<p>In Summer mornings, calm conditions occur 1% of the time and the wind blows in a:</p> <p>southerly 18% (8%1-10km/h, 7% at 10-20km/h, 3% 20-30km/hr)</p> <p>south easterly 18%, (8%1-10km/h, 7% at 10-20km/h, 3% 20-30km/hr)</p> <p>easterly direction 14% (6%1-10km/h, 6% at 10-20km/h, 2% 20-30km/hr)</p> <p>north easterly 13% (8%1-10km/h, 3% at 10-20km/h, 1% 20-30km/hr) of the time.</p> <p>The most prevalent wind in summer afternoons (blowing 30% of the time) is from the south (9% at 0-10km/hr, 13% 10-20km/h and 8% at 20-30km/h, 2% 30-40)</p>
			<p>Winds from the southwest occur 17% of the time (6% at 0-10km/hr, 6% 10-20km/h and 5% at 20-30km/h).</p> <p>Southeasterly winds occur 13% of the time (6% 0-10km/hr, 5% 10-20km/hr, 2% of 20-30km/hr).</p> <p>Winds from other directions occur below 10%</p>
Autumn (April)	North and North westerly14%	Southerly 17% to westerly 13%	<p>April mornings calm conditions 16% of the time</p> <p>Winds variable as seen in the wind rose, spanning all directions, all having a large proportion of 0-10km/hr winds. A general trend could be said that winds at this time tend to occur more frequently from the northwest, north and northeast.</p>

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

Season	Prevailing Wind		Details
	9am	3pm	
			<p>Northerly 14% of the time 8% 0-10km/hr, 4% 10-20km/hr, 2% 20-30km/hr</p> <p>North-easterly 14% of the time, 10% 0-10km/hr, 3% 10-20 km/hr, 1% 20-30km/hr</p> <p>North-westerly 12% of the time 7% 0-10km/hr, 3.5% 10-20km/hr, 2% 20-30 km/hr</p> <p>April afternoons: calm 11%</p> <p>Predominant wind is from the south 17% of the time 8% 0-10km/hr, 7% 10-20 km/hr, 2% 20-30km/hr of the time</p> <p>Winds blow from the west 14% of the time with 6% 0-10km/hr, 6% 10-20 km/hr, 2% 20-30 km/hr</p> <p>Winds blow from the southwest 13% of the time, 5% 0-10km/hr, 6% 10-20km/hr, 2% 20-30km/hr</p> <p>Winds blow from the northwest 12% of the time, with 4% 0-10km/hr, 4% 10-20 km/hr, 3% 20-30km/hr, 1% 30-40km/hr</p> <p>Winds blow from the southeast 10% of the time, 6% 0-10km/hr, 3.5% 10-20 km/hr, < 20-30km/hr</p>
Winter (July)	North westerly 23% to northerly 20%	North westerly 23% to Westerly 20%	<p>July mornings Calm 20% of the time.</p> <p>Predominant wind blows from the northwest 23% of the time with 14% 0-10km/hr, 6% 10-20km/hr, 3% 20-30km/hr <1% 30-40km/hr</p> <p>Northerly 20% of the time, 9.5% 0-10km/hr, 7% 10-20km/hr, 2.5 20-30 km-hr, <1% 30-40km/hr</p> <p>Westerly 13% of the time: 7% 0-10km/hr, 4% 10-20 km/hr, 1% 20-30km/hr, <1% 30-40km/hr</p> <p>Winds blow less than 10% of the time from the northeast, southwest, south, south easterly and east from highest to least.</p> <p>July afternoons: Calm 10% of the time</p> <p>Predominant winds from the northwest 23% of the time 10% 0-10km/hr, 6% 10-20km/hr, 5% 20-30km/hr, 2% 30-40 km/hr</p> <p>Westerly approximately 20% of the time, 8% 0-10 km/hr, 7% 10-20km/hr, 3% 20-30km/hr, 1.5% 30-40 km/hr</p> <p>Sou westerly 13% of the time 6% 0-10km/hr, 5% 10-20km/hr, 2% 20-30 km/hr</p> <p>Northerly 13% of the time, 6% 0-10km/hr, 4% 20-20km/hr, 3% 20-30 km/hr, <1 30-40 km/hr</p> <p>Winds from the northeast, south, southeast and east in order of magnitude occur less than 10% of the time.</p>
Spring (October)	West 15% to North Westerly 15%	Southwest 20% to westerly 17%	<p>Calm 10% of the time</p> <p>Winds blow from the west 15% of the time (8% 0-10km/hr, 5% 10-20km/hr, 2% 30-40km/hr <1 30-40km/hr) and nor west 13% of the time 6% 0-10km/hr, 4% 10-20km/hr, 3% 20-30 km/hr, <1% 30-40 km/hr)</p>

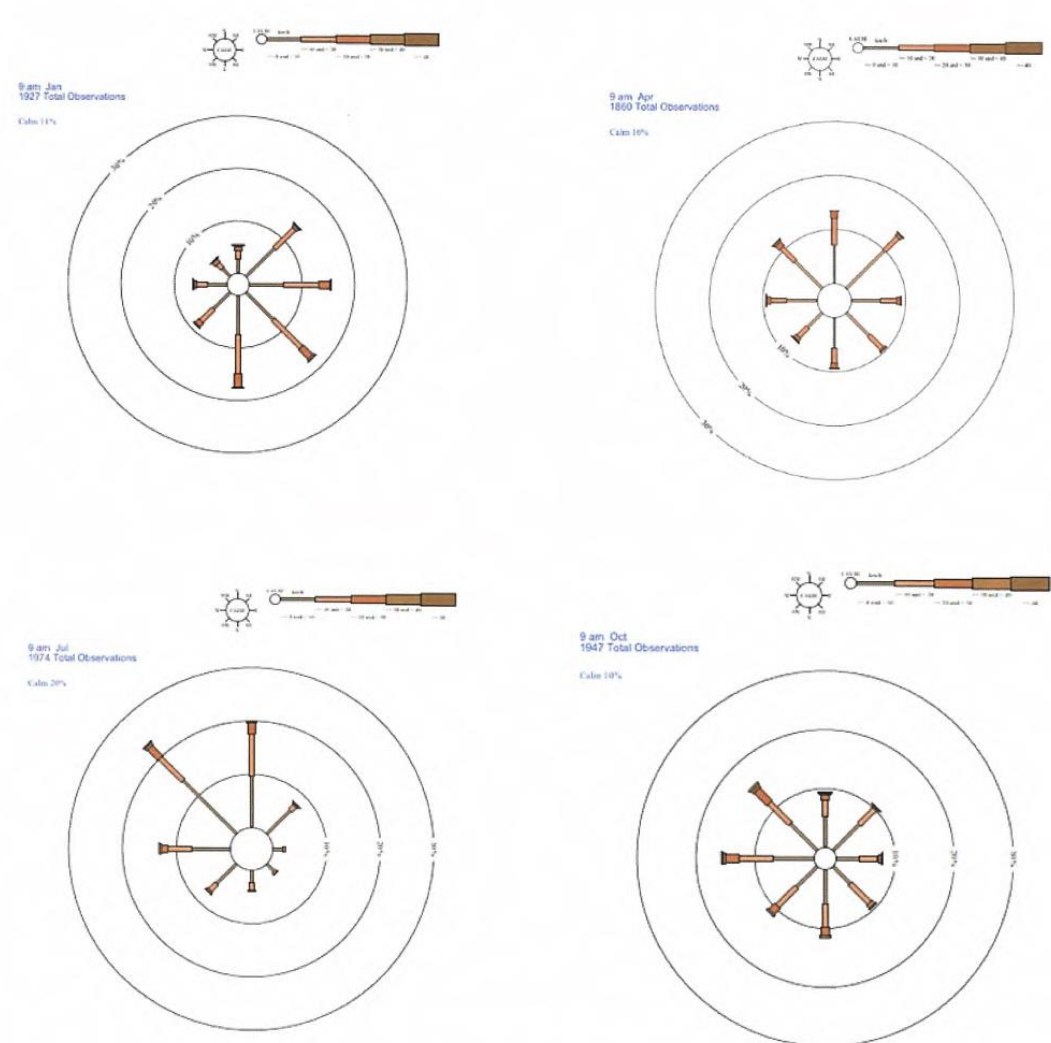
Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

Season	Prevailing Wind		Details
	9am	3pm	
			<p>Similar south and southwest winds are experienced where both winds blow from 11% of the time Southwest 5% 0-10km/hr, 4% 10-20 km/hr, 2 20-30km/hr South 6% 0-10km/hr, 3% 10-20km/hr 2% 20-30 km/hr Winds blowing from both the northeast, east sou east are at 10% or less.</p> <p>Spring afternoons Calm 6% of the time Winds from the southwest occur 20% of the time 8% 0-10km/hr, 8% 20-20 km/hr, 3.5% 20-30km/hr, <1 30-40km/hr Winds from the south occur 18% of the time, 7% 0-10km/hr, 7% 10-20 km/hr, 2% 20-30km/hr, <1% 30-40km/hr Winds from the west occur 18% of the time 7%0-10km/hr, 6% 10-20 km/hr, 3% 20-30km/hr, 1% 30-40km/hr Winds from the northwest occur 15% of the time, 5% of the time 4% 10-20 km/hr, 4% 20-30km/hr, 2 30-40 km/hr</p> <p>Winds blowing from the sou east, east, nor east and northerly occur less than 10% of the time.</p>

Source: BOM (2022) Percentages based on the number of days that wind direction was recorded over the total number of observation days. http://www.bom.gov.au/climate/averages/tables/cw_009573_All.shtml

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

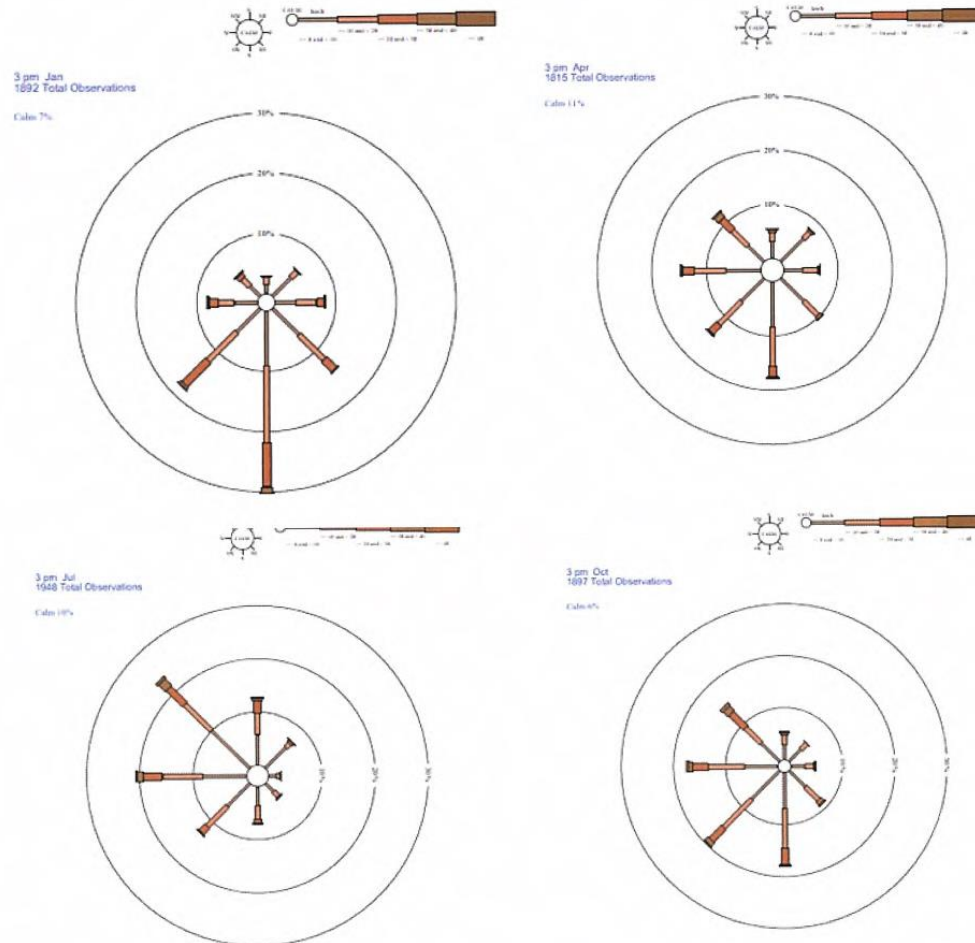
PLATE 4. WIND ROSES - MANJIMUP - 0900.



Source: http://www.bom.gov.au/climate/averages/tables/cw_009573_All.shtml

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

PLATE 5: WIND ROSES - MANJIMUP - 1500



Source: http://www.bom.gov.au/climate/averages/tables/cw_009573_All.shtml

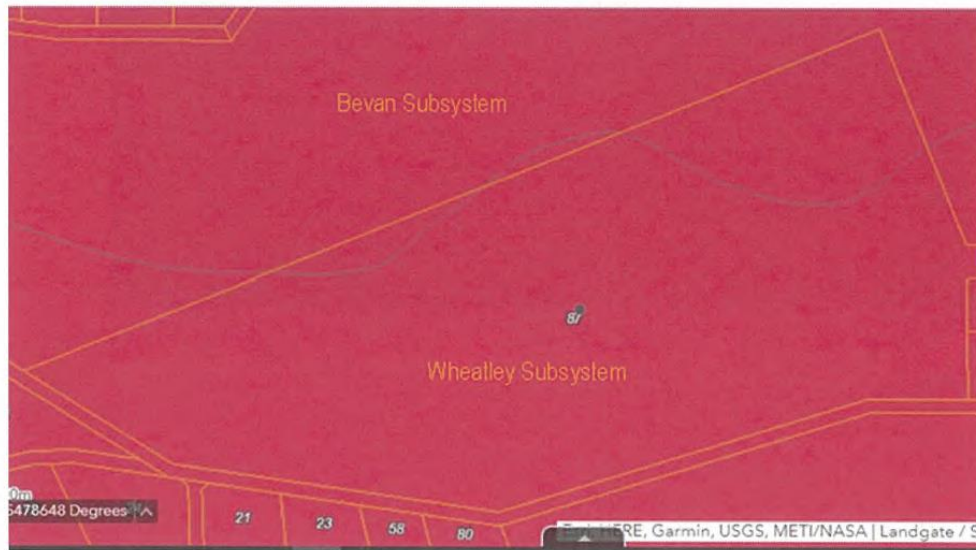
2.5 TOPOGRAPHY

The subject land slopes from north to south with a steeper incline on the eastern boundary. Elevations range from 230 m Australian Height Datum (AHD) to 285m AHD.

2.6 GEOMORPHOLOGY, GEOLOGY AND SOILS

Best available soil mapping information indicates that the subject site comprises of two Wheatley (Dwalganup) and Bevan subsystems. Soil types across the site are illustrated in **Plate 6**. The Wheatley subsystem extends predominantly across the subject site, the Bevan subsystem occurring above the 280m AHD contour.

PLATE 6. BEST AVAILABLE SOIL MAPPING FOR SUBJECT SITE.



Source <https://maps.slip.wa.gov.au/landgate/locate/>

Characteristics of the Wheatley subsystem are shallow (20-40 m) minor valleys with low side slopes (5-20%), and narrow swampy floors with a slightly incised stream channel. Soils are loamy gravels, sandy gravels and loamy earths. The Bevan subsystem broad, gently sloping (3-15%) divides on laterite, soils are sandy gravels and loamy gravels.

2.7 SURFACE HYDROLOGY

The land is within the Wilgarup River sub-catchment that is a part of the Warren River system. The Warren River and tributaries are a proclaimed surface water area under the *Rights in Water and Irrigation Act 1914*. The subject land falls within the Warren-Donnelly surface water allocation plan. Plate 7 illustrates the surface water features within the subject land.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

PLATE 7 SURFACE WATER FEATURES OF THE SUBJECT SITE



Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

3 OVERVIEW OF RELEVANT GUIDELINES AND POLICIES

3.1 ENVIRONMENTAL PROTECTION AUTHORITY GUIDANCE STATEMENT NO.3

Environmental Protection Authority (EPA) *Guidance Statement No 3. Separation Distances between Industrial and Sensitive Land Uses* (2004) specifically addresses generic separation distances between industrial and sensitive land uses to avoid conflict between these land uses. The Guidance provides advice on the use of separation distances that have been developed for a range of industrial land uses to minimise potential impacts relating to emissions, noise, dust and odour.

Using Guidance Statement No. 3, the proposed intensive agricultural activities of seed potatoes and avocados and truffles would be classed as a market garden and orchard respectively and the residential development within the adjoining rural residential area a sensitive land use.

The goal of a buffer is to prevent potential impacts from spray drift, noise, odour and dust on sensitive land uses (in this instance, rural residential areas). A recommended generic buffer between a market garden and sensitive land use is 300 m – 500 m dependant on the scale of the operation. The Guidance Statement No 3 states that this recommended buffer distance is for a broad scale market garden and this could vary depending on size. The generic buffer between an orchard and sensitive land use is 500m.

PLATE 8 300 M GENERIC BUFFER DISTANCE FROM RESIDENTIAL DEVELOPMENT ADJOINING SUBJECT SITE



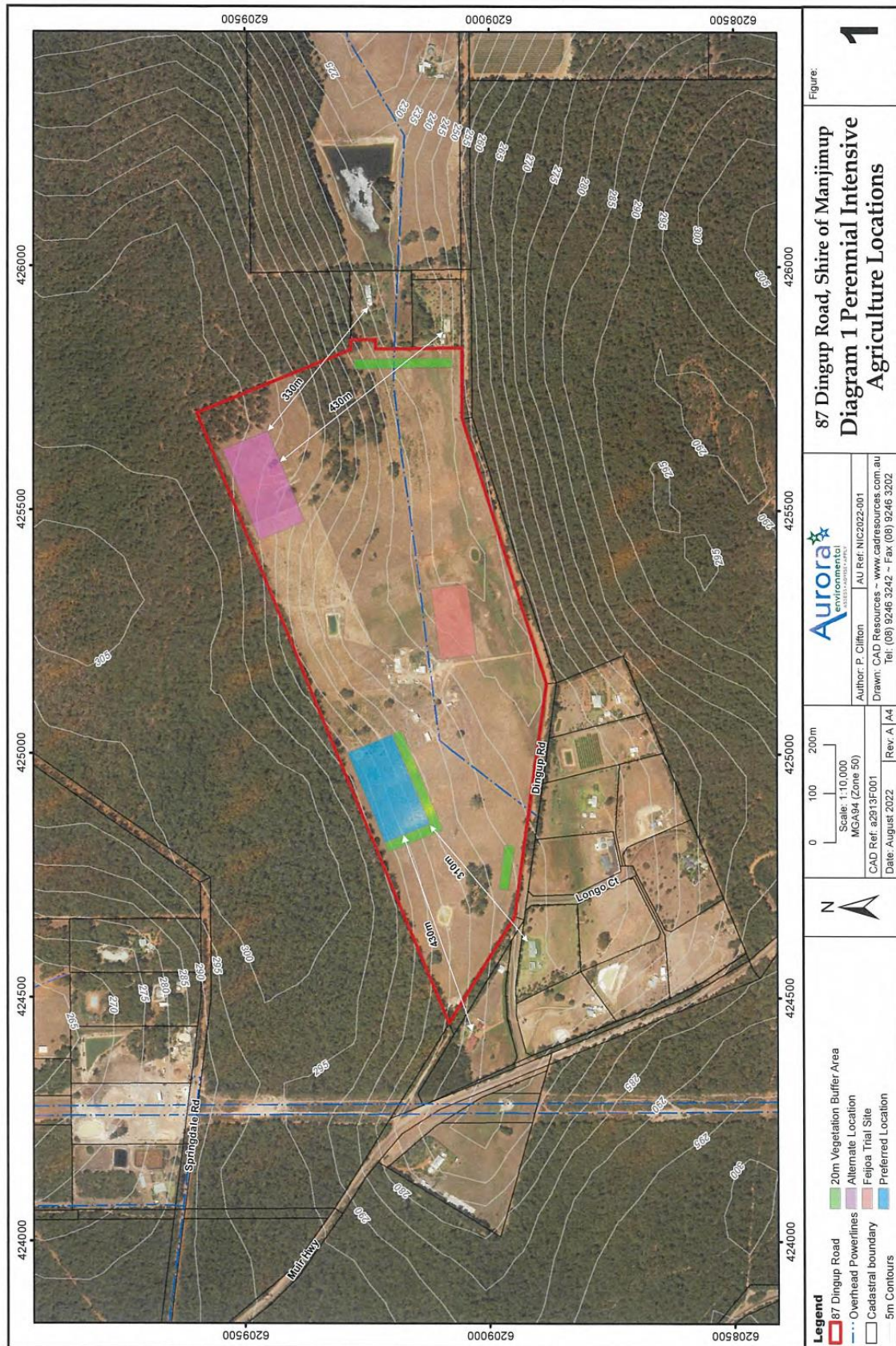
EPA Guidance Statement No 3. recommends that where the separation distance is less than the recommended distance, a scientific study based on site and industry specific information must be presented to demonstrate that a lesser distance will not result in unacceptable impacts.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

4 PROPOSED INTENSIVE AGRICULTURE

It is proposed that the subject land be rezoned to 'Priority Agriculture' under the Shire of Manjimup Local Planning Scheme No. 4. The owner of the property wishes to pursue intensive agriculture land use. That is, growing both annual (seed potatoes) and perennial (feijoa, avocado and/or truffle) horticultural crops in addition to the current cattle production. No packing sheds are proposed for these intensive agricultural pursuits.

The proposed areas of production of the perennial crops are depicted in Diagram 1.



4.1 ANNUAL HORTICULTURE

It is proposed to grow an annual crop of seed potatoes that comprises an area of 2ha.

Planting of seed potatoes will occur between September to January dependant on weather conditions. Site preparation works for the area to be planted consists of ripping prior to planting. Mechanical harvesting generally occurs some 13-15 weeks after planting (i.e., from January to July).

Seed potato crops require frequent watering, up to 3 times a week dependant on weather conditions. Water will be sourced from dams on the property and pumped to the growing area. Irrigation will occur between the hours of 0700 – 1800. Fertigation will be used to apply fertilisers to the seed potato crop using a large droplet sprinkler system. Monitoring for pest and disease will determine if any pesticide will be used.

Once harvested, the seed potato growing area will be re-seeded for a return to pasture. The application of fertiliser occurs prior to the reseeding. The original area will be spelled from growing a seed potato crop for a period of 5 years.

The area of the seed crop production will change each growing season and occur across the subject site, including those areas identified as potential perennial horticulture areas until such time as these are developed as depicted in Figure 1.

The growing area of the annual seed potato crop will be set back:

- 40m from the eastern boundary noting that a vegetated buffer will be planted within this area
- Northern Boundary and southern boundary (in areas of state forest) is as per Shire of Manjimup Firebreak and Fuel Hazard Reduction Notice.
- Southwestern and western boundary. Seed potato growing area will go to within 35 m off the property boundary. This setback takes into account the Dingup Road reserve which also has an established vegetative buffer and the distance to the residential development within the rural residential lots.
- 10m from a defined water course (See Plate 7)

The indicative area where an annual 2ha seed potato crop may be planted is shown in Plate 9.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

PLATE 9 INDICATIVE AREA WHERE AN ANNUAL 2HA SEED POTATO CROP MAYBE PLANTED.



A permit was granted for the seed potato crop by the Shire of Manjimup in 2021 (Appendix 1).

4.2 PERENNIAL HORTICULTURE

4.2.1 FEIJOA

A trial orchard of Feijoas with an area of approximately 0.6 ha has been established on the property. The orchard is immediately to the south of the owners dwelling. The nearest off-site dwelling is approximately 260 m to the southwest. In 2022, the trees were yet to produce any fruit with trees just under a metre high. A mature feijoa tree can be up to 2-5 m high which can be managed by active pruning.

Feijoas are fairly drought tolerant. However, to optimise fruit production, watering is required particularly through the period of fruit development. (Tharfield, 2012, https://tharfield.co.nz/crop.php?fruitid=19_Feijoa). Fertigation is used to apply fertiliser to the feijoa trees via the installed irrigation system.

Feijoas are very resistant to pests and diseases but may be affected by wax scales, leaf rolling caterpillars and fruit fly (Tharfield, 2012, https://tharfield.co.nz/crop.php?fruitid=19_Feijoa). The use of chemicals in these instances may be necessary in the management of these pests.

Weed control is currently undertaken via the application of a knockdown non residual herbicide such as glyphosate. The chemical is applied by a hand-held/backpack sprayer, which ensures the application is very specific and localised.

The application of pesticides is undertaken in accordance with safety data sheets provided with the chemicals.

4.2.2 Other Perennial Crops

Two other areas for perennial horticultural crops have been identified on the subject land (Diagram 1). Both areas are adjacent to the northern boundary, to maximise separation distances to the rural residential areas. It is proposed that only one of the possible locations be developed for either the growing of avocados or truffles. The preferred site is Option A. However, an alternate location has also been proposed (Option B).

These areas have yet to be established and will require site works to prepare the areas for planting. The site works will be dependent on the crop planted. However, the areas will require weed management, laying of irrigation and earth works (to establish rows).

Avocados

The avocado orchard, if developed, will be designed to minimise the use of chemicals. This will be achieved using an integrated approach including good nursery hygiene, selected rootstock, drainage structures, quarantine and biosecurity measures to prevent disease introduction, establishment of irrigation, provision of fertiliser and other measures for soil health (Avocado Australia Limited (AAL), 2017).

There are a number of pest and diseases that affect avocados, the major diseases being *Phytophthora* root rot and anthracnose (AAL, 2017). The six spotted mite has been identified as a pest in avocados in the Manjimup area (D. McCauley, DPIRD pers comm).

For optimal avocado fruit production, a chemical application program (D. McCauley, DPIRD pers comms) may consist of:

- Copper Fungicide at the end of flowering and two applications of a Azoxystrobin per set of fruit;
- Application of a growth regulator to assist in managing tree size;
- Phosphorus acid application (to prevent *Phytophthora*); and
- Pesticides to control mites (dependant on season).

The application of crop protectants can vary. For instance, phosphoric acid is used in the management of *Phytophthora* and can either be applied via direct injection or as a foliar spray. Generally, the predominant application for crop protectants is via mechanical spray equipment. The crop protectant equipment is influenced by the design of the orchard, including tree canopy coverage and orchard configuration (AAL, 2017).

Herbicide application may also be required for the control of weeds in avocado orchards.

Truffles

The Western Australian truffle industry is based on the French black truffle or Périgord truffle (*Tuber melanosporum*) grown in association with oak trees (mainly *Quercus robur* and *Q. ilex*) and hazelnut trees (*Corylus avellana*) (DPIRD, 2021).

Soil preparation includes weed removal, pH amelioration and deep ripping, which should begin well in advance of planting. It is also recommended that irrigation infrastructure is completed before planting. This ensures that no further heavy machinery is taken into the truffle orchard where it can cause

damage to trees and root systems or soil compaction. Soils need to be ripped before planting to break up any hardpan or compacted layers and improve drainage.

A combination of manual removal and use of weed matting around the zone where feeder roots are actively growing is important (DPIRD, 2021). Mowing and the application of herbicides is the usual method of weed management in other areas of the truffiere until such time as the canopy can create shade and prevent weed growth (Johnstone, DPIRD, personal communication, July 26, 2022).

Pests And Diseases - Trees

Young trees which host truffles are susceptible to several pests, in particular African black beetle, weevils, spring beetles, wingless grasshoppers and snails. Management options in the control of these pests and diseases include trapping, installation of tree guards and/or use of ducks for the control of beetles (DPIRD, 2021).

Strategies to encourage truffles to grown well below the surface appear to be the best defence against snails, slugs, fungus gnats and truffle beetles. This can be achieved through adopting a watering regime to promote deep truffle growth. Good fencing of the orchard minimises unwanted predation of the truffles (i.e., small marsupials, rabbits and pigs).

4.3 CHEMICALS USED IN AGRICULTURAL PRACTICES

The proposed intensive agricultural crops will require the application of chemicals to assist in the control of pests, diseases or weeds. A wide range of chemicals are registered for use with the Australian Pesticides and Veterinary Medicines Authority for these purposes.

The Australian Pesticides and Veterinary Medicines Authority (APVMA) is the regulator of agricultural and veterinary (agvet) chemical products in Australia. For an agvet chemical product to legally be manufactured, imported, supplied, sold or used in Australia, it must be registered by the APVMA. The APVMA regulates agvet products up to—and including—the point of retail sale. A full list of registered agvet products is available at <https://portal.apvma.gov.au/pubcris>. From the point of sale, each state or territory controls how the use of agvet products are enforced within their own jurisdictions (GRDC, 2022).

Chemicals are assigned a schedule rating in the *Standards for the Uniform Scheduling of Medicines and Poisons No. 36* ("the SUSMP"). The SUSMP outlines the principles of the scheduling of poisons which is based on a universal scale of toxicity. Although toxicity is one of the factors considered, and is itself a complex of factors, the decision to include a substance in a particular Schedule also takes into account many other criteria such as the purpose of use, potential for abuse, safety in use and the need for the substance.

Schedule descriptions (*Standards for the Uniform Scheduling of Medicines and Poisons No. 36* (Cth) June 2022) include:

- Schedule 5. Caution - Substances with a low potential for causing harm, the extent of which can be reduced through the use of appropriate packaging with simple warnings and safety directions on the label.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

Schedule 6. Poison - Substances with a moderate potential for causing harm, the extent of which can be reduced through the use of distinctive packaging with strong warnings and safety directions on the label.

Schedule 7. Dangerous Poison - Substances with a high potential for causing harm at low exposure and which require special precautions during manufacture, handling or use. These poisons should be available only to specialised or authorised users who have the skills necessary to handle them safely. Special regulations restricting their availability, possession, storage or use may apply.

Crop protectants must be stored, applied and disposed of in accordance with labels directions.

5 IMPACTS OF ACTIVITIES

Surrounding land uses to Lot 60 (No. 87) Dingup Road, Dingup include a state forest to the north, with rural residential developments to the east, south and southwest.

Conflict between intensive agricultural land uses and rural residential developments can occur when rural residential land is sufficiently near to the intensive agricultural land use to be affected by chemicals, noise, dust and odour generating activities.

This section of the report assesses the potential impact of the intensive agricultural activities on the subject land to impact on the adjoining rural residential areas.

5.1 POTENTIAL IMPACTS OF SPRAY DRIFT

'Spray drift' is the airborne movement of agricultural chemicals as droplets, particles or vapour (Department of Primary Industries, 2022). The off-target movement of agricultural chemicals has the potential to impact on residents in proximity to farming areas. The impact may be related to concerns about exposure to chemicals and may also be due to the detection of odours associated with agricultural chemicals. A variety of chemicals may be used, and this is dependent on the local conditions and the crops grown.

Liquid droplet and particle drift is related to droplet/particle size. The smaller the droplets/particles, the further the wind can carry them away from the target. Vapour drift from volatile chemicals can continue long after the spraying operation and can cause injury to susceptible crops or watercourses during stable air conditions which allow the vapours to collect and remain undiluted (DPIRD, 2022).

A review of agricultural chemical spray drift undertaken by CSIRO (1993 cited in Department of Natural Resources, 1997) concluded that there was insufficient knowledge to settle on a single distance for a buffer zone, and that evidence indicated the buffer zone needed to be chemical/formulation specific and based on supporting data.

Research undertaken by Spillman (1988) (cited in Department of Natural Resources, 1997) found negligible chemical drift at a range of 300 m downwind from the release point of the chemical spray application. On the basis of this research, a 300 m separation distance downwind of agricultural spraying has been adopted in Queensland (Department of Natural Resources, 1997) as an acceptable minimum distance where open ground conditions apply.

Siting of an avocado or truffle orchards with a 300 m separation distance between this use and the rural residential areas is likely to minimise the potential impact associated with spray drift.

The trial feijoa area is approximately 240 m from the rural residential area to the south of Dingup Road. The majority of this distance is open paddock. However, there are also stands of remnant vegetation in the Dingup Road Reserve and the adjoining State Forest. The DOH has suggested that the 300 m buffer distance can be reduced where a vegetated buffer is in place. It is proposed to utilise the presence of the mature stands of Jarrah and Marri trees in the Dingup Road reserve to act as a vegetated buffer. The Shire of Manjimup has advised that there is no intention to remove the vegetation in the road reserve.

Feijoas are a hardy crop. In the event that it becomes necessary to apply agricultural chemicals within the 300m separation distance, there is potential for spray drift to impact on 80 Dingup Road during periods of a north easterly wind. Winds from the northeast are not a common wind direction in

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

Manjimup. The wind roses for the area (Plates 4 & 5) do indicate that north easterly winds occur during summer and autumn mornings. For summer mornings, the north easterly winds only occur at approximately 14% of the time with a large component of these winds being between 0-10km/hr. In autumn, winds are light and variable, winds from the northeast occur 13% of the time. To minimise this potential impact no spraying of the feijoas should occur when there are winds from the northeast.

The area of seed potato growing will be rotated around the property, with each area being spelled for this purpose for approximately 5 years. The landowner has indicated that chemical use is not preferred but may be necessary. Given the variety of locations that could be used for the production of seed potatoes on the subject land, there is a risk that spray drift may impact on the nearby and adjoining rural residential areas if the crop is not managed appropriately. However, if spraying is only undertaken when winds are blowing away from the rural residential area, risk of spray drift can be minimised.

A vegetated buffer is to be planted on the eastern boundary. This area is depicted on Diagram 1. The specifications for these areas are contained in Appendix 4.

5.2 ODOUR

It is considered that the most likely source of odour in relation to the proposed crops is through the application of chemicals.

Odour is often a factor in complaints about offsite chemical spray drift where there may be no objective evidence of toxic exposure. Some agricultural chemicals contain strong odours as markers to allow easy identification. These markers may be detected at a considerable distance from the target area and cause concern even though in some circumstances extremely low concentrations of the active ingredients may be present (Department of Natural Resources, 1997).

While detection of odours may be instantaneous, often several hours are needed to confirm the presence and source of such odours. Odours from intermittent sources, such as chemical applications in rural areas, may only reach nuisance levels when exposure at a sensitive receptor extends a duration threshold.

Research conducted by Holmes et al (1996) (cited in Department of Natural Resources, 1997) nominated 1% of the time (or 88 hours per year) as an appropriate threshold for odour. This value has been adopted in Queensland as an acceptable threshold (Department of Natural Resources, 1997).

The odour duration is calculated by $T = N \times O$ where T is potential hours of nuisance level of odour per year, N is the number of cropped hectares within 500m of the receptor and O is the hours of operation per hectare per year of odour producing activity. If the duration threshold is exceeded a buffer area may be required. Odour dispersion will be affected by atmospheric stability, wind speed and direction, topography, vegetation, and the source of the odour.

Based on the information available, the expected odour duration for the subject land using one crop of seed potatoes and an avocado orchard, where the potential odour producing activity is related to the application of crop protectants is 40.32 hours per year. This figure is a worst-case scenario where the seed potato crop requires the application of a crop protectant to manage insects. The value of 40.32 hours/year is below the duration threshold for odour of 88 hours per year.

Appendix 2 contains the calculations used to determine the odour value.

5.3 DUST

Dust can be a potential source of conflict between residential areas and agricultural properties. Planning guidelines in Queensland recommend a separation distance of 150 m of open ground in cases where dust (and smoke or ash) have been identified as a potential nuisance (Department of Natural Resources, 1997).

Of the intensive agricultural activities proposed, the seed potato crop has the greatest potential to cause dust nuisance during preparation of the growing area. Once planted, water is applied regularly to ensure crop growth, thus minimising the potential for dust. Prior to harvesting the area is irrigated to allow to enable the harvesting process. The irrigation of the cropping area just prior to harvesting will minimise any risk of dust being produced during the harvesting of the seed potato crop. After harvesting, fertilizer is applied just prior to reseeded for pasture. Thus, the period of time the land remains fallow is relatively short and occurs during autumn to winter when there is a higher likelihood of rain.

5.4 NOISE

There are four types of noise associated with agricultural activity which may lead to land use conflict. These are noise associated with intensive livestock facilities, aircraft, constant or long term noise i.e. pumps and intermittent noise from such things as tractors, and other machinery.

A number of the noise sources associated with the proposed intensive agricultural activities are intermittent that is may only affect an adjoining residence for a relatively short period several times a year. In total approximately 19 hours of machinery use was needed for the 3.0ha crop of seed potatoes grown in 2021. The breakdown of this activity as follows:

TABLE 2. NOISE GENERATING ACTIVITY ASSOCIATED WITH SEED POTATO PRODUCTION

ACTIVITY	TIME TAKEN
Cultivating	3
Planting	5
Harvesting	8
Fertiliser Application	2
Pasture Re-seeding	1

Tractor use will also be required in the production of avocados. This includes for harvesting, crop protectant application and general orchard maintenance.

The use of machinery in a truffiere needs to be minimised but allow for mowing and other essential activities (weed removal). Reduced use of machinery is expected in the management of a truffiere, as the trees mature. The location of the proposed avocado/truffiere is such that a 300m buffer is established to sensitive receptors.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

The Western Australia *Environmental Protection (Noise) Regulations 1997* sets allowable noise levels for noise received at various types of premises. However, the regulations create several special cases where noise emissions may not be required to meet these assigned levels. One of the special cases is noise from rural premises.

When dealing with rural activities under regulation 12, the assigned noise levels set out in regulations 7 and 8 do not apply to noise emitted from a farming vehicle on rural premises, under certain conditions. If the conditions are not met, the farming vehicle must meet the assigned levels.

'Rural premises', as defined by regulation 2 and are premises used primarily for pastoral or agricultural purposes on land classified or zoned for agricultural or rural use, or for rural lifestyle living, under a planning scheme as defined in section 4(1) of the *Planning and Development Act 2005*. A 'farming vehicle', under regulation 12, means a motor vehicle which is used for, or in association with, soil preparation and cultivation, land drainage and water management, crop seeding and planting, crop spraying and fertilisation, pest management, produce harvesting or stock management.

The assigned levels for noise do not apply to noise emitted from a farming vehicle on rural premises at any time between sunrise and sunset if the occupier of the premises shows that the vehicle, including its noise reduction system, has been maintained to a reasonable standard.

Whilst the noise from farming vehicles maybe exempt, noise impacts from the proposed intensive agriculture pursuits need to be considered. The following discussion provides detail on cumulative time and noise thresholds.

The area of the seed potato growing activity will change each year, with the same site only to be planted once in every five years. The distance between the seed potato growing area and residential development may also change between years and range from 70 m to 300 m. It is therefore evident that noise being received at a residential development may vary from year to year.

Table 2 details the different activities which are undertaken in the growing of seed potatoes. Different machinery used in these activities emit different noise levels. Machinery used in cultivating, planting, fertilizer application emits 87dB(A) at 7.5 m, whilst a harvester emits 91 dB(A).

For general cultivation with a 300 m buffer, the expected noise being received at the residential development will be approximately 58 dB(A), when the harvester is in use the expected maximum noise being received at the residential development will be 59 dB(A).

For general cultivation with a buffer of 70 m, the expected noise being received at the residential development is 68dB(A). When the harvester is in use, this, the noise being received at the residential development will be 72 dB(A). As the distance between the machine and residential development increases, the sound being received at the residential development will be reduced.

In the following discussion cumulative time and noise thresholds are discussed. It is worth noting that in the calculations that a buffer distance of 60m is used.

Cumulative time and noise thresholds have been adopted by Queensland (Department of Natural Resources, 1997) to determine whether noise is likely to be excessive for a noise sensitive receptor. The noise source is classed as intermittent if the specified noise level is exceeded for a cumulative total of >10hours per year, and as long term if exceeded for more than 50 hours/year. Noise sources operating for less than 10 cumulative hours per year are not considered to require a buffer area. Noise

design guidelines developed by Department of Natural Resources (1997) for intermittent and long-term noise for daytime and night-time periods are shown in Table 3.

TABLE 3. NOISE DESIGN GUIDELINES

	Intermittent Noise >10 hours/year (L_{Amax}, T)	Long term Noise >50 hours/year (L_{Amax}, T)
Day time (6am – 10pm)	75 dB(A)	60 dB(A)
Nighttime (10pm – 6am)	55 dB(A)	45 dB(A)

Source: Department of Natural Resources (1997)

Recommended separation distances have been calculated by Department of Natural Resources (1997) on the basis of noise attenuation rates of 5dB(A) for each doubling of distance from the noise source, (assuming open ground) for cases where the noise duration threshold is exceeded.

The separation distance to minimise the impact of noise in excess of the duration threshold from daytime agricultural activities is 60m for intermittent noise and 500m for long term noise or alternatively a buffer width and design based on a report by a qualified acoustical consultant. The formulae for deriving hours per year of excessive noise from intermittent day time activities, long term daytime activities and intermittent night-time activities is provided in Table 3. As no night-time activities are proposed, the assessment has not included this calculation.

Noise from equipment used in crop productions (i.e., ground preparation, planting, harvesting, spraying etc.) are anticipated to be in the vicinity of 85dB(A) (L_{Amax}, T) when measured 7.5m from the noise source. Using the formula given in Department of Natural Resources (1997), growing 1 single 2 ha seed potato crop per annum is likely to result in 3.72 hours of daytime activity per annum for which noise will exceed 75dB(A).

It should be noted that this cumulative noise estimate is conservative in the sense that the distance between the cropping activity and residential development is greater than 60 m being in the order of 70 m. At 70 m distance and using the machinery discussed above, the noise at the residential development is estimated to be in the order of 65 dB(A) where the doubling of distance from the noise source results in a noise attenuation rate of 5dB(A).

The siting of the perennial horticultural crop will mean that noise will be below the 75dB(A) threshold. This conforms with the design goals for noise which allows for up to 10 hours of daytime noise activity.

Noise calculations to determine the hours of daytime activity per annum for which noise may exceed 75dB(A) is contained in Appendix 3. Cumulative Noise Impacts Intensive Agriculture Calculations.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

TABLE 4. FORMULAE TO CALCULATE CUMULATIVE HOURS OF NOISE THAT EXCEED THE DESIGN CRITERIA

	Formula to Derive Hours of Excessive Noise/Year	Comments
Intermittent Day time activity	$X = \sum \{(cXfXh)X (nXd2/2)\}$	X is the number of hours per year when noise exceeds 75dB(A) (L_{Amax}, T); C is the number of crops per year; F is the frequency of activity (a...z) per year; H is the hours of noise per hectare for activity (a...z); D is $10^{\{(N-60.47)/16.6\}}$ where N is noise measured as (L_{Amax}) at 7.5m for the noise generating activity
Long term daytime activity	As for intermittent day time noise	As for intermittent day time activity but use D is $10^{\{(N-45.47)/16.6\}}$
Intermittent nighttime activity	$Y = \sum (cXfXn)$	Y is the number of hours when noise exceeds 55 dB(A) (L_{Amax}, T); C is the number of crops per year; F is the frequency of nighttime activities (a...z) per crop; N is the hours of activity per night (prior to 6am) when noise levels exceed 55 dB (A) (L_{Amax}, T)

The production of all the intensive agricultural crops will require irrigation and the use of a diesel pump.

It is noted that the Shire received a complaint relating to the early start of machinery involved in the growing of the seed potatoes (2021).

5.5 SUMMARY OF POTENTIAL IMPACTS

The potential of spray drift, dust, odour and noise from the intensive agricultural activities to nearby rural residential properties has been considered.

- Dust is likely to have minimal impact if soil disturbance is minimised during dry conditions and vehicle speeds are reduced to 20 km/h.
- Spray drift, noise, and odour from the intensive agricultural activities on the adjoining rural residential lots can be managed through timing of spray applications, choice of spraying

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

equipment, use of equipment during daylight hours and undertaking activities when wind conditions are favourable (not blowing towards rural residential area).

- Management practices to minimise the potential impact of spray drift, odour, and noise from the proposed development are considered in Section 6 of this report.

6 MANAGEMENT STRATEGIES – FARM OPERATIONS

6.1 MANANAGEMENT OF SPRAY DRIFT

- Siting of the proposed perennial crops of avocados or truffles is such that a 300m separation distance between this area and sensitive land uses is achieved.
- The established roadside verge vegetation will be supplemented by the establishment of vegetative buffers on site. These areas are depicted on Diagram 1. The specifications of these areas are contained in Appendix 4. Vegetation Buffer Area Specification.
- Vegetated Buffer area
 - Contain random plantings of a variety of tree and shrub species of differing growth habits, at spacings of 4-5 m for a width of 20m;
 - Include species with long, thin and rough foliage which facilitates the more efficient capture of spray droplets;
 - Provide a permeable barrier which allows air to pass through the buffer. A porosity of 0.5 is acceptable (that is, approximately 50% of the screen should be air space);
 - Foliage of trees and shrubs should extend from the base to the crown;
 - Includes species which are fast growing and hardy;
 - Have a mature tree height 1.5 times the spray release height or target vegetation height, whichever is higher;
 - Have mature height and width dimensions which do not detrimentally impact upon adjacent crop land; and
 - Include an area of at least 10m clear of vegetation or other flammable material to either side of the vegetated area (Department of Natural Resources, 1997) (i.e., are a minimum total width of a 40 m).
 - The buffer areas will comprise a mix of the following species:
 - *Casuarina cunninghamiana*;
 - *Agonis flexuosa*;
 - *Eucalyptus cornuta*;
 - *Eucalyptus rudis*;
 - *Callitris preissii*;
 - *Hakea prostrata*;
 - *Melaleuca nesophila*;
 - *Melaleuca preissiana*;
 - *Melaleuca viminea*; and
 - *Kunzea baxteri*.
- The landowner will be responsible for ongoing maintenance of the vegetative buffers on 87 Dingup Road. This includes:
 - Replacement of dead or dying vegetation
 - Management for fire protection, including reduction in litter build-up
 - Ensuring access to the 10m maintenance strips either side of the vegetation
 - Control of noxious or any declared weeds.

The following will be required for spraying activity:

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

- Follow label directions, including any restrictions. Many labels detail weather conditions, droplet size, equipment and spray drift restraints and mandatory buffer zones to help users manage drift shall be adhered to.
- Will only occur when weather conditions are suitable for spraying (wind speeds between 3 to 15km per hour blowing away from sensitive crops and areas, no inversion layer present). If the weather is unstable or unpredictable, don't spray. Continue to monitor weather conditions while spraying and stop spraying if it turns unfavourable.
- Choose a chemical formulation that is less likely to drift off-target
- Check for susceptible plants, animals and areas (streams, beehives) close to the target area and put strategies in place to protect them from drift. Use a buffer zone or leave an unsprayed buffer next to a susceptible crop.
- Discuss your spray plans with neighbouring properties, particularly if you plan to spray near a sensitive crop or area. This provides them with the opportunity to implement protective measures on their property if needed and can help avoid complaints later.
- Equipment to be correctly set up and calibrated.
- Use a nozzle or sprayer setting that produces the largest possible droplet size (coarsest spray quality) without compromising the efficacy of the chemical. Larger droplets are less likely to drift.

6.2 ODOUR

While odour impacts are within the duration threshold, the following will further assist in the reduction of odour impacts:

- Perennial crops will be located 300m away from sensitive premises.
- Winds that occur from the south, south-easterly, south westerly and westerly on the subject land will assist in directing odour from chemical spray away from the residential areas.
- Not all the chemicals used or likely to be used on activities possible on this farm contain a strong odour.
- The presence of a vegetated buffers will also assist in reducing the impacts from odour associated with chemical spray.

6.3 DUST

Dust will be minimised by reducing disturbance of soil during dry conditions and keeping traffic speeds within the property to 20 km/hr.

6.4 NOISE

Noise reduction will be achieved using the following:

- Farming activities to occur between the hours of 0700 – 1800 Monday to Saturday.
- Farming activities to occur between the hours of 0900 – 1700 Sundays.
- Pump enclosure to attenuate noise from pumping activity.
- Use of broad band reversing beepers preferred over tonal beepers on machinery.
- No intended use of bird scaring gas guns.

Agricultural Operations Assessment & Management Plan Lot 60 (No. 87) Dingup Road, Dingup, Shire of Manjimup

7 REFERENCES

- Avocado Australia Limited (2017).** *Best Practice Manual*. Avocado Australia Limited, <https://avocado.org.au/best-practice-resource/>
- CSIRO (1993).** Review of Agricultural Chemical Spray Drift. Report for Public Discussion. CSIRO Melbourne. Cited in Department of Natural Resources 1997.
- Department of Health (2012).** Guidelines for Separation of Agricultural and Residential land Uses; establishment of Buffer Areas. Department of Health. <https://ww2.health.wa.gov.au/~media/Files/Corporate/general-documents/Environmental-health/Health-risk-assessment/Guide-for-Agricultural-and-Residential-Buffer.pdf>
- Department of Natural Resources (DNR) (1997).** Planning Guidelines Separating Agricultural and Residential Land Uses. The State of Queensland, Department of Natural Resources.
- Department of Primary Industry (DPI) (2022).** Managing Spray Drift, <https://agriculture.vic.gov.au/farm-management/chemicals/spraying-agricultural-chemicals/managing-spray-drift>
- Department of Primary Industry Regional Development (2021).** *The Truffle Industry in Western Australia*, viewed 14 July 2022, <https://www.agric.wa.gov.au/agricultural-exports/truffle-industry-western-australia>
- Department of Primary Industry Regional Development (DPRID) (2022)** *Avoiding Spray Drift*, <https://www.agric.wa.gov.au/residues-crops/herbicide-application-legal-aspects>
- Environmental Protection Authority (2005).** Separation Distances between Industrial And Sensitive Land Uses. Environmental Protection Authority. https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/GS3-Separation-distances-270605.pdf
- Grain Research Development Commission (GRDC) (2022).** *Spray Drift*. <https://grdc.com.au/resources-and-publications/resources/spray-drift>
- Harden, J. (1992).** *Innovations in Pesticide Application*. Paper presented to the International Plant Propagators Society, Australian Regional Annual Conference, 1992. Cited in Department of Natural Resources, 1997.
-
- Shire of Manjimup (2022).** *Manjimup Shire Council Minutes Council Meeting*, 24 March 2022, https://manjimup.infocouncil.biz/Open/2022/03/OC_24032022_MIN_WEB.htm
- Standards for the Uniform Scheduling of Medicines and Poisons No. 36* (Cth) June 2022, Retrieved from <https://www.legislation.gov.au/Series/F2022L00730>
- Tharfield Nursery Ltd. (2012)** *Feijoa*. https://tharfield.co.nz/crop.php?fruitid=19_Feijoa

Appendix 1.
Development Approval Seed Potato
Production

Our Ref: DA22/6, P55612, TP 10/2022
Your Ref:
Enquiries: Statutory Planning 9771 7777



28 January 2022

Mr B L Nicol
18 Sherrington Crest
MANJIMUP WA 6258

Dear Sir / Madam

Notice of Determination on Application for Development Approval: Rural Pursuit – Lot 2084, 87 Dingup Road DINGUP

I refer to your application dated 18 January 2022. The purpose of this correspondence is to confirm approval has been granted under Delegated Authority, subject to the conditions and advice attached. Please note that you are required to comply with all approval conditions. Failure to comply constitutes an offence under Local Planning Scheme No. 4.

Please note that the Rural Pursuit (Seed Potatoes) is hereby approved to an area of three (3) hectares providing a separation buffer distance of 100 metres is achieved to any property boundary shared by a residential dwelling land use.

If you are aggrieved by this decision or any condition of the approval, under certain circumstances, you may request reconsideration of the decision by the Shire under Clause 10.9 of Shire of Manjimup Local Planning Scheme No. 4. Alternatively, you may apply for a review of the decision through the State Administrative Tribunal under part 14 of the Planning and Development Act 2005. Both applications are to be lodged within 28 days of the decision date.

Please do not hesitate to contact Statutory Planning on 9771 7777 or by email to info@manjimup.wa.gov.au if you have any enquiries on the conditions of your approval.

Yours sincerely

Kaylee Blee
Planning Customer Liaison Officer
STATUTORY PLANNING

Attached.



CELEBRATING OUR DIVERSITY

A: 37 - 39 Rose Street / PO Box 1 Manjimup WA 6258
T: (08) 9771 7777 F: (08) 9771 7771 A.B.N. 36 453 349 691
E: info@manjimup.wa.gov.au W: www.manjimup.wa.gov.au



NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Planning and Development Act 2005

Shire of Manjimup

Determination on Application for Development Approval

Planning Consent: 10/2022 Parcel No: 55612

Lot: 2084, 87 Dingup Road DINGUP

Plan/Diagram: 125731

Vol No: 1092 Folio No: 561

Application Date: 18/01/2022 Received On: 18/01/2022

Description of proposed development: Rural Pursuit (Seed Potatoes)

The application for development approval is approved subject to the following conditions:

- 1) The development hereby approved is to be carried out generally in accordance with the plans and specifications submitted with the application and these shall not be altered and/or modified without the prior knowledge and written consent of the Shire of Manjimup.

Reference	Document Title	Date Received
1.	Site Plan	18 January 2022
2.	Planting and Harvest Plan	18 January 2022

- 2) The Rural Pursuit (Seed Potatoes) is hereby approved to an area of three (3) hectares providing a separation buffer distance of 100 metres is achieved to any property boundary shared by a residential dwelling land use.
- 3) This development approval is granted for a 6 month period only after the expiration of which period the use shall cease, unless prior to that date an application has been made to and approved by the Shire of Manjimup after payment of the appropriate fee for the continuation of the use for an extended period.
- 4) The hours of operation of the proposed use shall be limited to the periods between 7.00am and 6.00pm Monday to Saturday, and shall not include Sundays or Public Holidays.
- 5) The use hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants to the satisfaction of the Shire of Manjimup.



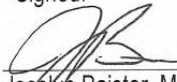
CELEBRATING OUR DIVERSITY

Determination on Application for Development Approval
Page 2 of 2

Advice Notes

- The applicant is advised that all activities associated with the land use hereby approved, including the irrigation pump, is required to comply with the *Environmental Protection (Noise Regulations) 1997*.
- If an applicant is aggrieved by this determination, there is a right for review by the state Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed:



Jocelyn Baister, Manager Planning Services
For and on behalf of the Shire of Manjimup

Date:

28 January 2022



CELEBRATING OUR DIVERSITY

RECEIVED
10/09/2023
SHIRE OF MANJIMUP

APPROVED/REFUSED
SHIRE OF MANJIMUP
LOCAL PLANNING SCHEME No. 4

[Signature]
FOR CHIEF EXECUTIVE OFFICER
DATE 28/11/22

Refer to Permit
FOR CONDITIONS
OF APPROVAL

Property Dwelling

Driveway Access

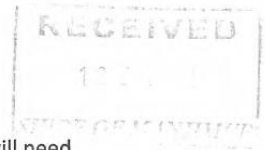
Dam

Proposed Seed
Potato Fields
3 HA. Total

Dwelling


100m
160m

Dingup Road



- Pump running times will be in between the hours of 7.00am and 6pm. The crop will need watering around 3 times a week, depending on the weather.
- The potatoes will be harvested 13 weeks after planting. The harvester makes very minimal noise, but will still be limited in between the hours of 7.00am and 6.00pm. The crop will be watered down before harvesting to eliminate any dust.
- The crop will take roughly two whole days to harvest.
- The land will be re- seeded back to pasture ASAP after harvest.
- Chemical sprays will only be used when necessary, for example if aphids or black beetle become a threat to the crop.
- Chemical spraying will only be done when the wind and conditions are perfect.
- There will be a 50 no spray zone from the eastern boundary fence. Chemical spraying will have no effect on the neighboring properties.
- There will be no dust pollution during the whole growing period due to the crop being regularly irrigated.

Refer to Permit
FOR CONDITIONS
OF APPROVAL

APPROVED / REFUSED
SHIRE OF MANJIMUP
LOCAL PLANNING SCHEME

FOR CHIEF EXECUTIVE OFFICER
DATE 28/1/22

Appendix 2.
Odour Calculations Intensive Agriculture – 87
Dingup Road, Dingup

The odour duration 87 Dingup Road, Dingup is calculated by $T = N \times O$ where T is potential hours of nuisance level of odour per year, N is the number of cropped hectares within 500m of the receptor and O is the hours of operation of odour producing activity per hectare per year.

For 87 Dingup Road, Dingup, the number of cropped hectares within 500m is 4.6ha.

The hours of operation of odour producing activity per hectare per year was calculated using information contained in the Department of Natural Resources (1997) Planning Guidelines: Separating Agricultural and Residential Land Uses. These activities were related to the application of crop protectants. This information is contained in the tables of Appendix 3.

In total the hours of odour generating activity was therefore calculated to be is 7.2hour/ha/year.

T = Time = 7.2 hrs per ha

N = Number of ha cropped = 5.6 ha

O = Hours of operation of odour producing activity per ha

O = 7.2hrs per ha x 5.6ha x 1 crop

= 40.32 hours of potential odour duration per year

The Queensland guidelines have adopted 1% of the time (or 88 hours per year) as an appropriate threshold for odour (Holmes cited in Department of Natural Resources, 1997)

The value of 40.32 hours/year is well below the duration threshold for odour of 88 hours per year.

Appendix 3.
Calculation of Cumulative Noise Duration for
Intermittent Noise Generated by Intensive
Agriculture

CALCULATION OF CUMULATIVE NOISE DURATION FOR INTERMITTENT NOISE GENERATED

Duration thresholds for noise have been set by Department of Natural Resources (1997) based on noise levels and cumulative time impacts. The noise source is classified as intermittent if the noise levels specified in Table A are exceeded for a cumulative total of 10 hours per year. The noise source is classified as long term if the noise levels specified in Table A are exceeded for a cumulative total of 50 hours per year. Where the cumulative time threshold is less than 10 hours per annum, the noise source is considered not sufficient to require a buffer area.

TABLE A: NOISE DESIGN GOALS

	$L_{Amax,T}$	
	Intermittent >10hrs/yr	Long Term >50hrs/yr
Daytime 6am to 10pm	75dB(A)	60dB(A)
Night-time 10pm to 6am	55dB(A)	45dB(A)

$L_{Amax,T}$ is the average maximum A weighted sound pressure level in a specified time interval or event. Cumulative hours of noise which exceed the design goals for daytime activities are calculated using the following formula:

Intermittent day time activities:

$x = \text{sum of } (c \times f \times h) \times (n \times d^{2/2})$ where

x is hours/year when noise exceeds 75dB(A) ($L_{Amax,T}$)

c is crops per year

f is frequency of activity (a....z) per crop

h is hours of noise per hectare for activity (a....z)

d is $10[(N-60.47)/16.6]$ where N is noise measured as $L_{Amax,T}$ at 7.5m for activity (a....z) for long term daytime activities:

$d = 10[(N-60.47)/16.6]$

This formula was used to calculate the duration threshold for both avocados and seed potatoes, these calculations are in Tables 6&7 for each crop respectively.

TABLE B: CALCULATIONS TO DETERMINE HOURS PER YEAR WHERE ACTIVITY MAY EXCEED 75DB(A) - AVOCADO

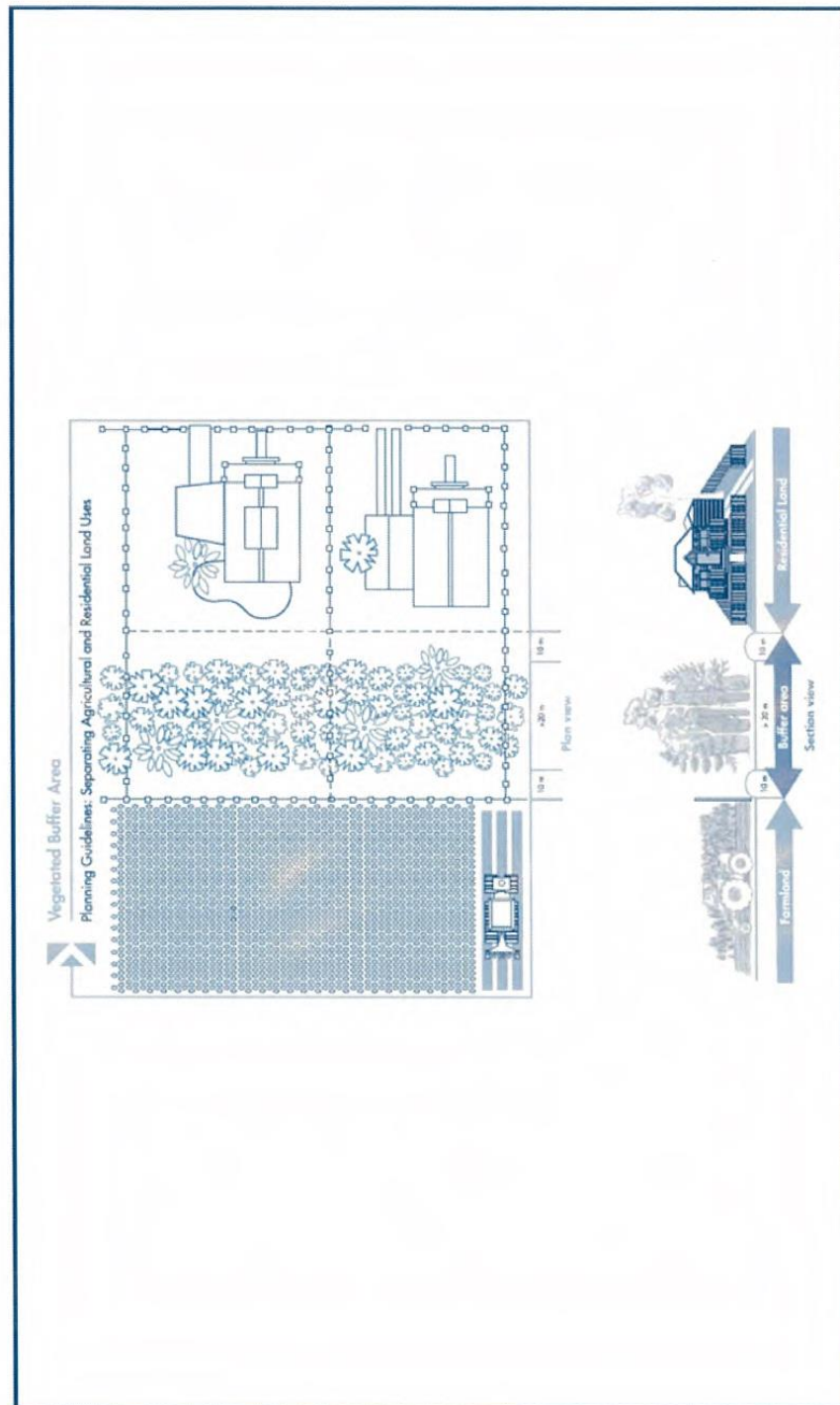
Crop	Crops / yr (c)	Activity	Day / Night	Freq/ crop (f)	Freq/ yr	Hrs/ ha (h)	Hrs/ ha/yr (o)	dB(A) @ 7.5 m (N)	Impact dist. (m) (d)	Impact area (ha) (p*d2/2)	Hrs/yr> 75 dB(A) (x)	Hrs/yr> 55 dB(A)
Avocado	1	Slashing	D	10	10	0.33	-	90.00	60	0.57	1.89	
	1	Herbicide Application	D	4	4	0.40	1.60	90.00	60	0.57	0.91	
	1	Pesticide Application	D	9	9	0.40	3.60	90.00	60/1000	0.57	2.05	
	1	Harvesting	D	3	3	1.00	-	85.00	30	0.14	0.43	
Total				26	26	2.13	5.2				5.28	

TABLE C. WORKINGS TO DETERMINE HOURS PER YEAR WHERE ACTIVITY MAY EXCEED 75DB(A) – SEED POTATOES

Crop	Crops / yr (c)	Activity	Day / Night	Freq/ crop (f)	Freq/ yr	Hrs / ha (h)	Hrs / ha/yr (o)	dB(A) @ 7.5 m (N)	Impact dist.(m) (d)	Impact area (ha) (p*d2/2)	Hrs/yr> 75 dB(A) (x)	Hrs/yr> 55 dB(A)
Seed Potato	2	Cultivate	D	2	4	0.50	-	87.00	40/500	0.25	0.49	-
	2	Plant	D	2	2	2.50	-	87.00	40	0.25	1.23	-
	1	Fertilise	D	1	1	0.50	-	87.00	40	0.25	0.25	-
	1	Spray	D	2	2	1.00	2.00	87.00	40/500	0.25	0.50	-
	1	Harvest	D	1	1	1.67	-	91.00	69	0.75	1.25	-
Total	7			8	10	7.84	2				3.72	

Appendix 4.

Vegetated Buffer Area Specification



SCHEDULE OF SUBMISSIONS

No	Name/Address	Summary of Submission	Council's Recommendation
	Government Agencies		
1.	Department of Water & Environmental Regulation (DWER)	The Department has no objection to the Amendment.	Noted – No Objection
2.	Department of Fire & Emergency Services (DFES)	<p>Checklist stated that SPP 3.7 had not been applied as there was no increase to bushfire risk given the scheme amendment is to change the zoning, which reduces the intensification in terms of lot numbers.</p> <p>Decision maker should be satisfied that planting vegetation buffers and avocado plantation does not increase the threat of bushfire to neighbouring properties given the location of the lot being surrounded by State Forest.</p> <p>Avocado plantations are not necessarily considered low threat.</p> <p>Should the Shire apply SPP 3.7, DFES request the relevant information be forwarded to DFES for them to review and provide further comment.</p>	Noted – No Objection
3.	Department of Primary Industries and Regional Development (DPIRD)	Does not object to the proposed rezoning as the proposed zoning best describes the current and future use of the land.	Noted – No Objection
4.	Department of Health	Recommends that the commitment to the 300m	Noted – Modification recommended to include

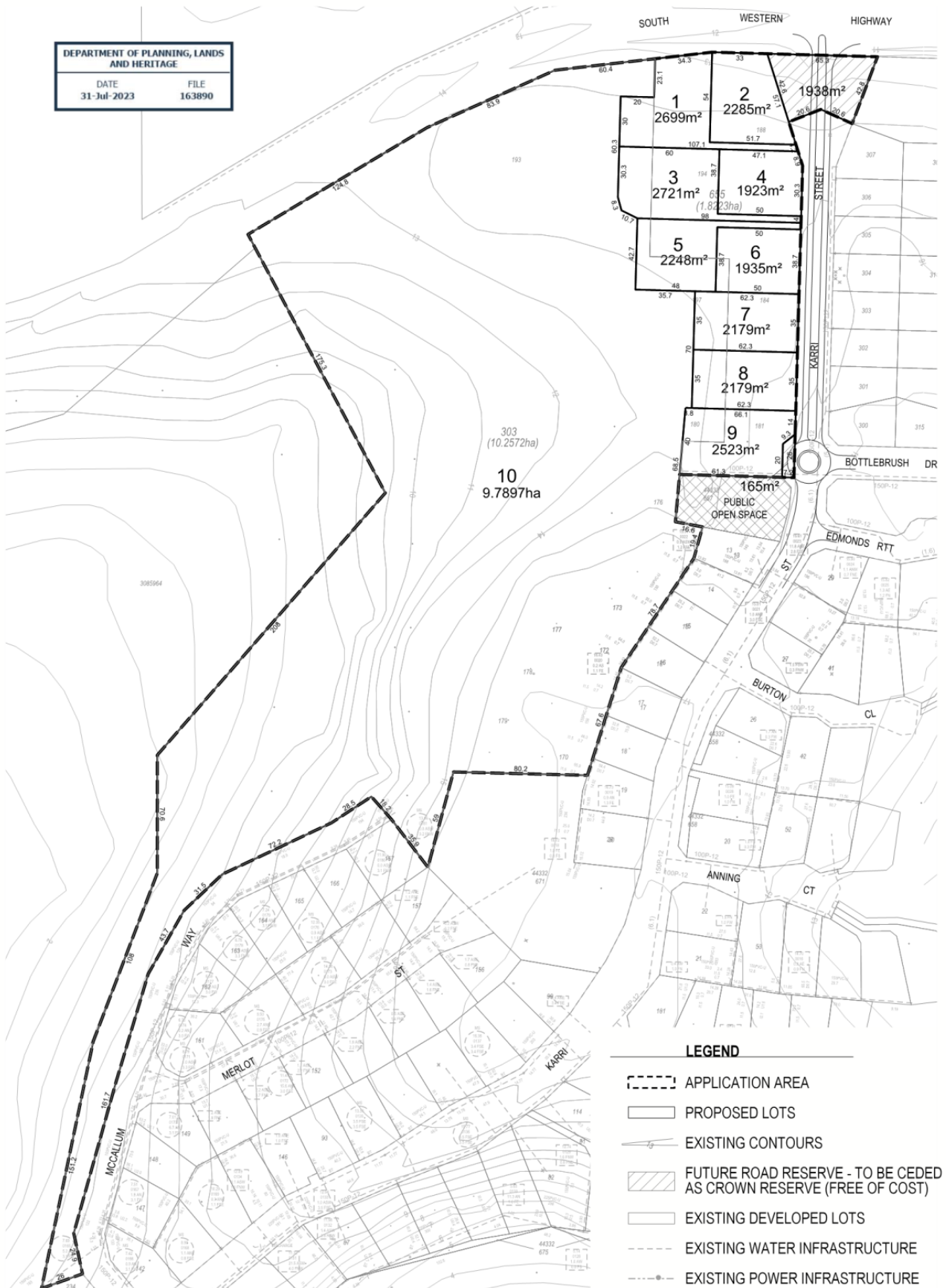
	(DoH)	buffer be formally adopted to manage all emissions from the proposed intensification, to restrict all future perennial intensification to land greater than 300m from nearest residential lots.	restrictions associated with permitted agricultural uses.
	Private		
5.	Rod Neilson	Supports the Rezoning Amendment. Initially feared the rezoning years ago would be detrimental to the area due to the environment and infrastructure would struggle to cope with the proposed development.	Noted – Supports
6.	Alex Holding (Managing Director of Coldahold Cold Storage Pty Ltd)	Supports the Rezoning Amendment. Approval of this rezoning will bring further long-term development to Manjimup.	Noted – Supports
7.	Gavin Smith	Fully supports the Rezoning Amendment.	Noted – Supports
8.	Avondale Produce	Supports the Rezoning Amendment	Noted – Supports
9.	Robert & Keri-Anne Dimitriou	Fully supports the Rezoning Amendment. Purchased produce from the applicant so that they can supply the local chip factory.	Noted – Supports
10.	Nathan & Peta Walter	Strongly encourage the Shire of Manjimup to support the rezoning. No detrimental impacts on them financially, economically or socially. Would be a benefit to the Shire as it would enable	Noted – Supports

		the applicant to help contribute to the growth of Manjimup.	
11.	Carla Logan & Cindy Gibellini	<p>Strongly objects to the rezoning.</p> <p>The following concerns have been raised:</p> <ul style="list-style-type: none"> - The document refers to a buffer of between 100 – 500m between orchards, vineyards and market gardens and sensitive uses (such as dwellings). Would severely reduce land available for 'priority agricultural' pursuits. - Recommendation to have just a 10m buffer, 5m firebreak and a 50m no spray zone falls short of the Industry Standard. Request at least a 100m buffer from the shared boundary be considered. - With regards to the buffer vegetation species, have noted they are native to Western Australia and would support the local fauna. - Information regarding dust, spray drift, noise, spraying conditions, chemicals to be used, water use, weather and buffers. How is all this going to be monitored? Who is going to ensure for example – "that chemicals are only sprayed when the wind speeds are between 13 – 15kms/h blowing away from sensitive areas or chemicals appropriate to minimise effect on frogs, bees and aquatic systems are chosen? <p>In favour of the rezoning amendment.</p>	<p>Noted –</p> <p>A 300m buffer is proposed to be applied which will include a 20m vegetation buffer along boundaries.</p> <p>Applicant is adopting a no-spray zone of 50m from all boundaries.</p> <p>Noted:</p> <p>Applicant is taking all necessary measures to prevent or/and minimise emissions.</p>
12.	Chris Utech	In favour of the rezoning amendment.	Noted – Supports
13.	Todd & Paula East	Supports the rezoning amendment.	Noted – Supports

14.	Peter & Sharleen Simpson	Have no objections to the rezoning amendment.	Noted – No Objection
15.	Merv Blechynden	<p>Supports the rezoning amendment.</p> <p>Property was rezoned approximately 6 years ago for a proposed intensified development. Was not followed through by its previous owners and should be returned to the original 'Priority Agriculture' zoning.</p> <p>New owners have been very active and considerate since taking ownership.</p>	Noted – No Objection

SCHEDULE OF MODIFICATIONS
SHIRE OF MANJIMUP
LOCAL PLANNING SCHEME NO. 4 AMENDMENT NO. 26

No.	MODIFICATION	REASON
1.	Assign RU3 to Scheme Map to Lot 60 Dingup Road, Dingup	To provide reference to Schedule 18 Restricted Use
2.	<p>Include Restricted Use No. 3 within Schedule 18 and include the additional conditions of use as follows:</p> <p>Given proposed land use of the subject property, it is recommended that a 300 metre buffer to be application to the subject land or unless otherwise demonstrated to be lesser. A 20 metre vegetation buffer to be established along the adjoining land located 3 metres offset from boundary to allow for firebreaks.</p>	To ensure land use conflict is minimised with permitted land uses.



SAM WILLIAMS | TOWN PLANNING & PROJECT MANAGEMENT
 ph: 0418 116216 | email: samwilliams@westnet.com.au

date: 20 June 2023 | ref: 22032001A
 scale: 1:2000 @ A3

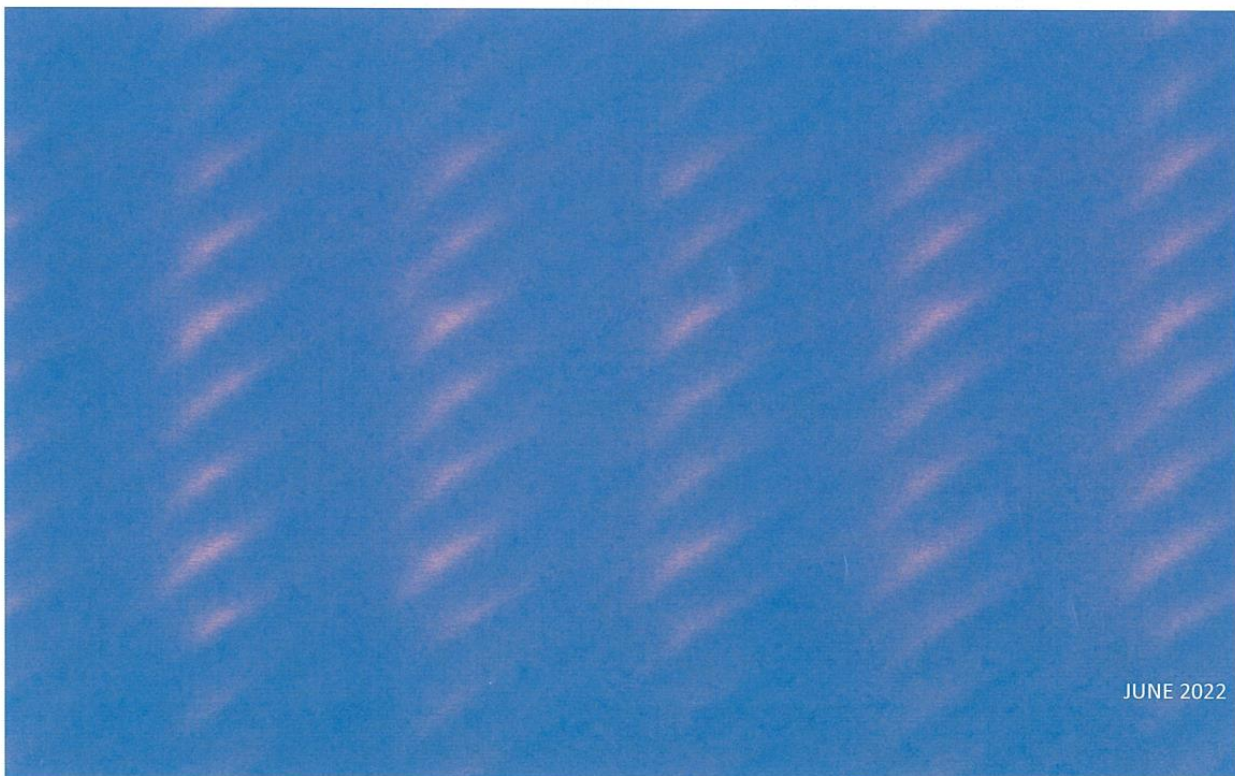




Shire of Manjimup
Local Planning Scheme No. 4

Scheme Amendment No. 27

Lot 21 Perup Road
Balbarrup



PLANNING & DEVELOPMENT ACT 2005 (AS AMENDED)

**RESOLUTION TO AMEND A
TOWN PLANNING SCHEME**

**SHIRE OF MANJIMUP
Local Planning Scheme No. 4
AMENDMENT No. 27**

RESOLVED That Council in pursuance of Part 5 of the Planning and Development Act 2005 (as amended) amend the above Town Planning Scheme by:

1. Rezoning Lot 21 Perup Road from "Rural Residential" to "General Agriculture";
2. Amending the Scheme Maps accordingly.

Dated this fifth day of May, 2023



A/ CHIEF EXECUTIVE OFFICER

FILE No.:_____

PART

OF

AGENDA:_____

MINISTER FOR PLANNING**PROPOSAL TO AMEND A TOWN PLANNING SCHEME**

1. Local Authority: Shire of Manjimup
2. Description of Scheme: Local Planning Scheme No. 4
3. Type of Scheme : District Scheme
4. Serial No. of Amendment: Amendment No. 27
5. Proposal:
 1. Rezone Lot 21 Perup Road from
"Rural Residential" to "General Agriculture";
 2. Amending the Scheme Maps accordingly.

Contents

PART I INTRODUCTION.....	1
PART II PLANNING AREA.....	2
2. PROPERTY DETAILS.....	2
2.1 Location and Land Use	2
2.2 Property Description	5
2.3 Property Characteristics	5
Part III Planning Framework	7
3.1 Shire of Manjimup Local Planning Scheme No 4.	8
3.1.1 Zoning	8
3.1.2 Zoning Table	8
3.1.3 Non-conforming Uses	10
3.2 Shire of Manjimup Local Planning Strategy 2003	10
3.3 Warren Blackwood Rural Strategy (2004).....	11
3.4 State Planning Policy 2.5 – Rural Planning (2016)	11
3.5 State Planning Policy 3.7 - Planning in Bushfire Prone Areas (2017)	14
3.6 Guidelines for Planning in Bushfire Prone Areas Version 1.4 (Dec. 2021) ..	15
3.7 Shire of Manjimup Town Planning Scheme No. 2, Amendment No. 67 / Subdivision Guide Plan	16
3.8 Planning Framework Synopsis	16
PART IV SCHEME PROPOSAL	18
4.0 Proposed Amendment.....	18
4.1 Justification.....	18
4.1.1 Strategic and Statutory Planning Framework Compliance	18
4.1.2 Legitimate Use of the Site	19
4.1.3 Landowner's Aspirations.....	19
4.1.4 Holding Costs	20

4.1.5 Agricultural Suitability and Amenity.....20

5.0 Conclusion.....21

Appendix A

Certificate of Title and Plan 2320726

Appendix C

Amendment 67/SGP – TPS 2.....27

Amendment Report

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27

PART I INTRODUCTION

It is proposed to amend the Shire of Manjimup's Local Planning Scheme No. 4 ("the Scheme") to rezone Lot 21 Perup Road ("the Site") from "Rural Residential" to "General Agriculture".

The Site is currently zoned "Rural Residential" pursuant to the Scheme, providing the opportunity for residential lot sizes generally between 1 hectare and 4 hectares. However, the implementation of such a subdivision is considered unachievable given contemporary planning requirements.

The existing zoning of the Site attracts relatively high holding costs, such as Council rates and land tax. It also stifles the ability of the Site to be put to productive agricultural uses and associated purposes.

Given that the Site is highly unlikely to ever be subdivided and developed in accordance with its existing zoning, and that this zoning both inhibits any productive use whilst imposing unreasonable costs, the Shire of Murray considers its rezoning from "Rural Residential" to "General Agriculture" both logical and desirable.

8 June 2022

1

Martin Richards
Town Planning + Urban Design

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27

PART II PLANNING AREA

2. PROPERTY DETAILS

2.1 Location and Land Use

The Site is situated on the north-western side of Perup Road, approximately 3.5 kilometres north east of the Manjimup Townsite's central business area (Figure 1).

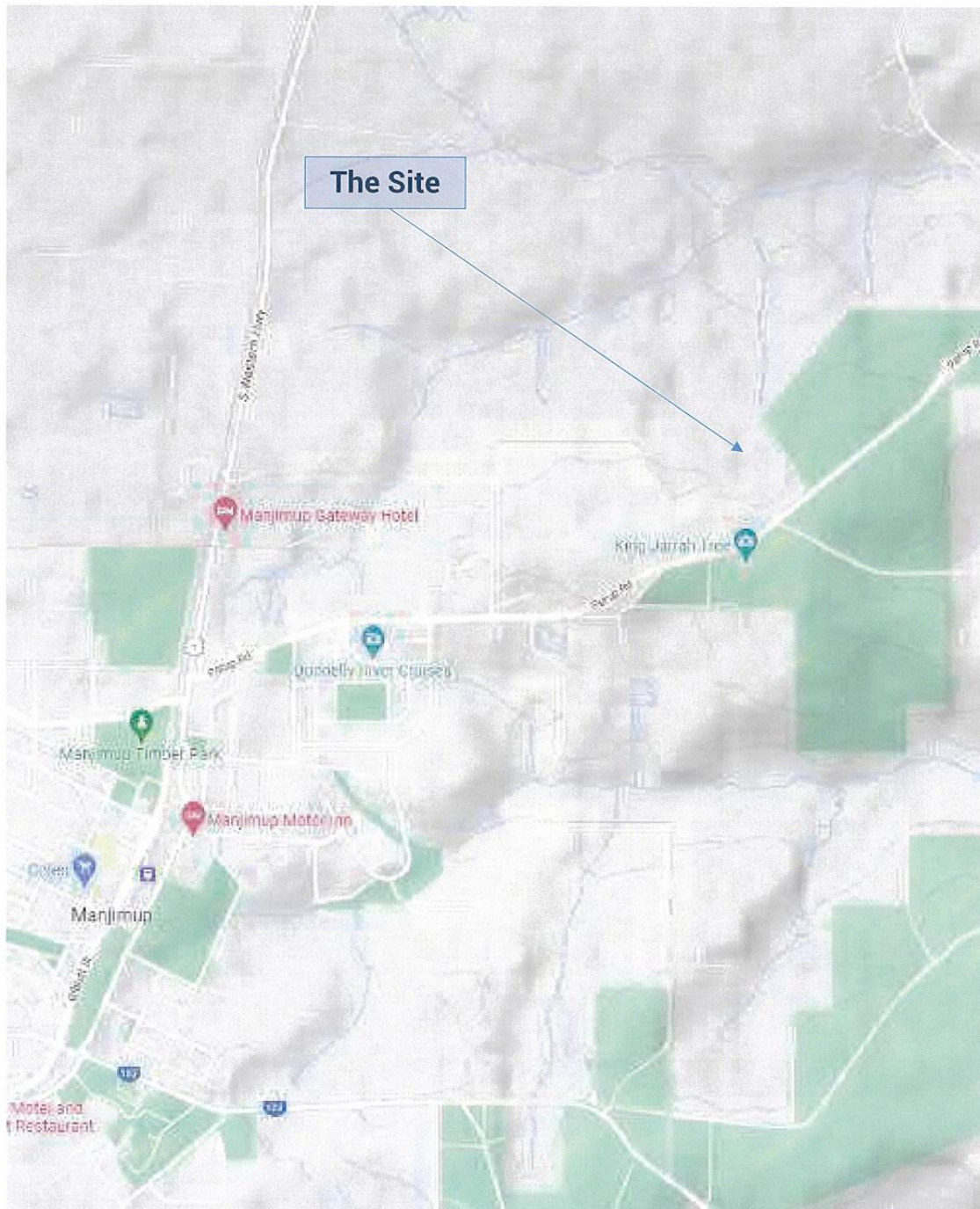
The Manjimup Country Club Golf Course lies immediately to the Site's southwest. The land to the north and west of the Site is predominantly broad acre agricultural in nature, whilst the areas to the east and south, with the exception of two rural residential properties, are heavily vegetated reserves.

Consistent with its use for broad acre agricultural activities, the Site has previously been extensively cleared (Figure 2). Improvements on the Site include a homestead with associated outbuildings, several dams and boundary and paddock post and wire fencing.

Existing Western Power infrastructure in the form of overhead 66kv and 132kv transmission lines traverse the Site in a north to south direction.

Shire of Manjimup, Local Planning Scheme No. 4.

Amendment No. 27



Location

Lot 21 Perup Road, Balbarrup.



Figure 1

8 June 2022

3

Martin Richards

Town Planning + Urban Design

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27



Land Use

Lot 21 Perup Road, Balbarrup.



Figure 2

8 June 2022

4

Martin Richards
Town Planning + Urban Design

2.2 Property Description

The Site is described as being Lot 21 on Plan 23207 on Certificate of Title Volume 2166, Folio 189. It is 53.1291 hectares in area and the registered proprietor is Rumenos developments Pty Ltd of 49 Renou Steet, East Cannington (Appendix A).

2.3 Property Characteristics

2.3.1 Topography

The Site exhibits gentle to moderate slopes from around 280 metres AHD adjacent Perup Road to around 245 metres AHD on its northern boundaries.

Accordingly, slopes are moderate, at around 1:25 although the elevated nature of the Site provides expansive views, particularly to the north.

2.3.2 Soils

The Site exhibits soil system characteristics typical of the Manjimup locality, being within the Manjimup Plateau System, comprising lateritic plateaus with broad swampy depressions, deeply weathered profile over metasediments and granitic rocks.

Soils of this system are described as duplex sandy gravels, loamy gravels and wet soils (Shire of Manjimup Local Planning Strategy (2003) – Table 6).

2.3.3 Flora

Other than for a small stand of remnant Jarrah-Marri woodland (around 2.2 hectares in area) in its north western portion, the Site is devoid of native vegetation.

Given that over 95% of the Site has been cleared and put to pasture, and that the intended use of the Site as a result of the proposed rezoning will represent a significant de-escalation of land use intensity, a formal flora spring survey is considered unnecessary.

8 June 2022

5

Martin Richards
Town Planning + Urban Design

2.3.4 Fauna

Three species of Black Cockatoos are endemic to Western Australia; these being the Barnaby's, Baudin's and forest redtailed. The remnant woodland in the north western corner of the Site may represent a foraging habitat for the 3 types of Black Cockatoos known to habituate the Manjimup area.

As the intended use of the Site as a result of the proposed rezoning will represent a significant de-escalation of land use intensity, a formal cockatoo survey is considered unnecessary.

Further, any proposal to clear greater than one hectare of this woodland will require referral of the proposal to the EPA under the EPBC act.

2.3.6 Land Capability

Typically, the land north of Perup Road, where not identified for other activities (such as the golf course), is included in the "General Agriculture" classification within the Shire's Local Planning Strategy (Figure 15 of the Strategy).

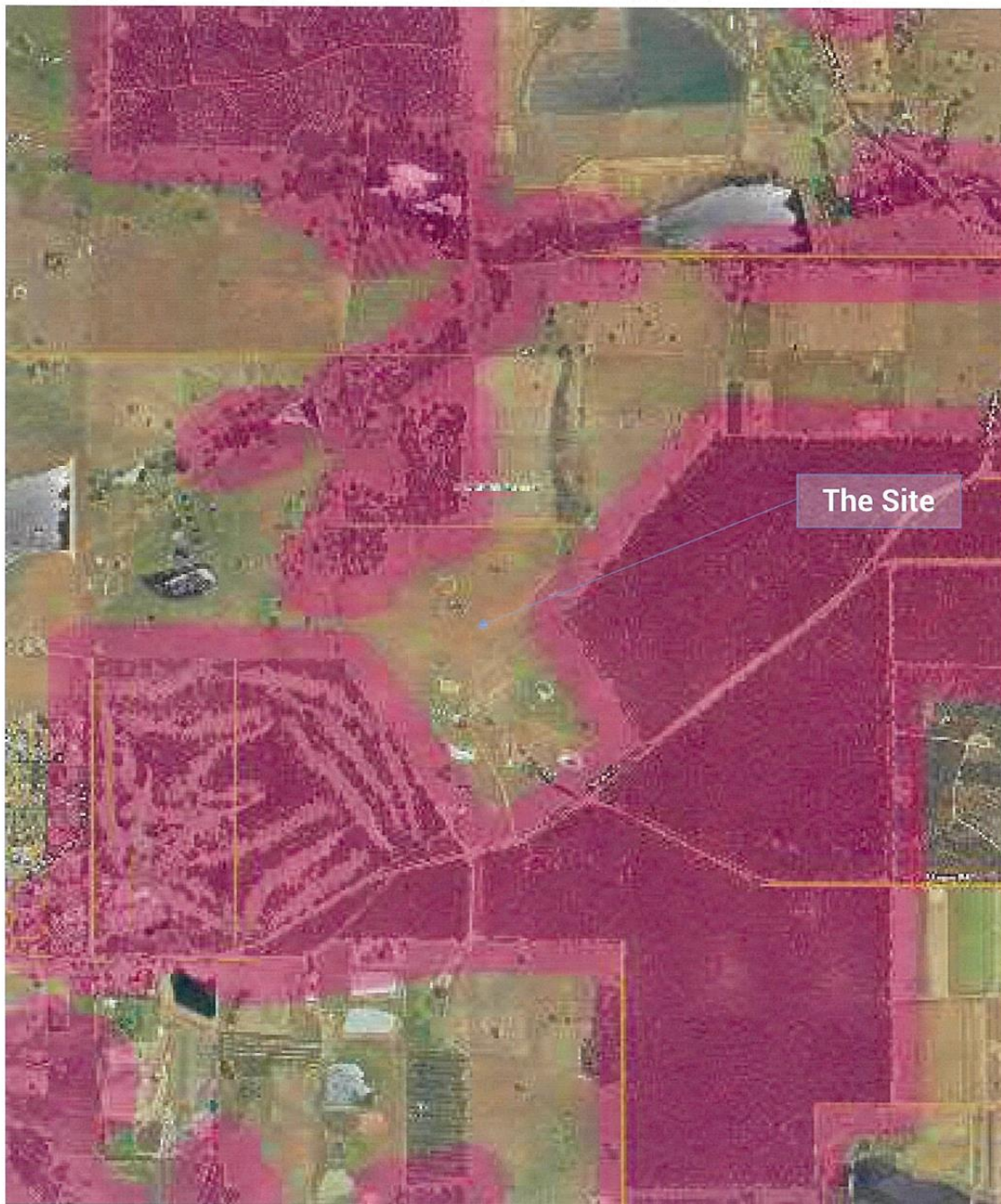
This classification indicates that the land units typical of this area are generally suitable for broadacre agricultural pursuits, with some potential for intensive agriculture such as horticulture. The potential for the Site to be put to intensive agriculture is limited, however, by the lack of availability of water for irrigation purposes.

The proposed rezoning will exclude the potential of the Site to be subdivided and developed for rural residential purposes (1 to 4 hectare lots), and accordingly land capability in terms of onsite effluent disposal is not of any relevance to this proposal.

2.3.7 Bushfire Hazard

According to the Department of Fire and Emergency Service's online mapping the Site is partially included in a "Bushfire Prone Area" (Figure 3). Those areas identified as being bushfire prone are confined to the peripheries of the Site, associated with vegetation occupying the adjoining properties.

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27



Bushfire Prone Areas (DFES)

Lot 21 Perup Road, Balbarrup.



Figure 3

8 June 2022

7

Martin Richards

Town Planning + Urban Design

Part III PLANNING FRAMEWORK

3.1 Shire of Manjimup Local Planning Scheme No 4.

3.1.1 Zoning

The Site is zoned "Rural Residential" pursuant to the Shire of Manjimup Local Planning Scheme No. 4 (the Scheme; Figure 4) and is identified as "RR9" on the Scheme Map.

The policies of the "Rural Residential" zone under the Scheme are to:

- (i) consider approving low-key development where the applicant suitably demonstrates the development/use is consistent with the objectives for the zone;
- (ii) ensure that subdivision and development comply with an endorsed Structure Plan, the Local Planning Strategy and the principles of any Local Planning Policy adopted by the local government: and
- (iii) not support additional rural residential areas unless outlined in an endorsed Local Planning Strategy.

Schedule Two of the Scheme (Rural Residential – Additional Requirements), insofar as it relates to the Site, requires, inter alia, that the subdivision and development of the Site comply with an approved plan of subdivision or endorsed Structure Plan.

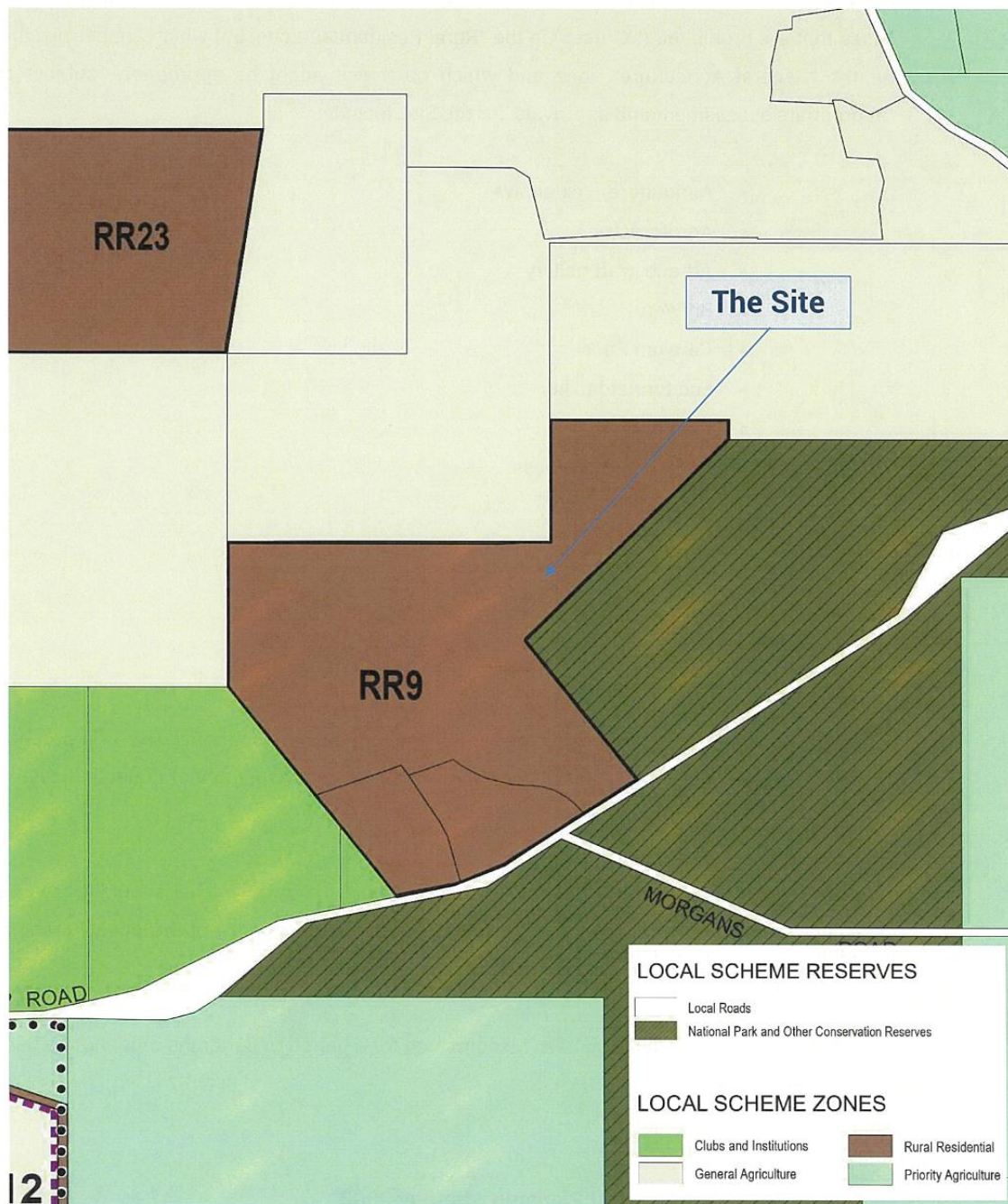
The zoning of the land adjacent to the Site includes "General Agriculture" to the north, northeast and northwest, "National Park and Other Conservation Reserve" to the east and south, "Rural Residential" to the south and "Clubs and Institutions" (the golf course) to the southwest.

There is no other existing or planned "Rural Residential" zoned land contiguous with the Site, the nearest being "RR23" to the northwest which is separated from the Site by properties zoned "General Agriculture".

3.1.2 Zoning Table

Table 1: "Zoning Table" of the Scheme prescribes those land use classes that can be approved or that are prohibited from approval by the Shire in any given zone.

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27



Zoning

Lot 21 Perup Road, Balbarup.



Figure 4

8 June 2022

9

Martin Richards

Town Planning + Urban Design

Uses that are prohibited ("X" uses) in the "Rural Residential" zone, but which are permissible in the "General Agriculture" zone and which otherwise might be appropriate, subject to appropriate assessment and approvals, for the Site, include;

- Agriculture – extensive
- Agroforestry
- Art and craft gallery
- Brewery
- Caravan Park
- Eco tourist facility
- Plantation
- Rural home business
- Veterinary centre
- Winery

3.1.3 Non-conforming Uses

Clause 4.21 "Non-conforming Uses" of the Scheme enables the continued use of a property for the lawful purposes it was put to prior to rezoning, notwithstanding that that use may be a prohibited use under the subsequent zone.

Whilst the Shire can approve other non-conforming uses, it may only do so should it consider that, in its opinion, the proposed use is less detrimental to the amenity of the locality than the existing non-conforming use is, and is closer to the intended use of the zone.

A non-conforming use that has been discontinued for a period of 6 months must not be used on the land after that period.

3.2 Shire of Manjimup Local Planning Strategy 2003

The Shire's Local Planning Strategy (2003) identifies the Site as "Special Rural" (Figure 4), with the land to the north, northwest and northeast generally classified as "General Agriculture".

The identification of the Site as "Special Rural" reflected its zoning at the time of the Strategy's preparation and adoption.

The Rural Residential area to the northwest of the Site is likewise identified as "Special Rural" by the Strategy, however is notated as "Possible Return to General Agriculture".

3.3 Warren Blackwood Rural Strategy (2004)

The Western Australian Planning Commission's Warren Blackwood Rural Strategy includes the Site in Planning Unit WR2 Perup. Within this Planning Unit the Site falls within an area classified as "Priority Agriculture".

Relevant planning objectives for the Priority Agriculture zone include;

- Generally promote and facilitate the diversification and intensification of sustainable agricultural production...
- Ensure that all rural-residential development is restricted to a specifically identified zone or policy area.

Accordingly, the existing zoning of the Site is considered inconsistent with the recommendations, and broader intent, of the Warren Blackwood Rural Strategy.

3.4 State Planning Policy 2.5 – Rural Planning (2016)

State Planning Policy No. 2.5 – Agriculture and Rural Land Use Planning (SPP 2.5) provides the framework for agricultural and rural land use planning in Western Australia. The policy's primary objectives are to:

- a) support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;

- c) outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;
- d) provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;
- e) avoid and minimise land use conflicts;
- f) promote sustainable settlement in, and adjacent to, existing urban areas; and
- g) protect and sustainably manage environmental, landscape and water resource assets.

An overarching intent of SPP 2.5 is to protect rural land and land uses from land use that is not relevant or appropriate in rural areas. The WAPC will seek to protect rural land as a State resource by:

- a) requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme;
- b) retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose;
- c) ensuring retention and protection of rural land for biodiversity protection, natural resource
- d) management and protection of valued landscapes and views;
- e) protecting land, resources and/or primary production activities through the State's land use planning framework;

The Policy recognises that there is a market for rural living (rural residential/special rural) development, however, advocates a cautious approach to implementation given that once rezoned, rural living estates can be an inefficient means of accommodating people, can sterilise once, or potentially, productive agricultural land and may have unintended adverse social, environmental, servicing or management impacts.

The criteria under which the Western Australian Planning Commission will assess the suitability for rural living includes.

- the rural living precinct must be part of a settlement hierarchy established in an endorsed planning strategy;
- the planning requirements for rural living precincts are that –

Shire of Manjimup. Local Planning Scheme No. 4.

Amendment No. 27

- the land be adjacent to, adjoining or close to existing urban areas with access to services, facilities and amenities;
- the proposal will not conflict with the primary production of nearby land, or reduce its potential;
- areas required for priority agricultural land are avoided;
- the extent of proposed settlement is guided by existing land supply and take-up, dwelling commencements and population projections;
- areas required for urban uses are avoided;
- water supply shall be as follows –
 - where lots with an individual area of four hectares or less are proposed and a reticulated water supply of sufficient capacity is available in the locality, the precinct will be required to be serviced with reticulated potable water by a licensed service provider. Should an alternative to
 - a licensed supply be proposed it must be demonstrated that a licensed supply is not available; or
 - where a reticulated supply is demonstrated to not be available, or the individual lots are greater than four hectares, the WAPC may consider a fit-for-purpose domestic potable water supply, which includes water for fire fighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health; or
 - the development cannot proceed if an acceptable supply of potable water cannot be demonstrated;
- electricity supply shall be as follows –
 - where a network is available the precinct is to be serviced with electricity by a licensed service provider, or
 - where a network is not available, the precinct is to be serviced by electricity from renewable energy source/s, by a licensed service provider, and this has been demonstrated;
- the precinct has reasonable access to community facilities, particularly education, health and recreation;
- the land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;
- the proposal demonstrates and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil

8 June 2022

13

Martin Richards

Town Planning + Urban Design

and total water management cycle, which may include rehabilitation as appropriate;

- the land is capable of supporting the development of dwellings and associated infrastructure (including wastewater disposal and keeping of stock) and is not located in a floodway or an area prone to seasonal inundation;
- the land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in the area of impact;
- the lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes; and
- bushfire risk and natural hazards can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk will not be supported;
- development standards for rural living zones are to be included in local planning schemes;
- further subdivision of existing rural living lots into smaller parcels is not supported, unless provided for in a local planning strategy and/or scheme.

3.5 State Planning Policy 3.7 - Planning in Bushfire Prone Areas (2017)

State Planning Policy 3.7 (SPP 3.7) provides the foundation for land use planning to address bushfire risk management in Western Australia. It is to be used to inform and guide decision-makers, referral agencies and landowners/ proponents to help achieve acceptable bushfire protection outcomes.

SPP 3.7 applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas. This policy also applies where an area is not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard, as outlined in the Guidelines for Planning in Bushfire Prone Areas (WAPC 2015; the Guidelines).

The Policy Objectives of SPP 3.7 include;

- Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.
- Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.
- Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

Clause 6.2 identifies those proposals to which the policy measures of SPP3.7 apply. These include Strategic planning proposals within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply.

Effectively, where applicable, SPP 3.7 evokes a requirement for planning proposals to meet the recommendations of the "Guidelines for Planning in Bushfire Prone Areas".

3.6 Guidelines for Planning in Bushfire Prone Areas Version 1.4 (Dec. 2021)

One of the primary purposes of the Guidelines for Planning in Bushfire Prone Areas (the Guidelines) is to provide specifications to be met for the preparation, assessment and implementation of Bushfire Attack Level assessments and Bushfire Management Plans.

The Shire considers that proposals for subdivision and development of the Site would generally fall under the requirements of SPP 3.7 and accordingly the Guidelines would apply.

The Guidelines specify requirements, inter alia, for access arrangements, water for firefighting purposes, maximum length of culs-de-sac and battleaxe driveways and building standards.

8 June 2022

15

Martin Richards

Town Planning + Urban Design

In particular, the Guidelines require public road access to be provided in two different directions to at least two different suitable destinations, with an all weather, two way, surface.

Given the Site's existing access arrangements (having only a single, relatively small frontage to a public road (Perup Road) and with very little prospect of a secondary access being made available via the subdivision or development of adjoining properties), compliance with the Guidelines' requirements as described above for any subdivision or use of the Site in accordance with its existing zoning will be extremely difficult, if not impossible to achieve.

3.7 Shire of Manjimup Town Planning Scheme No. 2, Amendment No. 67 / Subdivision Guide Plan

The Site was rezoned from "Rural" to "Special Rural" via Amendment No. 67 to Town Planning Scheme no. 2 (Appendix B) in September 1996.

The Amendment documentation includes a Subdivision Guide Plan (SGP) which demonstrates the subdivision of the Site into 41 rural residential lots of between 1 and 2 hectares in area.

The SGP provides for only a single vehicular access, being to Perup Road, with the remainder of the internal road network terminating at the property's northern boundaries.

The Shire is aware that the Department of Planning, Lands and Heritage considers that the SGP no longer meets contemporary planning requirements, and a fresh Structure Plan would need prepared and endorsed pursuant to the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 and the associated Structure Plan Framework (2015).

3.8 Planning Framework Synopsis

The applicable strategic planning framework clearly supports the subdivision and development of the Site for Rural Residential purposes. It does not support, however, the future subdivision and development of any adjoining or contiguous land holdings for rural residential

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27

activity, or for any other purpose that might provide for a continuation of the internal road network to secondary destinations.

The limited access to the Site, together with its proximity to land holdings likely to represent extreme fire hazards, lack of realistic alternative or secondary road connection options and somewhat awkward configuration render any practical design and implementation outcome that would comply with contemporary planning requirements, and in particular SPP 3.7, extremely unlikely.

Accordingly, the Shire considers, under the existing strategic and statutory planning framework the subdivision and development of the Site for rural residential purposes is not achievable.

Further, the existing, "Rural Residential" zoning of the Site technically inhibits the legitimate long term use of the property for agricultural, and associated, activity, by virtue of almost all rural pursuits being prohibited in this zone. Given the limitations of Clause 4.21 (Non-conforming Uses) of the Scheme, its evocation to enable further uses otherwise permissible in the "General Agriculture" zone would be difficult to legitimise.

8 June 2022

17

Martin Richards
Town Planning + Urban Design

PART IV SCHEME PROPOSAL

4.0 Proposed Amendment

It is proposed to amend the Shire of Manjimup Local Planning Scheme No.7 to enable the long term and legitimate use of the Site for agricultural purposes.

Specifically, it is proposed to rezone Lot 21 Perup Road, Balbarrup from "Rural Residential" to "General Agriculture".

4.1 Justification

4.1.1 Strategic and Statutory Planning Framework Compliance

The existing statutory and strategic planning framework pertaining to the Site limits its subdivision and development to rural residential purposes.

However, the Site's configuration, isolation from other rural residential zones and lack of access opportunities severely compromise its ability to achieve compliance with contemporary planning requirements and principles for rural residential subdivision and development.

In particular, only one vehicular access point is realistically achievable, that being to Perup Road. Any internal road system would either form a loop or terminate in perpetuity at the Site's northern boundaries. There is no realistic, or practical, scenario whereby this road system could be extended to a secondary destination.

The Subdivision Guide Plan approved for the Site is nearly 30 years old, well beyond the statutory 10 year life of Structure Plans, and the Shire is aware that the Department of Planning, Lands and Heritage considers it no longer meets contemporary planning requirements.

It is highly unlikely that a new Structure Plan could be made to be compliant with contemporary planning standards and accordingly the likelihood of a Structure Plan being endorsed is

considered extremely low, effectively rendering the implementation of a rural residential subdivision and development of the Site, in accordance with its existing zoning, impossible.

4.1.2 Legitimate Use of the Site

The "Rural Residential" zoning of the site effectively precludes the legitimate and long term use of the property for productive agricultural and associated uses.

Any proposal for a use other than that currently occurring on the Site (grazing) would need to satisfy the "non-conforming use" test, i.e. be a use that was less detrimental to the amenity of the locality and which is closer to the intended use of the zone.

Council considers this test would preclude most legitimate uses of the property and represents an unreasonable impost on the operators of the land, particularly given that it is highly unlikely that the Site will ever be subdivided and developed for rural residential purposes.

4.1.3 Landowner's Aspirations

The owner of the property has applied to the Shire for the rezoning of the property as it has no intention of pursuing its subdivision and development for rural residential purposes.

The existing zoning does not meet with, or facilitate, its intentions for the Site.

The constraints of the Site, including the anticipated difficulties and costs associated with achieving the necessary planning approvals, and the costs associated with subdivision implementation, including the extension of a reticulated water supply, are prohibitive.

Accordingly, the owner wishes to pursue legitimate agricultural activities on the Site, which will likely be frustrated by the existing "Rural Residential" zoning of the property.

4.1.4 Holding Costs

The site is currently rated and is subject to land tax based on its unimproved value associated with being zoned "Rural Residential".

Given that the subdivision and development of the Site for this purpose is both realistically unachievable and contrary to the landowner's intentions, the holding costs associated with the current zoning of the property are considered unnecessarily onerous.

The Shire considers that those costs would be better put to reinvesting in the productive use of the property for agricultural and associated activities.

4.1.5 Agricultural Suitability and Amenity

The retention of the site for agricultural activities will undoubtedly have a lesser impact on the amenity of the area than would a rural residential estate. Rural residential development represents a significant intensification of activity, which is more difficult to manage and far more costly to service.

Considerations greatly magnified by the implementation of a rural residential estate include;

- Landscape/visual impact
- Traffic management
- Servicing, including on-site effluent disposal
- Bushfire Management
- Stormwater treatment and disposal
- Council services
- Interface/impacts on/from adjoining agricultural activity

Given the scarce water supply options for irrigation, the potential for the Site to be put to intensive agriculture is considered limited. Accordingly, the most likely long term use for the Site is a continuance of the broadacre agricultural activities currently occurring.

The surrounding land uses and activity are entirely consistent with such a use.

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27

5.0 Conclusion

It is proposed to amend the Shire of Manjimup Local Planning Scheme No. 4 by rezoning Lot 21 Perup Road, Balbarrup from "Rural Residential" to "General Agriculture".

Rezoning will facilitate the long term legitimate use of the Site for agricultural and associated purposes, whilst removing the uncertainty and administrative burden of having to pass the "non-conforming use test".

The property's subdivision and development for rural residential development is highly unlikely to be achievable given the existing statutory planning framework and costs associated with implementation.

The owner of the Site wishes to pursue the agricultural use of the Site and has no intention or aspiration to subdivide for rural residential purposes.

Council considers that the continued use of the Site for agricultural activities is entirely appropriate for the locality and will represent a net benefit to the receiving community.

The support of the Western Australian Planning Commission and Hon. Minister for Planning is respectfully requested to rezone Lot 21 Perup Road, Balbarrup from "Rural Residential" to "General Agriculture" pursuant to the Shire of Manjimup Local Planning Scheme No. 4.

8 June 2022

21

Martin Richards
Town Planning + Urban Design

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27

PLANNING & DEVELOPMENT ACT 2005 (AS AMENDED)

SHIRE OF MANJIMUP
DISTRICT LOCAL PLANNING SCHEME NO. 4
AMENDMENT NO. 27

The Manjimup-Balingup Shire Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 (as amended) hereby amends the above Town Planning Scheme by:

1. Rezoning Lot 21 Perup Road from "Rural Residential" to "General Agriculture";

and

2. amend the Scheme Maps accordingly.

8 June 2022

22

Martin Richards
Town Planning + Urban Design

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27




Existing zoning






Proposed Zoning

LEGEND

LOCAL SCHEME RESERVES

-  Local Roads
-  National Park and Other Conservation Reserves

LOCAL SCHEME ZONES

-  Clubs and Institutions
-  Priority Agriculture
-  General Agriculture
-  Rural Residential

Shire of Manjimup
Local Planning Scheme No.4
SCHEME AMENDMENT MAP
AMENDMENT NO. 27



8 June 2022

23

Martin Richards
Town Planning + Urban Design

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27

EVIDENCE OF ADOPTION

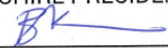
13 (1)

Adopted by resolution of the Council of the Shire of Manjimup at the ordinary meeting of the Council held on the 17 day of November 2022.

SEAL



SHIRE PRESIDENT


 A/ CHIEF EXECUTIVE OFFICER

FINAL APPROVAL REGULATION

21 (2), 22 (1) & (2)

Adopted for final approval by resolution of the Shire of Manjimup at the ordinary meeting held on the _____ day of _____ 202__ and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

SEAL

 SHIRE PRESIDENT

 CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR
FINAL APPROVAL

 for CHAIRPERSON OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION

Date _____

8 June 2022

24

Martin Richards
Town Planning + Urban Design

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27

FINAL APPROVAL GRANTED

DELEGATED UNDER S16 OF
PLANNING AND DEVELOPMENT ACT 2005

Date _____

MINISTER FOR PLANNING

Date _____

8 June 2022

25

Martin Richards
Town Planning + Urban Design

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27

Appendix A

Certificate of Title and Plan 23207

8 June 2022

26

Martin Richards
Town Planning + Urban Design

WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER 21/P23207	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 27/2/2002

VOLUME 2166 FOLIO 189

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BC Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 21 ON PLAN 23207

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

RUMENOS DEVELOPMENTS PTY LTD OF 49 RENOU STREET, EAST CANNINGTON
(T J031452) REGISTERED 24/9/2004

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. I017752 EASEMENT BENEFIT REGISTERED 18/2/2002.
2. *K258634 EASEMENT TO ELECTRICITY NETWORKS CORPORATION FOR TRANSMISSION WORKS PURPOSES - SEE DEPOSITED PLAN 48500. REGISTERED 5/7/2007.
3. *M853472 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 10/12/2014.
4. *O372136 CAVEAT BY HELEN RUMENOS LODGED 23/3/2020.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2166-189 (21/P23207)
PREVIOUS TITLE: 1658-146
PROPERTY STREET ADDRESS: 285 PERUP RD, BALBARRUP.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MANJIMUP

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J31453

LANDGATE COPY OF ORIGINAL NOT TO SCALE 26/05/2022 04:12 PM Request number: 63647953


www.landgate.wa.gov.au

LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	TOTAL AREA
LOT 2 OF NELSON LOCATION 478	PLAN DIAGRAM 55498..... INDEX BG 26/1007.3..... PUBLIC.....	VOLUME FOLIO 1658 146	28194	59.024 ha

PLAN 23207

LOCAL AUTHORITY: SHIRE OF MANJIMUP
LOCALITY: MANJIMUP

LIMITED IN DEPTH TO 60.96 METRES

2085
C.S. DIA. 82357

PT 1706
C.S. DIA. 18216

PT 1592
C.S. DIA. 15194

1378
C.S. DIA. 9816

21
53.1291 ha

478

A 39199
8522
C.S. RES. PLAN 256

6216
C.S. PLAN BRIDGETOWN 431

JOHN TOWIE
LICENSED SURVEYOR
P.O. BOX 435
MANJIMUP W.A. 6258
PH - (08) 97711558

ROAD

PERUP

SCALE 1:3000
ALL DISTANCES ARE IN METRES

IN ORDER FOR DEALINGS
SUBJECT TO

DOLA
DEPARTMENT OF LANDS, SURVEY & CONVEYANCE

OFFICE OF TITLES
PLAN
23207

SURVEYOR'S CERTIFICATE - REG 54
JOHN H. TOWIE
I, JOHN H. TOWIE, hereby certify that this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
DATE 15/07/99

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 105876
DATE 30/13/1999
FOR CHAIRMAN

TYPE OF VALIDATION
FULL AUDIT.....
LEGAL COMPONENT.....
DOCKET.....
PLAN/DESCRIPTOR.....
CERTIFIED CORRECT.....
F.S.C. No.

DATE 15/07/99
FEE PAID \$253
ASSESS NO. 2/18526

DATE

LANDGATE COPY OF ORIGINAL NOT TO SCALE 27/05/2022 09:54 AM Request number: 63649908

Landgate
www.landgate.wa.gov.au

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27

Appendix C

Amendment 67/SGP – TPS 2

8 June 2022

27

Martin Richards
Town Planning + Urban Design

**PROPOSAL TO AMEND A TOWN PLANNING
SCHEME**

SHIRE OF MANJIMUP

**TOWN PLANNING SCHEME NO. 2 AMENDMENT
NO. 67**

July 1995



PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY	SHIRE OF MANJIMUP
DESCRIPTION OF PLANNING SCHEME	SHIRE OF MANJIMUP TOWN PLANNING SCHEME NO. 2
TYPE OF SCHEME	DISTRICT ZONING SCHEME
SERIAL NUMBER OF AMENDMENT PROPOSAL	67

1. Rezoning Pt. location 478 lot 2 Perup Road, Manjimup from "Rural" zone to "Special Rural" zone.
2. Adding a new schedule of special provisions to Appendix 1 as follows:

Area No. 20 Perup Road, Manjimup as zoned on Scheme Map No. 6

Special Provisions

- (i) Subdivision of Special Rural Zone Area No. 20 "Perup Road" shall be generally in accordance with "Subdivision Guide Plan No. 20 Perup Road, Manjimup" as endorsed by the Shire Clerk.
- (ii)
 - (a) The following uses are permitted "P" within Special Rural Zone Area No. 20 "Perup Road" -

Dwelling House
 - (b) The following uses are not permitted unless approval is granted by Council "AA" -

Ancillary Accommodation
Public Recreation
Private Recreation
Public Utility
Home Occupation
Rural Use
Cottage Industry
 - (c) All other uses not mentioned in (a) and (b) are not permitted "X".
- (iii) Buildings or structures shall be setback from easements, traversing the site, in accordance with servicing authority requirements.
- (iv) Each dwelling house shall be connected to a reticulated water supply in accordance with WAWA requirements.
- (v) No buildings shall be erected within 50 metres of the forest reserve 8522 Perup Road and CG 2085 Manjimup.
- (vi) Landscape and revegetation areas to be established and maintained in accordance with the subdivision guide plan prior to the clearance of subdivision.





**TOWN PLANNING AND DEVELOPMENT ACT (AS AMENDED)
RESOLUTION DECIDING TO AMEND A
TOWN PLANNING SCHEME
SHIRE OF MANJIMUP**

TOWN PLANNING SCHEME NO. 2

AMENDMENT NO. 67

Resolved that Council, pursuant to Section 7 of the Town Planning and Development Act, 1928 (as amended) amend the above Town Planning Scheme by:

1. To rezone Pt. location 478 lot 2 Perup Road, Manjimup from "Rural" zone to "Special Rural" zone.
2. Including the subject land in appendix 1 of the Scheme Text - "Schedule relating to additional requirements and modification to the provisions of the Scheme text for Specific Special Rural Zones" along with appropriate subdivision, landuse and development controls.

Dated this 9. TH day of .. MARCH 1995 .

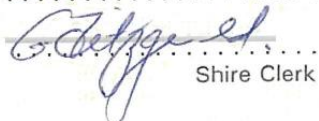

Shire Clerk



TABLE OF CONTENTS

	Page
1 LOCATION	1
2 PHYSICAL ENVIRONMENT	1
2.1 Topography	1
2.2 Soils	1
2.3 Vegetation	2
2.4 Land Capability	2
3 LAND USE	8
4 PROPOSED SUBDIVISION	8
5 SERVICES	9
6 PURPOSE OF AMENDMENT	9
7 EXISTING ZONING	9
8 PROPOSED AMENDMENT	9
9 CONCLUSION	12
LIST OF PLANS	
1. SITE LOCATION PLAN	
2. SOIL TYPE PLAN	
3. SUBDIVISION GUIDE PLAN	
4. SCHEME AMENDMENT PLAN	
APPENDIX	
1. EXPLANATION OF LAND CAPABILITY CODES	





1 LOCATION

The site is located four (4) kilometres north east of the Manjimup Town Centre. The site has a frontage to Perup Road, Manjimup (refer Site Location Plan 1).

The site occupies an area of 59 hectares and is described as the district of Nelson, Pt location 478, lot 2 Volume 1025, folio 571 on diagram 65466, Perup Road Manjimup.

2 PHYSICAL ENVIRONMENT

2.1 Topography

The site is characterised by moderately undulating topography. Site contours range from 280 metres AHD in the south and falling to 245 metres AHD in the north. The topographical land form has created drainage channels creeks which flow from south to north.

2.2 Soils

The site is characterised by two landform units. The Yanmah (YN) unit accounts for about 40% of the site and the balance area is comprised of Bevan (Be) soil unit. (Refer Plan 2).

"The Yanmah unit comprises of minor valleys with flat to broadly concave, poorly drained valley floors with few exposed fresh rock.

Yellow duplex soils are dominant which are characterised by pale grey-brown gravelly sand to loamy sand.

The duplex profile dominate the valley slopes and there may be some areas of deep, very gravelly, light yellow sands downslope, on the fringes of the valley floor, and then to podzals and humus podzals in the valley floor. Some yellow duplex soils may occur on the floors as well as pockets of orange-brown or grey-brown earths with bog-iron pans". *

"The Bevan Unit is characterised by a deep Kaolinitic mantle, weathered from granitic and gneissic rocks, is extensive and outcrops of fresh rock are rare.

* Source - Department of Agriculture

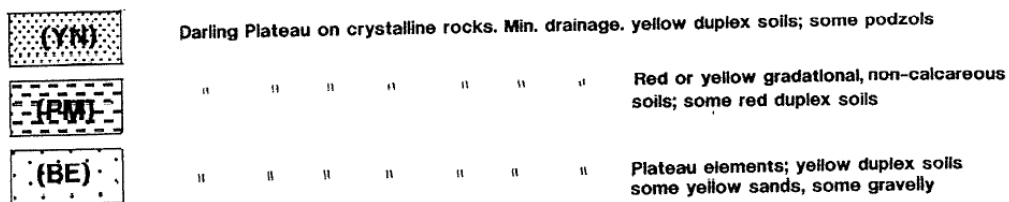




Gutteridge Haskins & Davey Pty Ltd
Environmental Planners & Designers



PLAN 1



N.T.S.
METRES

Gutteridge Haskins & Davey Pty Ltd
Environmental Planners & Designers

**PLAN 2**



Yellow duplex profiles are dominant and have a light grey-brown loamy sand to sandy loam surface. Lateritic duricrust occurs on crests and upper slope convexities. Soils on the crests are characterised by gravelly, pale yellow-brown to grey-brown soils. Down the flanking slopes there are yellow duplex soils or deep, gravelly yellow-brown sands". *

2.3 Vegetation

"The Yanmah unit is characterised by tall woodlands and open forests of marri, with some jarrah. The lower tree layer is predominantly *Banksia grandis* and *Persoonia longifolia*. A dense scrub layer can include plants such as *Bossiaea linophylla*. The swampy valley floor may have a low woodland of *Banksia littoralis* with sedges and reeds.

The Bevan Unit is characterised by tall, open jarrah and marri forest occurs with an upper tree layer at about 30m along with a small tree layer (5 to 8 m) of *Banksia grandis*, *leucopogon verticillatus* and *Persoonia longifolia*.

Small pockets of swamp banksia occur in poorly drained areas."

2.4 Land Capability

The Bevan and Yanmah units have a moderate land capability rating for rural residential development.

The following information provides a land capability analysis for alternative agricultural pursuits and more importantly identifies possible limitations for Rural Residential Development.

Limitations related to ironstone caprock and poor drainage can be overcome by appropriate lot size, siting of building envelopes, provision of appropriate housing pads and design techniques for septic tanks.

Bevan (BE) Soil - Landscape

Current land use : Most State Forest, some grazing.

Land capability : Most of this soil landscape is well drained. The gravelly soils have moderate to good moisture and nutrient retention. There are some areas of ironstone cap of little





agricultural use.

Grazing : Over 7% of this soil landscape is good grazing country.

Cropping : Over 70% of this soil landscape is good cropping country.

Horticulture : Although the soils over 70% of this soil landscape is good for horticulture, the availability of water for irrigation is likely to be a limitation. Dams or soaks are likely to be low yielding and water would often have to be drawn from surrounding valleys.

Trees : Over 70% of this soil landscape is good for growing commercial timber crops. The deeply weathered profile appears to suit Tasmanian blue gums.

Rural residential : The main areas with major limitations for rural residential development are where ironstone caprock is close to the surface affecting the ease of excavation and installation of septic tanks.



BEVAN LAND CAPABILITY ASSESSMENT TABLE.
(SEE APPENDIX I FOR EXPLANATION OF THESE CODES).

	Alienated Land	Grazing	Cropping	Vegetables	Vines and Orchards	Blue Gums	Rural Residential Limitations
BE		AB	B	Cj	Cj	B	Z

Source - Department of Agriculture





YANMAH (YN) SOIL LANDSCAPE

Current land use : State Forest.

Land capability : Much of this soil landscape is well drained. The loams and loamy gravels have good moisture and nutrient retention. The valley floors are swampy and subject to flooding.

Grazing : Over 70% of this soil landscape is good grazing country. The valley floors are too wet.

Cropping : Under 50% of this soil landscape is good cropping country. The valley floors are too wet.

Horticulture : Over 70% of this soil landscape is good for horticulture. Dams or soaks for water supplies can often be constructed in the valleys. The poorly drained valley floors can be used for summer cropping although there is a risk of nutrient pollution of waterways. Frost will be a limitation for sensitive crops.

Trees : Over 50% of this soil landscape is good for growing commercial timber crops. Waterlogging and insufficient soil depth are the main limitations.

Rural Residential : There are major limitations for rural residential development on the valley floors. Here there is a risk of flooding and poor drainage making these sites unsuitable for the disposal of septic effluent. There is a risk of pollution from septic tanks on some of the deeper sands in the valley headwaters.



YANMAH LAND CAPABILITY ASSESSMENT TABLE.
(SEE APPENDIX 1 FOR AN EXPLANATION OF THESE CODES)

	Alienated Land	Grazing	Cropping	Vegetables	Vines and Orchards	Blue Gums	Rural Residential Limitations
YN		B	Cik	Cik	Bi	Cir	Y aip

Source - Department of Agriculture



6

Proposal to Amend A Town Planning Scheme - Shire of Manjimup
Town Planning Scheme No. 2 - Amendment No. 67

100689w.NJS (Proposal)
5061/02



3 LAND USE

The property currently accommodates two dwellings and four dams which are utilised for the cattle grazing upon the property.

The two dwellings are proposed to be retained.

The site is predominantly cleared of vegetation with a significant cluster of indigenous vegetation in the north west corner of the site.

4 PROPOSED SUBDIVISION

A subdivision plan identifies 41 lots ranging in size from 1ha to 2ha. The average lot size is 1.21ha.

One widened entry statement is proposed from Perup Road running along the southern boundary of the site. The main entry road bisects the site with two loop roads on either side of the central road. Both loop roads will be complete upon the subdivision of adjoining lots. The loop roads have been incorporated into the design to provide safe escape routes in the event of bushfires.

Only two battle axe lots have been created to accommodate stormwater disposal on site in respect of the access legs collection and drainage characteristics. One temporary battle axe lot will be removed pending the subdivision of adjoining land where it will be closed and subdivided/amalgamated with adjoining land.

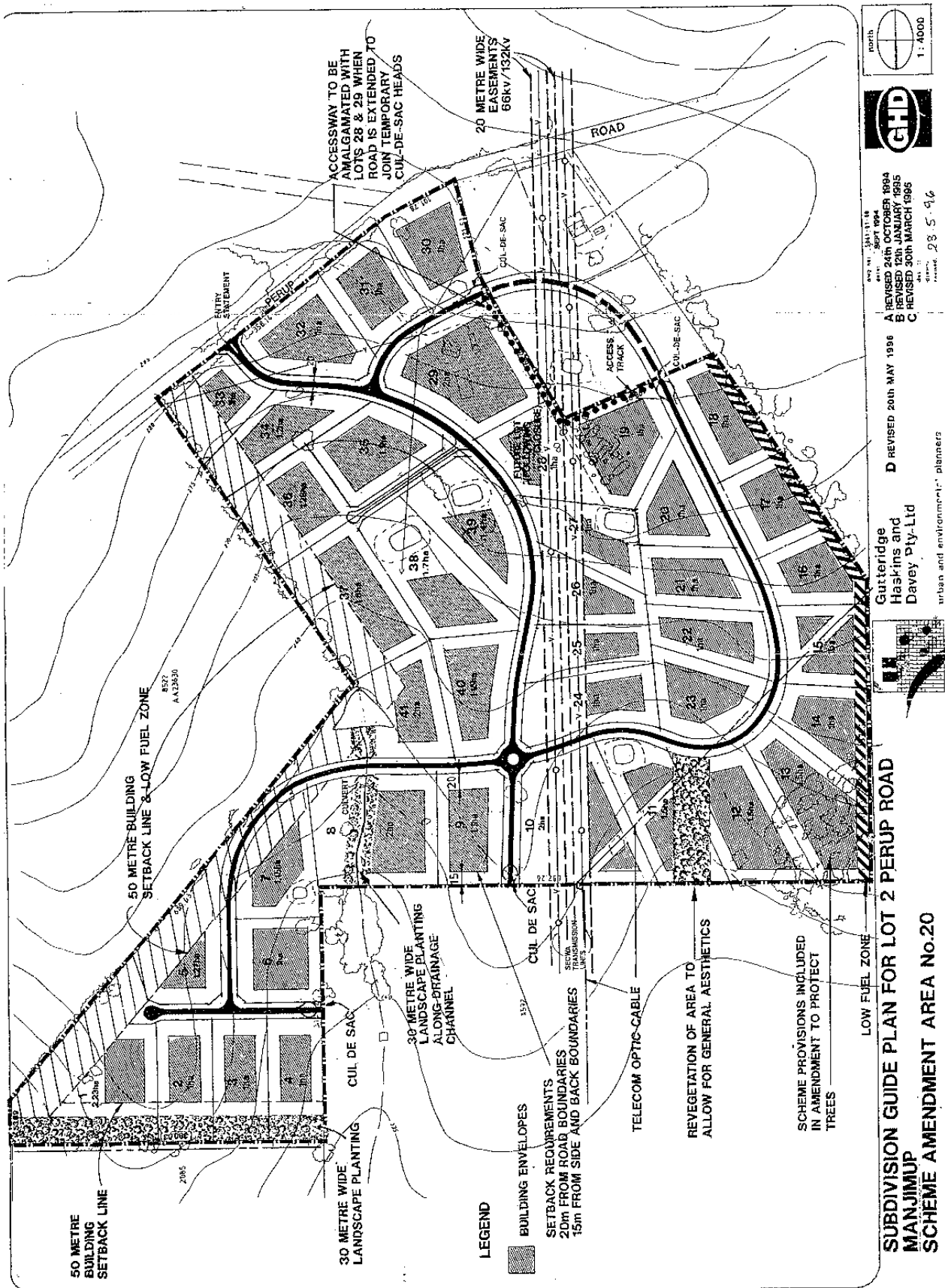
One lot is to include two dams to service one of the existing residences. All other dams are to be retained and utilised by prospective landowners.

The arrangement of lot sizes and the inclusion of a road culvert will ensure that the natural stormwater drainage channel is maintained.

The subdivision design accommodates a SECWA and Telecom easement affecting the site.

Special setbacks and landscape buffer are included in the design to accord with aesthetic and safety requirements of statutory authorities. A 50 metre setback is proposed from forest reserve 8522 as supported by the Bush Fires Board of WA.







Wide (20 metres) road reserves have been provided to ensure that stormwater drainage channels can be accommodated by "swales" within the road reserve verge. A stormwater drainage sump to be positioned following Council's formal consideration of a subdivision application.

5 SERVICES

The proposed lots are to be serviced with reticulated water supply, electricity, Telecom and sealed roads to good engineering standards.

On site effluent disposal systems are proposed to cater for domestic effluent.

6 PURPOSE OF AMENDMENT

The Scheme amendment is site specific for lot 2 Perup Road, Manjimup. The amendment introduces special provisions into the Scheme for the site, the provisions address amenity, safety and environmental considerations.

7 EXISTING ZONING

The land is currently zoned "Rural" under the Shire of Manjimup's District Town Planning Scheme No. 2.

8 PROPOSED AMENDMENT

The proposed Scheme amendment accords with objectives of the "Manjimup Policy Areas" document because the proposed Scheme amendment and subsequent subdivision achieves:-

- proximity and ready accessibility to the district towns and other settlements with their range of community facilities;
- relationship to the district road network;
- minimisation of impact on the district's stock of land considered to be of primary agricultural importance and on areas of environmental significance or sensitivity, and
- location on land generally with a high capability rating for the purpose.





The Shire of Manjimup Rural Planning Strategy (1984) identifies the site to be within "Precinct 2 Manjimup Northeast" which permits subdivision of rural zoned land provided it meets certain criteria. The site meets the following criteria:-

- suitable landform/soil conditions and capability for the proposed use exist for each lot.
- large lot sizes have been selected for low lying areas and land with some boggy soil characteristics.
- an adequate water supply can be assured for each lot.

A year round reticulated water supply will be provided to service all newly created lots and fire hydrants installed along all water mains (every 200 metres) will ensure fire fighting capability as vegetation regrowth occurs within the site.

- Provision of water for the subdivision will not detrimentally affect the water supply to other holdings within the catchment in which the subdivision is located.

The capacity of rainwater tanks is expected to be small for drinking purposes only. Natural stormwater is to flow along drainage channels conserved by a culvert and landscaping along the watercourse.

- lot configuration will avoid erosion hazard and allow satisfactory working of the lot.

The lot configuration and lot sizes makes provision for a rural residential lifestyle offering significant views from the majority of the lots.

- the established land use is adequately considered.

The proposal will accord with the Rural Strategy which identifies the site as suitable for Special Rural subdivision.

The Rural Planning Strategy identifies the need to accommodate additional housing in the district whereby it states:-





"It therefore appears likely that the demand for rural residential and similar developments will continue in Manjimup. This and other factors discussed support an increasing population scenario, requiring additional housing." *

* Shire of manjimup Rural Planning Strategy P49

9 CONCLUSION

The issues and comments contained in the Scheme amendment report clearly demonstrate that the general amenity will not be prejudiced and public needs will be enhanced by the proposal.





APPENDIX 1
EXPLANATION OF LAND CAPABILITY CODES



APPENDIX 1

Land facet codes

2 - gentle slopes (approx. 5%-10%)	d - downstream valleys
3 - low slopes (approx. 10%-15%)	n - narrow valley floors
4 - moderate slopes (approx. 15%-25%)	r - rocky
5 - steep slopes (> 25%)	s - sandy soils
f - footslope	u - upstream valleys
g - granite/gneiss	v - valleys
i - ironstone	w - wet areas

Appendix 4: Land capability assessment categories for agricultural production

Category	Description
A	Greater than 70% of the area has a high to very high capability (Class I or II)
AB	Greater than 50% of the area has a high to very high capability (Class I or II) and greater than 70% of the area has a fair to very high capability (Class I, II or III)
B	Greater than 70% of the area has a fair to very high capability (Class I, II or III)
C	50-70% of the area has a high to very high capability (Class I, II or III)
D	30-50% of the area has a high to very high capability (Class I, II or III)
E	Greater than 70% of the area has a low to very low capability (Class IV or V)

Appendix 5: Land capability assessment categories for rural residential developments

Category	Description
Z	Less than 30% of the area has moderate or major limitations (Class III, IV or V)
Y	30-50% of the area has moderate or major limitations (Class III, IV or V)
X	50-70% of the area has moderate or major limitations (Class III, IV or V)
XX	Greater than 50% of the area has major limitations (Class IV or V)
XXX	Greater than 70% of the area has major limitations (Class IV or V)

Appendix 6: Key to land quality limitation subscripts

- a - Soil absorption ability; the ability of the soil to absorb the septic overflow from leach drains.
- b - Land stability risk; the risk of landslides, landslips and other forms of mass movement.
- c - Foundation soundness risk; the risk of soil movement damaging house footings and foundations.
- d - Non-wetting; the ability of the soil to wet-up at the break of the season.
- e - Water erosion; the risk of soil loss through sheet, rill or gully erosion.
- f - Flood hazard; the risk of damage from moving flood waters.
- j - Water supply; the availability of water supplies for irrigation.
- i - Site drainage; the degree of surface or sub-surface waterlogging experienced.
- k - Soil workability; the suitability of the soil for cultivation under various conditions.
- m - Moisture availability; the ability of the soil to provide and retain water for plants.
- n - Nutrient availability; the ability of the soil to provide and retain nutrients for plants.
- p - Pollution risk; the risk of water table and water way pollution by microbes and nutrients from septic waste.
- r - Rooting conditions; the suitability of the soil for the growth and development of plant roots.
- w - Wind erosion hazard; the risk soil loss through wind erosion.
- x - Ease of excavation; the ease of excavating for house and road construction and the installation of septic tanks.
- y - Salinity hazard; the risk of the land becoming salt affected.
- z - Trafficability; the suitability of the land surface for driving vehicles and farm machinery across.



**TOWN PLANNING AND DEVELOPMENT ACT, 1928
(AS AMENDED)**

SHIRE OF MANJIMUP

TOWN PLANNING SCHEME NO. 2

AMENDMENT NO. 67

The Council of the Shire of Manjimup under and by virtue of the powers conferred upon it in that behalf by the Town Planning and development Act, 1928 (as amended) hereby amends the above Town Planning Scheme by:

1. To rezone Pt. location 478 lot 2 Perup Road, Manjimup from "Rural" zone to "Special Rural" zone.
2. Adding a new schedule of special provisions to Appendix 1 as follows:

**Area No 20 Perup Road, Manjimup as zoned on scheme
Map No 6**

Special Provisions

- (i) Subdivision of Special Rural Zone Area No. 20 "Perup Road" shall be generally in accordance with "Subdivision Guide Plan No. 20 Perup Road, Manjimup" as endorsed by the Shire Clerk.
- (ii) (a) The following uses are permitted "P" within Special Rural Zone Area No. 20 "Perup Road" -

Dwelling House
- (b) The following uses are not permitted unless approval is granted by Council "AA" -

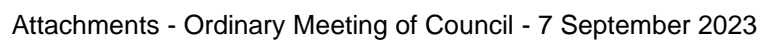
Ancillary Accommodation
Public Recreation
Private Recreation
Public Utility
Home Occupation
Rural Use
Cottage Industry





- (c) All other uses not mentioned in (a) and (b) are not permitted "X".
- (iii) No buildings shall be erected within 50 metres of the forest reserve 8522 Perup Road and CG 2085 Manjimup.
- (iv) Landscape and revegetation areas to be established and maintained in accordance with the Subdivision Guide Plan prior to clearance of subdivision.







ADOPTION

Resolution No.

Adopted by resolution of the Shire of Manjimup at the
 meeting of the Council held on the . 9. TH
 . day of MARCH 1995.

.....
Shire President.....
Town Clerk

FINAL APPROVAL

Adopted for final approval by resolution of the Council of the
 Shire of Manjimup at the ORDINARY meeting
 of Council held on the ELEVENTH day of
 JANUARY 1995. 1996

The common seal of the Shire
 of Manjimup hereinto affixed
 by authority of the Council
 in the presence of:

.....
Shire President.....
Town Clerk

Recommended/Submitted for Final Approval
 Chairperson of the Western
 Australian Planning Commission

.....
Date

Final Approval Granted

"It is hereby certified that this is a true copy of the
~~Scheme~~/Amendment final approval to which was
 endorsed by the Minister for Planning on 8/9/96

.....
Minister for Planning.....
Date

Certified by

Officer of the Commission duly authorised pursuant
 to Section 57 of the Western Australian
 Planning Commission Act and to Regulation
 22(3) of the Town Planning Regulations.



SCHEDULE OF SUBMISSIONS
Amendment 27

No	Name/Address	Summary of Submission	Council's Recommendation
	Government Agencies Environmental Protection Authority <i>Received 6 June 2023</i>	Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. No advice given (Not Appealable)	Noted
1.	Department of Biodiversity Conservation and Attractions <i>Received 6 July 2023</i>	No Objections or comments to make on the proposal.	Noted
2.	Main Roads WA <i>Received 19 July 2023</i>	No Objection to the proposed Scheme Amendment.	Noted
3.	Department of Fire and Emergency Services <i>Received 1 August 2023</i>	DFES consider the proposal to not represent an intensification of land use and have not made comments regarding the assessment against State Planning Policy 3.7.	Noted
4.	Department of Water and Environmental Regulation <i>Received 10 August 2023</i>	DWER advised that there is no water available for licensing and that the applicant must be notified of the status. DWER also advised that the land is within the Country Areas Water Supply Act 1947 gazette clearing controlled land and stated that the applicant should be aware of the clearing restrictions.	Noted – Water licensing and clearing legislation is in force and the requirements do not result in modifications to the amendment documents or proposal.

SCHEDULE OF MODIFICATIONS
SHIRE OF MANJIMUP
LOCAL PLANNING SCHEME NO. 4 AMENDMENT NO. 27

No.	MODIFICATION	REASON
1	Correct the reference to the Shire of Manjimup on the Adoption/approval pages	Procedural correction



**Retrospective Development
Application – Cool storage, Various
Associated Buildings, and Workers
Accommodation**

Lot 100 (No. 122) Etherington Road, Beedelup



DOCUMENT CONTROL

Control Version	DATE	Status	Distribution	Comment
A	13.03.23	Draft	Internal	Development Application Report.
B	17.04.23	Draft	Client	Development Application Report.
C				

Prepared for: Karragullen Cool Storage

Prepared by: JS

Reviewed by: CP

Date: 13.03.23

Job No & Name: 22902 – Karragullen Cool Storage

Version: A

DISCLAIMER

This document has been prepared by HARLEY DYKSTRA PTY LTD (the Consultant) on behalf of the Client. All contents of the document remain the property of the Consultant and the Client except where otherwise noted and is subject to Copyright. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.

This document has been exclusively drafted. No express or implied warranties are made by the Consultant regarding the research findings and data contained in this report. All of the information details included in this report are based upon the existent land area conditions and research provided and obtained at the time the Consultant conducted its analysis.

Please note that the information in this report may not be directly applicable towards another client. The Consultant warns against adapting this report's strategies/contents to another land area which has not been researched and analysed by the Consultant. Otherwise, the Consultant accepts no liability whatsoever for a third party's use of, or reliance upon, this specific document.

PERTH & FORRESTDALE

Level 1, 252 Fitzgerald Street, Perth
15/2 Hensbrook Loop, Forrestdale
PO Box 316, Kelmscott WA 6991

T: 08 9228 9291

T: 08 9495 1947

E: metro@harleydykstra.com.au

ABN 77 503 764 248

Albany Bunbury Busselton Forrestdale Perth

www.harleydykstra.com.au



TABLE OF CONTENTS

i	
DOCUMENT CONTROL	ii
DISCLAIMER	ii
Table of CONTENTS	iii
1 INTRODUCTION	1
2 Subject land	2
2.1 Land Ownership Details	2
2.2 Location and Context	2
3 Proposed development	4
3.1 Overview	4
3.2 Details of Activity	4
3.3 Retrospective Development Details	4
3.3.1 Packing and Cool Storage Shed	4
3.3.2 Various Outbuildings	5
3.3.3 Dwellings	6
3.3.4 Workers Accommodation, WC and Kitchen/Dining	6
3.3.5 Amenities	7
3.4 Operating Hours	12
3.5 Traffic Volumes and Vehicle Parking	12
3.6 Effluent Disposal	12
4 Planning Framework and rational	14
4.1 Shire of Manjimup Local Planning Scheme No. 4	14
4.2 Special Control Area 1	15
4.3 Bushfire Management	16
4.4 Traffic Management	16
5 Conclusion	17

PERTH & FORRESTDALE

Level 1, 252 Fitzgerald Street, Perth
15/2 Hensbrook Loop, Forrestdale
PO Box 316, Kelmscott WA 6991

T: 08 9228 9291

T: 08 9495 1947

E: metro@harleydykstra.com.au

ABN 77 503 764 248

www.harleydykstra.com.au

Albany

Bunbury

Busselton

Forrestdale

Perth





1 INTRODUCTION

This report has been prepared by Harley Dykstra in support of a retrospective development application for an existing Cool Storage Facility, Workers Accommodation and associated buildings at Lot 100 Etherington Road, Beedelup (the subject land). The existing use comprises of an orchard which grows over 100 ha of apples, pears, and avocados, that is accompanied by various structures and workers accommodation. The site has been utilised as an orchard for many years, as evidenced by available aerial imagery.

The Shire identified compliance issues that culminated in a site visit and a subsequent letter to the owner dated 22nd of June 2021. This retrospective development application is in response to the identified compliance issues.

The subject site has five development approvals on record, however one has since expired. Approval was granted in the 1990's for an aquaculture marron farm, change of use staff dwelling to farm stay and rural industry shed extension. Approval was granted in 2006 for a Producers License.

The Shire has created a plan of the buildings on site, dated the 5th of August 2021, which we have labelled our buildings in accordance with.

This report provides details of the site, the existing development and a planning assessment that addresses all relevant statutory compliance, policy requirements and planning merit considerations. It also supported by a Bushfire Management Plan that details the impact of the use on the surrounding environment and a Site and Soil Evaluation which provides advice on onsite effluent disposal.



2 SUBJECT LAND

2.1 Land Ownership Details

A summary of the land particulars is provided in **Table 1** and a copy of the Certificate of Title is included in **Appendix A**.

Lot No.	House No.	Plan / Diagram	Volume	Folio	Registered Proprietor	Lot Area
100	122	416520	4000	441	Mecca Holdings Pty Ltd & Red Moon Property Holdings Pty Ltd of 42 Rokewood Way, Karragullen	430.5509ha

TABLE 1 – SUMMARY OF LAND

2.2 Location and Context

Lot 100 (No. 122) Etherington Road (the subject land) has frontage and vehicular access to Etherington Road and is 430.5509ha in size.

A Location Plan of the subject land is included below, which also highlights the zoning of the surrounding area under the Shire of Manjimup Local Planning Scheme No. 4 (LPS No. 4).

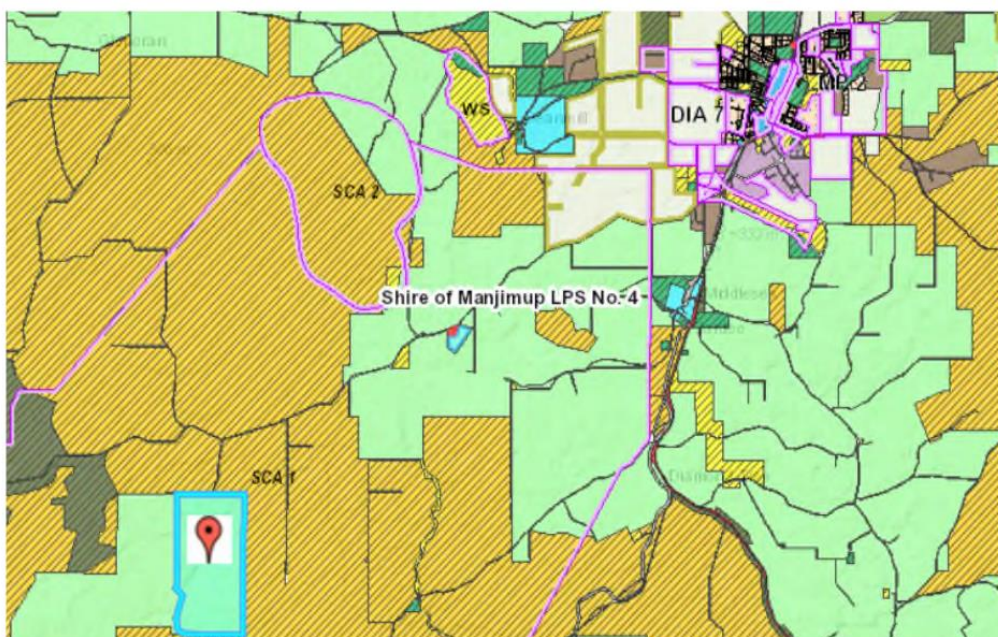


FIGURE 1 – LOCATION PLAN (SUBJECT SITE OUTLINED IN BLUE)



The subject site currently accommodates a large orchard with cool storage facilities, minor outbuildings associated with the site operations, a holding dam and workers accommodation with water closet and a communal kitchen. The site is generally flat, with hills to the west of the site. A dam occupies the north eastern corner of the site, with native vegetation along the southern portion of the site. The subject site is surrounded by forest to the north, east and west, with Mountford Wines and Tangletoe Cidery further to the south. A large portion of land further to the west is deemed national park and other conservation reserves. An Aerial Photograph (**Figure 2**) has been provided below to show the site within its immediate context.



FIGURE 2 - AERIAL PHOTOGRAPH (SUBJECT SITE OUTLINED IN RED)



3 PROPOSED DEVELOPMENT

3.1 Overview

This Development Application seeks retrospective approval for an orchard that produces avocados, pears, stone fruit and apples, associated outbuildings including the large packing / storage shed, workers accommodation an associated water closet and kitchen facilities and any other infrastructure on the site that is incidental to the use. The existing development incorporates the following key elements:

- The use of approximately 100ha of the site for fruit growing and harvesting;
- A large cool storage shed central to the southern portion of the site;
- Two types of workers accommodation (dongas) located in in the northern portion of the site, which include a water closet block and kitchen / dining area;
- A chemical storage shed, workshop and office; and
- A large earthmoving shed in the north western portion.

Development Plans, which include Site Plans, Floor Plans and Elevations of each structure are attached at **Appendix B**. Further details of each structure are provided below.

3.2 Details of Activity

Casuarina Valley Orchard is located 22km from the town of Manjimup, with 100ha designated to the growing of stone fruit, apples, and avocados. This is just one of the six orchards which is owned by the Casotti Group. The growing and cultivation process at the subject orchard occurs annually, in cyclical fashion. Generally, harvesting for avocados occurs in October/November/December, pears occurs in January/February/March, stone fruit occurs in December/January/February/March and apples occurs in February/March/April/May. Harvesting hours are generally Monday to Friday from 7am to 4pm. As this work is seasonal and in an isolated location, onsite workers accommodation is provided by the operator.

3.3 Retrospective Development Details

3.3.1 Packing and Cool Storage Shed

A large packing and Cool Storage Shed, identified on the site plan at **Appendix B**, consists of thirteen cool rooms, six storerooms and one fertilizer storage space. These are referred to as T, S, R and Q. This shed is designed in a way that allows road train and forklift access and has an overall total floor area of 5934.464m². The central portion is primarily used for cool storage with eight cool rooms. There is also an office and a lunchroom, with extra space for general storage.

The western portion of the shed is used for storage purposes, with a further two cool rooms. Fruit is not stored on site for long but requires refrigerated storage whilst it is.

The eastern portion of the shed is similar to the western portion as it consists of further storage with three cool rooms. A large fertilizer storage facility is located adjacent to this shed.



The fruit is produced onsite and then is sent to Karragullen Cool Storage or Bluemoon Packing facility for grading and packing. The fruit is transported to these two destinations via haulage vehicles, whereupon it is placed in cool storage until it is graded and then packaged.

3.3.2 Various Outbuildings

In order to effectively operate the orchard, various outbuildings in the form of a large earthmoving storage shed, an office, a shed and a workshop are located on the subject site.

Earthmoving Storage Shed

The earthmoving storage shed (D) has a total area of 5,142m². This is equipped with a storage room, office and tearoom. The machinery stored in this shed consists of forklifts, dump trucks and old cars.

It is understood that the storage shed is leased to Southern Earthmovers, who are using it to store chemicals. A site visit revealed that chemicals are not being stored on bunding, with evidence of historical spills throughout the shed. It is required that the Client undertake a detailed review of the chemicals to determine appropriate storage requirements. Further, the addition of handstand is required for the area used for the washdown of vehicles to prevent leaching of potentially contaminated water into water ways.

Further information in relation to appropriate storage requirements can be found in the advice note attached at **Appendix C**.

Office

The site has one office building (P), with an area of 101.939m² consisting of two separate office areas inside. This also includes a veranda, deck, tearoom, and WC. There is a blue metal base carpark adjacent.

Chemical Store Shed

A 58.85m² chemical storage shed (O) is located on the site. This is located adjacent to the cool storage sheds.

Shed

An old machinery shed (N) is located north of the of the cool storage facilities, with a total area of 336.319m². This also includes a storage shed located adjacent with an area of 336.319m².

Workshop

This 709.698m² structure (F) consists of two workshops, separated by a mezzanine level. This also includes an office, parts store and tyres store. Adjacent to the back of the building, adjoined by a flat roof cover, is two water closets with a laundry. There is also a storeroom and tyre pumping station outside the workshop.



3.3.3 Dwellings

There are nine staff dwellings on the subject site. Two are located in the northern portion, as demonstrated in **Appendix B**, with the remaining seven located in the eastern portion of the site. Six of the dwellings consist of three bedrooms, two have two bedrooms and one has one bedroom. Each dwelling is fitted with its own cooking, laundry and bathroom facilities.

3.3.4 Workers Accommodation, WC and Kitchen/Dining

The retrospective workers accommodation has been developed in the form of dongas, with a communal kitchen and dining area, covered by a roofed structure. This development is referred to as E on the site plan at **Appendix B**. A handful of the dongas have ensuites, however, the majority utilize the communal shower and toilet block. Adjacent to the shelter there is a worker's courtyard, rotary clothesline and a gravel parking area. These dongas have the capacity to house up to 36 workers. There are four different types, differentiated into 'Donga type 1' with ensuite, 'Donga type 1' without ensuite, 'Donga type 2' with ensuite and 'Donga type 2' without ensuite. Further details are provided in the following sections.

The Client is hoping to increase the number of seasonal workers in the dongas up to 50, resulting in the addition of two dongas. The indicative location of this has been labelled on the site plan at **Appendix B**.

Workers Accommodation Shelter

A 993.873m² workers accommodation shelter provides cover for four donga blocks, a WC block, a shower block and a kitchen/dining block. The shelter has an open recreation area in the middle, with an outdoor cooking area for the workers to utilise.

Workers Donga

There are four types of dongas on the site, two types have an ensuite and two are without. A communal water closet and shower block is provided.

There is one block of the 'Donga type 1' with an ensuite, which has four rooms. This is located outside the shelter, on the northern portion, and has a veranda deck which provides access for the occupants. This block occupies a total area of 70.686m².

There are three blocks of 'Donga type 1' without ensuites. These are located adjacent to each other in the northern portion of the shelter. Each block contains five bedrooms, with a total floor area of 36.406m² per donga. This style of workers accommodation is the most common and preferred option on the site.

There are two blocks of 'Donga type 2' with ensuites. These two blocks have been recently placed on site but are not yet connected to services. This will occur prior to their use. They are located outside of the workers shelter, on the southern end, with verandas. Each block has a total area of 70.686m².



There is one 'Donga type 2' without an ensuite on the site. This is located on the edge of the worker's shelter. This block has five bedrooms with a total area of 35.363m².

There is also a donga located amongst the residential dwellings. This structure has four bedrooms, each with its own ensuite.

Worker's Shower and WC Block

A donga shower block is located central to the worker's shelter. This consists of two sections, with six shower cubicles for females and six for males. This has a total area of 35.877m².

The workers WC block is located directly behind the shower block. Once again, this consists of separate sections for females and males, with a total area of 32.490m². The female section contains six toilets and four sinks. The male section contains three toilets and five sinks, with a large urinal.

Workers Kitchen/ dining

A large multipurpose building is located within the eastern portion of the worker's shelter. This serves as the kitchen, dining and living area for the workers. The space consists of two kitchens, with a storeroom and cool room separating the two. Adjacent to kitchen 1 is the dining area, with the living area adjacent to kitchen 2. This building has a total area of 115.931m².

3.3.5 Amenities

A clothes drying area for the workers is located behind the donga WC block, with a laundry adjacent.

The middle of the shelter contains an opening in the roof which provides an open recreation area with outdoor cooking facilities. There is also a worker's courtyard adjacent to the eastern wall of the shelter.

Informal gravel parking is provided at the front of the shelter.



Plates 1- 7 depict the current building types on the subject site.



PLATE 1 – COOL STORAGE SHED



PLATE 2 – EARTHMOVING SHED



PLATE 3 – OFFICE



PLATE 4 – SHED



PLATE 5 – WORKSHOP



PLATE 6 – EXAMPLE OF STAFF DWELLING



PLATE 7 – INSIDE A WORKERS DONGA



3.4 Operating Hours

The operating hours of the farm will generally occur between the hours of 7am and 4pm each day but will vary in regard to the days of operation. Typically, throughout most of the year, activities onsite will occur between these hours 5 days per week (Monday – Friday), however, during the busiest period (i.e. the picking and packaging stage), operations may occur 7 days per week and with expanded operating hours.

3.5 Traffic Volumes and Vehicle Parking

Traffic volumes will vary with the intensity of the various stages of the annual cycle, as described above, however, there is an average of 4 truck movements per week, including during the peak period of intensity / activity.

In addition to this, staff will attend site each day. However, most of the staff live onsite in the nine staff accommodation that are provided. During the peak season, approximately 40 seasonal workers are brought to the site. As there is onsite accommodation provided for these seasonal workers, vehicle movements to and from the site will be low on weekdays. It is expected that workers vehicle movements in the peak season will be as high as 1 minibus, 1 van and 5 vehicles per day (in and out). Vehicle movements outside of the peak periods are much lower, going to as low as 2 workers vehicle movements per day (in and out) given staff numbers will be at a minimum.

Vehicle parking will occur informally, but generally adjacent to the workers accommodation, marked on the Development Site Plan (refer to **Appendix B**) which is constructed to a hardstand standard. There is a blue metal car park adjacent to the office. It is noted that because there will not be any retail customers attending site, because there is a substantial area suitable for the parking of up to 30 vehicles, and the fact that parking requirements fluctuate significantly depending on the seasonal workforce, there is no need for a more formalised parking arrangement.

As previously mentioned, the earthmoving shed is being leased to Southern Earthmovers. This generates approximately 2 truck movements and 20 vehicle movements per day (in and out). It is anticipated that this lease will end when construction of the neighbouring dam is completed.

3.6 Effluent Disposal

A Site and Soil Evaluation (SSE) has been prepared by Accendo Australia in support of the Development Application and is attached at **Appendix D**. The report outlines the findings from a site visit undertaken on the 21st of December 2022, which determined the suitability of the subject site for onsite effluent disposal and provided appropriate locations for these systems, in accordance with the relevant regulations and guidelines.

The report outlines that the estimated total effluent production at the subject site is 17,812 L/day, which has been used to inform the suitability of the existing systems. The existing dwellings are currently serviced by two septic tanks and two leach drains, however, to ensure compliance with the guidelines, an extra leach drain is required. Further, an addition of a secondary treatment



- The use of secondary treatment systems with nutrient reduction capabilities;
- Prepare the soil, especially in areas of compacted soil, by deep ripping, shallow cultivation and the application of gypsum (if required);
- Promote the formation of biological pores and increase evapotranspiration through the establishment of vigorous vegetation on the application areas;
- Place soil of good permeability around absorption trenches, or around ETA beds and trenches (if these systems are used);
- Reduce flow of wastewater using water-saving devices;
- Install systems when soils are dry or slightly moist;
- Use interceptor bunds and drains downslope of application area to divert run-off and seepage into a holding dam (if required);
- Avoid heavy equipment on application area when soils are moist or wet; and
- Avoid smearing the sides and bottoms of trenches and beds during installation.

Further detail surrounding the particulars of the current effluent systems can be found in the report at **Appendix D**.



4 PLANNING FRAMEWORK AND RATIONAL

4.1 Shire of Manjimup Local Planning Scheme No. 4

The subject site is zoned Priority Agriculture under the Shire of Manjimup Local Planning Scheme No. 4 (TPS No. 4), as is other land directly to the west of the subject site. Land to the north, east and is zoned State Forest and other Forest Reserves.

The purpose of the Priority Agriculture zone is as follows:

“To provide for the sustainable use of high quality agricultural land, particularly where water resources exist, preserving existing agricultural production and allowing for new agricultural production by securing suitable land and water resources. To provide for intensive agricultural and horticultural production; including market gardens, orchards and vineyard enterprises.”

The current land use of the subject site is an orchard, and therefore fits the above-mentioned objectives of the zone.

The current land use of an orchard fits the definition of “Agriculture – Intensive” within LPS No. 4 given it involves the production of fruit. Noting that this use could also be defined as “Horticultural Pursuit.” The Agricultural Intensive land use is defined as:

“Means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following:

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries, and;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms).

This land use is considered to be a “P” use within the Priority Agriculture zone. This means that the current use of the site is permitted by the scheme, provided the use complies with the relevant development standards and the requirements of the scheme.

The proposed land use is also compatible with nearby land uses. A vast majority of the surrounding locality is used for growing fruit or reserved, given it is State Forest. Other land uses in the locality include forest. As such, the proposed use can be considered consistent with the current amenity of the locality.

As part of the operations of the orchard, storage facilities are located on site. This best fits the definition of ‘Industry -Rural’ within LPS 4 given it involves storage. This land use is defined as:

- (a) an industry handling, treating, processing or packing rural products; or



(b) a workshop servicing plant or equipment used for rural purposes.

This land use is considered to be an “A” use within the Priority Agriculture Zone. This means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.6.

This use is compatible with nearby land uses. Amenity is preserved in the area by the fact that the site is isolated. As such, the proposed use can be considered consistent with the current amenity of the locality.

Worker’s accommodation and various associated outbuildings are also present on the site. This best fits the definition of ‘Rural Worker’s Accommodation.’ It is defined as:

“Rural workers’ accommodation” means a building located on a rural landholding which is used for short stay, sleeping quarters for seasonal, temporary or migratory workers working on that landholding and is to be incidental to the agricultural use of that land;

This land use is considered to be an “A” use within the Priority Agriculture Zone. This means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.6.

Given that workers accommodation is a necessary typical facility located at orchards in the area, and given it helps to reduce daily vehicle movements to and from the site, it should be viewed favourably.

4.2 Special Control Area 1

The subject site is also located within Special Control Area 1 (SCA1), the Lefroy Brook Catchment Area.

The general purpose of the Special Control Area in each case, is to guide development and subdivision in an orderly manner:

- (i) where provisions apply in addition to the provisions applying to the underlying zone or reserve and any general provisions of the Scheme;
- (ii) in accordance with and consistent with the limitations of existing infrastructure;
- (iii) to support the natural resource management provisions of this Scheme;
- (iv) to support the general land use allocations indicated in the local government’s policies for each area;
- (v) to address public health and safety requirements; and
- (vi) in relation to Structure Plan areas, to provide for the prerequisite preparation of structure plans to guide future subdivision and development in a given locality for a specific use(s).

Retrospective development on the subject site ensures that the abovementioned points are adhered to, with vi not applying to this site. An orchard represents a land use which enables the natural amenity of the area to be retained.



4.3 Bushfire Management

Given the site is located within a Bushfire Prone Area, as designated by the Department of Fire and Emergency Services, a Bushfire Management Plan (BMP) and Bushfire Emergency Plan (BEP) has been prepared in support of the Development Application and is attached at **Appendix E and F** respectively.

The BMP demonstrates compliance with the requirements of SPP 3.7. In summary, the existing buildings must be surrounded by an asset protection zone (APZ) to ensure that compliance is met with BAL-29 standards.

4.4 Traffic Management

Access to the site is derived by Etherington Road. This road is made of gravel, however it is maintained to a standard which enables safe access for vehicles servicing the orchard.

The impact of traffic along Etherington Road on other residents or businesses in the area is low given there is no other development between the site and Seven Day Road.



5 CONCLUSION

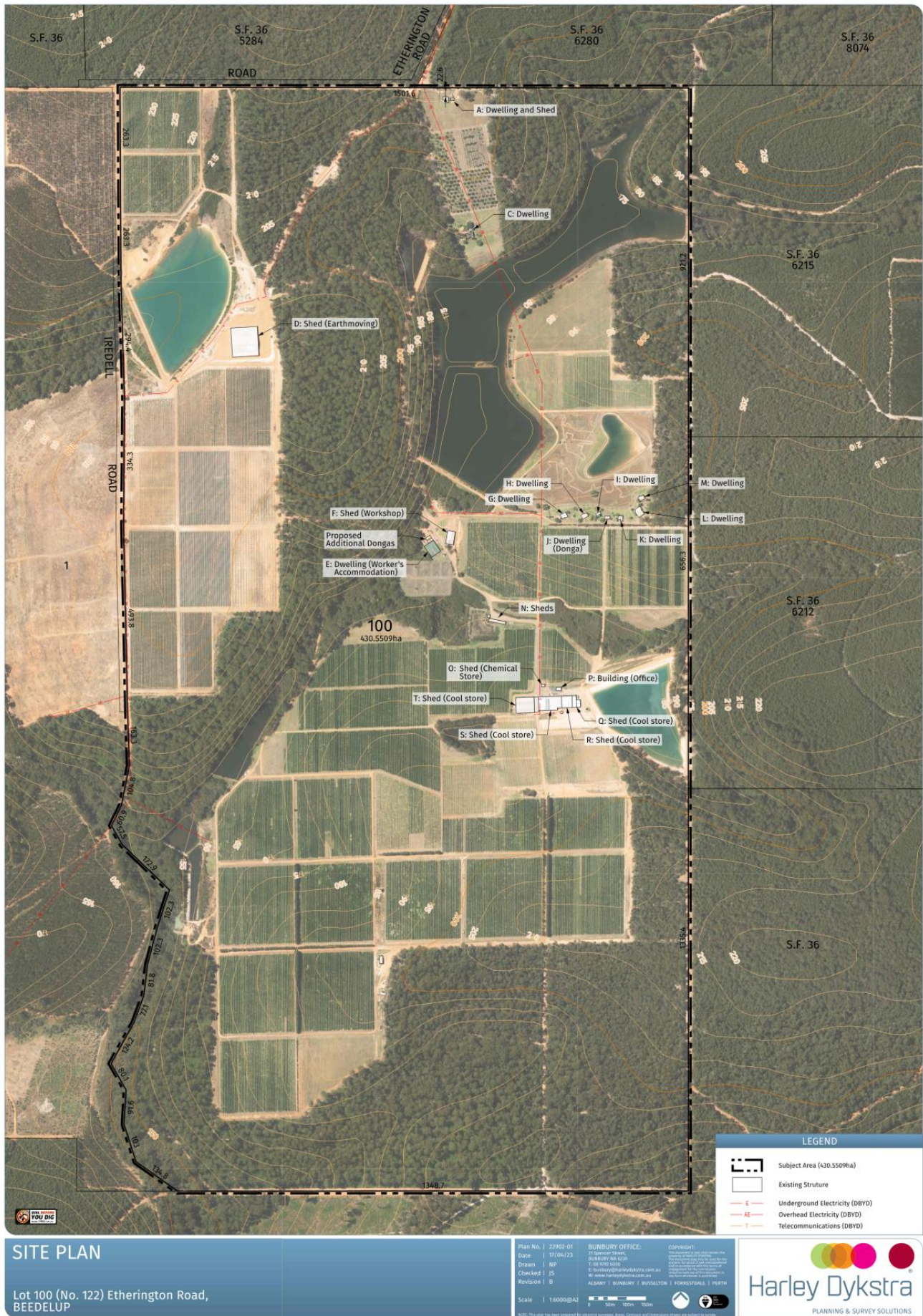
This Development Application has provided the relevant details and rationale in support of a retrospective development application for the existing infrastructure at the orchard on Lot 100 Etherington Road, Beedelup.

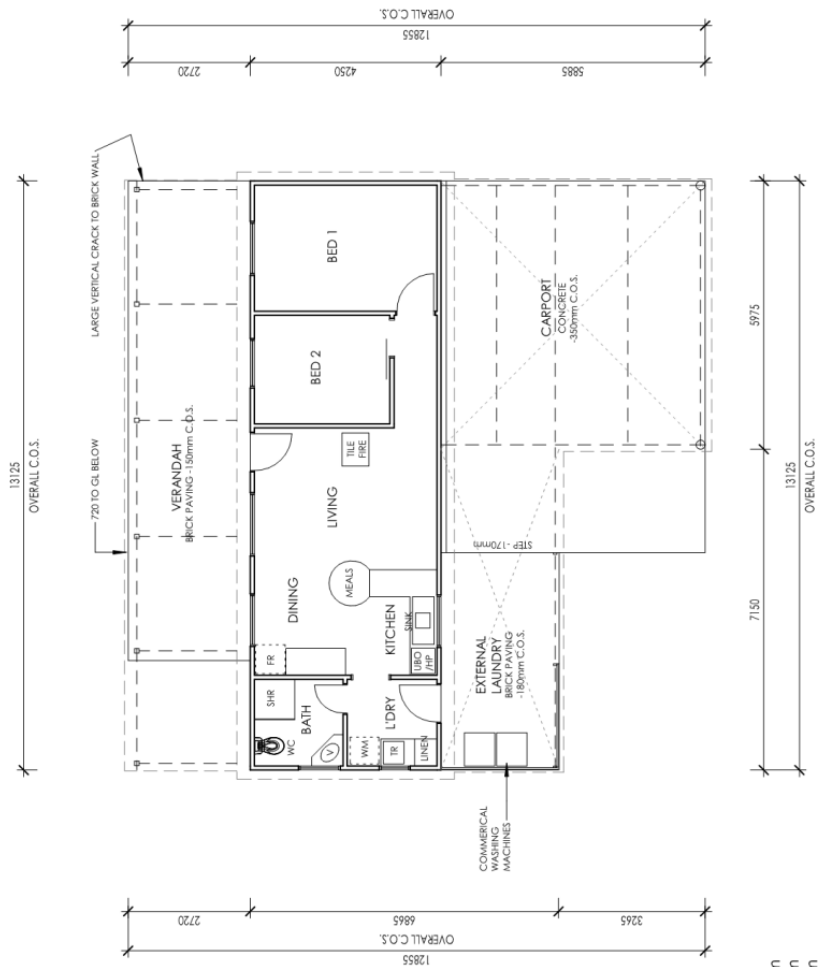
This proposal would ultimately allow for the existing landowner to continue operating their orchard to the general extent of existing development.

This submission illustrates that the proposal is consistent with the Priority Agriculture zoning and the other relevant town planning requirements. Furthermore, the amenity impact on the surrounding rural area is considered to be negligible and manageable to an appropriate standard that preserves the existing amenity of this rural locality.

On the basis of the supporting rationale detailed within this report, it is respectfully requested that the proposed orchard is considered favourably.

Should any further information be required to facilitate the assessment of the application, Harley Dykstra can make the necessary arrangements to ensure that this information is made available.





1 EXISTING HOUSE PLAN
1 : 100

EXISTING HOUSE PLAN AREA	- 55.763 sqm
EXISTING EXTERNAL LAUNDRY	- 18.701 sqm
EXISTING FRONT VERANDAH	- 35.705 sqm
EXISTING CARPORT AREA	- 35.469 sqm
TOTAL EXISTING HOUSE AREA	- 145.638 sqm

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING STANDARDS AND REGULATIONS INCLUDING AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITY AND COVER SANITARY AUTHORITIES ARE TO BE COMPLIED WITH.

ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.



Formerly - Veens Design Group | 1/26 Carey St, Bunbury 6230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook

HARGREAVES
DESIGN GROUP

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION (PLAN ONLY)	15/12/21

project name:
PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

BUILDING K - HOUSE PLAN	
job no. :	21-04424
date:	DEC. 2021
current revision	
drawn: GARY	checked: HDG
scale: 1 : 100	ON A3 SHEET

© UNLESS OTHERWISE AGREED IN WRITING
THESE PLANS SHALL REMAIN THE PROPERTY
OF HARGREAVES DESIGN GROUP

15-Dec-21 10:42:33 AM



EXISTING HOUSE AREA	- 218,442 sqm
EXISTING PORCH AREA	- 1,650 sqm
EXISTING DECK AREA	- 83,907 sqm
EXISTING CARPORT/ROOF	- 79,485 sqm
TOTAL EXISTING HOUSE AREA	- 383,484 sqm



Formerly - Veens Design Group | 1/26 Carey St, Bunbury 6230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook



HARGREAVES

project name: PROPOSED RETROSPECTIVE DRAWING OF EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

BUILDING L - MARIO'S HOUSE

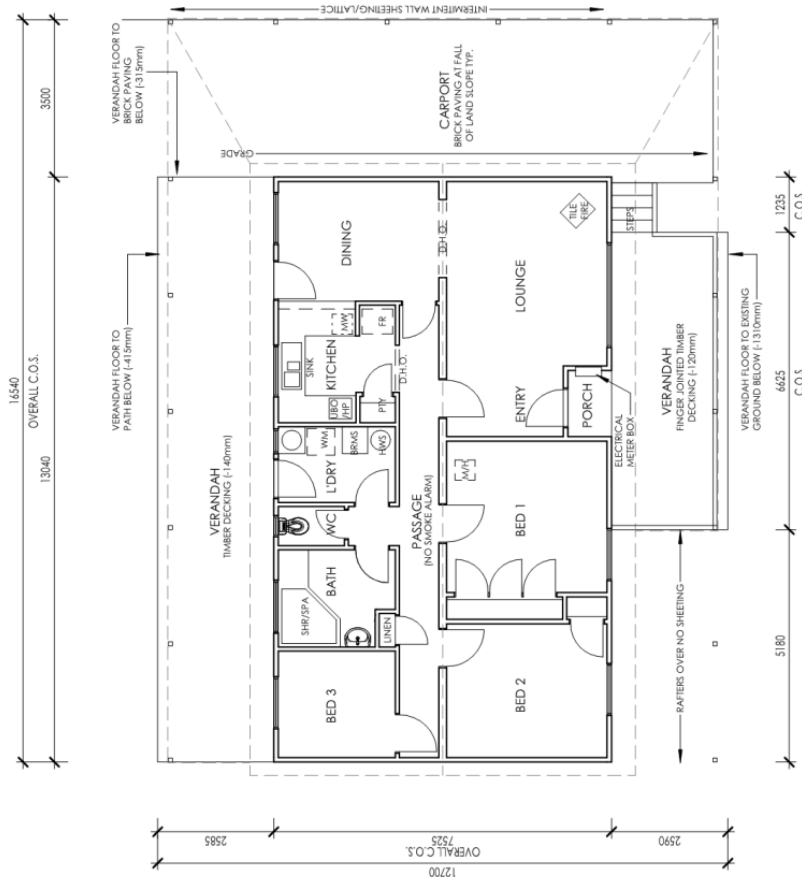
job no.:	21-04424	sheet number
----------	----------	--------------

date:	DEC 2021
	current revision

scale: 1 : 100 ON A2 SHEET

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING. BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING. ALL WORKSMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND RELEVANT N.C.C CODES AND AUSTRALIAN STANDARDS INCLUDING AMENDMENTS. ANY VARIATION FROM WHAT IS SHOWN ON THE DOCUMENTATION MUST BE APPROVED AND COMPLIED AND DESIGNED UNLESS PRIOR APPROVAL IS SOUGHT. BUILDER TO ALLOW FOR ALL FEELS TO CHECK SHOP DRAWINGS. THIS DRAWING IS FOR INFORMATION ONLY. NOT TO SCALE DRAWINGS. THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF

scale: 1:100 ON A2 SHEET



EXISTING JADE'S HOUSE PLAN

- EXISTING HOUSE PLAN AREA - 96.708 sqm
- EXISTING PORCH AREA - 1.437 sqm
- EXISTING FRONT VERANDAH - 17.157 sqm
- EXISTING REAR VERANDAH - 33.706 sqm
- EXISTING CARPORT AREA - 42.844 sqm
- TOTAL EXISTING HOUSE AREA - 191.852 sqm

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND STANDARDS INCLUDING AMENDMENTS, AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH.

ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.



Formerly - Veens Design Group | 1/26 Carey St, Bunbury 4230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook

HARGREAVES
DESIGN GROUP

project name:
PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION (PLAN ONLY)	15/12/21

BUILDING M - JADE'S HOUSE PLAN	
job no. :	21-04424
date:	DEC. 2021
current revision	A002
drawn: GARY	checked: HDG
scale:	1 : 100 ON A3 SHEET

© UNLESS OTHERWISE AGREED IN WRITING
THESE PLANS SHALL REMAIN THE PROPERTY
OF HARGREAVES DESIGN GROUP

15 Dec 21 10:57:39 AM



1 : 100

MACHINERY SHED BUILDING AREA - 336.319 sqm
MACHINERY SHED VOLUME - 1545.382 cubic metres

STORE SHED BUILDING AREA - 53.518 sqm
STORE SHED VOLUME - 241.499 cubic metres



HARGREAVES

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION	15/12/21

© UNLESS OTHERWISE AGREED IN WRITING
THESE PLANS SHALL REMAIN THE PROPERTY
OF HARGREAVES DESIGN GROUP

project name:

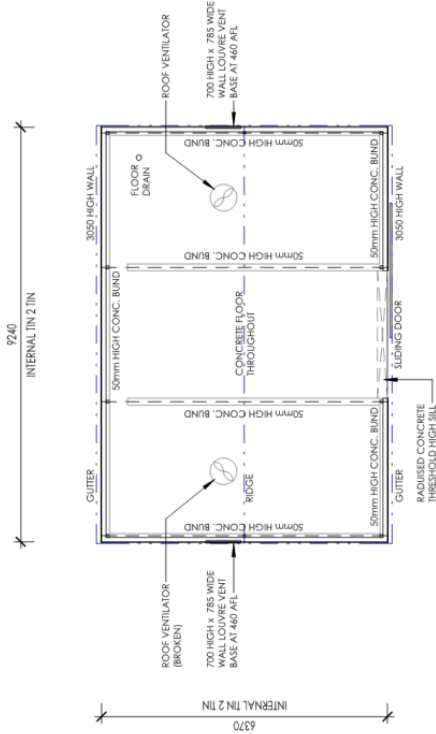
project name:
PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

BUILDING N - OLD SHEDS

job no. :	21-04424	sheet number
date:	DEC. 2021	A002
	current revision	
drawn: GARY	0	
checked: HDG		scale: 1 : 100 ON

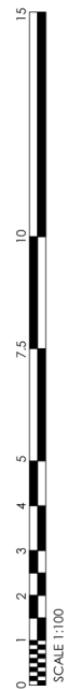
1-100 ON A2 SHEET

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE SURVEYOR IMMEDIATELY.
BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT IMMEDIATELY.
SEEK INSTRUCTION PRIOR TO PROCEEDING. ALL WORKSMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT EDITIONS OF THE BRITISH STANDARDS INSTITUTION'S SPECIFICATIONS FOR CONSTRUCTION.
THE AUTHORIZED REPRESENTATIVES OF LOCAL AUTHORITIES AND OTHER STATUTORY BODIES ARE TO BE COMPLIED WITH AT ALL TIMES.
VARIATION FROM WHAT IS SHOWN ON THE DOCUMENTATION MAY JEOPARDISE COMPLIANCE AND DESIGN INTENT UNLESS PRIOR APPROVAL IS SOUGHT. BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.
DESIGNER'S COPYRIGHT AND DESIGN RIGHTS WILL BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP



1 EXISTING CHEMICAL STORE SHED PLAN
1 : 100

BUILDING AREA - 58.859 sqm
SHED VOLUME - 213.360 cubic metres



GENERAL NOTES
BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.
BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.
ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND STANDARDS INCLUDING AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.
THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES AND SUPERINTENDENT ARE TO BE COMPLIED WITH.
ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.
BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.

Formerly - Veens Design Group | 1/26 Carey St, Bunbury 6230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook



HARGREAVES
DESIGN GROUP

© UNLESS OTHERWISE AGREED IN WRITING THESE PLANS SHALL REMAIN THE PROPERTY OF HARGREAVES DESIGN GROUP

project name:

PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION (PLAN ONLY)	15/12/21

BUILDING 0 - CHEMICAL STORE SHED

job no. :	21-04424	sheet number
date:	DEC. 2021	A002
current revision		
drawn: GARY		
checked: HDG	0	scale: 1 : 100 ON A3 SHEET

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND STANDARDS INCLUDING AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

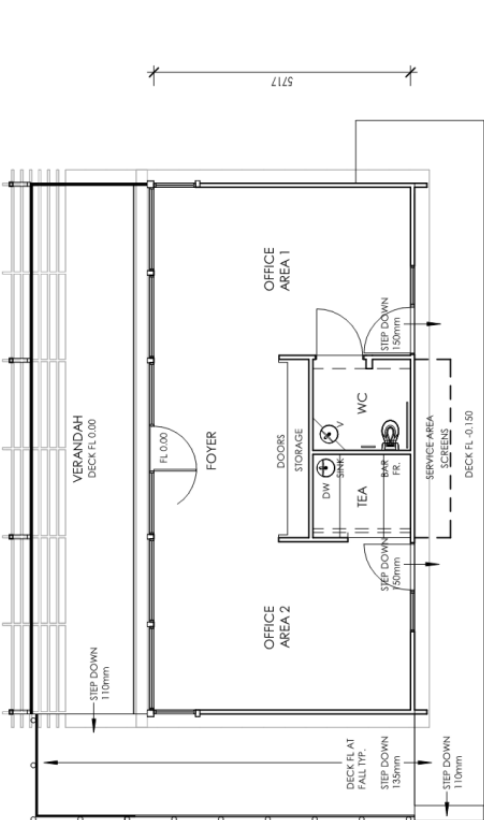
THE AUTHORIZED REPRESENTATIVES OF LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH.

ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.



EXISTING BUILDING P - OFFICE PLAN

1 1 : 100

EXISTING OFFICE PLAN AREA - 70.471 sqm
EXISTING VERANDAH AREA - 31.468 sqm
TOTAL EXISTING OFFICE AREA - 101.939 sqm



HARGREAVES
DESIGN GROUP

© UNLESS OTHERWISE AGREED IN WRITING
THESE PLANS SHALL REMAIN THE PROPERTY
OF HARGREAVES DESIGN GROUP

Formerly - Veens Design Group | 1/26 Carey St, Bunbury 4230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook

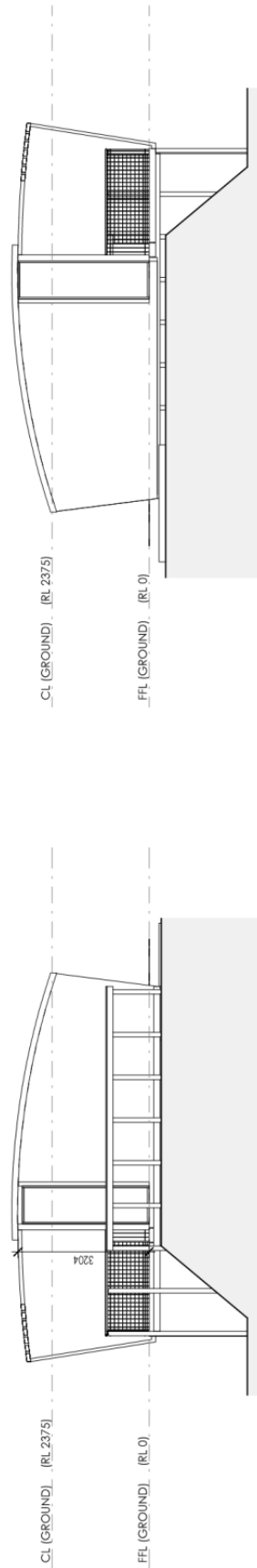
project name:

PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

BUILDING P - OFFICE PLAN

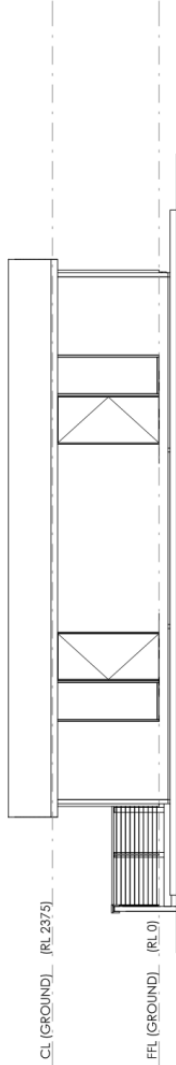
job no. :	21-0424	sheet number	
date:	DEC. 2021		
drawn: GARY	current revision		A002
checked: HDG	0	scale:	1 : 100 ON A3 SHEET

15 Dec 21 11:23:48 AM

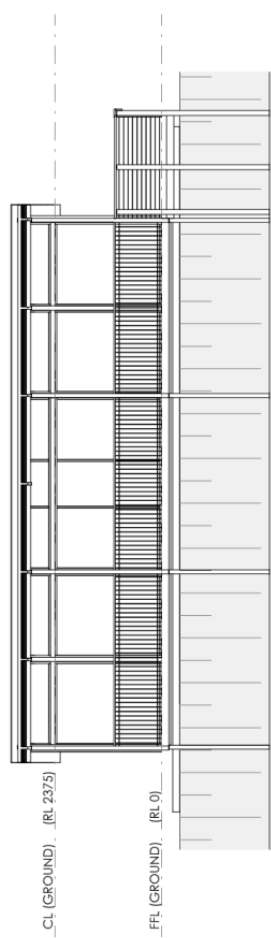


4 LEFT ELEVATION
1 : 100

3 RIGHT ELEVATION
1 : 100



2 ROAD ELEVATION (FACING COOLROOMS)
1 : 100



1 REAR ELEVATION (FACING ORCHARD)
1 : 100

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND STANDARDS INCLUDING AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES, INCLUDING STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH. ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.

Formerly - Veens Design Group | 1/26 Carey St, Bunbury 4230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook



HARGREAVES
DESIGN GROUP

© UNLESS OTHERWISE AGREED IN WRITING THESE PLANS SHALL REMAIN THE PROPERTY OF HARGREAVES DESIGN GROUP

project name:
PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

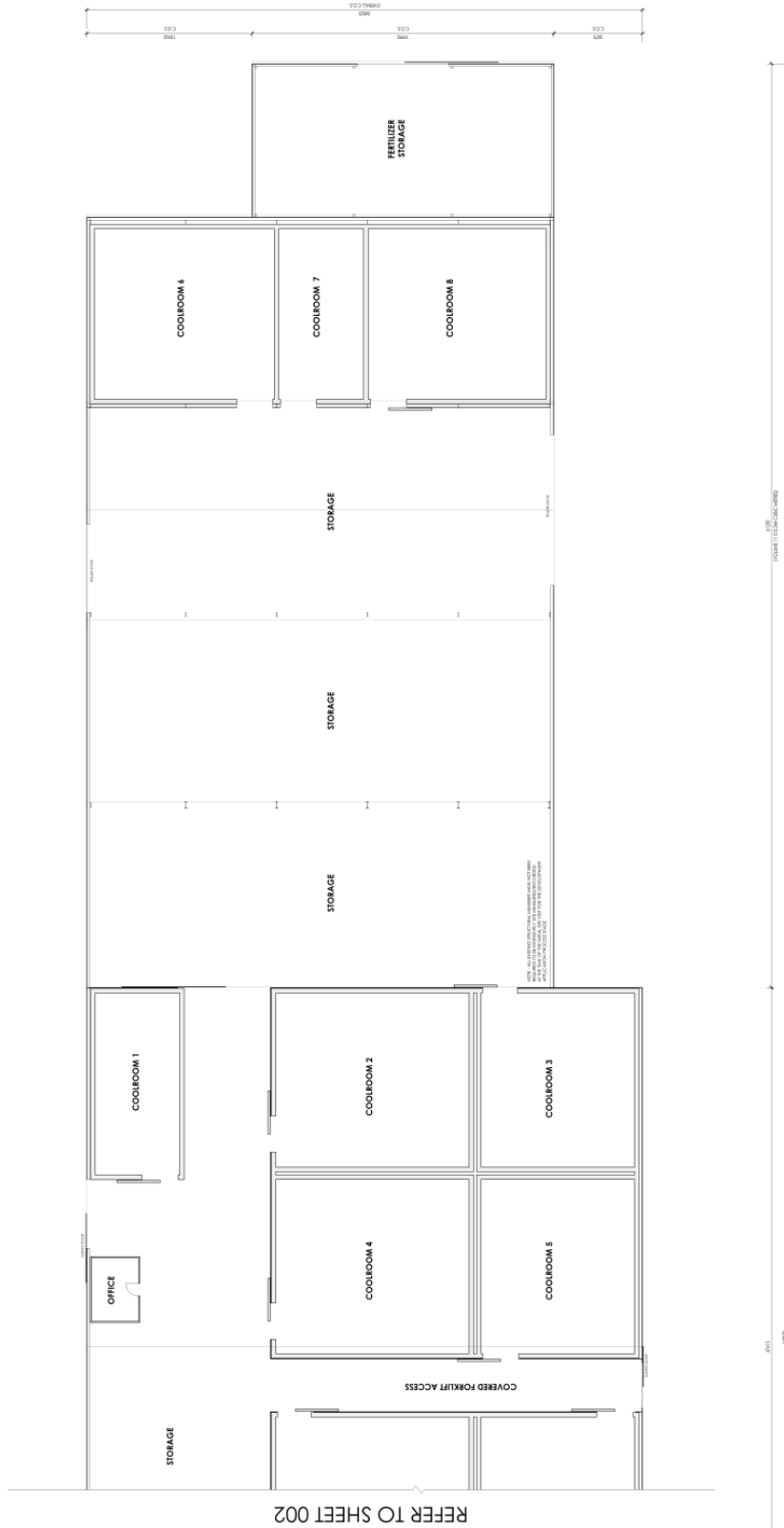
No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION	15/12/21

BUILDING P - OFFICE ELEVATIONS

job no. :	21-04424	sheet number
date:	DEC. 2021	
current revision		A004
drawn: GARY		
checked: HDG	0	scale: 1 : 100 ON A3 SHEET

15-Dec-21 11:25:08 AM





1 EXISTING COOLROOM STORAGE STRUCTURE SHED PLAN 2

HARGREAVES
ENGINEERS
 100 CANBERRA AVENUE
 CANBERRA ACT 2611
 TEL: 06 9489 1234
 FAX: 06 9489 1235
 WWW.HARGREAVES.COM.AU

PROJECT: BUILDINGS 1, 5, 6, 7 & 8 STRUCTURE PLAN 2
CLIENT: LOT 100 BERRIGAMOUNT ROAD MANUMUP
DATE: 10/01/2023
BY: A003
CHECKED BY: MDC
APPROVED BY: MDC

NOTES:
 1. THIS DRAWING IS A PART OF A SET OF DRAWINGS FOR THE PROPOSED DEVELOPMENT. IT IS NOT TO BE USED IN ISOLATION.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

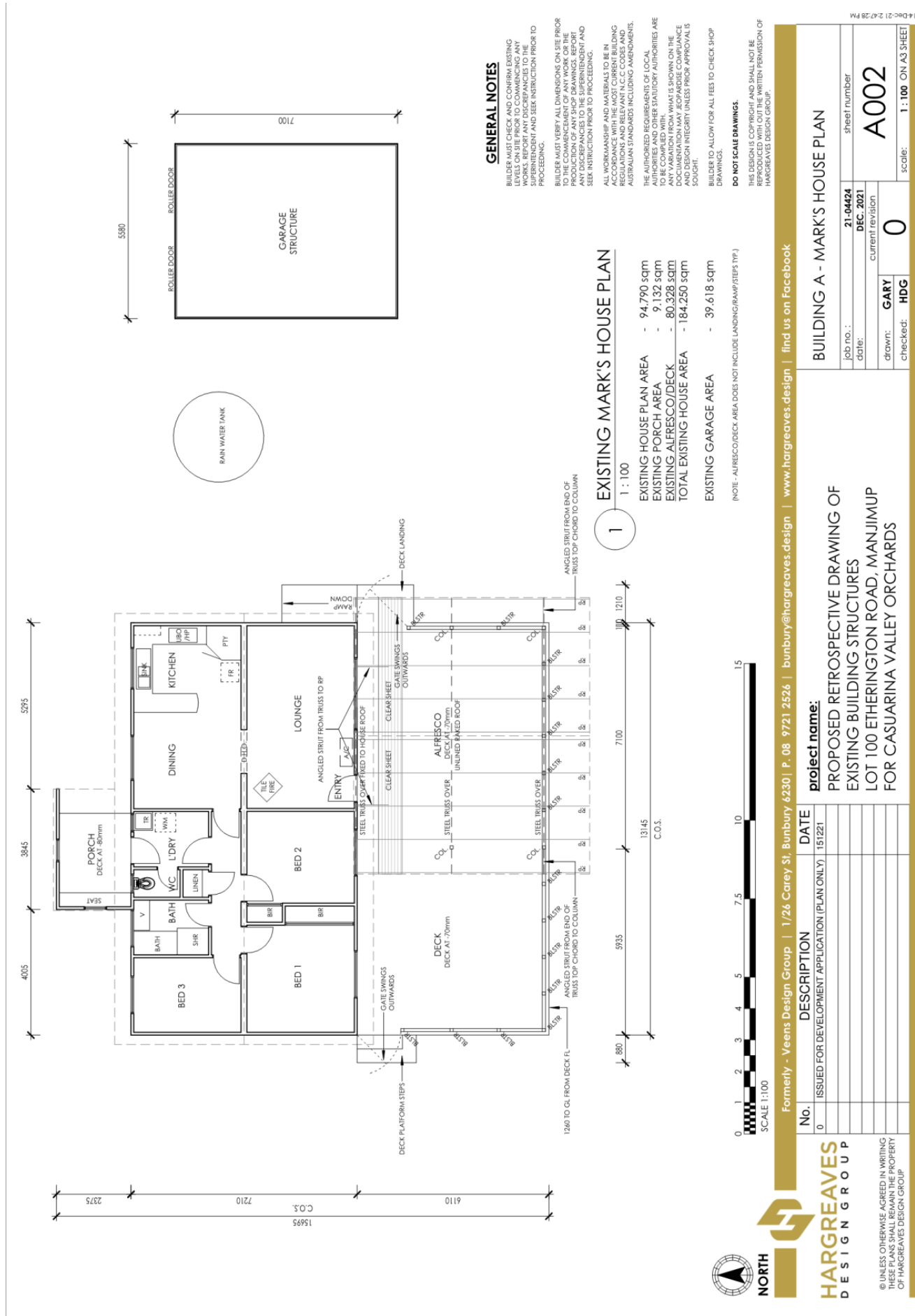




EXISTING SITE PLAN
(nts)



Formerly - Veems Design Group 1/24 Carey St, Bunbury 6230 P. 08 9721 2524 bunbury@hargreaves.design www.hargreaves.design find us on facebook					
 <div>HARGREAVES DESIGN GROUP</div> <p><small>© UNLESS OTHERWISE ACCEPTED IN WRITING THESE PLANS SHALL REMAIN THE PROPERTY OF HARGREAVES DESIGN GROUP</small></p>	No. 0	DESCRIPTION ISSUED FOR DEVELOPMENT APPLICATION	DATE 15/12/21	project name: PROPOSED RETROSPECTIVE DRAWING OF EXISTING BUILDING STRUCTURES LOT 100 ETHERINGTON ROAD, MANJIMUP FOR CASUARINA VALLEY ORCHARDS	
	EXISTING SITE PLAN				
	job no.: 21-04424 sheet: 001 of 001 current revision				
	drawn: GARY checked: HDG				
	scale: 0				
	sheet number: A001				
	scale: 0				
	sheet number: A001				
	scale: 0				
	sheet number: A001				
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale: 0					
sheet number: A001					
scale					



[illegible]

PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

BUILDING C - EXISTING HOUSE PLAN		sheet number	
job no. : 21-0424		A002	
drawn: GARY		current revision	
checked: HDG		0	
scale: 1 : 100 ON A3 SHEET			

14-DEC-21 2:41:46 PM

EXISTING BUILDING C HOUSE PLAN

$$\frac{1}{1 \cdot 100}$$

- | | |
|---------------------------|---------------|
| EXISTING HOUSE PLAN AREA | - 196,274 sqm |
| EXISTING CARPORT AREA | - 34,052 sqm |
| EXISTING FRONT V'DAH AREA | - 9,710 sqm |
| EXISTING REAR V'DAH AREA | - 18,651 sqm |
| EXISTING STORE AREA | - 7,492 sqm |
| EXISTING PATIO AREA | - 15,410 sqm |
| EXISTING COURTYARD AREA | - 12,675 sqm |
| EXISTING ALFRESCO AREA | - 43,327 sqm |
| TOTAL EXISTING HOUSE AREA | - 337,911 sqm |

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTIONS PRIOR TO PROCEEDING.

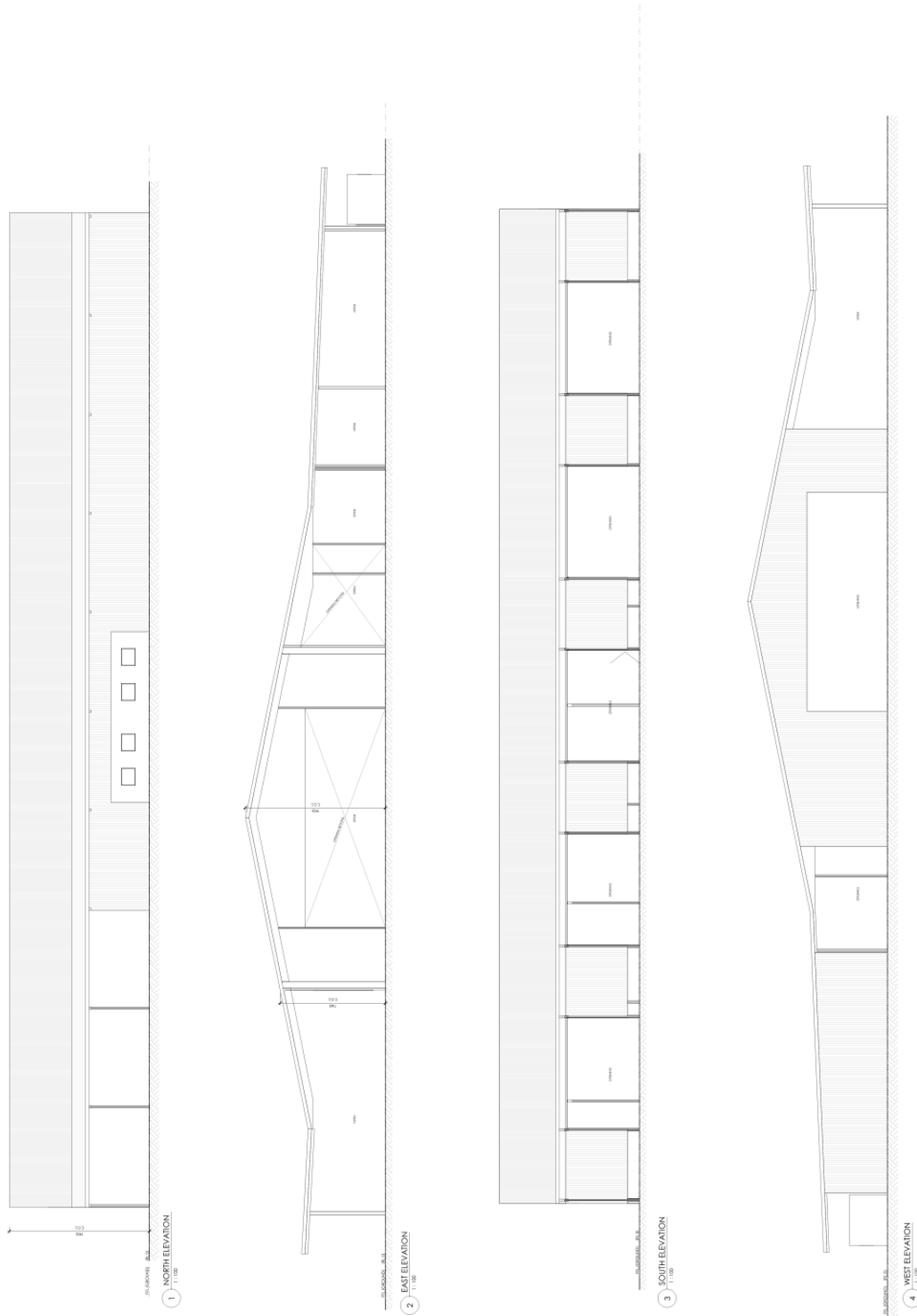
ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND RELEVANT N.C. CODES AND AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

THE AUTHORIZED REQUIREMENTS OF LOCAL
AUTHORITIES AND OTHER STATUTORY AUTHORITIES ARE
TO BE COMPLIED WITH.
ANY VARIATION FROM WHAT IS SHOWN ON THE
DOCUMENTATION MAY JEOPARDISE COMPLIANCE
AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS
SOLICIT

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.



HARGREAVES
ARCHITECTS

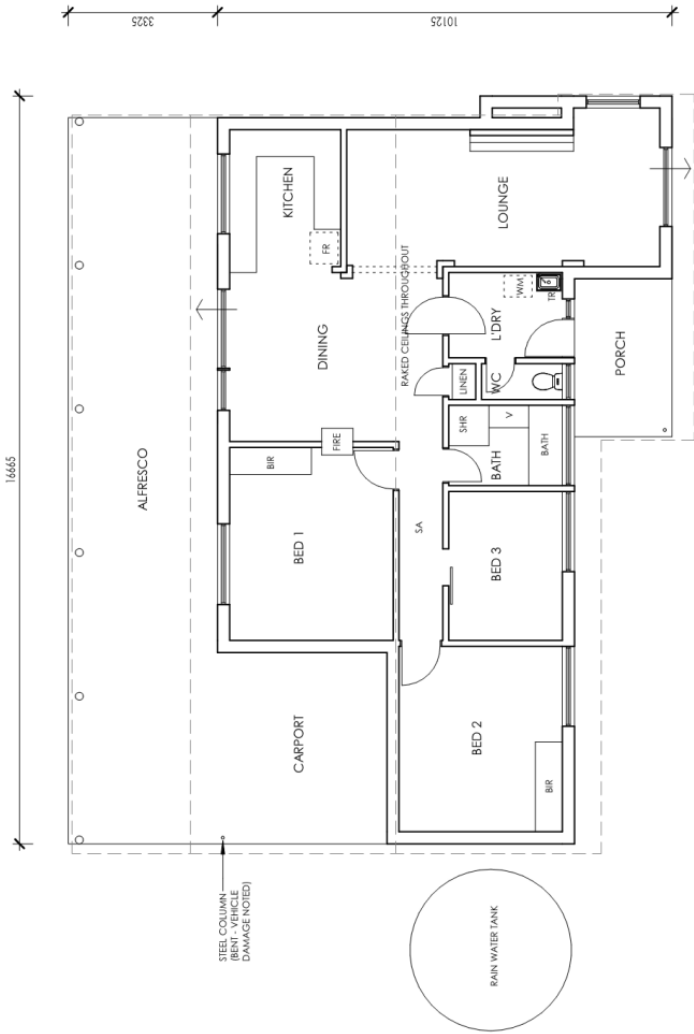
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000











1 EXISTING HOUSE PLAN

- EXISTING HOUSE PLAN AREA - 122.486 sqm
- EXISTING CARPORT AREA - 16.089 sqm
- EXISTING PORCH AREA - 7.651 sqm
- EXISTING ALFRESCO AREA - 53.776 sqm
- TOTAL EXISTING HOUSE AREA - 200.022 sqm

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND RELEVANT N.C.C. CODES AND AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH.

THE DRAWING IS SHOWN ON THE ASSUMPTION THAT THE EXISTING DOCUMENTATION MAY JEOPARDISE COMPLIANCE AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.



Formerly - Veens Design Group | 1/26 Carey St, Bunbury 4230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook

HARGREAVES
DESIGN GROUP

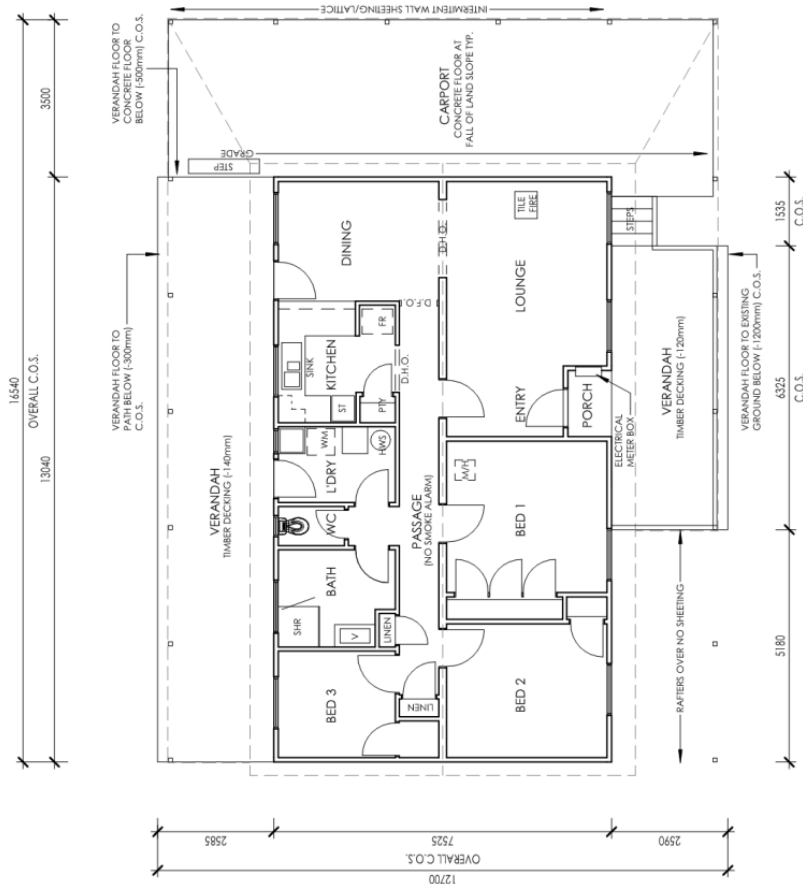
project name:

PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION (PLAN ONLY)	15/12/21

© UNLESS OTHERWISE AGREED IN WRITING
THESE PLANS SHALL REMAIN THE PROPERTY
OF HARGREAVES DESIGN GROUP

BUILDING G - EXISTING HOUSE PLAN			
job no. :	21-04424	sheet number	
date:	DEC. 2021	current revision	A002
drawn:	GARY	checked:	0
	HGD	scale:	1 : 100 ON A3 SHEET



EXISTING ALI'S HOUSE PLAN

EXISTING HOUSE PLAN AREA	- 96.708 sqm
EXISTING PORCH AREA	- 1.437 sqm
EXISTING FRONT VERANDAH	- 17.157 sqm
EXISTING REAR VERANDAH	- 33.706 sqm
EXISTING CARPORT AREA	- 42.844 sqm
TOTAL EXISTING HOUSE AREA	- 191.852 sqm

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. THE PRODUCTION OF ANY SHOP DRAWINGS, REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND STANDARDS INCLUDING AMENDMENTS, AS WELL AS THE REQUIREMENTS OF LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH.

ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED IN WRITING AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.



Formerly - Veens Design Group | 1/26 Carey St, Bunbury 4230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook

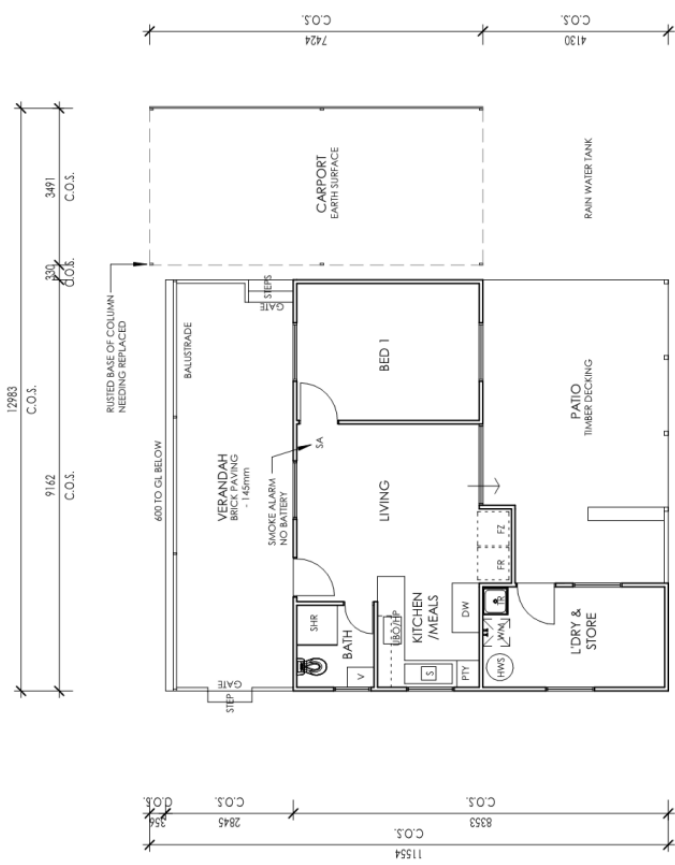
HARGREAVES
DESIGN GROUP

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION (PLAN ONLY)	15/12/21

project name:
PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

BUILDING H - ALI'S HOUSE PLAN	
job no. :	21-04424
date:	DEC. 2021
current revision	
drawn: GARY	checked: HDG
scale:	1 : 100 ON A3 SHEET
sheet number	A002

© UNLESS OTHERWISE AGREED IN WRITING
THESE PLANS SHALL REMAIN THE PROPERTY
OF HARGREAVES DESIGN GROUP



GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND STANDARDS INCLUDING AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH.

ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.

EXISTING BUILDING I PLAN (DEREK'S HOUSE)

- BUILDING I AREA - 49.854 sqm
- CARPORT AREA - 25.917 sqm
- VERANDAH AREA - 26.066 sqm
- PATIO AREA - 26.676 sqm
- TOTAL AREA - 128.513 sqm



Formerly - Veens Design Group | 1/26 Carey St, Bunbury 4230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook

project name:

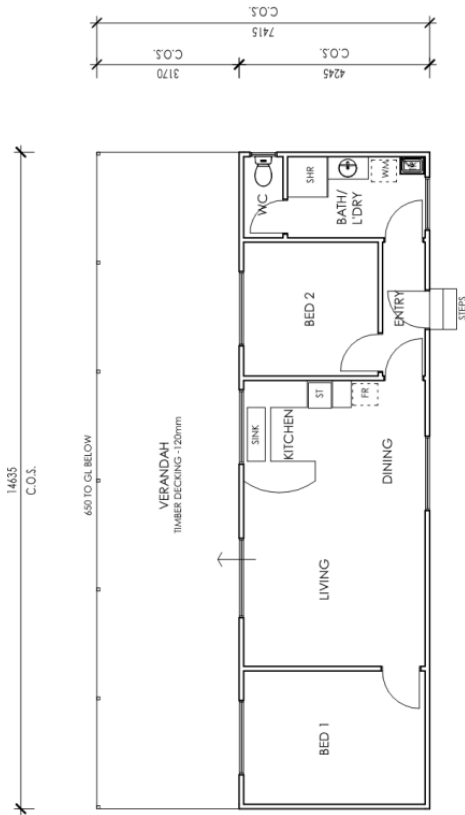
PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION (PLAN ONLY)	15/12/21

© UNLESS OTHERWISE AGREED IN WRITING
THESE PLANS SHALL REMAIN THE PROPERTY
OF HARGREAVES DESIGN GROUP

BUILDING I - DEREK'S HOUSE

job no. :	21-04424	sheet number
date:	DEC. 2021	A002
current revision		
drawn:	GARY	
checked:	HGD	
scale:	1 : 100	ON A3 SHEET



EXISTING BUILDING J (JOHN'S HOUSE) PLAN

1 : 100

HOUSE AREA - 62.117 sqm
VERANDAH AREA - 46.387 sqm
TOTAL AREA - 108.504 sqm



HARGREAVES
DESIGN GROUP

© UNLESS OTHERWISE AGREED IN WRITING
THESE PLANS SHALL REMAIN THE PROPERTY
OF HARGREAVES DESIGN GROUP

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION (PLAN ONLY)	15/12/21

project name:

PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

Formerly - Veens Design Group | 1/26 Carey St, Bunbury 4230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook

BUILDING J - JOHN'S HOUSE

job no. :	21-04424	sheet number
date:	DEC. 2021	A002
drawn:	GARY	current revision
checked:	HDG	0
scale:	1 : 100	ON A3 SHEET

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

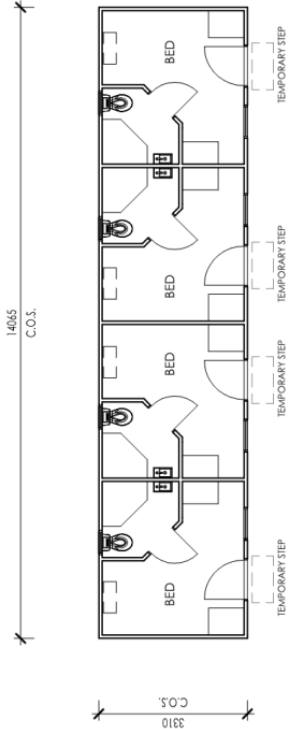
ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND STANDARDS INCLUDING AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES, ENGINEER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH. ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.



1 EXISTING TYPE THREE DONGA WITH ENSUITE PLAN (NORTH SIDE)

BUILDING AREA - 46.549 sqm



HARGREAVES DESIGN GROUP

© UNLESS OTHERWISE AGREED IN WRITING THESE PLANS SHALL REMAIN THE PROPERTY OF HARGREAVES DESIGN GROUP

No.	DESCRIPTION	DATE
0	ISSUED FOR DEVELOPMENT APPLICATION (PLAN ONLY)	15/12/21

project name:
PROPOSED RETROSPECTIVE DRAWING OF
EXISTING BUILDING STRUCTURES
LOT 100 ETHERINGTON ROAD, MANJIMUP
FOR CASUARINA VALLEY ORCHARDS

Formerly - Veens Design Group | 1/26 Carey St, Bunbury 4230 | P. 08 9721 2526 | bunbury@hargreaves.design | www.hargreaves.design | find us on Facebook

BUILDING J1 - DONGA - TYPE 3 - ENSUITE

job no. :	21-04424	sheet number
date:	DEC. 2021	
drawn:	GARY	current revision
checked:	HDG	0
scale:	1 : 100	ON A3 SHEET

GENERAL NOTES

BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY AND SEEK INSTRUCTION PRIOR TO PROCEEDING.

ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND STANDARDS INCLUDING AMENDMENTS, AUSTRALIAN STANDARDS INCLUDING AMENDMENTS.

THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH.

ANY VARIATION FROM WHAT IS SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT AND DESIGN INTEGRITY UNLESS PRIOR APPROVAL IS SOUGHT.

BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.

THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITH OUT THE WRITTEN PERMISSION OF HARGREAVES DESIGN GROUP.

15-Dec-21 10:15:42 AM

Jocelyn Baister

From: Lily Simpson
Sent: Thursday, 10 August 2023 3:37 PM
To: Info
Subject: [External] DA23/76 P58097

Good afternoon Jocelyn

Thank you for your letter regarding retrospective industry – rural, rural workers accommodation and several dwellings on Lot 100, 122 Etherington Road, Beedelup.

Parks and Wildlife has no objection to this proposal although noting that Building A has been retrospectively placed within DBCA's preferred setback distance of 100m. All fire protection requirements must be provided on the property itself and not place impositions upon the management of adjoining department-managed lands.

If you have any further enquiries, please contact Peter Bamess on 97717 988.

Regards
 Lil

Lily Simpson
 Personal Assistant to Tim Foley
 A/Regional Manager, Warren Region
 Parks and Wildlife Service
 Phone:
 Email:



Department of Biodiversity,
 Conservation and Attractions



*We're working for
 Western Australia.*

This message is confidential and is intended for the recipient named above. If you are not the intended recipient, you must not disclose, use or copy the message or any part of it. If you received this message in error, please notify the sender immediately by replying to this message, then delete it from your system.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Jocelyn Baister

From: Daniel Wong
Sent: Wednesday, 9 August 2023 3:58 PM
To: Info
Subject: [External] Retrospective Orchard Workers Accommodation and associated structures at Lot 100 Etherington Road Beedelup (DWER ref: PA 057587 , DWERT920-2~72 ; Shire ref: DA23/76 P58097 TP 84/2023)
Attachments: WQPN 25_Land use compatibility tables for public drinking water source areas_Aug 2021.pdf; WQPN-68-Mechanical-equipment-wash-down.pdf; WQPN 56_Tanks for fuel and chemical storage near sensitive water resources _Dec 2018.pdf; WQPN 10 Contaminant spills 2020.pdf; WQPN 6 __ Vegetation buffers to sensitive water resources.pdf

9th August 2023

Our Reference: PA 057587 , DWERT920-2~72

Your Reference: DA23/76 P58097 TP 84/2023

To: Shire of Manjimup

From: Department of Water and Environmental Regulation

Attention: Jocelyn Baister

RE: Retrospective Orchard Workers Accommodation and associated structures at Lot 100 Etherington Road Beedelup

Dear Jocelyn,

Thank you for providing the above proposal for the Department of Water and Environmental Regulation (DWER) to consider.

This Development Application seeks:

- retrospective approval for an orchard workers accommodation (with ablution facilities and kitchen facilities), associated outbuildings, a chemical storage shed and earthmoving shed.
- the expansion of the seasonal workers dongas capacity to 50 people, resulting in the addition of two dongas

To support this proposal, the following documents were prepared:

- *Retrospective Development Application – Cool storage, Various Associated Buildings, and Workers Accommodation - Lot 100 (No. 122) Etherington Road, Beedelup* (by Harley Dykstra, Rev B, dated: 17/4/2023) (to be referred to as the Application Document)
- Site And Soil Evaluation Lots 1 & 100 Etherington Road, Beedelup (by accendo Australia, Version V1, dated: 13 March 2023) (to be referred to as the SSE) (contained in Appendix D of the Application Document)
- Advice Note by accendo Australia (by Phoebe Norman, Environmental Consultant) (contained in Appendix C of the Application Document)

The Department has identified that the proposal has the potential for impact on the environment and water resources. Key issues and recommendations are provided below, and these matters should be addressed.

- **Issue 1:** Prescribed Premises and the *Environmental Protection Regulations 1987*
- **Advice 1:** If a secondary sewage treatment system with a maximum design capacity greater than 20 m³/day is proposed, the premises would be considered a Category 85 prescribed premises under the regulations – which would require a works approval prior to construction and subsequent registration to authorise emissions and discharges from the system

- **Issue 2:** Potential nutrient and pathogen impacts due to non-compliance with WQPN 25
- **Advice 2:** The Shire is advised:
 - a) for the workers accommodation:
 - consistent with the SSE recommendations and WQPN 25, secondary treatment systems with nutrient removal be utilised instead of conventional septic systems
 - the proponent locate the sewage disposal point to achieve the 100 metres separation distance to the waterway/dams
 - b) for the dwellings/existing ablution facilities: where *feasible and appropriate*, the developments be upgraded and connected to a single system with secondary treatment with nutrient removal
 - c) further detail be provided regarding the proposed sewage disposal system and disposal location/s to the satisfaction of the Shire, in consultation with its Environmental Health Officer, and Department of Health (as appropriate)
 - d) DWER supports the SSE recommendation that surface irrigation not be adopted on the basis of minimising spray drift and the protection of surface water quality

- **Issue 3:** Separation to groundwater
- **Advice 3:** The Shire is advised:
 - a) the highest groundwater be determined to inform any proposed sewage disposal systems
 - b) groundwater measurements should be taken between August to early October (late winter to early spring depending upon rainfall) to capture the highest groundwater
 - c) refusal at shallow depths (~1.4m) for groundwater measurements indicates soil amendments and mounding is required to ensure the 2m vertical separation distance can be met to achieve compliance with WQPN 25

- **Issue 4:** Machinery washdown area and stormwater management
- **Advice 4:** The Shire is advised:
 - a) control measures such as, but not limited to bunding be in place to ensure stormwater from the machinery washdown area and other potentially contaminating activities do not enter drainage lines, waterways or the dam.
 - b) where appropriate, wash down areas and associated drainage facilities should have a minimum vegetated separation distance from water bodies as described in our WQPN 6 *Vegetated buffers to sensitive water resources* (Feb 2006)
 - c) stormwater management be consistent with DWER's WQPN 68 – *Mechanical equipment wash down* (September 2013)

- **Issue 5:** Chemicals - Earthmoving shed and chemical store

- **Advice 5:** To mitigate the risk of chemicals to the PDWSA:
 - a) fuel and chemical tanks should be managed in accordance with WQPN 56 – *Tanks for fuel and chemical storage near sensitive water resources* (Dec 2018), adopting measures such as but not limited to ensuring tank storage to 5000L or less, bunding and storage over impervious hardstand surfaces
 - b) handling and use of chemicals and fuels should be in accordance with WQPN no. 65: *Toxic and hazardous substances* (April 2015), and following Australian Standards ([Home | Standards Australia](#)) as appropriate
 - c) an emergency response plan be in place and guided by WQPN 10 – *Contaminant spills – emergency response plan*
 - d) high risk activities such as but not limited to mechanical repairs should occur over an impervious hardstand surface, away from waterways, drainage lines and waterbodies, where spills can be fully contained consistent with WQPN 10
- **Issue 6:** Clearing of native vegetation may be subject to the *Environmental Protection Act 1986* (EP Act)
- **Advice 6:** The proponent is to obtain Developmental Approval prior to clearing to ensure the clearing is exempt under the EP Act and clearing to be in accordance with the Shire's Firebreak and Fuel Hazard Reduction notice
- **Issue 7:** The proposal is subject to the *Country Areas Water Supply Act 1947* (CAWS Act) where clearing restrictions apply
- **Advice 7:** The proponent is advised to contact the DWER at CAWSA@dwer.wa.gov.au regarding a licence to clear under the CAWS Act prior to development/clearing works being undertaken

Where the Department has a statutory role, planning applications should be considered prior to the Department issuing any relevant permits, licenses and/or approvals.

In the event that the applicant determines that a works approval or licence application is required under Part V of the *Environmental Protection Act 1986* (EP Act), the advice provided in this communication does not prejudice and must not be considered to infer the outcome of the EP Act licence and works approval process.

More detail pertaining to the above issues are provided in Table 1 and Table 2 below.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact the undersigned.

Thank you.

Yours sincerely,

Daniel Wong

Environmental Officer
Department of Water and Environmental Regulation
Planning Advice South West Region

Email:
Phone:
Fax:

Postal:
Location:

Table 1 - Department of Water and Environmental Regulation detailed comments on DA23/76 P58097 TP 84/2023

Item No.	Reviewer comment/advice						
1	<p>Issue 1: Prescribed Premises and the <i>Environmental Protection Regulations 1987</i></p> <p>Advice 1: If a secondary sewage treatment system with a maximum design capacity greater than 20 m³/day is proposed, the premises would be considered a Category 85 prescribed premises under the regulations – which would require a works approval prior to construction and subsequent registration to authorise emissions and discharges from the system</p> <p>Discussion 1: The Department of Water and Environmental Regulation (DWER) regulates emissions and discharges from the construction and operation of prescribed premises through a works approval and licensing process, under Part V, Division 3 of the <i>Environmental Protection Act 1986</i> (EP Act).</p> <p>The categories of prescribed premises are outlined in Schedule 1 of the Environmental Protection Regulations 1987.</p> <p>The EP Act requires a works approval to be obtained before constructing a prescribed premises and makes it an offence to cause an emission or discharge from an existing prescribed premises unless they are the holder of a works approval or licence (or registration) and the emission is in accordance with any conditions to which the licence or works approval is subject.</p> <p>The provided development application request was reviewed in relation to works approval and licence requirements under Part V Division 3 of the EP Act.</p> <p>Based on the information provided, the proposed operations were considered as per Schedule 1 of the Environmental Protection Regulations 1987 for the following category:</p> <table><tr><th>Category</th><th>Category description</th><th>Production or design capacity</th></tr><tr><td>85</td><td>Sewage facility: premises – (a) on which sewage is treated (excluding septic tanks); or (b) from which treated sewage is discharged onto land or into waters</td><td>More than 20 but less than 100 m³ per day</td></tr></table> <p>The information provided indicates that the proposal is unlikely to cause the premises to be considered a prescribed premises due to the following reasons:</p> <ul style="list-style-type: none">• The supporting documentation provided by Harley Dykstra for the Development Application includes a Site and Soil Evaluation by Accendo Australia which states that most dwellings on the premises are serviced by individual septic tanks and leach drains. An upgrade to these systems is recommended, as well as the use of secondary treatment systems for the proposed extension to workers' accommodation.• Category 85 excludes septic tanks and it's not clear if the recommendation to use a secondary treatment system has been adopted. The documentation does not include any plans or details of a secondary treatment system to be installed at the property, so it has been assumed that this is not occurring.• The estimated total effluent production is 17,812 L/day (appx. 17.8 m³), which will be disposed of via septic systems.	Category	Category description	Production or design capacity	85	Sewage facility: premises – (a) on which sewage is treated (excluding septic tanks); or (b) from which treated sewage is discharged onto land or into waters	More than 20 but less than 100 m ³ per day
Category	Category description	Production or design capacity					
85	Sewage facility: premises – (a) on which sewage is treated (excluding septic tanks); or (b) from which treated sewage is discharged onto land or into waters	More than 20 but less than 100 m ³ per day					

	<p>The construction and installation of onsite effluent disposal systems requires approval from the Department of Health in accordance with the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974</i>.</p> <p>If the applicant does propose to install a secondary treatment system and that system will have a maximum design capacity greater than 20 m³/day, then the premises would be considered a Category 85 prescribed premises. If this is the case, a works approval is required to be obtained before constructing the system and following construction the premises would require a registration to authorise emissions and discharges from the system.</p> <p>The application will need to demonstrate compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> and the <i>Environmental Protection (Unauthorised Discharges) Regulations 2004</i>, irrespective of whether the premises is prescribed or not.</p> <p>Note that this advice is provided based on the information provided. Should this information change, the works approval and/or licensing requirements may also change. Applicants are encouraged to contact DWER at the above contact details to clarify requirements, should there be changes to information.</p>
2	<p>Issue 2: Potential nutrient and pathogen impacts due to non-compliance with WQPN 25</p> <p>Advice 2: The Shire is advised:</p> <ul style="list-style-type: none"> a) for the workers accommodation: <ul style="list-style-type: none"> consistent with the SSE recommendations and WQPN 25, secondary treatment systems with nutrient removal be utilised instead of conventional septic systems the proponent locate the sewage disposal point to achieve the 100 metres separation distance to the waterway/dams b) for the dwellings/existing ablution facilities: where <i>feasible and appropriate</i>, the developments be upgraded and connected to a single system with secondary treatment with nutrient removal c) further detail be provided regarding the proposed sewage disposal system and disposal location/s to the satisfaction of the Shire, in consultation with its Environmental Health Officer, and Department of Health (as appropriate) d) DWER supports the SSE recommendation that surface irrigation <u>not</u> be adopted on the basis of minimising spray drift and the protection of surface water quality <p>Discussion 2:</p> <p><u>WQPN 25 requirements</u></p> <p>The proposal is located within the Lefroy Brook Public Drinking Water Source Area, and due to its 'Priority Not Assigned' status and priority agriculture zoning, is a nominal P2 Area. P2 areas are defined and managed to maintain or improve the quality of the drinking water source with the objective of risk minimisation.</p> <p>The workforce accommodation landuse would be considered 'Compatible, with conditions' as per Table 2 of DWER's Water quality protection note no. 25 '<i>Land use compatibility tables for public drinking water source areas</i>' (August 2021) (WQPN 25).</p> <p>The above conditions are conditions 2, 9, 11, 13, 16, 24, 28 (WQPN 25 attached).</p> <p>Condition 2 is particularly relevant to this proposal, which covers, but is not limited to the following statements below:</p> <ul style="list-style-type: none"> secondary treatment systems with nutrient removal are required effluent disposal systems are to have a 100 metres separation distance to all waterways <p><u>Water quality and compliance with WQPN 25</u></p>

<p>For the worker accommodation, no details have been provided in this referral regarding the location of the sewage disposal point of the proposed wastewater treatment system, the intended type of wastewater treatment system or its capacity (see Issue 1). Sections 4.2 and 4.3 of the SSE recommends the use of secondary treatment systems with nutrient reduction capabilities for the workers accommodation, to which DWER supports.</p> <p>For the current dwellings, the SSE states that these are serviced by septic tanks and leach drain systems. Sections 5.2 and 5.3 of the SSE considers septic tank and leach drain systems to be suitable for all existing dwellings. This is on the basis of Department of Health's considerations, which focuses on hydraulics but not nutrients.</p> <p>The SSE states:</p> <ul style="list-style-type: none"> • "There are currently seven dams within the subject site and a watercourse mapped in the south western corner. At least 50 m separation from all dams and the watercourse is currently achieved from existing systems. The proposed LAA for the worker's accommodation will require a suitable buffer to any existing drainage channels." • "Given the proximity of the workers' accommodation and orchards to the LAA, surface irrigation is not recommended as spray drift may impact the worker's and product." <p>DWER notes that there has been no mention in the SSE regarding achieving compliance with DWER's Water quality protection note no. 25 '<i>Land use compatibility tables for public drinking water source areas</i>' (August 2021) (WQPN 25).</p> <p>In the event there is an insufficient separation distance (<100m) between the proposed sewage disposal point and the waterway, particularly with the larger number of people (and the proposed expansion to 50 people), there is an increased risk of contamination of the waterway and PDWSA. Nutrients and pathogens can be mobilised into the waterway during major storm events via sheet flow impacting downstream users.</p> <p>The existing buildings utilising septic tank and leach drain systems would also be non-complaint with WQPN 25, which requires secondary treatment systems.</p> <p>In view of this situation, the above (Advice 2) is recommended.</p>	<p>Issue 3: Separation to groundwater</p> <p>Advice 3: The Shire is advised:</p> <ul style="list-style-type: none"> • a) the highest groundwater be determined to inform any proposed sewage disposal systems • b) groundwater measurements should be taken between August to early October (late winter to early spring depending upon rainfall) to capture the highest groundwater • c) refusal at shallow depths (~1.4m) for groundwater measurements indicates soil amendments and mounding is required to ensure the 2m vertical separation distance can be met to achieve compliance with WQPN 25 <p>Discussion 3: The following statements are noted in the SSE:</p> <ul style="list-style-type: none"> • "Site geotechnical investigations were undertaken during December, however due to refusal of the hand auger at shallow depths, groundwater depth was not able to be determined. Water in the drainage channel adjacent to the existing workers' accommodation anecdotally peaks at approximately 1.4 m below the ground level during the winter period (<i>pers. com.</i> Dave Stewart). It can therefore be assumed that the separation to groundwater within the proposed land application area for the workers' accommodation peaks at approximately 1.4 m BGL. Therefore, it is reasonable to assume the separation to groundwater is not currently sufficient
--	--

	<p>to ensure, compliance with this requirement. As the LAA is comprised of fill, further fill can be imported to ensure this if required.”</p> <p>Furthermore, Condition 2 of WQPN 25 states that a 2 m vertical clearance from the highest known groundwater level is required – to which this 2m separation is stated in the SSE.</p> <p>The maximum groundwater is an important consideration to ensure the 2 m vertical clearance to the sewage disposal point can be met.</p> <p>DWER advises that an insufficient separation to groundwater (and insufficient soil profile thickness below 2m) will result in a reduced attenuation of contaminants and increased risk to the PDWSA.</p> <p>As such, the above advice is recommended.</p>
	<p>Issue 4: Machinery washdown area and stormwater management</p> <p>Advice 4: The Shire is advised:</p> <ul style="list-style-type: none"> • a) control measures such as, but not limited to bunding be in place to ensure stormwater from the machinery washdown area and other potentially contaminating activities do not enter drainage lines, waterways or the dam. • b) where appropriate, wash down areas and associated drainage facilities should have a minimum vegetated separation distance from water bodies as described in our WQPN 6 <i>Vegetated buffers to sensitive water resources</i> (Feb 2006) • c) stormwater management be consistent with DWER’s WQPN 68 – <i>Mechanical equipment wash down</i> (September 2013) <p>Discussion 4: The Application Document states:</p> <ul style="list-style-type: none"> • “Similarly, the machinery washdown area did not appear to have any mechanism for the containment of potentially contaminated water from the machinery during washdown (refer to Plate 5). Refuelling and chemical use should be undertaken within a hardstand area. Given the size of the shed, the costs associated with the construction of the hardstand and the risk of contamination, the construction of hardstand throughout the entire shed is not recommended.” <p>It is <u>assumed</u> the machinery washdown area is located in the vicinity of the earthmoving shed – noting the exact location has not been provided in the referral (see Screenshot 1 and Plate 5 below).</p> <p>DWER advises that measures should be taken, such as utilizing bunding and other appropriate measures to ensure that contaminants (hydrocarbons and silt) does not enter the dam/drainage channels/waterways, consistent with our WQPN 68 – <i>Mechanical equipment wash down</i> (September 2013).</p> <p>In addition, wash down areas and associated drainage facilities should have a minimum vegetated separation distance from water bodies as described in our WQPN 6 <i>Vegetated buffers to sensitive water resources</i> (Feb 2006).</p> <p>To ensure protection of the PDWSA, it is important that the above measures are taken (as appropriate) to ensure contaminants do not enter the waterway/dams.</p>
	<p>Issue 5: Chemicals - Earthmoving shed and chemical store</p> <p>Advice 5: To mitigate the risk of chemicals to the PDWSA:</p> <ul style="list-style-type: none"> • a) fuel and chemical tanks should be managed in accordance with WQPN 56 – <i>Tanks for fuel and chemical storage near sensitive water resources</i> (Dec 2018), adopting measures such as but not limited to ensuring tank storage to 5000L or less, bunding and storage over impervious hardstand surfaces

	<ul style="list-style-type: none"> • b) handling and use of chemicals and fuels should be in accordance with WQPN no. 65: <i>Toxic and hazardous substances</i> (April 2015), and following Australian Standards (Home Standards Australia) as appropriate • c) an emergency response plan be in place and guided by WQPN 10 – <i>Contaminant spills — emergency response plan</i> • d) high risk activities such as but not limited to mechanical repairs should occur over an impervious hardstand surface, away from waterways, drainage lines and waterbodies, where spills can be fully contained consistent with WQPN 10 <p>Discussion 5: A risk assessment conducted by accendo Australia was carried out, to which the following has been noted:</p> <ul style="list-style-type: none"> • Evidence of historical spills within the storage shed • Location of chemical storage outdoors and within 30 m of the dam used for irrigation of the fruit • No measures have been in place to contain chemical spills for the earthmoving shed and chemical store • Chemicals being stored on bare ground • No mechanism in place for containing contaminated stormwater from the washdown area (Issue 4) <p>Table 2 below is an extract (from Appendix C) of this risk assessment for your convenience.</p> <p>DWER concurs with the recommendations of this risk assessment which requires:</p> <ul style="list-style-type: none"> • Bunding and other appropriate means are to be implemented as appropriate to ensure chemical spills are fully contained • Chemicals are to be stored over an impervious hardstand surface • Refuelling and chemical use should be undertaken within a hardstand bunded area <p>In addition to the above, DWER advises:</p> <ul style="list-style-type: none"> • Fuel and chemical tanks be managed in accordance with Table 1 of WQPN 56 – <i>Tanks for fuel and chemical storage near sensitive water resources</i> (Dec 2018) • Handling and use of chemicals and fuels should be in accordance with WQPN no. 65: <i>Toxic and hazardous substances</i> (April 2015), and following Australian Standards (Home Standards Australia) • An emergency response plan be in place and guided by WQPN 10 – <i>Contaminant spills — emergency response plan</i>
6	<p>Issue 6: Clearing of native vegetation may be subject to the <i>Environmental Protection Act 1986</i> (EP Act)</p> <p>Advice 6: The proponent is to obtain Developmental Approval prior to clearing to ensure the clearing is exempt under the EP Act and clearing to be in accordance with the Shire's Firebreak and Fuel Hazard Reduction notice</p> <p>Discussion 6: Under section 51C of the <i>Environmental Protection Act 1986</i> (EP Act), clearing of native vegetation is an offence unless:</p> <ul style="list-style-type: none"> • it is undertaken under the authority of a clearing permit • it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required • the clearing is subject to an exemption <p>Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the <i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004</i> (the Clearing Regulations).</p> <p>Based on the information provided, should development approval be issued, the proposal is likely to be exempt from the requirement for a clearing permit under Regulation 5, Item 1 of the Clearing Regulations.</p>

	<p>Note that this exemption does not apply prior to development approval being issued.</p> <p>Please also note that that clearing for a building/structure, combined with other exempt clearing activities on the property, must not exceed five hectares in a financial year.</p> <p>If the proposed clearing for the [BPZ/APZ] is considered by the Shire to be appropriate, and clearing of native vegetation for this purpose is specified within the Development Approval, it is likely to be exempt under Regulation 5, Item 1.</p> <p>If the proposed clearing for the [BPZ/APZ] is in accordance with the Shire's Firebreak and Fuel Hazard Reduction Notice, it is likely to be exempt under Schedule 6, Clause 10 (clearing in accordance with section 33 of the Bush Fires Act 1954 (BF Act), after the [building/structure] has been erected.</p> <p>Please note that the guide to exemptions does not reflect the correct schedule location for the above BF Act exemption, given the change was made recently as part of the EP Act amendments. Please refer to Schedule 6, Clause 10 of the EP Act for the details relating to this exemption.</p> <p>If further clarification is required, please contact the Department's Native Vegetation Regulation section by email (admin.nvp@dwer.wa.gov.au) or by telephone (6364 7098).</p>
7	<p>Issue 7: The proposal is subject to the <i>Country Areas Water Supply Act 1947</i> (CAWS Act) where clearing restrictions apply</p> <p>Advice 7: The proponent is advised to contact the DWER at CAWSA@dwer.wa.gov.au regarding a licence to clear under the CAWS Act <u>prior</u> to development/clearing works being undertaken</p> <p>Discussion 7: Part IIA of the <i>Country Areas Water Supply Act 1947</i> and the <i>Country Areas Water Supply (Clearing Licence) Regulations 1981</i> are designed to protect water resources from increased salinity by reducing land clearing in the catchment.</p> <p>The subject land is within the 1 September 1978 <i>Country Areas Water Supply Act 1947</i> (CAWS Act) gazetted Warren River Water Reserve clearing-controlled land.</p> <p>The catchment has however been subject to CAWS Act native vegetation clearing controls since December 1978 to prevent salinisation of water resources.</p> <p>The DWER notes that the proposed development application may involve the clearing of native vegetation for the proposed building APZ/BPZ.</p> <p>If the clearing purpose is exempt from the requirement for an <i>Environmental Protection Act 1986</i> (EP Act) or is deemed of very low environmental risk such that it may proceed through the referral process and not require a clearing permit, then a licence is required to clear vegetation under Part IIA of the <i>Country Areas Water Supply Act 1947</i>.</p>



Screenshot 1: Proposed and existing developments

Table 2. Estimated daily effluent production.

Building	Usage	(L/person/day)	Estimated total effluent production L/day
Dwellings (x9)	Between 3-14 per dwelling	120	8,188
Workers' Accommodation	50 people	180	9,000
Office	1 person, 3 days/week	18*	18
Shed (earthmoving)	Max 10 people	30	300
Workshop	1 person / week	6*	6
GP shed	20 people per day, 50% of the time	30	300
Total			17,812

* office/workshop usage averaged over the 5 day working week

Screenshot 2: Table 2 of SSE (pg. 79 of PDF)

Table 2: Statements quoted from Appendix C of Appendix C of the Application Document

The Shire should note the following statements:

- “Following a review of the storage of chemicals located within the storage shed, it was evident that **bunding** of hydrocarbon chemicals was **absent**, with evidence of historical spills within the shed (refer to Plates 1 and 2). The storage of chemicals on pallets both within and outside of the shed, within 30 m of the dam used for irrigation of the fruit trees throughout the property, was also observed (refer to Plates 3 and 4).”
- “Given the **proximity of the shed to the dam**, the risk associated with a chemical spill and the likelihood of the chemical reaching the waterway is considered moderate. It should be noted that a review of the **type of chemicals stored at site was not undertaken**, only a visual assessment. It is therefore, recommended that a review of the chemicals and their associated material safety data sheets (MSDS) should be undertaken to determine appropriate storage requirements. Where required, **measures should be implemented to ensure the containment of any spills as far as reasonably practicable.**”
- “Similarly, the machinery washdown area did **not appear to have any mechanism for the containment** of potentially contaminated water from the machinery during washdown (refer to Plate 5). **Refuelling and chemical use should be undertaken within a hardstand area.** Given the size of the shed, the costs associated with the construction of the hardstand and the risk of contamination, the construction of hardstand throughout the entire shed is **not** recommended.”



Plate 1. Hydrocarbon storage within the machinery shed



Plate 2. Hydrocarbon spills within machinery shed.



Plate 3. Storage of chemical within machinery shed.



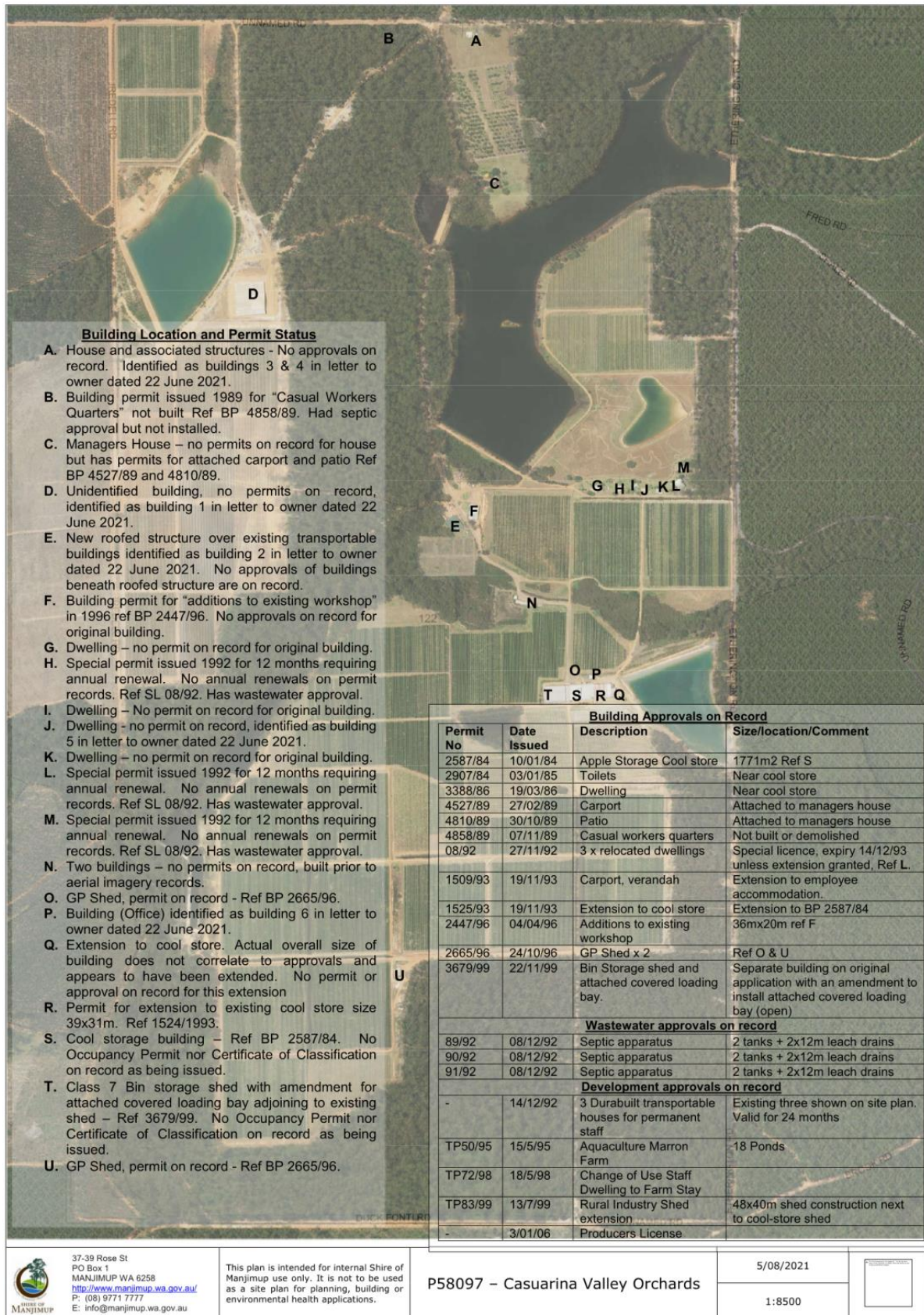
Plate 4. Storage of chemicals near dam.



Plate 5. Machinery washdown area.



Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.





Shire of Manjimup Draft Access & Inclusion Plan

Celebrating Diversity 2024-2029

This Plan is available on request in alternative formats such as large print, electronic (disk or emailed), audio, Braille and on the Shire's website.



Access & Inclusion Plan | 2024–2029

Document Change Control Table

Version	Date of Issue	Author(s)	Description of Version
Version 1	September 2023	Emily O'Neil, Community Services	Draft for Public Comment



Access & Inclusion Plan | 2024–2029

Acknowledgement of Country

The Shire of Manjimup acknowledges the Bibelmen, Kaneang and Minang people of the Noongar Nation as the Traditional Custodians of the land on which we live, work, and gather. We acknowledge and pay our respects to their Elders, past and present.

The Shire of Manjimup Vision, Mission, and Values

The Shire of Manjimup Vision, Mission, Values and Themes can be found in the Strategic Community Plan and on the Shire [Website](#).

Translating and Interpreting Service (TIS National)

The Australian Government's interpreting service can supply telephone or on-site interpreting over 150 languages. TIS National is available 24 hours a day, 7 days a week, and is accessible anywhere in Australia for the cost of a local call.

Immediate phone interpreting: 131 450 (within Australia)

Automated phone Interpreting: 1800 131 450

Website: www.tisnational.gov.au

TIS Online: tis@homeaffairs.gov.au or call 1300 655 082

Postal: TIS National. GPO Box 241, MELBOURNE VIC 3001



Access & Inclusion Plan | 2024–2029

Contents

Executive Summary	4
Executive Summary (Easy Read)	5
Introduction	6
Definitions	6
The Shire of Manjimup's role in Access & Inclusion	6
Legislative requirements and responsibilities	7
Access & Inclusion Policy	8
Access & Inclusion Advisory Committee.....	8
Resourcing the Access & Inclusion Plan	8
Access and inclusion accomplishments since 2018	8
Demographics	9
Methodology.....	13
Priorities (Desired Outcomes)	15
Findings of the consultation	15
Shire of Manjimup Strategic Community Plan (2021-2031).....	16
The seven Desired Outcomes of the Disability Services Act	16
Action Plan	17
Outcome 1: People with disability have the same opportunities as other people to access the services of, and any events organised by the Shire of Manjimup.	17
Outcome 2: People with disability have the same opportunities as other people to access the buildings and other facilities of the Shire of Manjimup.	19
Outcome 3: People with disability receive information from the Shire of Manjimup in a format that will enable them to access the information as readily as other people are able to access it.	22
Outcome 4: People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of the Shire of Manjimup.....	23
Outcome 5: People with disability have the same opportunities as other people to make complaints to the Shire of Manjimup.	24
Outcome 6: People with disability have the same opportunities as other people to participate in any public consultation by the Shire of Manjimup.....	25
Outcome 7: People with disability have the same opportunities as other people to obtain and maintain employment with the Shire of Manjimup.	26
Appendix 1: Access & Inclusion Accomplishments Since 2018	27



Access & Inclusion Plan | 2024–2029

Executive Summary

The Access & Inclusion Plan 2024–2029 ('the Plan') replaces the Access & Inclusion Plan 2018–2023.

The Plan has been designed to meet the legislative requirements of the *Disability Services Act 1993 (WA)*. The Plan sets the stage for responding to diversity by expanding upon previous disability access and inclusion plans to incorporate the needs of all members of the community.

Access and inclusion plans are not just about ensuring buildings have wheelchair access, they also incorporate inclusion at a participatory and service level. This Plan will assist the Shire's governing Council to determine the strategies needed to enhance and promote accessibility requirements. The Plan provides the direction and framework for future planning needs beyond the short term.

Through this Plan, the Shire aims to ensure that the services it provides meet varied individual needs and expectations of its community, and that everyone has equal access to these services regardless of their race, heritage, gender, belief, nationality, family background, age, disability, or sexuality.

The Shire of Manjimup recognises that the task of addressing the many important issues that affect our diverse community is not an easy one. The Shire will endeavour, however, through ongoing consultation and involvement with the community, to identify and eliminate as many barriers and challenges to access and inclusion as possible and work towards achieving a community that is liveable for all.



Access & Inclusion Plan | 2024–2029

Executive Summary (Easy Read)

This paper is called the Shire of Manjimup **Access & Inclusion Plan**.

- **Access** is about being able to get what you need.
- **Inclusion** is about not being left out.
- A **Plan** is a list of ideas.

This plan is for people with a disability and the people in their lives but will help everyone in the community.

Our goal of this plan is to make life better for everyone in the Shire.

In this plan there is an **action plan**.

- An **Action plan** is a list of what will be done to help reach the goal.
- This action plan is what the Shire will do to help reach the goal.

The action plan lists what the Shire will do to help make sure that:

- Everyone in the Shire feels included.
- Everyone in the Shire can access the places, spaces, and events available.

Every **5 years** we check to see that the plan is helping the community.



Access & Inclusion Plan | 2024–2029

Introduction

Definitions

For the purpose of this document, when the terms access or inclusion are used they refer to the following definitions:

Access refers to an individual's physical ability to get to, get into and get around facilities. This access is created by removing structural barriers and including mechanisms to enable structural access.

Inclusion refers to an individual's ability to participate as fully as possible in programs and services provided by organisations in an integrated and holistic manner that does not ostracise, embarrass, or humiliate an individual.

The Shire of Manjimup's role in Access & Inclusion

The Shire of Manjimup is responsible for a range of functions, facilities, and services in the towns of the Shire, including:

Services to property

- Construction and maintenance of council owned buildings.
- Construction and maintenance of roads, footpaths, and cycle facilities.
- Land drainage and development.
- Waste collection and disposal.
- Litter control and street cleaning.
- Planting and caring for street trees.
- Numbering of buildings and lots.
- Street lighting.
- Bush fire control.

Services to the community

- Provision and maintenance of outdoor playing areas, parks, gardens, and reserves.
- Provision and maintenance of facilities for sporting and community groups.
- Management of the Manjimup Regional Aqua Centre.
- Public library and information services.
- Environmental health services.
- Community and Home Care Support.
- Citizenship ceremonies and community events.
- Provide transport assistance for events where possible.
- Promote successes and provide advice and encouragement to the community with regards to access and inclusion best practice.
- Wellness and Respite Community Centre.



Access & Inclusion Plan | 2024–2029

Regulatory services

- Planning of road systems, sub-divisions, and town planning schemes.
- Approvals for construction, additions, or alterations to buildings.
- Ranger services, including dog control.
- The development, maintenance, and control of parking.

General administration

- Provision of general information to the public, the lodging of complaints and the payment of fees, including rates and dog licences.

Processes of government

- Ordinary and special council and committee meetings.
- Electors meetings and election of council members.
- Ward meetings.
- Community consultations.

Legislative requirements and responsibilities

The *Disability Services Act 1993* (WA) requires local government authorities to develop and implement Access & Inclusion Plans. To comply with the Act, the Shire of Manjimup is required to:

- Develop a Plan that meets the seven Standards (or Outcomes) in Schedule 2 of the Disability Services Regulations 2004.
- Lodge its current Plan with the Department of Communities.
- Take all practicable measures to ensure that the Plan is implemented by the Shire of Manjimup, its officers, employees, and relevant agents and contractors, including Councillors and volunteers.
- Review the Plan at least every five years.
- Undertake public consultations, as specified in the regulations, when preparing, reviewing, or amending the Plan.
- Report to the Department of Communities annually on progress made and strategies used by the Shire of Manjimup and any agents or contractors.
- Report in the Shire of Manjimup Annual Report about the implementation of the Plan.
- Regulate that Access & Inclusion Plans are implemented by agents and contractors engaged by the Shire of Manjimup as well as Shire employees. Where agents and contractors provide services to the public on behalf of the Shire, these services are to be conducted consistent with this Plan. The Plan will be referenced in the contract and provided in hard copy to all agents and contractors.
- Regulate the legislative compliance of developers, agents, and contractors.



Access & Inclusion Plan | 2024–2029

Access & Inclusion Policy

In addition to this Plan, the Shire of Manjimup's Council of elected members also has an adopted Policy statement, *3.8.1 Access and Inclusion Policy*. The current Policy is available to download from the Shire's website (www.manjimup.wa.gov.au) or in alternative formats by request to the Shire offices.

Access & Inclusion Advisory Committee

An Access & Inclusion Advisory Committee ('the Committee') exists as an official function of the Shire's Council. The Committee comprises of Shire officers, elected members, industry representatives and community members. The Committee meets quarterly, and its functions include the monitoring, evaluation, and review of the Plan. The Committee is conducted in accordance with the Local Government Act.

More information about the functions and role of the Access & Inclusion Advisory Committee can be found on the Shire's website (www.manjimup.wa.gov.au) or in alternative formats by request.

Resourcing the Access & Inclusion Plan

Access and Inclusion is a key consideration during the planning process for all Shire works and projects. The implementation of the Plan on an ongoing basis may have financial implications for Council when determining the five-year Corporate Business Plan and annual budget priorities, however the majority of the resources required to implement this Plan should be part of the overall cost of any works scheduled and budget allocations and not regarded as a separate or additional budget.

A small amount is allocated to the annual budget for the implementation and management of the Access & Inclusion Plan each year and additionally a budget is allocated every 5 years for a comprehensive review of the Plan.

Access and inclusion accomplishments since 2018

The past Shire's Community Access and Inclusion Plan (2018-2023) was developed in order to identify a number of barriers to access and inclusion, and outline strategies that the Shire could adopt to overcome them. Significant progress has been made since 2018 to reduce barriers for people who experience access and inclusion obstacles, either living in or visiting the region. Some of the initiatives implemented by the Shire are highlighted in *Appendix A: Access & Inclusion Accomplishments Since 2018*.



Access & Inclusion Plan | 2024–2029

Demographics

Shire profile

Land use

The Shire of Manjimup is the largest geographical locality in the South West of Western Australia covering over 7,028 square kilometres. Approximately 85% of the Shire is composed of National Park and State Forest. The Shire's natural landscape comprises great rivers, unique forests and spectacular coastline and offers a number of diverse experiences and attractions for tourism. The remaining land is predominantly used for farming. The region is known for its premium agricultural, viticultural, and horticultural products.

Population

According to 2021 [Census](#) figures, 9,093 people live within the Shire boundaries - a slight decrease since the 2016 census (9,250). The population of the Shire is both diverse and dispersed. Most WA local government authorities have their population predominantly based in one or two main town sites; however, the Shire of Manjimup has four main population centres (from largest to smallest): Manjimup, Pemberton, Northcliffe, and Walpole.

In addition to these town sites, the Shire also has seven other populated settlements (listed alphabetically): Deanmill, Jardee, Nyamup, Palgarup, Quinninup, Tone River and Windy Harbour.

The Shire's population is ageing, reflecting not just a state-wide but worldwide trend. In 1996 just 17.0% of the Shire's population was aged 55 and over. Since 2001 the percentage of Shire population aged 55 years and over has steadily inclined from 20.3% in 2001 (25.5%; 2006, 30%; 2011) to 35.4% in 2016. This age bracket continues to grow in the Shire with 39.4% of the population identifying as over 55 years in the 2021 Census.

Employment

The unemployment rate within the Shire in 2021 was 3.6% and the average taxable income (of both taxable and non-taxable individuals) was \$36,047. The 2021 Census recorded the following selected medians and averages for households:

Median age of persons	47
Median total personal income (weekly)	\$675
Median total family income (weekly)	\$1,616
Median total household income (weekly)	\$1,211
Median mortgage repayment (monthly)	\$1,300
Median rent (weekly)	\$230
Average number persons per household	2.3
Average number vehicles per household	2



Access & Inclusion Plan | 2024–2029

Migration

The Shire of Manjimup has experienced waves of immigration since European settlement. The statistics below are based on the current population. It is worth highlighting that while residents may have been born within the Shire or elsewhere in Australia, many of them will have parents or grandparents who were born overseas. The 2021 Census data shows that of the current Shire population:

- 76.3% of respondents were born in Australia.
- 36.9% of respondents had at least one parent born overseas.
- 7.8% of respondents speak a language other than English at home.

The vast majority of the Shire's population was born in Australia (6,936 persons). The largest population born overseas is from the United Kingdom (476 persons). The remaining population are immigrants from many diverse countries with diverse cultures and language groups; however, Italian and Macedonian are the most common languages spoken at home after English.

Indigenous

The land now known as the Shire of Manjimup was originally under the custodianship of the Bibelmen, Kaneang, and Minang people of the Noongar Nation. According to the 2021 Census, 3.3% of current residents identify as Indigenous or Torres Strait Islander Australians.

Disability

The 2021 Census figures show that 12.7% of people living within the Shire provided unpaid assistance to a person with a disability, health condition or due to old age and 6.4% of the population identified having a core activity need for assistance. Core activity need for assistance measures the number of people with a profound or severe disability. People with a profound or severe disability are defined as those people needing help or assistance in one or more of the three core activity areas of self-care, mobility, and communication, because of a disability, long-term health condition (lasting six months or more) or old age. 85.9% of respondents identified themselves as having no need for assistance, whilst 7.8% of respondents did not answer this question.

Comparatively the percentage of people within Western Australia who identified as having a core activity need for assistance was 4.3% suggesting that the prevalence of disability within the Shire of Manjimup is higher than the state in general.

Religion

According to 2021 Census data, 41% of the Shire of Manjimup population holds a religious affiliation or belief of some kind. Of these, 93.5% subscribed to a form of Christianity, predominantly Catholic or Anglican.



Access & Inclusion Plan | 2024–2029

Communications

Improvements have been made in mobile coverage with the following mobile towers built and operational in the following locations – Manjimup West and Nyamup.

In June 2015 the Federal Government's Mobile Black Spot program and the Western Australian Government's Regional Mobile Communications Project, a Royalties for Regions initiative, jointly funded nine new mobile towers to be located within the Shire of Manjimup.

The NBN service has been rolled out to an estimated 2,100 premises during 2016/17 in the Shire of Manjimup using Fibre to the Node (FTTN) connection.

In Manjimup, 75.9% of households had at least one person access the internet from the dwelling. This could have been through a desktop/laptop computer, mobile or smart phone, tablet, music or video player, gaming console, smart TV, or any other device.

Table 1 Summary of 2016 Census Results - Dwelling Internet Connection*

Dwelling internet connection	Manjimup	%	Western Australia	%	Australia	%
Internet not accessed from dwelling	350	21.3	108,489	12.5	1,172,415	14.1
Internet accessed from dwelling	1,246	75.9	737,659	85.1	6,892,165	83.2
Not stated	46	2.8	20,625	2.4	221,494	2.7

*Dwelling internet connection last reported in the 2016 Census.

Education

The Australian Early Development Census ('[AEDC](#)') measures five areas, or domains, of early childhood development. These areas are closely linked to the predictors of good adult health, education, and social outcomes. See Table 1 for the Shire's AEDC results.

Table 2 Summary of AEDC results for the Shire of Manjimup Community.

Domain	Children developmentally vulnerable (Shire average)			
Year of Testing	2012	2015	2018	2021
Physical health and wellbeing	16.7%	21.1%	5.7%	9.8%
Social competence	11.9%	10.9%	2.3%	4.9%
Emotional maturity	11.9%	8.6%	1.1%	6.1%
Language and cognitive skills (school-based)	11.1%	11.7%	2.3%	4.9%
Communication skills and general knowledge	16.7%	14.8%	3.4%	8.5%



Access & Inclusion Plan | 2024–2029

On average, in 2012, 26.2% of children living in the Shire were identified as being developmentally vulnerable in one or more domains (1+), with 15.9% identified as developmentally vulnerable in two or more (2+). Developmental vulnerability increased in 2015 with 28.9% (1+) and 17.2% (2+) being identified as vulnerable. A significant decrease was reported in 2018 with 8% (1+) and 4.6% (2+) identified as vulnerable, followed by a slight increase in 2021 with 17.1% (1+) and 7.3% (2+) being identified as developmentally vulnerable.

Socio-economic status

Socio-Economic Indexes for Areas ('SEIFA') is a product developed by the Australian Bureau of Statistics that ranks local government areas in Australia according to relative socio-economic advantage and disadvantage.

Table 3 Shire of Manjimup SEIFA summary

Area	Shire of Manjimup Summary (National)				Shire Ranking	
	2016		2021		2021	
	Score	Decile	Score	Decile	WA	National
Index of relative socio-economic advantage and disadvantage	944	4	928	4	31	169
Index of relative socio-economic disadvantage	964	5	959	4	37	198
Index of economic resources	983	5	982	5	50	272
Index of education and occupation	929	3	908	3	25	136

All local government authorities in Australia are ranked against each other using these indexes. Local government areas are ordered from the lowest to highest score, the lowest 10% are given a decile number of 1, and so on, up to the highest 10% of areas which are given a decile number of 10.

The Shire's 2021 national rank is on a scale between 1 and 547, where 547 is the local government area of least disadvantage. The state rankings are on a scale between 1 and 139, where 139 is the local government area of least disadvantage.

The Shire of Manjimup's scores have consistently placed in the lowest 40%–50% of areas across the nation, however the Shire's level of disadvantage is comparatively greater when compared to other Western Australian Local Government areas. Generally, the Shire of Manjimup's scores place the area in the bottom 30% of all WA local government areas.



Access & Inclusion Plan | 2024–2029

Methodology

This Access & Inclusion Plan was developed through consultation with key stakeholders and the general public. Additionally, an internal review of current activities already undertaken within the various departments of the Shire was completed, along with a review of a number of documents, reports, and related plans already in existence.

Literature review

Relevant legislation

- *Disability Services Act 1993* (WA)
- *Disability Services Regulations 2004* (WA)
- *Disability Discrimination Act 1992* (Cth)
- *Equal Opportunity Act 1984* (WA)
- *Building Act 2011* (WA)
- Building Code of Australia
- Disability (Access to Premises Buildings) Standards 2010, under the *Disability Discrimination Act 1992* (Cth)
- Australian Standard 1428—Design for Access and Mobility
- Disability Sports Australia Strategic Plan (2023-2026)

Shire of Manjimup plans and reports

- Access and Inclusion Plan 2018 - 2023
- Age-Friendly Communities Plan 2016 - 2021
- Corporate Business Plan 2023 - 2027
- Local Bicycle & Footpath Plan 2017 - 2027
- Strategic Community Plan 2021 – 2031

Shire of Manjimup policies

- 3.8.1 Access and Inclusion Policy
- Shire of Manjimup Parking Local Law 2018 Division 4
- Local Government (Parking for People with Disabilities) Regulations 2014

Department of Communities

The Western Australia Disability Services [Website](#) provides a wide range of information on Local Governments DAIPs including DAIP requirements, disability support services, and the State Disability Strategy (2020-2030).



Access & Inclusion Plan | 2024–2029

Department of Health

- Disability Services Commission Disability Access and Inclusion Plan 2020–2025

Australian Bureau of Statistics reports

- Australian Bureau of Statistics 2021 Census Results
- Australian Early Development Census - Community Profile 2018 and 2021
- Socio-Economic Indexes for Areas (SEIFA) 2021

Consultation

The review of the Access & Inclusion Plan 2018–2023 was conducted by the Shire of Manjimup Community Services Directorate. The Access & Inclusion Plan 2024–2029 replaces the previous Plan and was developed through comment sought from Shire of Manjimup staff, Shire Council, and the Shire of Manjimup Access & Inclusion Advisory Committee.

The Plan's scope covers the entire Shire and therefore public comment will be sought as broadly as possible. The public comment period for the Draft Plan will be open from 13 September 2023 to 11 October 2023. Public consultations forums will take place in Manjimup, Pemberton, Northcliffe and Walpole during this period and submissions will be sought from key stakeholders and the general community.

The draft document will be available on the Shire of Manjimup website (for download), Administration Counter (for pick up) and at the Public Libraries (for viewing). It will also be direct mailed to a targeted group of identified stakeholder agencies and be requested to be dispersed to their clients.



Access & Inclusion Plan | 2024–2029

Priorities (Desired Outcomes)

Findings of the consultation

The review found that most of the strategies of the previous Plans were still relevant.

Furthermore, suggestions were made to ensure that the Plan:

- Reflects current Shire statistics - identifying current issues and challenges,
- References the current legislation and local laws, and
- Uses inclusive language and supports readers of diverse needs in understanding the contents of the plan.

The above matters have led to the following key changes to the Plan:

- Updated statistics, information sources and guiding legislation.
- Inclusion of Acknowledgement of Country and reference to the Shire's Vision, Mission, and Values.
- Inclusion of Translating and Interpreting Service information and 'Easy Read' Executive Summary to support the accessibility of the Plan for individuals with a wide range of communication needs.
- Updated Action plan outcomes aligned with the seven standards of the Disability Services Regulations 2004.
- Updates to the key performance indicators to ensure currency and relevancy.
- Minor amendments to Action Plan strategies to ensure appropriate Directorates, stakeholders, and resources are provided.



Access & Inclusion Plan | 2024–2029

Shire of Manjimup Strategic Community Plan (2021-2031)

The Shire of Manjimup Strategic Community Plan (2021-2031) outlines the strategic priorities to address the community's long-term vision for the Shire by empowering the community and Shire to work directly towards the achievement of community identified goals and priorities.

The community goals contained in the Strategic Community Plan, identified through community consultation, have been categorised into five strategic themes:

1. Our Natural Environment
2. Our Prosperity
3. Our Community
4. Our Infrastructure
5. Our Local Government

Read about the Strategic Community Plan and strategic themes [here](#).

The seven Desired Outcomes of the Disability Services Act

The *Disability Services Act 1993* (WA) requires local government authorities to develop and implement Access & Inclusion Plans that meet the seven Standards (or Outcomes) in Schedule 2 of the Disability Services Regulations 2004.

These seven Outcomes are:

1. People with disability have the same opportunities as other people to access the services of, and any events organised by, a public authority.
2. People with disability have the same opportunities as other people to access the buildings and other facilities of a public authority.
3. People with disability receive information from a public authority in a format that will enable them to access the information as readily as other people are able to access it.
4. People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of that public authority.
5. People with disability have the same opportunities as other people to make complaints to a public authority.
6. People with disability have the same opportunities as other people to participate in any public consultation by a public authority.
7. People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

Read about the seven Desired Outcomes of the Disability Services Act [here](#).



Access & Inclusion Plan | 2024–2029

Action Plan

The following overarching strategies will guide the actions that the Shire of Manjimup (SoM) will undertake from 2024-2029 to improve access and inclusion for our community.

Outcome 1: People with disability have the same opportunities as other people to access the services of, and any events organised by the Shire of Manjimup.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
1.1 Continuous improvement of Shire processes through the implementation of the Access & Inclusion (AIP) Action Plan	Implementation of AIP Action Plan strategies	SoM Access & Inclusion Advisory Committee	Deliver	Community Services Directorate	Ongoing	\$2,000
	Continuation of quarterly meetings by the Access & Inclusion Committee to provide advice to Council on access and inclusion matters with the Shire	SoM Access & Inclusion Advisory Committee	Deliver	Community Services Directorate	Quarterly	Met through normal operational expenditure
	Reporting of AIP Action Plan achievements in the Shire of Manjimup Annual Report		Deliver	Community Services Directorate	Annually (August)	Met through normal operational expenditure
1.2 Ensure all service providers planning or delivering services or works on behalf of the Shire are aware of their obligations	Annual reporting of access and inclusion achievements within the Shire to the Department of Communities		Deliver	Community Services Directorate	Annually (July)	Met through normal operational expenditure
	All service providers are provided with a copy of the current Shire of Manjimup Access & Inclusion Policy.	Service providers SoM Access & Inclusion Policy	Deliver	All Directorates	Ongoing - every time a service provider is engaged	Included in operational budget for delivery of those services



Access & Inclusion Plan | 2024–2029

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
under the <i>Disability Services Act 1993</i> .						
1.3 The Shire of Manjimup (or its contractors or agents) plans and evaluates its public events, including festivals, meetings, and consultations, to consider access and inclusion.	Review of Shire of Manjimup Accessible Events Checklist as part of the <i>Shire of Manjimup Event Manual</i> . Accessible Events Checklist is completed for all significant events organised by the Shire (or its contractors or agents). The Shire website provides information to community members regarding how they can request access and inclusion assistance in order to participate fully in services and events provided by the Shire.	SoM <i>Event Manual</i> Agents and contractors <i>SoM Event Manual</i>	Deliver Deliver Deliver	Community Services Directorate All Directorates All Directorates	June 2024 Ongoing Ongoing	Met through normal operational expenditure Met through normal operational expenditure Met through normal operational expenditure
1.4 Event organisers and community groups are encouraged to plan and evaluate their public events to consider access and inclusion.	Information on accessible events is included in the <i>Shire of Manjimup Event Manual</i> which is given to all event organisers during the event application process.	External Event Coordinators <i>SoM Event Manual</i>	Advocate Facilitate	Community Services Directorate	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2024–2029

Outcome 2: People with disability have the same opportunities as other people to access the buildings and other facilities of the Shire of Manjimup.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
2.1 Work towards improving the accessibility of existing Shire owned buildings and facilities.	Conduct regular reviews of existing Shire owned buildings and facilities to identify barriers to access and inclusion.	Lessees of Shire owned buildings	Deliver	Development & Regulation Directorate for buildings Works & Services Directorate for all other facilities	Ongoing and reported annually.	Met through normal operational expenditure
	Retrofitting of Shire owned buildings and facilities, where deemed required, to meet access and inclusion standards.	Lessees of Shire owned buildings. Relevant standards, codes, and guidelines	Deliver	Development & Regulation Directorate Works & Services Directorate	Ongoing	Council to consider budget allocation in annual budget process
2.2 Ensure all new Shire infrastructure developments and redevelopment provide access to people with access and inclusion needs within legislative parameters and best practice.	External planning approval is sought for new large-scale developments and redevelopments. Small scale developments and redevelopments satisfy the current legislative requirements.	Joint Development Assessment Panel Relevant standards, codes, and guidelines	Deliver	Development & Regulation Directorate Works & Services Directorate	Ongoing	Included in capital or project budget
2.3 Ensure all external infrastructure developments (non-Shire) provide access to	Building permits are issued when developments or redevelopments satisfy the	External private and commercial developers	Regulate	Development & Regulation Directorate		Met through normal operational expenditure



Access & Inclusion Plan | 2024–2029

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
people with access and inclusion needs within legislative parameters.	current legislative requirements.					
2.4 Ensure all contractors or agents planning or delivering works on behalf of the Shire are aware of their obligations under the <i>Disability Services Act 1993</i> .	All contractors are provided with a copy of the current Shire of Manjimup Access & Inclusion Policy.	Agents & contractors SoM Access & Inclusion Policy	Deliver	Office of CEO	Ongoing - every time a contractor is engaged	Met through normal operational expenditure
	Contractor's obligations in relation to access and inclusion are included in Tender documentation and inductions.	Agents and contractors	Regulate	All Directorates		Included in capital or project budget
2.5 Continue to build new and upgrade existing bicycle and footpaths to meet universal access requirements.	Construction of universal access paths or path upgrades are undertaken each year as required.	<i>Local Bicycle & Footpath Plan 2017-2027</i>	Deliver	Works & Services Directorate		Included in capital budget
2.6 The Shire will incorporate design features that improve accessibility and inclusion to children in playground redevelopment where feasible.	The number of 'All Abilities' design features incorporated into each development.	Community Services Parks & Gardens	Deliver	Works & Services Directorate	Ongoing - implemented with playground redevelopments	Included in capital or project budget
2.7 Install, maintain and monitor ACROD parking bays.	Maintain a register of ACROD parking within the Shire.	Shire Rangers SoM Parking Local Law 2018 Local Government Parking Regulations 2014	Deliver	Development & Regulation Directorate	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2024–2029

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
2.8 Advocate to local community groups, businesses, and tourist venues the requirements for and benefits flowing from the provision of accessible venues.	Enforce correct usage of ACROD bays and keep a record of the infringements issued.	Shire Rangers <i>SoM Parking Local Law 2018</i> <i>Local Government Parking Regulations 2014</i>	Deliver	Development & Regulation Directorate	Ongoing	Met through normal operational expenditure
	Install ACROD bays in new car park developments.		Deliver	Works & Services Directorate	Ongoing	Included in capital budget
	Maintain existing bays to required standards.		Deliver	Works & Services Directorate	Ongoing	Included in operational budget
	Digital promotion of accessible venues and facilities within the Shire on relevant online platforms.	Community groups, businesses, and tourism operators	Facilitate	Community Services Directorate	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2024–2029

Outcome 3: People with disability receive information from the Shire of Manjimup in a format that will enable them to access the information as readily as other people are able to access it.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
3.1 Improve community awareness that Council information can be made available in alternative formats upon request.	Where achievable, public documents and notices, including online mediums, carry a notation regarding availability of information in alternative formats.		Deliver	Office of CEO	Ongoing	Met through normal operational expenditure
3.2 Improve staff awareness of accessible information needs and how to obtain information in other formats.	Where feasible, requests for information to be provided in alternative formats are fulfilled. All new staff will be advised of the availability of accessible information as part of their induction.	WALGA Accessible Information Guidelines for Local Government Staff Induction Handbook	Deliver	Community Services Directorate Office of CEO	Ongoing Ongoing	Met through normal operational expenditure Met through normal operational expenditure
3.3 Shire website, promotional materials, newsletters and documentation regarding services, facilities and customer feedback are to be developed in an accessible format using clear and concise language.	All promotional materials and documentation regarding services, facilities and customer feedback are to comply with the State Government Access Guidelines for Information, Services and Facilities.	State Government Access Guidelines for Information, Services and Facilities	Deliver	All Directorates	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2024–2029

Outcome 4: People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of the Shire of Manjimup.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
4.1 Improve staff awareness of access and inclusion issues and encourage staff to engage new knowledge and skills.	All new staff are provided with the information required to understand their obligations in equitable service delivery for people with access and inclusion needs as part of their induction.	Staff Induction Handbook	Deliver	Office of CEO	Ongoing	Met through normal operational expenditure
	Staff training needs are identified during performance reviews / supervision meetings and training provided accordingly.	Senior Management Team / Managers Staff Performance Review	Deliver	All Directorates	Ongoing	Met through normal operational expenditure
4.2 Improve the Councillors awareness of access and inclusion issues and support them to communicate, where required, with people with access and inclusion needs.	Councillors are provided with the information required to understand the Shire's access and inclusion objectives as part of their induction and are provided the access to the same training as Shire staff.	Councillors	Deliver	Office of CEO	Ongoing	Met through normal operational expenditure
4.3 Volunteers assisting the Shire with delivery of a service to customers are supported in providing a quality service to people	Volunteers are provided with the information required to understand the obligation to deliver equitable customer service for people with an access and inclusion needs	Volunteer Supervisor Volunteers	Facilitate	All Directorates	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2024–2029

with access and inclusion needs.	as part of their induction where relevant to role.
----------------------------------	--

Outcome 5: People with disability have the same opportunities as other people to make complaints to the Shire of Manjimup.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
5.1 Ensure that current grievance mechanisms are accessible for people with access and inclusion needs in an appropriate format.	Refer to Strategies 3.1 and 3.3					
5.2 Improve staff knowledge so they can facilitate and support the receipt of complaints from people with access and inclusion needs.	Refer to Strategies 3.2 and 4.1					
5.3 Ensure that grievance processes and outcome satisfaction survey forms are available in formats to meet the requirements of people with access and inclusion needs.	Refer to Strategy 3.3\					



Access & Inclusion Plan | 2024–2029

Outcome 6: People with disability have the same opportunities as other people to participate in any public consultation by the Shire of Manjimup.

Strategy	Key Performance Indicator	Stakeholders & Other Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
6.1 Ensure people with access and inclusion needs are provided an opportunity to comment on facilities, services or events delivered by the Shire of Manjimup.	<p>Comment is specifically sought from people with access and inclusion needs in relation to:</p> <ul style="list-style-type: none">customer satisfaction surveysevaluations of existing facilities, services, or eventsplanning for new facilities services or eventscommunity consultations	<p>People with access and inclusion needs.</p> <p>Disability service agencies and organisations</p>	Facilitate	All Directorates	Ongoing	Met through normal operational expenditure
6.2 Promote the existence and role of the Shire's Access & Inclusion Advisory Committee to the community.	<p>Where applicable, contractors or agents will have a clear scope of works identifying any access and inclusion consultation that needs to occur.</p> <p>The relevant information is available on the Shire's website or in other formats, on request.</p>	<p>Agents and contractors</p> <p>SoM Access & Inclusion Advisory Committee</p>	Regulate	All Directorates	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2024–2029

Outcome 7: People with disability have the same opportunities as other people to obtain and maintain employment with the Shire of Manjimup.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
7.1 The Shire's recruitment strategies ensure equal employment opportunity.	Equal Employment Opportunity Annual Returns are completed.	Human Resources	Facilitate	Office of CEO	Ongoing	Met through normal operational expenditure
7.2 The Shire actively promotes itself as an equal opportunity employer.	Adaptive equipment and work processes are provided to staff where reasonable and practical. Job vacancies are promoted across a variety of mediums.	Supported Employment Network Human Resources Supported Employment Network	Facilitate	Office of CEO	Ongoing	Met through normal operational expenditure
7.3 The Shire considers people with access and inclusion needs for traineeships, apprenticeships, work experience and work placement.	All placement requests by people with access and inclusion needs are given the same consideration as requests by other people. Adaptive equipment and work processes are provided to trainees or prospective trainees where reasonable and practical.	Human Resources Education Providers Supported Employment Network Human Resources	Facilitate	Office of CEO	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2024–2029

Appendix 1: Access & Inclusion Accomplishments Since 2018

The 2018-2023 Community Access & Inclusion Plan identified a number of barriers to access and inclusion and outlined strategies that the Shire could adopt to overcome them. Significant progress has been made since 2018 to reduce barriers for people with access and inclusion needs either living in or visiting the region, including but not limited to:

Events & Activities

- Planning and facilitating accessible, inclusive, and free community events, including Citizen of the Year Awards & Australia Day ceremony, Manjimup Heritage Park open day, Brockman Street block party & first reveal, Volunteer sundowner, Messy play day, Youth festivals, Welcome residents dinner, National volunteer week, refugee welcome scroll endorsement, and non-verbal Autism artist exhibition.
- Supporting accessibility of events through the Shire community bus.
- Delivery and administration of the KidSport program to support engaging children with a disability in community sport/activities.

Safety & Accessibility

- Free Wheelchair facilities at the Manjimup Heritage Park and Manjimup Regional AquaCentre for individuals with restricted mobility.
- New and updated ACROD parking bays with monitoring of unauthorised use.
- New and upgraded accessible footpath, new modified pram ramps, and new kerb ramps installed across the Shire.
- New car park, inclusive playground, sensory garden, sheltered accessible barbeque area, sealed pathways, and outdoor seating with space for wheelchairs.
- New universal, ambulant, and accessible toilets, parents rooms, change tables, and DDA Compliant Adult Change Tables with MLAK keys and 24/7 access.
- Upgrades to existing toilets facilities including new amenities, lighting, inclusion of braille signage, and relocation of hand dryers to meet accessibility requirements. Funding obtained for future improvements.
- Updated EFTPOS terminals with accessibility options to assist the vision impaired.

COVID-19:

- Supporting, informing, and providing emergency relief to vulnerable community members affected by COVID-19 pandemic, and construction of hand sanitiser stations compliant to AS1428 placed throughout Shire facilities.



Access & Inclusion Plan | 2024–2029

Facilities:

- Construction of the Power Up Electricity Museum (Manjimup), a multi-million-dollar facility with full access standards including surrounding landscaping.
- Development of the Pemberton Community Precinct, a fully accessible and multi-purpose community precinct including a Public Library, Community Resource Centre, Visitor Centre, Chamber of Commerce, RSL, History and Heritage Group and Community Arts Group.
- Improved accessibility of Shire buildings through visual entrances, automatic doors, updated ramps, handrails, tactile surfaces, landings, and rest points.
- The Wellness and Respite Community Centre is an information hub that provides guidance to participants in the community with access to Coordinators for individual meetings and a variety of informative material to takeaway.
- The Manjimup Home & Community Care is an accessible, NDIS Registered, multi-purpose facility to individualised care and support for people with a disability. The centre provides a range of services including:
 - Offices, day centre, consulting rooms, respite, dementia care, therapy, meeting rooms, conference facilities, accessible parking, and facility vehicles with hoists for people requiring mobility support.
 - NDIS easy-to-read newsletter and 'Repair Café' to engage socially isolated individuals, particularly seniors and those living with dementia.
 - Successful NDIS Quality and Safety Commission audit in 2022/23.
- Cherry Glades Liveable Housing standards are higher than NCC requirements.

Communications

- Development of Shire website with an accessibility statement, 'Alt Text' for content images and use of 'Alt Text' on social media platforms.
- All Shire meetings, workshops, forums, consultations, and advisory committees are all held in accessible locations.
- Shire Access & Inclusion Advisory Committee provides recommendations on accessibility & inclusion for activities, buildings, and infrastructure in the Shire.

Governance

- Development of 'Accessible Print Guidelines' for Shire and contractor printed material, and 'Accessibility and Inclusivity Checklist' for Shire event package.
- Updated OSH contractor list to ensure contractors abide by the Shire's OSH Policy and other OSH standards.
- Ongoing monitoring of Building Applications for compliance with AS1428 and audit of Shire buildings to assess and report on accessibility requirements.



Access & Inclusion Plan | 2024–2029

Training, Employment and Volunteering

- Shire staff completed disability awareness training and EEO Workplace Behaviours training.
- Home & Community Care Staff trained in individual support, manual handling, medication, dementia care, disability awareness, palliative care, understanding of AS1428 Design for Access and Disability, and the NDIS Quality Commission 'Safety, Quality and You' online training.
- Volunteering positions offered and held by disabled persons at the Home and Community Care and Manjimup Library. Work placement opportunities provided for Manjimup Senior Highschool Education Support students with the Shire Property Care Team.
- Maintaining Australian Disability Enterprise through increased employment of persons with disabilities working within the Shire's Property Care Team.

Catherine Mills

From: Maria Isaza
Sent: Monday, 31 July 2023 3:12 PM
To: Info
Cc: Andrew Campbell; Gavin Ladhams
Subject: [External] Route Determination - South West Haulage - Shire of Manjimup - SWR - North Walpole Rd 2130211, Thomson Rd 213Z048 - RAV 4 - Road Owner Support
Attachments: access-route-assessment-form-application-and-road-owner-support-to-add-or-amend.pdf

Good afternoon Shire of Manjimup,

Please refer to an email chain below, Unfortunately I had a problem with the corporate email and all the emails sent from hvsrouteassessments@mainroads.wa.gov.au were not received.

Should you require any further information or assistance regarding this request, please contact the HVS Route Assessment team on 138 486 or hvsrouteassessments@mainroads.wa.gov.au

Kind regards

Maria Isaza
 Heavy Vehicle Services Officer
 Heavy Vehicle Services
 p: 138 486
 e: hvsrouteassessments@mainroads.wa.gov.au
 w: www.mainroads.wa.gov.au



We acknowledge the Traditional Custodians of the land and their connection to land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures; and to Elders past, present and emerging.

From: Maria Isaza **On Behalf Of** HVSrouteassessments
Sent: Tuesday, 18 July 2023 3:43 PM
To: 'info@manjimup.wa.gov.au' <info@manjimup.wa.gov.au>
Cc: [Redacted]

Subject: CM: Route Determination - South West Haulage - Shire of Manjimup - SWR - North Walpole Rd 2130211, Thomson Rd 213Z048 - RAV 4 - Road Owner Support

Good afternoon,

Heavy Vehicle Services (HVS) has received an application to add road(s), within your local government boundaries, onto the Restricted Access Vehicle (RAV) Network. In accordance with our [RAV Access Approval & Review Policy](#) we seek your input.

Requested Networks:

Dimension Requirements					
Road No.	Road Name	From Location (SLK)	To Location (SLK)	Current Network	Requested Network
2130211	North Walpole Rd	Property Access (17.06)	Mt Frankland Rd (F) & Beardmore Rd (21.79)	Nil	Tandem Drive Network 4
2132048	Thomson Rd	Thompson Rd & Myalgelup Rd (0.00)	Mt Frankland Rd (F) & Beardmore Rd & North Walpole Rd (33.45)	Nil	Tandem Drive Network 4

For details of the RAVs approved on the requested networks, please refer to the following RAV Category Charts:

- [Tandem Drive Prime Mover, Trailer Combinations Restricted Access Vehicle \(RAV\) Categories](#)
- [Accredited Mass Management Scheme \(AMMS\) Tandem Drive Prime Mover, Trailer Combinations Restricted Access Vehicle \(RAV\) Categories](#)
- [Tri Drive Prime Mover, Trailer Combinations Restricted Access Vehicle \(RAV\) Categories](#)
- [Accredited Mass Management Scheme \(AMMS\) Tri Drive Prime Mover, Trailer Combinations Restricted Access Vehicle \(RAV\) Categories](#)

RAV Access Benefits:

While RAV access provides productivity benefits to the transport industry, there are also considerable benefits to road managers and the local community. These benefits are all based around reducing the number of heavy vehicle movements on the road and include reducing risk exposure (e.g. reducing potential for serious crashes), reducing carbon emissions, reducing heavy vehicle noise, and in some cases reducing congestion and reducing road wear. For further information of the benefits of RAV access, please refer to our [RAV Access Benefits](#) document.

What we need from you:

HVS will conduct onsite assessments and consider the safety aspects of approving RAV access in accordance with our [Standard Restricted Access Vehicle Route Assessment Guidelines](#) and [Guidelines for Approving RAV Access](#).

To assist HVS in this process, please provide us with estimated traffic volumes and any comments relating to road condition, planning conflicts, development issues etc. that may be impacted by adding the above road(s) onto the requested RAV network or increasing the mass level. The [Preliminary Assessment Checklist](#) can be used to assist you in identifying any significant deficiencies that may render the road(s) unsuitable for the requested RAV access.

It would be appreciated if you could provide your comment to HVS within four (4) weeks of this email to enable HVS to consider any potential issues as part of our assessment process.

It is important to ensure that any comments are provided with sufficient reasoning, as this will be used to justify our decision to the applicant.

Your reference for this request is **D23#678967**

Should you require any further information or assistance regarding this request, please contact the HVS Route Assessment team on 138 486 or hvsrouteassessments@mainroads.wa.gov.au

Kind regards

Maria Isaza

Heavy Vehicle Services Officer

Heavy Vehicle Services

p: 138 486

e: hvsrouteassessments@mainroads.wa.gov.au

w: www.mainroads.wa.gov.au



We acknowledge the Traditional Custodians of the land and their connection to land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures; and to Elders past, present and emerging.

From: Shawn Smeathers <[redacted]>

Sent: Friday, 14 July 2023 9:31 AM

To: HVSrouteassessments <HVSrouteassessments@mainroads.wa.gov.au>

Subject: CM: Route Determination - South West Haulage - Shire of Manjimup - SWR - North Walpole Rd 2130211, Thompson Rd 213Z048 - RAV 4 - Application

CAUTION: This email originated from outside of Main Roads. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi

I have attached a route assessment form for forestry access network

We are trying to access a plantation on Dawson rd and have ask for 2 routes which will allow us to make a 1 way circuit for our trucks

We use Rav 2 B-Triples and Rav 3 Pocket road trains

Thanks

Shawn Smeathers



Manager/Director

Native Logging

South West Haulage Company

56 Franklin Street

PO Box 11

MANJIMUP WA 6258

Phone : 08 9771 1978

Fax : 08 9771 2136

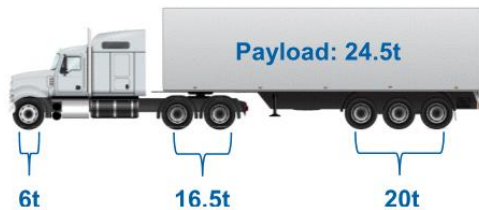
MOBILE : 0428 939 681



RAV Benefits

There is often a misconception that larger heavy vehicle combinations result in increased wear to the road infrastructure. Restricted Access Vehicles (RAV), such as a road trains, not only provide productivity benefits for the transport operator, a RAV reduces the number of trips required for a specific transport task, which consequently reduces carbon emissions, traffic congestion, crash risk exposure, heavy vehicle noise and pavement wear.

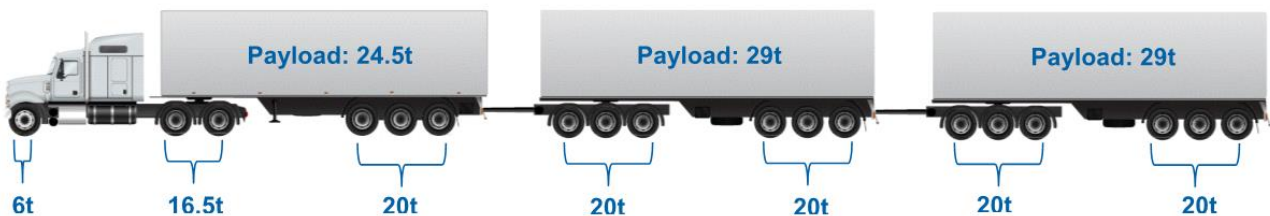
The following example explains how a RAV provides these benefits:



The above general access semi-trailer combination can carry a payload of approximately 24.5 tonnes with the axle loadings shown. To move 160 tonnes of product, this vehicle would need to make 7 trips.



The above RAV (double road train) can carry a payload of approximately 53.5 tonnes with the same axle loadings as the general access semi-trailer combination. To move 160 tonnes of product, this vehicle would need to make 3 trips.



The above RAV (triple road train) can carry a payload of approximately 82.5 tonnes with the same axle loadings as the general access semi-trailer combination. To move 160 tonnes of product, this vehicle would need to take 2 trips.

The RAVs shown in the above example are required to meet minimum axle spacing requirements, which allows for pavement recovery between the axle groups. As such, the impact on the pavement is actually reduced with a RAV, as there is more payload being moved with less axle loads.



Based on moving 160 tonnes of product.

Summary of Public Submissions

Proposed Closure and Amalgamation of a Portion of Favero Road Reserve and a Portion of Unnamed/Unconstructed Road Reserve in the Vicinity of Favero Road, Yeagarup

No.	Correspondence date	Submission	Areas of Comment	Officer's Comments
1.	14 June 2023	Advertising Manjimup Bridgetown Times	No Objection	Noted
2.	8 June 2023	Western Power	No Objection	Noted
3.	7 June 2023	Telstra Plan Services	No Objection	Noted
4.	8 June 2023	Water Corporation	No Objection	Noted
5.	7 June 2023	Department of Biodiversity, Conservation and Attractions	Objection	Noted and discussed as part of the report to Council
6.	7 June 2023	Department of Water and Environmental Regulation	No Objection	Noted
7.	7 June 2023	Department of Mines, Industry Regulation and Safety	No Objection	Noted
8.	7 June 2023	Department of Planning, Lands and Heritage – Land Use Planning	No Comment at this stage	Noted
9.	7 June 2023	South West Aboriginal Land and Sea Council	No response	Noted
10.	7 June 2023	Della Gola, Gemma/Nuovo Pty Ltd	No Objection	Noted
11.	7 June 2023	Mills, Stephen and Esther	No Objection	Noted



8 August 2023

Our Ref: 560335\NS:BB

Via email: brian.robinson@manjimup.wa.gov.au
Cc: michael.leers@manjimup.wa.gov.au

Mr Brian Robinson
Acting Chief Executive Officer
Shire of Manjimup
PO Box 1
MANJIMUP WA 6258

Dear Mr Robinson

I am pleased to invite the Shire of Manjimup to become a RoadWise Council. This new initiative has been developed to encourage, motivate and support Local Governments to incorporate best practice road safety principles and policy across their business services to reduce the number of people killed and seriously injured on local roads.

By becoming a RoadWise Council you will:

- Demonstrate a commitment to improve road safety outcomes within your community using the resources available to you.
- Have access to the RoadWise Council logo for use on Shire of Manjimup promotional communications or infrastructure.
- Gain priority access to WALGA's road safety services and products.
- Be eligible for formal recognition for road safety management and actions, including support in benchmarking and monitoring progress of road safety outcomes through the RoadWise Recognised initiative.

To register as a RoadWise Council please complete the following steps:

1. Obtain a Council resolution in support of becoming a RoadWise Council OR provide a declaration signed by the Chief Executive Officer and the Mayor/Shire President.
2. Nominate at least two personnel (Officers and/or Elected Members) to be the primary point of contact for road safety matters.

We welcome your registration by submitting the attached form, together with supporting documentation, to roadwise@walga.asn.au.

If you require further information or assistance, including sample resolution or declaration wording, please contact your assigned Road Safety Advisor, Katherine Celenza, phone 0407 986 496, or email kcelenza@walga.asn.au.

Yours sincerely

Nick Sloan
Chief Executive Officer

Enclosure

INFORMAL NOTES OF MEETING

Notes of informal meeting of the Northcliffe Forest Park Management Committee (NFPMC) held on Wednesday 19th July 2023 at Northcliffe Information and Visitor Centre Northcliffe.

1. Opened 5:26 pm

Chaired by Wendy Eiby.

The Shire of Manjimup respectfully acknowledges the Noongar people as the Traditional Custodians of the lands in which we work throughout the region and we pay our respects to their Elders past and present.'

2. In Attendance:

Spencer Roberts

Wendy Eiby

Graham Evans

Mark Batty

Apologies:

John Bailey

Public:

Cheryle Macaulay via phone link (Cheryle is no longer a Committee member - Terms of Reference amendment adopted by Council at meeting of 13 April 2023)

Thida Baldock

Cam Baldock

3. Terms of Reference

Nil.

4. Governance

Nil.

5. Declaration of Interest

Nil.

6. Matters Arising from Previous Minutes

7. Decisions by Council from previous minutes

7.1 New Committee Member

Mark Batty was approved as a new member and the resolution was adopted by Council at the 13 April 2023 Council Meeting. Terms of Reference were amended to reflect the change.

8. Matters Arising from Previous Minutes

8.1 Works Needed on Gardner River Adventure Trail

More clearing needs to be done by volunteers and tree is to be removed by Shire officers on the entry side.

8.2 Sydney Golden Wattle

Wendy Eiby thanked the Shire for the work toward removing Golden Wattle infestations.

8.3 Arum Lilly Infestation

The Arum Lilly identified was not on Crown Land so Spencer said Shire cannot do

anything about it. Committee members discussed the likelihood of the Arum Lilly reaching Northcliffe Forest Park and other ideas for controlling Northcliffe outbreaks, in particular in the area adjacent to the Richards property. Graham Evans reported that Ken Moore from Northcliffe had offered to assist with addressing the problem.

8.4 Blackberry Weed Outbreaks

Spencer Roberts reported that the Works and Services team have applied for Shire funds for Blackberry Control. Wendy Eiby said that the committee could work on mapping of outbreaks in the meantime. The aim would be to prepare for spraying in April and May of 2024.

8.5 Cattle encroachment

Spencer Roberts to obtain map of park boundaries so responsibility can be established for action on this.

8.6 Gate on Firebreak below Marri Meander

Wendy Eiby said the gate has been repeatedly broken despite attempts to strengthen it. Frogs are still breeding but have moved to higher ground after DFES firebreak clearing over Summer.

8.7 Volunteers to Assist with Trail Clearing Sessions

Wendy Eiby asked what days/ times worked best for trail clearing for committee volunteers. Sundowners on a Sunday afternoon seemed a possibility.

9. Financial Report

Budget balance is currently zero but we are expecting an allocation of approximately \$9,000 once Shire budget allocations are made.

10. Role and Responsibilities of Committee

Codes of conduct will be supplied to new committee members at the next meeting. Spencer Roberts noted that Northcliffe Environment Centre had disbanded and there will be no representative from the committee in future.

11. General Business

11.1 New Committee Members

Cameron Baldock and Thida Baldock introduced themselves to the committee. Both are hoping to be approved as new Community representative members. Recommendation to be voted on by the Northcliffe Forest Park Committee at the next meeting if quorum is met.

11.2 Twin Karri and Marri Meander clearing

Twin Karri and Marri Meander have been slashed but will need ongoing maintenance work by the committee volunteers. Spencer Roberts noted requirements of the Aboriginal Cultural Heritage Act 2021 need to be attended to, and in the mean-time trails should not divert into fresh forest due to tree falls.

11.3 Trail Restoration after Burns

Spencer Roberts to enquire whether DFES money will be available for remediation and reinstating of tracks after burns.

11.4 Forest Park Maintenance

Wendy Eiby said that raking is required at Hollow Butt, Acacia and Town Dam picnic areas and Gardner River Adventure Trail needs to be cleared. Wendy Eiby asked if raked forest debris could be burned and Spencer Roberts said that it was acceptable if appropriately monitored. Spencer Roberts said 2m is the appropriate

distance to rake debris back from infrastructure such as toilets and picnic tables.

Wendy Eiby said the broken picnic table at the Town Dam needs to be removed and the two newly purchased tables placed. Spencer Roberts said council staff would do this.

11.5 Town Dam Safety

The issue of the safety at Town Dam in proximity to the public picnic area was raised. Spencer Roberts said he would write to the Water Corporation regarding making dam infrastructure safe.

11.6 Placement of New Signage

Wendy Eiby said she had new signage coming which needed placement in Forest Park. The implications of the Aboriginal Cultural Heritage Act 2021 are still being unpacked but Spencer Roberts said it would need to be taken into account whenever trail diversions are required, and when any digging occurs in Forest Park. Spencer said Aboriginal Cultural Heritage issues covered by the Act need to be investigated prior to any digging new posts.

11.7 Watsonia Spread

Wendy Eiby noted the spread of Watsonia on the western boundary of the park around the railway line.

11.8 Nature Play facilities

Wendy Eiby said she had discussed the community requests with Michael Leers for nature play facilities for kids in Northcliffe, and the possibility of locating some areas within Forest Park. The possibility of a number of smaller areas, rather than a single large playground, has been raised. Spencer Roberts noted that liability may fall on Shire and therefore risk management is required for all recreational assets. Wendy asked committee members to note good examples of nature play facilities or exercise equipment when they see them.

12. Next meeting

Spencer Roberts asked that future meetings be held at 4pm to allow earlier return to Manjimup.

4pm Wednesday 18th October 2023 at Northcliffe Information and Visitor Centre.

4pm Wednesday 13th December 2023 at Northcliffe Information and Visitor Centre.

13. Closed 6:10pm

SHIRE OF MANJIMUP
NORTHCLIFFE FOREST PARK MANAGEMENT COMMITTEE ACTION SHEET as at 19 July 2023

MEETING DATE	ITEM	ITEM OF ACTION	ACTION REQUIRED	ACTION
12/1/2022	12.2	An implementation plan is needed so that Forest Park Management Plan ambitions can be realised	Council to be advised of the committee's intention to create an implementation plan. Committee to meet to work on implementation plan.	Wendy Eiby John Bailey Committee
12/1/2022	12.4	Cattle Encroachment into Gardner River needs to be curtailed.	A detailed map of park boundaries in relation to the river should be obtained. Department of Water and Environmental Regulation need to be asked to assist with the situation.	Spencer Roberts
16/11/2022	6.4	Volunteers to assist with trail clearing sessions	Working bees to be organised.	Wendy Eiby
19/07/2023	8.3	Arum Lilly infestation	The Committee to investigate methods of controlling Arum Lillies on Crown Land adjacent to Forest Park.	?
19/07/2023	8.4	Blackberry weed outbreaks	Outbreaks on Gardner River need to be mapped pending Shire control spraying in April and May 2024.	Wendy Eiby
19/07/2023	11.3	Trail restoration after burns	Communication needs to occur with DFES to establish the availability of funds for trail restoration after burns.	Spencer Roberts
19/07/2023	11.5	Forest Park Maintenance	Town Dam picnic table replacement Broken old table to be removed and new tables placed.	Spencer Roberts
19/07/2023	11.6	Town dam safety	Safety of public around Town Dam water infrastructure needs attention. Spencer to write to Water Corporation to ask them to address safety issues.	Spencer Roberts

5

19/07/2023	11.7	Placement of new signage.	The Aboriginal Cultural Heritage Act 2021 potentially covers digging posts for new signs in Forest Park. Questions around this need to be resolved to allow placement of signage in new locations.	Wendy Eiby Spencer Roberts
19/07/2023	11.8	Nature Play facilities.	Examples of desirable and viable nature play facilities relevant to Forest Park will be useful for planning.	Committee



MEETING MINUTES

Meeting Minutes of the **Manjimup Rea Park & Collier Street (MRCR) Advisory Committee** meeting held at the JC Rose Room, Council Chambers, 37-39 Rose Street, Manjimup on **Tuesday 15 August 2023**, commencing at **5.30pm**.

1	OPENING OF MEETING The meeting was opened at 5.30pm by Cr. Denise Jenkins.		
2	ACKNOWLEDGEMENT OF COUNTRY Delivered by Cr. Denise Jenkins. <i>'The Shire of Manjimup respectfully acknowledges the Noongar people as the Traditional Custodians of the lands in which we work throughout the region and we pay our respects to their Elders, past, present and emerging.'</i>		
3	<table border="1"> <tr> <td> ATTENDANCE: Cr. Denise Jenkins Cr. Susan Dawson Vidovich (proxy – voting rights) Evy Apeldoorn – Shire of Manjimup Angelo Femia – Football arrived 5.32pm Jodi Johnston – Cricket (via Teams) Dave Jeffery – Cricket (proxy) Troy Reid – Soccer Carol Samsa – Hockey Tracy Gibellini – Hockey (proxy) arrived 5.32pm Aimee Bendotti – Warren District Agricultural Society GUESTS: Shammara Markotis – Shire of Manjimup (minute taker) </td><td> APOLOGIES/ABSENCES: Shire President, Cr. Paul Omodei Cr. Cliff Winfield (proxy) Gail Ipsen Cutts – Shire of Manjimup (proxy) Ethel Sale – Warren District Agricultural Society (proxy) Mat Johnston – Football (proxy) Pat Martin – Community Member Josh Rayson – Community Member Melinda Booth – Community Member </td></tr> </table>	ATTENDANCE: Cr. Denise Jenkins Cr. Susan Dawson Vidovich (proxy – voting rights) Evy Apeldoorn – Shire of Manjimup Angelo Femia – Football arrived 5.32pm Jodi Johnston – Cricket (via Teams) Dave Jeffery – Cricket (proxy) Troy Reid – Soccer Carol Samsa – Hockey Tracy Gibellini – Hockey (proxy) arrived 5.32pm Aimee Bendotti – Warren District Agricultural Society GUESTS: Shammara Markotis – Shire of Manjimup (minute taker)	APOLOGIES/ABSENCES: Shire President, Cr. Paul Omodei Cr. Cliff Winfield (proxy) Gail Ipsen Cutts – Shire of Manjimup (proxy) Ethel Sale – Warren District Agricultural Society (proxy) Mat Johnston – Football (proxy) Pat Martin – Community Member Josh Rayson – Community Member Melinda Booth – Community Member
ATTENDANCE: Cr. Denise Jenkins Cr. Susan Dawson Vidovich (proxy – voting rights) Evy Apeldoorn – Shire of Manjimup Angelo Femia – Football arrived 5.32pm Jodi Johnston – Cricket (via Teams) Dave Jeffery – Cricket (proxy) Troy Reid – Soccer Carol Samsa – Hockey Tracy Gibellini – Hockey (proxy) arrived 5.32pm Aimee Bendotti – Warren District Agricultural Society GUESTS: Shammara Markotis – Shire of Manjimup (minute taker)	APOLOGIES/ABSENCES: Shire President, Cr. Paul Omodei Cr. Cliff Winfield (proxy) Gail Ipsen Cutts – Shire of Manjimup (proxy) Ethel Sale – Warren District Agricultural Society (proxy) Mat Johnston – Football (proxy) Pat Martin – Community Member Josh Rayson – Community Member Melinda Booth – Community Member		
4	DECLARATION OF FINANCIAL INTERESTS Any committee member who has a financial interest in any matter to be considered by the committee must declare that interest and the nature of that interest in writing immediately before the matter is discussed. Nil.		

5	<p>CONFIRMATION OF PREVIOUS MEETING MINUTES</p> <p>That the minutes of the meeting of the Manjimup Rea Park & Collier Street Redevelopment Advisory Committee held on 13 July 2023 be adopted as a true record of proceedings.</p> <p>Moved: C. Samsa Seconded: Cr. S. Dawson Vidovich CARRIED 8/0</p>
6	<p>COUNCIL DECISIONS ON COMMITTEE RECOMMENDATIONS</p> <p>Ordinary Council Meeting 27 July 2023</p> <p>COUNCIL RESOLUTION:</p> <p>MOVED: Dawson Vidovich, S SECONDED: Eiby, W</p> <p>29207</p> <p>That Council receive the unconfirmed meeting notes of the Manjimup Recreation Advisory Committee Meeting held 23 June 2023 as per Attachment: 9.16.2(1).</p> <p style="text-align: right;">ADOPTED BY EN BLOC RESOLUTION: 11/0</p> <p>COUNCIL RESOLUTION:</p> <p>MOVED: Omodei, P SECONDED: Dawson Vidovich, S</p> <p>29215</p> <p>That Council supports the implementation of Stage 2 of the Manjimup Rea Park and Collier Street Reserve Redevelopment by:</p> <ol style="list-style-type: none"> 1. Supporting the submission of an Expression of Interest to the Growing Regions Program Round 1; 2. Supporting the submission of a subsequent application to the Growing Regions Program Round 1 should the Expression of Interest be successful; 3. Pending a successful application to the Growing Regions Program Round 1, agreeing to allocate the expenditure of: <ol style="list-style-type: none"> i. \$789,725 of the Council approved Stage 2b – Collier Street/Rea Park Redevelopment Loan in the 2023/24 financial year; and ii. A further \$2,078,775 of the Council approved Stage 2c – Collier Street/Rea Park Redevelopment Loan in the 2023/24 financial year, to be expended before 30 December 2025. <p style="text-align: right;">CARRIED: 11/0</p>
7	<p>BUSINESS ARISING FROM MINUTES & ACTION AGENDA</p> <ul style="list-style-type: none"> • Nil.
8	<p>UPDATES – E. APELDOORN</p> <p>Planning</p> <p>Playing Fields Analysis and Design</p> <ul style="list-style-type: none"> • Design is almost ready. Final review of the profile and costings is currently being undertaken. OPC prices have come back a little higher than expected so the consultant is looking for opportunities for cost savings. • Local quantity surveyor has been hired to review the pricing. • Hope to share the design and costings with the committee at the next meeting.

	<p>Pavilion Concept Design</p> <ul style="list-style-type: none"> • Thanks to the sporting club committees for submitting their feedback. This has now been collated and will be sent to the architect. • Generally, there was a lot of consensus on internal amenities. There were some conflicting opinions on a couple of amenities. Overall there appears to be the possibility of a 20% reduction in floor space. • Looking at a separation of pavilion and change room buildings, which was supported in the submissions. This will lessen the needs for the fire mitigation system and allow flexibility for the location both buildings. <p>Implementation</p> <p>Power Upgrade and Field Lighting</p> <ul style="list-style-type: none"> • Subsoil drilling has recommenced. Collier Street fields subsoil drilling will not be undertaken until finals have been completed. • Each event enclosure will have a light pole located nearby to allow better lighting in the sideshow alley/overflow camping area. To accommodate this within the budget, the number of event enclosures has been reduced. Lighting will also be installed on the eastern light poles to face the Collier Street roadway and provide some light once the existing road lighting is removed.
9	<p>GROWING REGIONS GRANT APPLICATION – E. APELDOORN</p> <p>Reserve Amenities</p> <ul style="list-style-type: none"> • If the Shire receives an invitation to submit an application, the amenity designs need to be ready. E. Apeldoorn explained the components that are to be included in the application for Stage 2, with \$1.2 million put towards amenities. • The Shire has no idea when money for Stage 3 will be able to be put aside and even if money does become available the stage may need to be broken up into smaller stages due to the high costs. With this in mind, what is achieved in Stage 2 needs to be usable and functional for the Reserve users for a number of years. • To assist with idea creation, the committee was shown the three current concept designs for the changerooms by H+H Architects, a proposal for the Rea Park amenities block from Tigers Football Club, a previous plan for the Rea Park amenities block from a 2018 grant application and an example of a floorplan for a modular changeroom block. • Tigers proposal is to use the existing shell of the Rea Park amenities block and add some facilities to it, with some aesthetic improvements. • J. Johnston spoke about the availability of toilets on the northern fields at Collier Street and asked whether a small toilet block could be placed near the cricket nets. • The committee discussed where a transportable modular change room block (2 change rooms) could be located in the short term, with the possibility of relocating it at a later date when road and services are available on the western side of the field. A number of committee members expressed the preference for the Collier Street amenities to be located in its permanent position to eliminate the need (and cost of) relocating. It could potentially be located centrally on the Reserve (to the east of the cricket nets, just south from the new field), and then in the future an additional two change rooms could be constructed on the western side of the Collier Street fields along with the new pavilion.

	<ul style="list-style-type: none"> • J. Johnston said she was worried that once a change room block is located centrally then there would be less chance to get any built on the western side of the field. • Consensus that the new amenities block must have two changerooms and public toilets. • T. Reid showed some modular options that he has found that he envisaged at the Collier Street fields and Rea Park, including some additional amenities such as a kiosk and storage. • Functionality of kiosk would be helpful for many clubs. • Further discussion was had about balancing what amenities (eg. kiosk) are located at the new amenity block and how it may jeopardise the future pavilion. However, the pavilion may be a number of years off so this must also be considered in the planning. J. Johnston said that we need to look at what can be forgone in the short term in order to get the pavilion located on the western side. • J. Johnston said that she would like to take it back to the committee to discuss. All were in agreement that more time was needed to discuss the options for the amenities. Concept set will be sent to the committee and printed for collection at Shire Administration Counter. • Clubs should consider what in-kind/volunteer work they may be able to undertake for the amenities works. • Amenities proposal needs to be finalised at the next committee meeting, so the proposal can be further investigated, and costings can be obtained. This will be held on 12 September. <p>Spectator Seating</p> <ul style="list-style-type: none"> • Proposed to have tiered seating between Rea Park amenities and pavilion and sheltered seating for Collier Street. • To be discussed at the next meeting. • A. Bendotti mentioned that she saw a grant opportunity for seating. She will see if she can find the information again. • Information to be sent out with pavilion concepts so that clubs can discuss their preferences (eg. moveable, permanent, sheltered etc).
10	<p>GENERAL BUSINESS</p> <ul style="list-style-type: none"> • T. Gibellini asked about field availability when field upgrades are undertaken. E. Apeldoorn advised that if the grant application is successful the fields upgrade will likely be undertaken from February 2025 to December 2025.
11	<p>NEXT MEETING</p> <p>Meeting Dates for 2023: 12 September, 21 November</p>
12	<p>MEETING CLOSURE</p> <p>The Chair, thanking all in attendance, declared the meeting closed at 6.51pm.</p>

MINUTES

Minutes from the meeting of the Access & Inclusion Advisory Committee held 10am Thursday 10 August 2023 at the Town Hall Meeting Room.



1	Declaration of Opening of Meeting In the absence of the chair, Cr. SDV, Cr. KS opened the meeting at 10:00am, noting a quorum.
2	Acknowledgement of Country delivered by Cr. KS The Shire of Manjimup respectfully acknowledges the Noongar people as the Traditional Custodians of the lands in which we work throughout the region and we pay our respects to their Elders, past, present and emerging.
3	Attendance / Apologies Members Present: Cr. K. Skoss K. Brown (Community Development Officer) C. Mills (Manager Technical Services) C. Smith (Disability Services Representative) D. Mottram (Disability Services Representative – <i>Proxy</i>) D. Tapley (Community Representative) N. Giblett (Community Representative) Apologies/Absences: Cr. S. Dawson Vidovich C. Peet (WACHS) S. Alexander (Home & Community Care) S. Edmonds (Community Representative) M. Hayhow (Community Representative) E. Stokes (Building Services) S. Markotis (Community Development Officer - <i>Proxy</i>) T. Della Franca (WACHS - <i>Proxy</i>) P. Krispyn (Manager, Building Services - <i>Proxy</i>) L. Lockyear (Manager, Home & Community Care - <i>Proxy</i>) Guests: Cr. D. Buegge G. Schipp (Administration Officer – minute taker)
4	Declaration of Interest • Nil
5	Confirmation of Minutes Minutes from the Access & Inclusion Committee Meeting on 2 February 2023 were accepted at this meeting as a true and correct record. Moved: Cr. KS Seconded: N.G CARRIED 6/0
6	Council Decisions on Committee Recommendations from Council Meeting held 18 May 2023. That Council: 1. Receive the unconfirmed Minutes and Action Items of the Access and Inclusion Advisory Committee meeting held 18 May 2023.

	<p>2. Consider supporting the investigation and subsequent implementation of the Pragmatic Organisation Dynamic Display Communication project, including the installation of communication signage at yet to be determined community facilities;</p> <p>3. Consider increasing the annual operational budget 'to implement DAIP Plan' from \$2,000 to \$5,000 to facilitate the purchase and installation of the Pragmatic Organisation Dynamic Display signage;</p> <p>4. Note that Gail Ipsen Cutts, Director of Community Services has stood down from the Committee;</p> <p>5. Endorse the nomination of Kelsie Brown, Community Development Officer to the Committee;</p> <p>6. Endorse the nomination of Shammara Markotis, Community Development Officer to the Committee as a proxy; and</p> <p>7. Adopt the amended Term of Reference for the Access and Inclusion Advisory Committee.</p>
7	<p>Business Arising from Action Sheet</p> <p>Accessible Playground Equipment</p> <ul style="list-style-type: none"> The playground development concepts for Walpole have been included in the 2023/2024 Shire Budget. Pemberton missed out on funds this financial year. <p>Communication Access</p> <ul style="list-style-type: none"> DM informed the committee of the change of language used - from PODD (which is a device/product) to Augmentative and Alternative Communication (AAC) as the overarching term (a general term given to any communication support tools). DM provided resources to the committee on AAC including uses and types. DM demonstrated the PODD book and Aided Language Displays currently being used by MESC Staff for existing visits to the Manjimup Library and Regional AquaCentre. Cr. KS raised the idea that the committee should be encouraged to request more funding from Council to be utilised toward suggestions of this committee, potentially through Local Roads Community Infrastructure (LRCI) funds. Cr. KS suggested MESC plan an excursion to the mentioned facilities so staff can see how the AAC is used for communication with students. KB shared with the group information and images relating to the City of Bunbury's recent install of a communication board and some examples from Access Ability Australia that demonstrate what types of AAC are being utilised by other organisations in Western Australia. The City of Bunbury, in partnership with Emily Northcott (Micah) and Laura Rosenhart (Out Loud Developments) are running two online workshops on their recent AAC board installation. The first workshop is on 29 August and provides an overview of the communication boards with a follow up workshop on 12 September on the design, production and installation of their boards. KB and CM attending as Shire representatives. Resources will be shared by City of Bunbury and can be shared with the committee at a later date. After further discussion, the Access & Inclusion Advisory Committee make the following recommendations to Council; <ul style="list-style-type: none"> That Council support the trial of Augmentative and Alternative Communication at the Manjimup Regional AquaCentre and Manjimup Library; That Council support the research of copyright, production and installation of the Augmentative and Alternative Communication boards, including cost estimates at Manjimup Heritage Park Playground; and That Council support the investigation of training opportunities associated with the introduction of Augmentative and Alternative Communication mentioned in the above Shire facilities including trainer costs, staff professional development and whole of community awareness training. <p>Moved: C.M Seconded: N.G CARRIED 6/0</p>

	<p>AquaCentre Bathroom Repair</p> <ul style="list-style-type: none"> Has been completed. To be removed from action sheet.
8	<p>General Business / New Matters</p> <ul style="list-style-type: none"> KB stated that the Shire of Manjimup's Annual Disability Access & Inclusion Progress Report has been completed and was submitted to the Department of Communities by the deadline of 31 July. A summary of the Shire's achievements was provided to the committee, with a copy attached to these minutes. Access & Inclusion Plan Review – KB provided background on the status of the Community Wellbeing Plan discussed at the last committee meeting. The Plan has since been put on hold with Emily O'Neil, Community Development Officer, now working on the review of the Access and Inclusion Plan in the interim to meet the deadline given by Department of Communities. Any further feedback on the plan needs to be submitted to Emily by 16 August. An overview of the proposed edits from the committee was provided to the committee for reference. Discussions were had on the existing communications data in the current Access & Inclusion Plan (2018-2023). The question that provided this data was removed from the 2021 Census with no other reputable alternate source to replace the information. Committee discussed 2 options, one to keep the communications data in the plan with reference to 2016 Census data or to remove it completely from the Plan. Cr. KS stated that there are still blackspots and with the closure of local banks and shops, access to internet is now more required than ever. Committee in favour to leave 2016 census data in updated plan but make reference to outdated info. KB to feed information back to Emily. Cr. DB raised the request of installing an ACROD parking bay at the Manjimup Heritage Park to create easier access to the park. At the current rate, the pathway going in to the park is quite steep and not easy if you have someone in a wheelchair. This has also been discussed at the Manjimup Heritage Park Advisory Committee. Suggested location would be in the existing Park Café staff carpark, Cr. DB confirmed she had received owner permission to date. Another suitable location would be near the bus pull in bay. These 2 locations have been suggested as they access the front of the building complex. Committee in favour to add to the action list for further discussion. CM to bring plan to the next meeting to discuss with committee. Cr. DB raised issue of access to Quinninup Post Office, they are currently using a plastic crate and questioned if the Shire are responsible for fixing this. CM & KB to investigate current lease agreement as this will state whose responsibility it is and report back to the group. DT gave compliments on the Walpole footpath upgrades. The only outstanding path he would like to see completed is the Boronia Ridge to Walpole Hotel path. CM informed the committee that the Shire have completed all components in the 2017-2027 Local Bicycle & Footpath Plan – within 6 years. A great achievement. CM mentioned that path/road works have been put on hold over the winter months and will be picking back up late August/September. Priority works are Ipsen & Bath Street. Cr. KS noted his term as a Shire Councillor is ending in October and acknowledged the commitments from all those on the Access and Inclusion Committee.
9	<p>Meeting Closure</p> <p>Cr. KS declared the meeting closed at 10:49am</p>
10	<p>Remaining 2023 Meeting Dates</p> <ul style="list-style-type: none"> 10am, Thursday 9 November. Location TBC

Access and Inclusion Advisory Committee - Action Items as at 10 August 2023

Item	Description	Updated Status	Responsibility	Action by
1.	Accessible Playground Equipment Manjimup Heritage Park	<ul style="list-style-type: none"> The Shire have received some quotes for accessible equipment. Still awaiting formal confirmation of funding from Windmill Farms as part of their proposal to wind-up operations. KB to follow up. Walpole playground upgrades have been included in the Shire's 2023/2024 annual budget. Pemberton on hold. 	K Brown	Ongoing
2.	Fencing Manjimup Heritage Park	<ul style="list-style-type: none"> Investigating the option of a 'barrier' between water and playground. This is to impede access to water by runaway children to give carer more time to stop the runaway. Feedback from Manjimup Macedonian Club is that they would like to be involved in some historic display within the Park. Idea around creating timeline on involvement of our people displayed on some screening idea to act as both educational and 'barrier'. Further need to investigate funding options and costs – in liaison with the Manjimup Heritage Park Advisory Committee. 	K Brown (in liaison with Spencer Roberts, Parks Manager)	Ongoing
3.	Old School Site Manjimup – Cherry Glades Housing development	<ul style="list-style-type: none"> 1st stage fully sold. Stages 2 & 3 will meet gold standard. Conversations are continuing with the Shire of Manjimup and Ministers and Premier on the future of affordable housing in Manjimup. The Shire are still negotiating with the Government on ownership and management on the west side of the site. Currently parked by the government. 	K Brown	Ongoing
4.	Communication Access - Introducing AAC communication in the Shire of Manjimup	<ul style="list-style-type: none"> Committee supportive of AquaCentre & Manjimup Library as a starting point – trial. KB and DM to continue to work together to progress this action item, including sourcing training options. Suggestion of planning an excursion from MESC to facilities so staff can see AAC in use by MESC students and staff. Once implemented at the AquaCentre & Manjimup Library, look into implementing installation of communication board in playground at Heritage Park (budget to be determined). 	D Mottram K Brown	Ongoing

Access & Inclusion Advisory Committee Action Items

page 1 of 2

5.	ACROD Parking Bay Manjimup Heritage Park in improve better accessibility.	<ul style="list-style-type: none"> Suggested location in the existing Park Café staff carpark (supported by owner). Alternative location near the bus pull in bay. CM to provide plan at November meeting to present to the committee. 	C Mills	November 2023
6.	Access to Post Office Quinninup	<ul style="list-style-type: none"> Group currently using a plastic crate as access. Building is utilised frequently by Quinninup residents. CM & KB to investigate current lease agreement to determine if Shire or lease holder responsibility. Report information back to the group for November meeting. 	K Brown C Mills	November 2023

Current Parked Ideas

- Attraction Package Concept** - Proposal to develop a promotional package that will attract Retirees – Tree Changers. Seniors Housing Site in Manjimup should be included in promotional material.

Operational Items

- Inclusive Equipment in Playgrounds Audit** – S Markotis is updating website and will include information on accessibility within our playgrounds.
- Manjimup Footpaths** – Shire's Community Services Department to maintain spreadsheet of current areas of concerns. Group encouraged to take photos and email them through so they can be captured.

ATTACHMENT APPENDIX

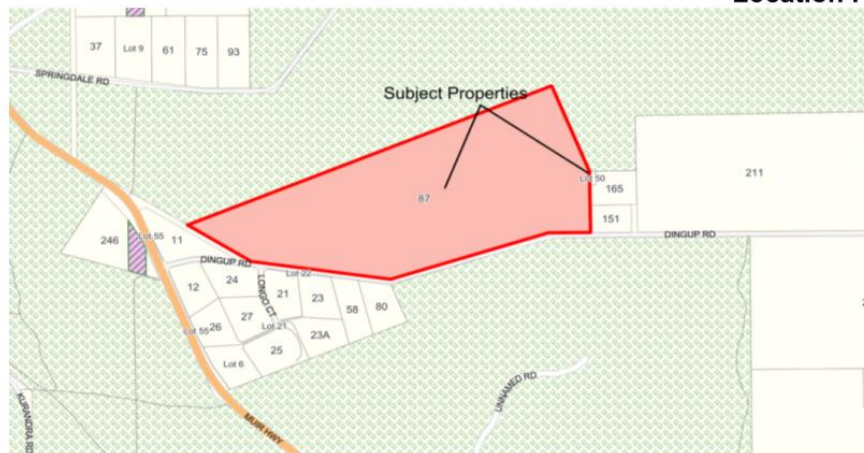
9.5.1 Proposed Scheme Amendment 26 - Lots 2084 (87) and 50 Dingup Road, Dingup

PROPONENT	Edge Planning Consultants
OWNER	BL Nicol
LOCATION / ADDRESS:	Lots 2084 (87) and 50 Dingup Road, Dingup
WARD:	East
ZONE:	Rural Residential (RR26)
DIRECTORATE:	Development and Regulation
FILE REFERENCE:	DA22/9; P55612
LEGISLATION:	<i>Planning and Development Act 2005</i>
AUTHOR:	Kaylene Roberts/Brian Robinson
DATE OF REPORT:	16 February 2022
DECLARATION OF INTEREST:	Nil

BACKGROUND:

Lot 2084 (87) and Lot 50 are 52.95 hectares and 1,011m² in area situated on the northern side of Dingup Road and approximately 300 metres to the west of Muir Highway. The land was rezoned from "Rural" to "Rural Residential" in 2009. An application to amalgamate Lots 2084 and 50 has been approved by the Western Australian Planning Commission (WAPC), but the amalgamated title is still to be created.

Location Plan



Currently Lots 2085 and 50 are developed with a dwelling, four sheds, two large dams as well as two small stock dams. A time-limited approval was recently granted for a Rural Pursuit, being the planting of a seed potato crop.

At its meeting held on 18 November 2021, Council were requested to consider a proposed scheme amendment documentation that proposed a rezoning of the subject lots. Council resolved the following:

1. *Resolve to advise the landowner that it is prepared to consider the proposed Scheme Amendment over Lot 2084 (87) Dingup Road, Dingup subject to the following matters being addressed:*
 - a. *Preparation of a standard Scheme Amendment document in accordance with the requirements of Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015; and*
 - b. *The Scheme Amendment documentation referred to in point 1(a) above addressing the location of the existing Rural Residential land and associated dwellings and the recommended land use buffers for intensive agricultural uses as outlined within Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses", in order to demonstrate that the resultant land uses will not detrimentally impact on the existing amenity.*
2. *Defer consideration of the adoption and advertising of the Scheme Amendment referred to in point 1 above, pending a further report to Council following the receipt of amendment documentation to the satisfaction of the Chief Executive Officer.*
3. *Should the Amendment process not be completed prior to the drafting of Local Planning Scheme No. 5, incorporate the rezoning in that process.*

An extract of the Council Minutes is appended.

APPENDIX: 9.5.1(A)

The applicants have now submitted documentation proposing to rezone the property from "Rural Residential" to "Priority Agriculture" in accordance with Council's resolution. In addition to including the land within the Priority Agriculture Zone, the applicants have proposed that the two lots immediately abutting the eastern boundary (Lots 51 and 898) be included within Rural Residential Zone (RR26). A copy of the amendment document is shown attached.

ATTACHMENT: 9.5.1(1)

Council is now request to consider adopting the amendment for the purpose of a formal environmental impact assessment and advertising.

PUBLIC CONSULTATION UNDERTAKEN:

Nil.

COMMENT (Includes Options):

The provisions of Local Planning Scheme No. 4 (the Scheme) include the subject two lots within the Rural Residential zone.

The purpose of this zone is to *"provide for low density residential development in a rural setting consistent and compatible with adjacent land use activity, landscape and the environmental attributes of the land"*. The objectives of the

Scheme relating to this zone is to encourage a variety of lot sizes and appropriate designs which accommodate environmental opportunities and constraints and landscape protection requirements.

The current zoning resulted from a Scheme Amendment, completed on behalf of the previous land owner. The current landowner does not wish to proceed with the subdivision and instead seeks to utilise the land for rural purposes.

Proposed Scheme Amendment Provisions

As detailed above, the provisions of the Scheme include the subject land within the Rural-Residential Zone, being Rural Residential Area 26 (RR26). The amendment documentation as submitted proposes:

- a) To delete Lots 2084 and Lot 50 from the Rural-Residential Zone and the provisions of Schedule Two relating to RR26;
- b) Modify Schedule Two include two adjacent lots (Lots 51 and 898) within RR26; and
- c) Delete Special Provisions 1,2 and 4-21 inclusive from the Schedule.

The deletion of Special Provisions 1,2 and 4-21 inclusive, leaves only Clause 3 which relates to land use permissibility within Schedule Tw. An examination of the Scheme provisions confirms that:

- i) the uses listed in Clause 3 are adequately covered by the provisions of the Scheme, with the exception of "Private Recreation", which is normally prohibited in the zone;
- ii) the zoning and development table allows for an additional number of land uses to be considered within the Rural Residential Zone. A Home Business for example; and
- iii) Clause 3 contains duplications in that the uses "Cottage Industry" and "Recreation-Private" are listed twice.

For the following reasons, inclusion of Lot 51 and 898 is not supported for the following reasons:

- a) As the two lots are currently not included in RR26, a wider range of uses may be considered in accordance with the Zoning and Development Table;
- b) Inclusion of the land within RR26 will un-necessarily restrict the potential land uses that may considered on the two land parcels;
- c) RR26 as adopted by Council relates to Lots 2084 and Lot 50 only. As a result the LPS No 4 provisions of RR26 will have no purpose should the two lots being rezoned to "Priority Agriculture";
- d) Modifications to Schedule Two as they relate to RR26, so as to include Lots 51 and 898 within RR26 is not consistent with the previous resolution of Council; and
- e) No consultation has been undertaken with the owners of Lots 51 and 898 over the inclusion of their land.

Local Planning Strategy

The 2003-2013 Local Planning Strategy identifies Lots 2084 and 50 as Special Rural and/or Rural Tourist, however the more generalised rural planning precinct map identifies the properties as Priority Agriculture. Uses generally permitted in the areas identified as Priority Agriculture include agriculture – extensive/intensive, rural pursuits and single dwellings. The proposal is therefore to some extent consistent with the recommendations of the endorsed Local Planning Strategy.

Potential for Land Use Conflict

As reflected within the draft Scheme Amendment documentation, the Environmental Protection Authority (EPA) provides advice on the management of off-site impacts through its Guidance Statement No 3 entitled *“Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses.”* As outlined within the guidance document, in the absence of a site-specific scientific study, separation distances should be established between a “sensitive premises”.

The recommended buffers include the following distances between such as a dwelling and agricultural/rural land uses:

- a) Horse Stables – 100-500 metres;
- b) Market Gardens – 300-500 metres;
- c) Broadscale Orchards – 500 metres;
- d) Turf Farms and Lawns – 500 metres; and
- e) Vineyards (Broadscale including Wineries) – 500 metres.

Within the State Planning Framework, the provisions of the EPA’s are given effect by State Planning Policy.

The proponent have responded to the EPA guidelines with a number of supporting points, which include, but are not limited to:

- i) The landowners presence on the property and intention to appropriately manage the operations;
- ii) Adopting a no spray drift zone of 50 metres from the eastern boundary;
- iii) Provision of a 10 metre wide vegetated buffer and a 15 metre setback to the eastern boundary based on the following:
 - A 15 metre wide buffer was recently applied to and accepted for Scheme Amendment No 23 (Stella Violets);
 - The Western Australian Planning Commissions approval of a residential estate opposite “Priority Agricultural Land” in Donnybrook; and
 - Based on the Health Department of WA advice that the approved structure plan in Donnybrook was supported with a 20 metre wide revegetated area on the northern boundary (within a 30 metre buffer) and no buffer to the road.

In the opinion of Shire Officers, the relevance of the matters stated under point iii) is questionable given that the Donnybrook-Balingup Scheme Amendment relates to a decrease in residential densities rather than the introduction of a new zone and it is not known what level of site-specific site investigation was undertaken in accordance with EPA guidelines. Furthermore Scheme Amendment No 23 is within a district zoned Priority Agriculture and the buffers are to ensure that additional short stay accommodation on that property is appropriately setback from existing agricultural activity.

In the opinion of Shire Officers, the amendment documentation as submitted does not address point 1(b) of Council's resolution on 18 November 2021, which was as follows:

"The Scheme Amendment documentation referred to in point 1(a) above addressing the location of the existing Rural Residential land and associated dwellings and the recommended land use buffers for intensive agricultural uses as outlined within Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses", in order to demonstrate that the resultant land uses will not detrimentally impact on the existing amenity."

Prior to adopting the amendment, it is recommended that the applicant be required to undertake a site specific scientific study as recommended within the EPA Guidelines, as required by Council's previous resolution.

Amendment Process

The applicant is requesting that Council adopt the amendment for the purposes of advertising. Until such time as a scheme amendment is adopted for the purposes of advertising, the proposal remains outside of the legislative process that is dictated by the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

There is no avenue of appeal in the event that Council does not proceed to adopt an Amendment.

Should Council resolve to adopt the Amendment documentation as submitted, it needs to be mindful that once this act occurs, the Amendment is required to be processed and determined. Therefore, it is prudent that Council is satisfied that the Amendment is sufficiently justified and contains an appropriate level of detail for it to be determined by the Western Australian Planning Commission (WAPC). This is necessary in order to provide a high degree of confidence that the resultant development will meet the objectives of orderly and proper planning.

Standard Amendment

As prescribed by the *Planning and Development Act 2005* and associated Regulations, Scheme Amendments are classified as being either Basic, Standard or Complex.

The applicants have within the draft document, identified that the Amendment will be a Standard Amendment.

Conclusion

In the opinion of Shire Officers the submitted Scheme Amendment documentation requires modification to remove reference to the adjacent land for those reasons outlined within the comment section above. Additionally it is recommended that Council require the proponent to prepare a site-specific scientific study to address point 1(b) of Council's 18 November 2021 resolution.

Should Council support the applicant's request, Shire Officers will liaise with the landowner over the preparation of suitable scheme amendment documents. Once these documents are available, advertising of the amendment in accordance with the requirements of the *Planning and Development Act 2005* will occur.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015 and Shire of Manjimup Local Planning Scheme No. 4.

POLICY / STRATEGIC IMPLICATIONS:

The proposed Scheme amendment addressed a number of Strategies outlined in the Shire of Manjimup Strategic Community Plan 2021-2031 by:

- A10. Encourage all aspects of sustainable farming and agriculture;
- B4. Support sustainable agricultural expansion, value-adding and downstream processing, research and development, culinary and agri-tourism, land protections and continued support for the Southern Forests Food Council.
- B12. Provide development opportunities and support local small businesses to thrive.
- D7. Review or amend the Local Planning Scheme to meet the changing needs of community and industry.

ORGANISATIONAL RISK MANAGEMENT:

Nil.

FINANCIAL IMPLICATIONS:

The applicant has paid the required fee to initiate the scheme amendment process. Additional fees will be requested prior to referral to the Environmental Protection Authority.

SUSTAINABILITY:

Environmental: The site is clear of native vegetation.

Economic: The development has the potential of generating economic activity within the Manjimup area.

Social: Due care will need to be exercised by the landowner to ensure that any intensification of the agricultural use of the property will not detrimentally

impact on the amenity of the adjacent and nearby Rural Residential land and dwellings.

VOTING REQUIREMENTS: ABSOLUTE MAJORITY

OFFICER RECOMMENDATION:

That Council:

1. Require to the satisfaction of the Chief Executive Officer, the Scheme Amendment documents as submitted being modified to:
 - a) Remove reference to Lots 51 and 898 from being included within Rural-Residential Area 26;
 - b) Reflect the deletion of Scheme provisions relating to Rural-Residential Area No 26 as part of the scheme amendment process; and
 - c) Include a site specific scientific study as recommended by Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses" in order to demonstrate that the resultant land use activities will not detrimental as required by point 1 (b) of Council's previous resolution on 18 November 2021.
2. Resolve, subject to compliance with point 1 above and pursuant to Section 75 of the *Planning and Development Act 2005*, amend Local Planning Scheme No. 4 to:
 - a. Rezone Lot 2084 (87) and Lot 50 Dingup Road, Dingup from "Rural Residential" to "Priority Agriculture" Zone.
3. Classify the scheme amendment, referred to in point 2a), above as a Standard Scheme Amendment in accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations (2015)*, as the amendment is considered to some extent be consistent with the local planning strategy;
4. Subject to the Environmental Protection Authority determining that the Scheme Amendment will not be the subject of a formal Environmental Impact Assessment and the Western Australian Planning Commission granting consent to advertise, advertise the amendment period of not less than 42 days in accordance with Regulation 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
5. Await a further Officer report on the amendment following the close of advertising referred to in point 4 above.

ATTACHMENTS

- | | |
|---|-------------|
| 1 Attachment No. 1 - Scheme Amendment Documentation -
March 2022 | 50
Pages |
|---|-------------|

APPENDICES

- A Council Report - 18 November 2021 6 Pages

Ordinary Meeting

COUNCIL RESOLUTION:

MOVED: Skoss, K **SECONDED:** Eiby, W

28747

That Council:

1. Require to the satisfaction of the Chief Executive Officer, the Scheme Amendment documents as submitted being modified to:
 - a) Remove reference to Lots 51 and 898 from being included within Rural-Residential Area 26;
 - b) Reflect the deletion of Scheme provisions relating to Rural-Residential Area No 26 as part of the scheme amendment process; and
 - c) Include a site specific scientific study as recommended by Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses" in order to demonstrate that the resultant land use activities will not detrimental as required by point 1 (b) of Council's previous resolution on 18 November 2021.
2. Resolve, subject to compliance with point 1 above and pursuant to Section 75 of the *Planning and Development Act 2005*, amend Local Planning Scheme No. 4 to:
 - a. Rezone Lot 2084 (87) and Lot 50 Dingup Road, Dingup from "Rural Residential" to "Priority Agriculture" Zone.
3. Classify the scheme amendment, referred to in point 2a), above as a Standard Scheme Amendment in accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations (2015)*, as the amendment is considered to some extent be consistent with the local planning strategy;
4. Subject to the Environmental Protection Authority determining that the Scheme Amendment will not be the subject of a formal Environmental Impact Assessment and the Western Australian Planning Commission granting consent to advertise, advertise the amendment period of not less than 42 days in accordance with

Regulation 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;

5. **Await a further Officer report on the amendment following the close of advertising referred to in point 4 above.**

MOTION CARRIED 9/2

FOR

Cr D Buegge
Cr S Dawson Vidovich
Cr W Eiby
Cr D Jenkins
Cr P Omodei
Cr K Skoss
Cr R Taylor
Cr M Ventris
Cr J Willcox

AGAINST

Cr K Lawrence
Cr C Winfield



**Shire of Manjimup
Local Planning Scheme No. 4
Scheme Amendment No. 26**

Lot 2084 (No. 87) and Lot 50 Dingup Road, Dingup



Prepared by Edge Planning & Property for Brent Nicol

www.edgeplanning.com.au

March 2022

Attachments - Ordinary Council - 24 March 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

SHIRE OF MANJIMUP LOCAL PLANNING SCHEME No. 4

AMENDMENT No. 26

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Deleting 'Lot 2084 and Lot 50' and adding 'Lot 51 and Lot 898' from the first column in Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements.
2. Deleting Special Provisions 1, 2 and 4 – 21 inclusive for Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements and renumber accordingly.
3. Rezoning Lot 2084 on Deposited Plan 125731 Dingup Road, Dingup and Lot 50 on Diagram 12633 Dingup Road, Dingup from 'Rural Residential' zone (RR26) to 'Priority Agriculture' zone.
4. Revoking Subdivision and Development Guide Plan approval and cause the document to have no further affect.
5. Amending the Scheme Map accordingly.
6. Determining that Amendment No. 26 is a standard amendment under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - a) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.
 - b) The amendment is not a basic or complex amendment.

Dated this _____ day of _____ 2022

Chief Executive Officer

Date

Attachments - Ordinary Council - 24 March 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

Contents

Section No.	Heading	Page No.
1	Introduction	4
2	Background	5
3	Planning Framework	8
4	Amendment Proposal	13
5	Planning Considerations and Planning Justification	14
6	Conclusion	20
Attachments		
1	Location Plan	
2	Context Plan	
3	Amendment Site Plan	
4	Landowner's letter to Shire (2021)	
5	Extract from Shire of Manjimup Local Planning Strategy	
6	Extract from Shire of Manjimup Local Planning Scheme No. 4	
7	Landowner's letter to Shire on planting commitment and no spray zone (2022)	

Attachments - Ordinary Council - 24 March 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- | | |
|--|--|
| 1. LOCAL AUTHORITY: | Shire of Manjimup |
| 2. DESCRIPTION OF LOCAL PLANNING SCHEME: | Local Planning Scheme No. 4 |
| 3. TYPE OF SCHEME: | Local Planning Scheme |
| 4. SERIAL NUMBER OF AMENDMENT: | 26 |
| 5. PROPOSAL: | <ul style="list-style-type: none"> a) Deleting 'Lot 2084 and Lot 50' and adding 'Lot 51 and Lot 898' from the first column in Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements. b) Deleting Special Provisions 1, 2 and 4 – 21 inclusive for Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements and renumber accordingly. c) Rezoning Lot 2084 on Deposited Plan 125731 Dingup Road, Dingup and Lot 50 on Diagram 12633 Dingup Road, Dingup from 'Rural Residential' zone (RR26) to 'Priority Agriculture' zone. d) Revoking Subdivision and Development Guide Plan approval and cause the document to have no further affect. e) Amending the Scheme Map. f) Determining that Amendment No. 26 is a standard amendment. |

REPORT BY THE SHIRE OF MANJIMUP**1. INTRODUCTION**

The Shire of Manjimup seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to rezone Lot 2084 on Deposited Plan 125731 Dingup Road, Dingup and Lot 50 on Diagram 12633 Dingup Road, Dingup from 'Rural Residential' zone (RR26) to 'Priority Agriculture' zone. The subject land in this report is to be called the 'site'.

The purpose of this report and associated plans are to explain the proposal and set out the planning merits of the Amendment.

2. BACKGROUND

2.1 Property address and cadastral details

Cadastral details for the site are summarised below in Table 1:

Table 1 – Cadastral Details					
Lot	Deposited Plan	Volume	Folio	Area	Owner
Lot 2084 Dingup Road, Dingup	DP125731	1092	561	52.9931 ha	Brent Nicol
Lot 50 Dingup Road, Dingup	D12633	1090	790	1012m ²	Brent Nicol

2.2 Regional context

The site is in the Shire of Manjimup and near the Manjimup townsite. Manjimup is located approximately 293 kilometres south of Perth. Manjimup is the regional centre for the Warren-Blackwood Region. The town provides a range of services and facilities to residents and visitors.

2.3 Local context

The site is located approximately 5 kilometres east of the Manjimup townsite (see Attachment 1). Attachment 2 shows the Context Plan. The site is located opposite a rural residential subdivision (Longo Court) located on the corner of Muir Highway and Dingup Road. The site also borders two Rural Residential zoned lots to the east. A vegetated road reserve adjoins the western boundary. The balance of land adjoining the site is State Forest.

The predominant zoning of freehold land in the Dingup locality is Priority Agriculture.

2.4 Physical characteristics

The site is outlined in Attachment 3 and has the following characteristics and features:

- A dwelling, four sheds and supporting infrastructure;
- A large dam and two stock dams. The site has a surface water licence from the Department of Water and Environmental Regulation to support a range of agricultural uses;
- It has previously been cleared of remnant native vegetation, with the exception of native vegetation near the eastern boundary and scattered trees;
- It is gently to moderately sloping, with a drainage line dissecting the southern section;
- It has for many years been used for stock (beef cattle) and is currently used for horticultural purposes; and
- Soil mapping undertaken by Land Assessment Pty Ltd (2001) sets out the site contains the 'Bevan' soil subsystem which is described as 'Broad, gently sloping (gradients 3 – 15%) divides on laterite, soils are sandy gravels and loamy gravels. Undulating plateau laterite and colluvium underlain by granite. Pale shallow sand and duplex sandy gravel, with deep sand and loamy gravel' (page 7) which are 'Good quality grazing land with soils generally suitable for horticulture but upland areas provide few opportunities for dam sites' (page 17). Page 32 sets out the Bevan soil subsystem has a land capability classification of A2 for grazing, A2 for annual horticulture and A2 for perennial horticulture (vines). Page 32 outlines that

the Land Capability Rating of 'A' means 'more than 70% of the land is suitable for use (Classes 1, 2 or 3).' Accordingly, the site has a high capability for a range of agricultural uses including annual and perennial horticulture.

2.5 Existing services

2.5.1 Roads and access

The western section of Dingup Road is sealed to Longo Court, with the remainder of Dingup Road unsealed. Vehicular access to the dwelling and sheds are via an unsealed driveway.

2.5.2 Drainage

Most of the site drains towards the south and then to the east. The lowest section is in the south-east section.

2.5.3 Water supply

The site is not connected to the reticulated water system but relies on on-site supplies.

2.5.4 Sewerage disposal

The site is serviced by on-site sewerage disposal.

2.5.5 Power and telecommunications

Power and telephone services are currently available to the site.

2.6 Heritage

The Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System at <https://espatial.dplh.wa.gov.au/AHIS/index.html?viewer=AHIS> reveals there are no Registered Aboriginal Sites applying to the subject land. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

Additionally, the site does not contain any structure or place of non-indigenous heritage significance on the *Shire of Manjimup Municipal Inventory* or on the Shire's Heritage List.

2.7 Council Resolution

The landowner requested the Shire initiate a Scheme Amendment to rezone the site from 'Rural Residential' to 'Priority Agriculture' with the intention of increasing horticultural production on the site. The landowner's letter to the Shire is outlined in Attachment 4.

In response, the Council at its Ordinary Meeting on 18 November 2021 resolved:

'That Council:

1. Resolve to advise the landowner that it is prepared to consider the proposed Scheme Amendment over Lot 2084 (87) Dingup Road, Dingup subject to the following matters being addressed:

- a. Preparation of a standard Scheme Amendment document in accordance with the requirements of Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015; and
 - b. The Scheme Amendment documentation referred to in point 1(a) above addressing the location of the existing Rural Residential land and associated dwellings and the recommended land use buffers for intensive agricultural uses as outlined within Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses", in order to demonstrate that the resultant land uses will not detrimentally impact on the existing amenity.
2. Defer consideration of the adoption and advertising of the Scheme Amendment referred to in point 1 above, pending a further report to Council following the receipt of amendment documentation to the satisfaction of the Chief Executive Officer.
 3. Should the Amendment process not be completed prior to the drafting of Local Planning Scheme No. 5, incorporate the rezoning in that process.'

2.8 Amalgamation

The WAPC on 11 January 2022 approved an amalgamation application (WAPC reference 161602) for Lot 2084 and Lot 50 Dingup Road. The application was approved with no conditions. At the time of preparing this report, the new amalgamated title has not been created.



Photo 1: Dingup Road

3. PLANNING FRAMEWORK

3.1 Overview

The requested 'Priority Agriculture' zoning is consistent with wide-ranging planning policies, strategies and plans. These documents consider key planning, land use compatibility, environmental, bushfire risk, servicing, landscape and economic development matters.

3.2 Scheme Amendment No. 133

The site was previously zoned 'Rural' under the *Shire of Manjimup Town Planning Scheme No 2*. The previous landowner sought and gained approval to rezone the site from 'Rural' to 'Special Rural' and the introduction of additional Scheme provisions and controls over the land in order to facilitate subdivision of the land.

As part of preparing Scheme Amendment No. 133, a Subdivision and Development Guide Plan was prepared. This plan set out the potential subdivision of the land into 23 special rural lots with an average size of 2 hectares.

3.3 State planning framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy highlights the importance of agriculture and supports developing strong and resilient regions. It classifies Manjimup as a sub-regional centre;
- *State Planning Policy 1 State Planning Framework Policy* - identifies that the primary aim of planning is to provide for the sustainable use and development of land;
- *State Planning Policy 2.5 Rural Planning* - this Policy applies to rural and rural living land in Western Australia. The objectives include to 'support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land required for animal premises and/or the production of food', to 'provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses' and to 'avoid and minimise land use conflicts' (page 4);
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas* - a portion of the site is classified as a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- *State Planning Policy 5.4 Road and Rail Noise* - the Muir Highway is classified as a 'strategic freight route'. A small portion of the western section is within the 'trigger distance'. Section 5.4 of this report further considers SPP5.4;
- *Rural Planning Guidelines* - expand on *State Planning Policy 2.5 Rural Planning*;
- *Guidelines for Separation of Agricultural and Residential Land Uses* - the Department of Health guideline is partly relevant noted there are long standing and existing agricultural land uses rather than a proposed residential/rural living subdivision. The guideline sets a 40 metre separation distance can be used where a vegetative buffer has been adequately designed, implemented and maintained in accordance with these guidelines. Natural geographical features and road reserves can be used to meet the required separation distances. The guideline is further considered in this report;
- *Environmental Protection Authority Guidance Statements* - the EPA has prepared a series of guidance statements. These statements address specific issues, and

sometimes set preferred limits for various activities. The statements provide assistance to proponents of development and other decision-making authorities on the expectations of the EPA. Of particular note to the scheme amendment request include *Guidance Statement 33 – Environmental Guidance for Planning and Development* and *Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses*; and

- *Development and Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses* provides advice on the 'use of generic separation distances (buffers) between industrial and sensitive land uses to avoid land use conflicts between incompatible land uses.' The guidelines recommend minimum buffer distances for various uses including orchards, market gardens, vineyards, aquaculture and nurseries. Generally, a buffer of 500 metres is recommended between typical intensive agricultural/horticulture and 'sensitive' uses (such as dwellings).

3.4 Regional planning framework

3.4.1 South West Regional Planning and Infrastructure Framework

The Framework supports a diverse and adaptive economy including growing and diversifying the agricultural sector.

3.4.2 South West Regional Blueprint

The Blueprint establishes priorities for economic development and growth of the South West region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint supports promoting a vibrant economy.

3.4.3 Warren-Blackwood Rural Strategy

The purpose of the Rural Strategy is to provide a planning framework to address the rural land use, land management, agricultural productivity, environmental protection and resource rehabilitation issues. The Rural Strategy embraces the principles of sustainability at its foundation. It aims to provide the best balance between social, environmental and economic factors. Its vision (page 29) for the Warren-Blackwood Region is:

'A rural community pursuing sustainable development of the region's unique resources, maintaining a balance between economic, social and environmental objectives.'

The Rural Strategy, amongst matters, seeks to address the socio-economic impacts of rural land use change in the region, identify and protect the productive capacity of agricultural land, and facilitate a strong and resilient regional economy. A key principle is to protect the productive capacity of agricultural land.

The Amendment site is included within Planning Unit WR2 - Perup. Planning objectives include promoting agricultural diversification and managing land use conflicts.

3.4.4 Warren-Blackwood Regional Planning Strategy (1997)

The purpose of the Regional Strategy is 'to develop a framework to guide and promote the development of the region in the best interests of the community over the next 25 years' (page 113). The vision for the Warren-Blackwood Region (page 55) is:

'To protect and strengthen the special identity of the region. Future growth and development should be encouraged where it would contribute to strengthening and diversifying the region's economic base and the social well-being of its residents and should be appropriately balanced with maintaining the unique environmental, cultural and visual landscape characteristics, and the lifestyles of the people living there.'

The Regional Strategy identifies Manjimup as a sub-regional centre and seeks to promote development in Manjimup.

The Regional Strategy divides the region into a number of Planning Units. The site is included within Planning Unit WR2 - Perup. The Regional Strategy notes the precinct has high capability for horticulture. It promotes continued agricultural uses and promoting appropriate management of natural resources.

3.5 Local planning framework

3.5.1 Shire of Manjimup Local Planning Strategy

The Local Planning Strategy sets out vision for the municipality (page 15) which is:

'to support a thriving community – utilising and consolidating existing towns and services – while developing a diversified, locally-based economy that protects and enhances the rural and natural character, and physical attributes, of the Shire integrated with a sustainable and productive natural resource base.'

The strategic objectives (pages 15 and 16) to support this vision include:

- 'To protect areas of agricultural significance for sustainable production whilst accommodating other complementary rural activities;' and
- 'To promote economic growth in rural areas by identifying and securing suitable land and water resources for existing and future requirements of agriculture, forestry and timber production'.

Figure 15 classifies the site as 'Tourist or Special Use', while Figure 27 classifies the site as 'Priority Agriculture', Figure 27 also outlines the site is located within Planning Precinct MR1 Upper Donnelly – Upper Wilgarup. A range of rural uses are suitable for priority agriculture areas including agriculture – extensive and horticultural pursuits.

Attachment 5 provides an extract from the Local Planning Strategy.

The Amendment is consistent with the Local Planning Strategy including it conserves priority agricultural land.

3.5.2 Shire of Manjimup Local Planning Scheme No. 4

The vision for the municipality (clause 1.6.1) reflects the vision in the Local Planning Strategy. Relevant strategic objectives to support this vision are set out in Clause 1.6.2 include:

- (i) 'protect areas of agricultural significance for sustainable production, protect these areas from inappropriate land use and practices, and conserve its non-urban character whilst accommodating other complementary rural activities;

- (ii) promote sustainable economic growth in rural areas by identifying and securing suitable land and water resources for existing and future requirements of agriculture, forestry and timber production;
- (iii) ensure urban and rural-residential development are located and managed to -
 - (a) minimise impacts on rural lands including timber production areas;
 - (b) protect and enhance the rural landscape and environmental values;
 - (c) recognise the potential for environmental repair and ensure its enhancement and management in subdivision and development proposals; and
 - (d) be appropriately serviced in a sustainable manner that does not place inappropriate demands on the local government or servicing authorities in terms of upgrading or maintaining services.
- (iv) promote appropriately located, designed, serviced and managed tourist development'.

The Shire of Manjimup Local Planning Scheme No. 4 (LPS4) zones the site as 'Rural Residential' (in Rural Residential Area No. 26 or RR26). The current zoning is consistent with the zoning of existing Rural Residential lots abutting the site to the east and on the southern side of Dingup Road to the south-west of the site.

The purpose of the Rural Residential zone, as outlined in clause 4.6.1 of LPS4 is 'to provide for low density residential development in a rural setting consistent and compatible with adjacent land use activity, landscape and environmental attributes of the land.'

Consistent with the above purpose, LPS4 identifies the following objectives of the Rural Residential Zone:

- (i) encourage a variety of lot sizes and appropriate designs which accommodate environmental opportunities and constraints and landscape protection requirements;
- (ii) encourage the introduction of clearing and land management controls and restrictions, environmental repair where appropriate;
- (iii) provide the opportunity for subdivision where identified in an endorsed Local Planning Strategy, in order to provide for more efficient use of existing rural-residential areas in close proximity to existing townsites (where essential services are available and where the existing agricultural, landscape and conservation values of the locality will not be compromised);
- (iv) facilitate the conservation of native vegetation, water courses and water bodies and other environmental features and, where appropriate, to provide for environmental repair; and
- (v) encourage opportunities for innovative design and clustering of houses and other structures to minimise the impact on adjacent land uses, protect landscape and remnant vegetation and to utilise the more efficient use of services.

The current Rural Residential zoning in LPS4 allows the potential subdivision of the land into 23 rural residential lots with an average size of 2 hectares. Attachment 6 sets out provisions in Rural Residential Area No. 26 (RR26).

The purpose and objectives for the Priority Agriculture zone are set out in clauses 4.4.1 and 4.4. Clause 5.34 sets out policies and subdivision and development standards for the Priority Agriculture Zone.

3.5.3 Local Planning Policies

The Council has endorsed several Local Planning Policies. Various policies are of relevance to the future use and development of the site including rural land use and natural resource management.

3.5.4 Shire of Manjimup Strategic Community Plan 2021 - 2031

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The community vision (page 19) is:

'We are a thriving region offering an excellent quality of life which is safe, liveable and welcoming. We value and care for natural environment, which sustains both economic and recreational pursuits. Our industries are recognised for their resilience, quality and innovation and for their contribution to the state of Western Australia. Our economic diversity provides business and employment opportunities for all.'

There are five community themes relating to the natural environment, prosperity, community, infrastructure and local government. The Strategic Community Plan supports agricultural pursuits within both Priority and General Agriculture zoned land. For instance, Strategy B4 states 'Support sustainable agricultural expansion, value-adding and downstream processing, research and development, culinary and agri-tourism, land protections, and continued support for the Southern Forests Food Council.'

The Amendment is consistent with the vision of the Strategic Community Plan.

3.6 Planning framework implications for Amendment

Common themes of the policies, strategies, plans and LPS4 and their implications for the Amendment request include:

- Conserving priority agricultural land;
- Addressing land use compatibility;
- Supporting sustained growth, job creation and economic development;
- Addressing key environmental assets and bush fire risk; and
- Addressing landscape impact.

Based on the above, the Amendment is consistent with the planning framework and is consistent with the principles of orderly and proper planning.

4. AMENDMENT PROPOSAL

The Amendment proposes to rezone Lot 2084 on Deposited Plan 125731 Dingup Road, Dingup and Lot 50 on Diagram 12633 Dingup Road, Dingup from 'Rural Residential' (RR26) to 'Priority Agriculture'. This follows the Council resolution on 18 November 2021 which was outlined in section 2.7.

The landowner seeks to increase the horticultural operations on the subject property and advises there is no intention to subdivide. The landowner's correspondence to the Shire is set out in Attachment 4. The landowner proposes to establish an avocado orchard in part of the site. The landowner expects to undertake a range of agricultural pursuits subject to market conditions and being a 'good neighbour'.

To accomplish the landowner's proposals, the zoning needs to change back to 'Priority Agriculture'. The proposed Priority Agriculture zoning is consistent with the landowner's intent and Priority Agriculture zoning in the Dingup locality. Should the amendment be gazetted, future development and land use will be controlled by LPS4 provisions. There are also a range of other legislation relating to land management and environmental considerations.

As a result of changing the zoning back to 'Priority Agriculture', some of the associated implications include a need to update the provisions for Rural Residential Area 26 in Schedule Two – Rural Residential – Additional Requirements. This includes:

- Setting out the provisions no longer relate to Lots 2084 and 50, but apply to Lots 51 and 898 Dingup Road;
- Deleting superfluous Special Provisions 1, 2 and 4 – 21 inclusive for Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements and renumber accordingly; and
- Revoking Subdivision and Development Guide Plan approval and cause the document to have no further affect.



Photo 2: Priority agricultural land

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Amendment.

5.2 Compatibility with adjoining and nearby land uses

The site has a long history of agricultural use for a variety of purposes. It is understood this has included horticultural operations in addition to grazing. Other than for a short period when the land has been zoned 'Rural Residential', the land has been recognised for decades as priority agriculture (or formerly called 'prime agricultural land').

The proposed Priority Agriculture zoning will facilitate agriculture – intensive including the planting of avocados. The site has high capability for a range of agriculture uses which are supported by water resources. Subject to effective management, agriculture intensive will not be in conflict with adjoining and nearby land uses.

Most of the freehold land in the Dingup locality is zoned Priority Agriculture. The Priority Agriculture zoning is considered to be a suitable land use in this location.

As outlined in Attachment 2, there are a range of adjacent and nearby land uses.

It is noted that rural activities have the potential impact on the amenity of adjacent dwellings and the area generally through noise, dust, spray drift and odours associated with both horticultural and stock related activities. Due to the proximity of the existing dwellings on nearby Rural Residential zoned land, it is noted the landowner may not be able to undertake certain land uses that would otherwise be possible on Priority Agricultural Land. While noting this, a range of rural activities including agriculture-intensive (such as the growing of avocados) are considered appropriate subject to effective management.

The application of a generic 500 metre buffer, as measured from the adjacent dwellings, will effectively result in the majority of the land being unable to be developed or used for intensive agricultural or horticultural purposes.

The site adjoins State Forest which is managed by the Department of Biodiversity, Conservation and Attractions (DBCA). The owners of the site and the DBCA have effectively co-existed for decades. There are limited land use risks. The landowner/operator acknowledges the on-going management of the DBCA in managing the State Forest.

The site is located opposite a rural residential subdivision (Longo Court) located on the corner of Muir Highway and Dingup Road. The site also borders two Rural Residential zoned lots to the east.

A couple of dwellings to the south and west of the site are located approximately 50 metres from the site. These dwellings are buffered by existing mature vegetation in the road reserve adjoining the western boundary of the Amendment site. Other dwellings in the Longo Court subdivision are approximately 150 to 180 metres from the site which includes the Dingup Road reserve and existing mature vegetation in the road reserve.

The closest off-site dwelling to the Amendment site is Lot 51 (No. 151) Dingup Road which is approximately 33 metres from the eastern boundary. The dwelling on adjoining Lot 898 (No. 165) Dingup Road is appropriately setback 104 metres from the eastern boundary of the Amendment site. It is also noted that Lot 51 and Lot 898 Dingup Road border priority agriculture land to the east.

Given the above, it is suggested the key land use risk relates to potential impacts of agriculture-intensive uses on Lot 51 (No. 151) Dingup Road.

It is noted there are a range of factors in determining off-site impacts.

There is a need to ensure that development does not result in land use conflict. As stated on Page 2 of the EPA's Guidance Statement No. 3:

'In line with the requirements of the EP Act, it is necessary for individual industrial developers to take all reasonable and practicable measures to prevent or minimise emissions from their premises. It is generally expected that, through appropriate site layout, design of facilities, and the implementation of engineering and process controls, emissions from an individual industrial land use can be prevented from causing an adverse environmental impact beyond the boundaries of the particular site.'

There are a range of mitigation measures to ensure land use compatibility including:

- The landowner intends to live on the property to ensure effective management. It is in the landowner's best interest to ensure there is a high level of amenity;
- The landowner/operator acknowledges the need to appropriately manage their agricultural operation and control their impacts on their own property, on an on-going basis, in accordance with standard practice and legal principles. This includes taking all reasonable and practicable measures to prevent or minimise emissions from the site. It is expected that impacts for growing avocados and other agriculture-intensive uses can be minimised beyond the boundaries of the site through appropriate site layout, hours of operation, and control of operational practices;
- The landowner needs to adopt a duty of care to ensure that any intensification of the agricultural or horticultural use of the property will not detrimentally impact on the amenity of the adjacent and nearby rural residential land and dwellings;
- The owner of the Amendment site is aware of the obligations to control and manage spray drift from chemicals through effective management;
- Adopting a no spray zone of 50 metres from the eastern boundary where it adjoins Lot 51 and Lot 898 Dingup Road (see landowner's commitment in Attachment 7. If required, consideration could be given to formalising this through a Statutory Declaration or Deed following Scheme Amendment No. 26 being gazetted). This can be formalised through an exchange of correspondence between the landowner and the Shire;
- There is existing native vegetation in the eastern section of the site. This vegetation will be conserved;
- There are opportunities for replanting a row of trees near the southern boundary of the site opposite the rural residential lots (see landowner's commitment in Attachment 7);
- Provision of a 10 metre wide vegetated buffer along the eastern boundary adjoining Lot 51 and Lot 898 Dingup Road. When combined with a firebreak, it will result in a buffer of approximately 15 metres; and

- Various uses and development in the Priority Agriculture zoning need Shire approval.

In terms of the 10 metre vegetated buffer planting, 15 metre wide buffer and 50 metre no spray zone, this has taken account of:

- The site's context and long established rural uses;
- *Guidelines for Separation of Agricultural and Residential Land Uses* – this sets out the latest State Government position on buffers;
- A 15 metre wide buffer was recently applied and accepted for Scheme Amendment No. 23 in Middlesex Road between land zoned Priority Agriculture and Special Use;
- The WAPC approved the Meldene Estate Structure Plan (former Lot 102 South Western Highway, Donnybrook on 1 August 2018 to facilitate 85 residential lots. The Structure Plan applied to land zoned 'Residential' where the Structure Plan site adjoins and is opposite land zoned 'Priority Agriculture' (there are parallels to Dingup Road, although the scale and impacts in Donnybrook are greater than in Dingup Road). Based on Department of Health advice, the Structure Plan provides a 20 metre wide revegetated area on the northern boundary (within a 30 metre wide buffer area) adjoining the northern boundary of the site, no buffer (just a public road) on the western boundary adjoining land zoned 'Priority Agriculture' and a 30 metre wide spray drift buffer within private lots in the north western portion of the Structure Plan area. In comparison to the Meldene Estate which proposed 85 residential lots, the Amendment site (Lots 2084 and 50 Dingup Road) directly adjoins two Rural Residential lots; and
- Lot 738 (No. 211) Dingup Road is zoned Priority Agriculture and adjoins Lots 51 and 898 Dingup Road to the east. In comparison, there is no vegetated planting, buffer or no spray zone.

Given it is suggested that land use conflict can be addressed, through effective land management, the requested Priority Agriculture zoning is considered to be a sound and pragmatic planning outcome for the site that recognises the site's long agricultural history.

5.3 Environmental impact

The landowner does not propose to clear native vegetation. As noted above, there are opportunities for replanting.

It is expected agricultural uses will have minimal environmental impacts. Various uses and development will need Shire approval.

Other environmental considerations are outlined in below sections.

5.4 Managing noise

The *Environmental Protection (Noise) Regulations 1997* are the principal statutory means of controlling noise emissions. Under these Regulations the assigned outdoor noise levels for the noise received at any noise sensitive premises (i.e. a house) during various times of day is determined by the calculation of an influencing factor, which is then added to base levels. The Regulations provide for a reduction in noise from 1900 hours and then a further reduction from 2200 hours through until 0700 the next morning. It states that noise is unreasonable if having regard to the duration of the noise emission, the frequency of similar noise emissions from those premises or that public place, and the time of day at

which the noise is emitted, the noise unreasonably interferes with the commercial, welfare, convenience, comfort or amenity of the occupier making the complaint.

Agricultural uses are expected to produce minimal noise impacts. In any event, any development is required to address the *Environmental Protection (Noise) Regulations 1997*. There are opportunities to reduce noise impacts through considering the location of agricultural use, promoting revegetation, and controlling hours of operation.

In relation to the site, the landowner proposes to address noise impacts through:

- Controlling hours of operation. Standard farming operations will be during daylight hours usually between 7.00am to 6.00pm Mondays to Saturdays. There may be associational work on Sundays relating to maintenance. The landowner commits to not operating pumps in the evening or early morning;
- There will be no bird scare gas guns; and
- Minimising the need for vehicles to reverse. Where reversing is required, the reversing alarms will be broad-band alarms and not the common tonal beepers.

Instead of bird scare gas guns, a range of other techniques will be adopted (including netting orchards) to control the damage caused by black cockatoos. Netting also protects fruit from sunburn and hail damage, reduces water use and provides good quality fruit. The landowner may also consider repelling techniques, through use of visible or physical means, to discourage birds away from orchards or crops including hand-held lasers.

As outlined earlier, a small portion the site, near the western boundary, is within the 'trigger distance' of *State Planning Policy 5.4 Road and Rail Noise* (SPP 5.4). Given no dwellings or sensitive uses are proposed in this section, SPP5.4 has no implication on the Amendment.

5.5 Spray drift

The owner of the Amendment site is aware of the obligations to control and manage spray drift (droplet drift, vapour drift and particulate drift) from chemicals through effective management. The landowner:

- Will seek to minimise the use of chemicals in general;
- Will only use registered pesticide – a pesticide that is registered under the Agvet Code of Western Australia Part 2;
- Notes there is a need for the safe application of chemicals, design and use of spray technology/equipment and requirements under existing legislation and a need for good spray management practices;
- Supports adopting a no spray zone, an area in which direct application of the agricultural chemical is prohibited, within 50 metres from the eastern boundary adjoining Lot 51 and Lot 898 Dingup Road; and
- Will provide a 10 metre wide vegetated buffer along the eastern boundary adjoining Lot 51 and Lot 898 Dingup Road. This buffer will be populated with plants of varying tree and shrub species and heights. The plantings will include species with long, thin (needle-like) and rough (furry/hairy) foliage which facilitates the more efficient capture of spray droplets and which are fast growing and hardy.

5.6 Dust

There should be minimal dust impacts. There is expected to be minimal soil disturbance given ploughing usually occurs when the soil is damp and the landowner will take account

of weather conditions including wind direction. The existing driveway is well separated to off-site properties. The proposed replanting will further assist to manage dust.

5.7 Bushfire management

While portions of the site are within a bushfire prone area, the bushfire risks of agricultural uses such as growing avocados will be considerably lower compared to rural residential development.

It is suggested that bushfire risk on the site can be further lowered through measures such as water tanks, water sources from the site's dam, the ability for two-way access and servicing by the nearby Dingup Volunteer Bushfire Brigade. Accordingly, bushfire risks will be lowered through approval of the Amendment compared to the current Rural Residential zoning.

5.8 Supporting the local economy

Approval and implementation of the Amendment will have various economic benefits. This includes supporting local employment (through direct and indirect employment opportunities and multiplier effects from the economic benefits flowing from their business), supporting local services and assisting in a more sustainable local economy. This is consistent with the planning framework which promotes employment and economic growth in Manjimup.

5.9 Planning justification

The request to rezone the site from 'Rural Residential' to 'Priority Agriculture' raises manageable planning issues and will conserve valuable priority agricultural land. It is essentially a 'down zoning' which will result in the site's zoning being consistent with most properties in the Dingup locality.



Photo 3: Amendment site

In summary, the planning justification for the Amendment is summarised in Table 2:

Table 2 – Summarised Planning Justification				
Strategic	Land Use Planning	Environment and Landscape	Transport and Servicing	Economic and Community
The Amendment is consistent with the planning framework including conserving priority agricultural land. The proposed rural uses are consistent with the Local Planning Strategy.	Subject to effective management, the site is compatible with adjoining and nearby uses.	The site contains minimal environmental assets and proposed rural uses will create minimal environmental impacts.	Traffic impacts will be significantly lower on Dingup Road compared to rural residential development.	It will promote job creation through supporting the development of Manjimup and assisting to diversify and grow the local economy.
	There is scope for appropriate buffers and mitigation measures. The site is suitable and capable of accommodating priority agriculture including agriculture-intensive. Development will be effectively controlled through LPS4 provisions. The site has a long history for a range of agricultural uses.	The site is screened from the Muir Highway. Bushfire risks will be lowered compared to rural residential development. There are opportunities for replanting. There are no heritage constraints nor is it located in a public drinking water source area.	Safe vehicular access is achieved between the site and Dingup Road. The site is appropriately serviced for agricultural uses.	Conserving priority agricultural land is consistent with Manjimup's food bowl objectives.

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

6. CONCLUSION

This report confirms the Amendment request is consistent with the planning framework and is a sound planning outcome. The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to rezone Lot 2084 on Deposited Plan 125731 Dingup Road, Dingup and Lot 50 on Diagram 12633 Dingup Road, Dingup from 'Rural Residential' to 'Priority Agriculture'.



Photo 4: View towards south

PLANNING AND DEVELOPMENT ACT 2005

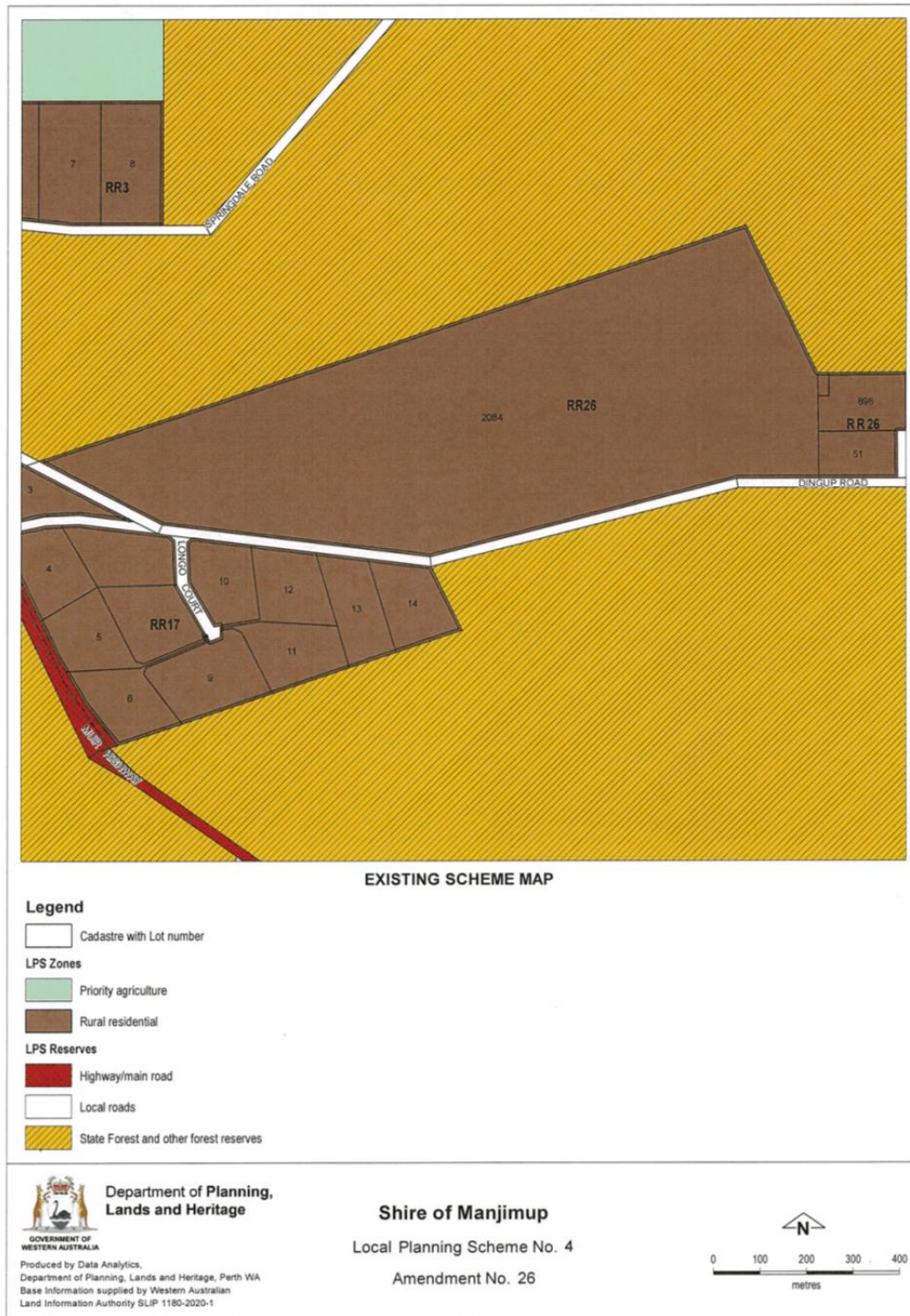
SHIRE OF MANJIMUP

LOCAL PLANNING SCHEME No. 4

AMENDMENT No. 26

The Shire of Manjimup under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. Deleting 'Lot 2084 and Lot 50' and adding 'Lot 51 and Lot 898' from the first column in Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements.
2. Deleting Special Provisions 1, 2 and 4 – 21 inclusive for Rural Residential Area 26 from Schedule Two – Rural Residential – Additional Requirements and renumber accordingly.
3. Rezoning Lot 2084 on Deposited Plan 125731 Dingup Road, Dingup and Lot 50 on Diagram 12633 Dingup Road, Dingup from 'Rural Residential' zone (RR26) to 'Priority Agriculture' zone.
4. Revoking Subdivision and Development Guide Plan approval and cause the document to have no further affect.
5. Amending the Scheme Map accordingly.
6. Determining that Amendment No. 26 is a standard amendment under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - a) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.
 - b) The amendment is not a basic or complex amendment.





Attachments - Ordinary Council - 24 March 2022

COUNCIL ADOPTION FOR ADVERTISING

This Standard Amendment was adopted by resolution of the Council of the Shire of Manjimup at the Ordinary Meeting of the Council held on the day of 2022.

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

This Amendment is recommended for approval by resolution of the Shire of Manjimup at the Ordinary Meeting of the Council held on the day of 20..... and the Common Seal of the Shire of Manjimup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....
DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

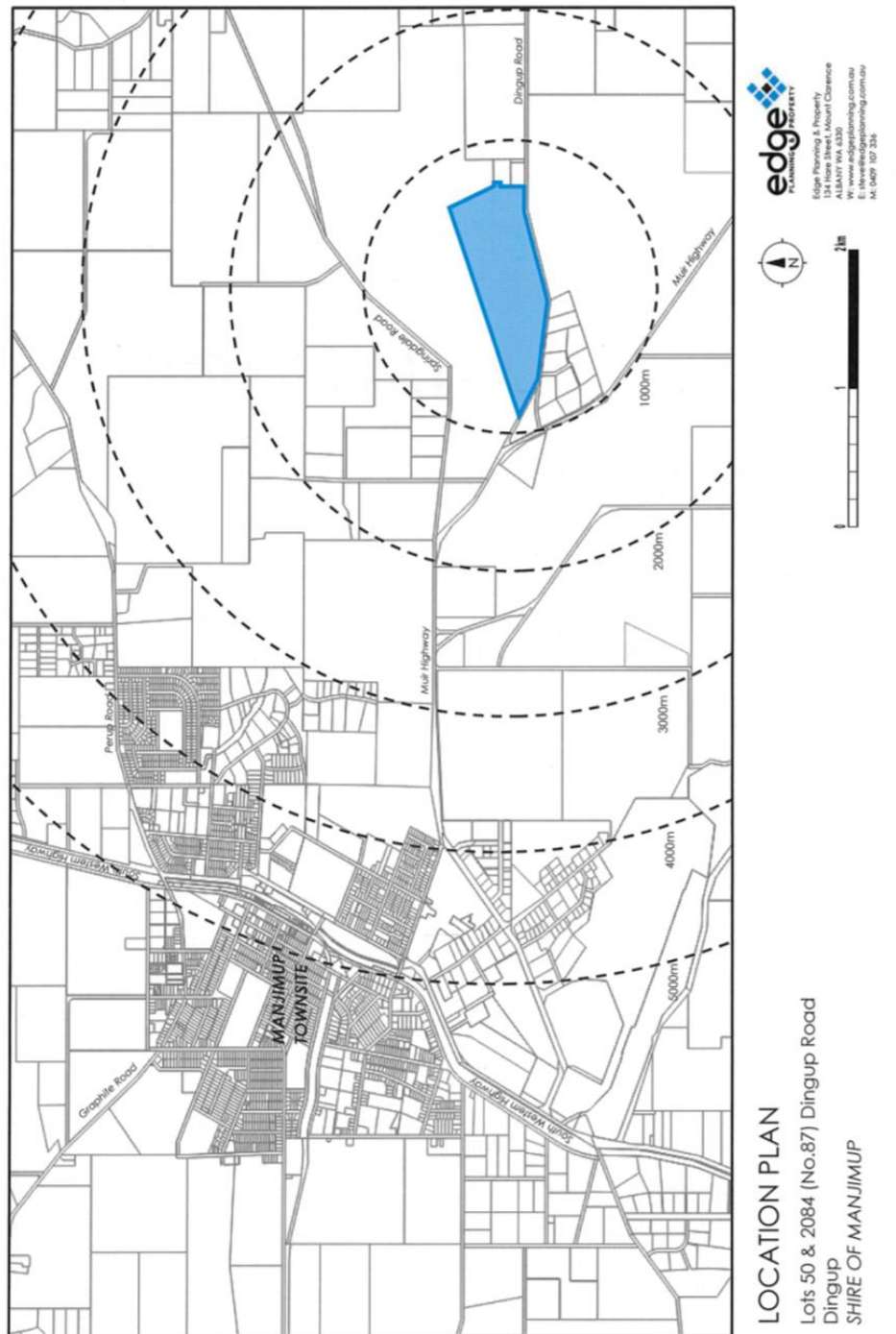
DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

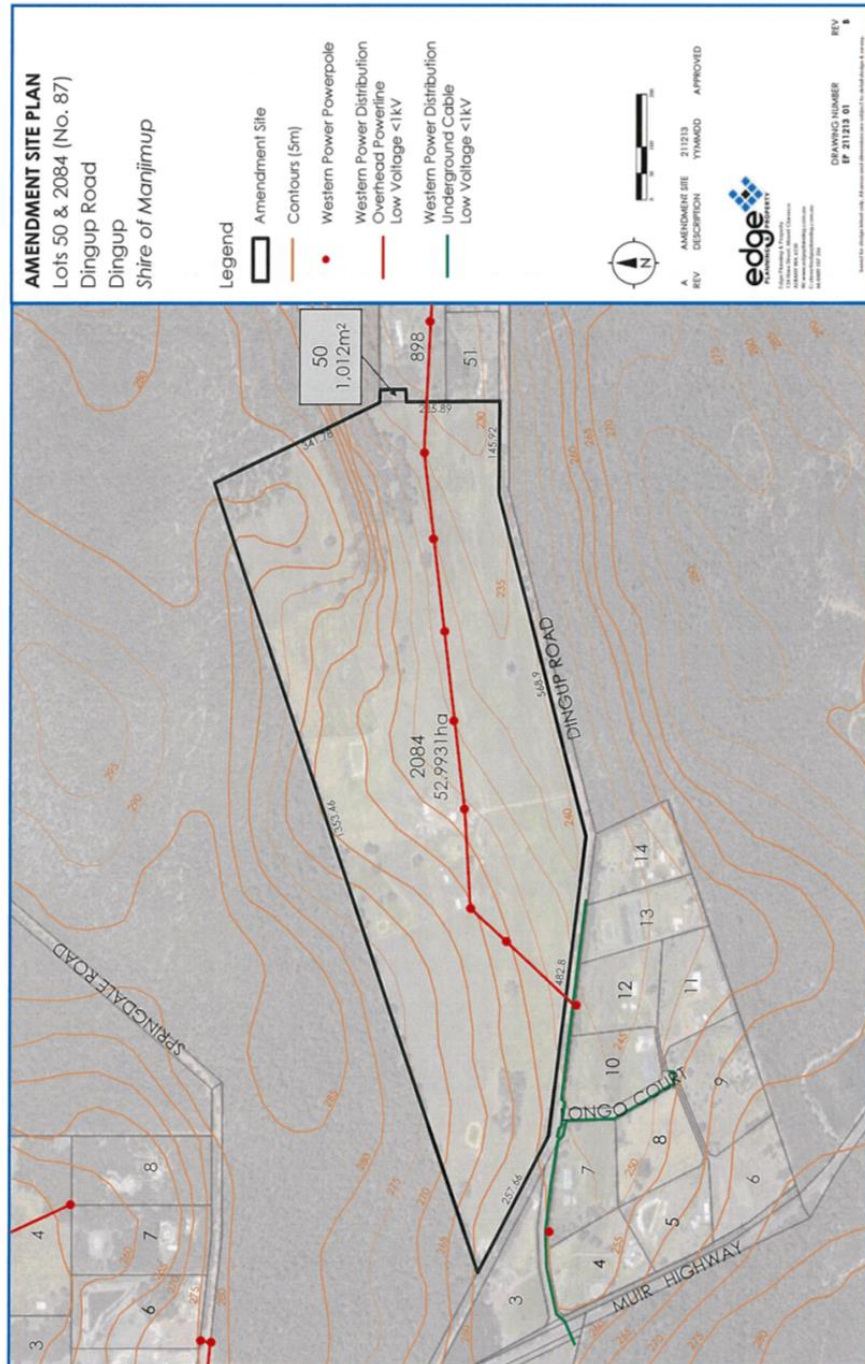
ATTACHMENT 1



Attachments - Ordinary Council - 24 March 2022

ATTACHMENT 2

ATTACHMENT 3



Attachments - Ordinary Council - 24 March 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

ATTACHMENT 4

To the Manjimup shire,

I am writing this letter in regards to the zoning of my property at 87 Dingup road, Lot 2084, plan 125731. Currently the zoning is rural residential due to the plans of the previous owner wanting to subdivide the property. I have no intentions of subdividing the property and I would like to change the zoning to prime agriculture. I currently have breeding cattle and horticultural operations, and in the next couple years am looking to increase the horticultural side. I think the prime agricultural zoning will be the best suited for my property.

If you have any queries or questions, please do not hesitate to contact me on [redacted] or email me at [redacted]

Thanks

Kind regards

Brent Nicol.

Attachments - Ordinary Meeting of Council - 18 November 2021

Attachments - Ordinary Council - 24 March 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

ATTACHMENT 5

- to maximise infiltration throughout the catchment and not just at the bottom end;
- to minimise the amount of impervious areas which shed water and pollutants;
- to divert and retain the first flush of runoff which contains disproportionately high pollutant loads;
- to use natural structures wherever possible to retain and convey stormwater; and
- to optimise the environmental and cultural benefits of the stormwater system.

4.5 Areas of Agricultural Significance

4.5.1 Background

The recently released Statement of Planning Policy 'Agriculture and Rural Land Use Planning' (SPP 11) is guided by a number of principles including protection of the State's priority agricultural land resource. The policy requires that Local Planning Strategies identify agricultural areas of State or regional significance and provide a guide for future land use, zoning, subdivision and development within these areas.

An agricultural area of State or regional significance is defined in SPP 11 as:

"...one that contains productive agricultural land that is suitable for sustainable development of key or specialised agricultural uses that are of significant economic or social value to the State or a particular region".

SPP 11 provides examples of various key or specialised agricultural uses, all of which are forms of horticulture.

As part of SPP 11 the Department of Agriculture has conceptually identified areas of potential state or regional agricultural significance (termed 'Agriculture Priority Management Areas' - APMA's) as shown in Figure 10. SPP 11 indicates that regional and local planning processes should be used to refine the boundaries of these areas.

Within the Shire most freehold land in the Manjimup and Pemberton localities, and west of Nyamup and Quininnup, is identified in Figure 10 as an 'Existing Area'. This is defined in SPP 11 as:

"...an area containing a comparatively high concentration of irrigated and intensive agricultural uses".

Around both Northcliffe and Walpole, freehold land is identified as a 'Potential / Developing Area'. This is defined as:

"...an area that is undergoing intensification of agricultural land use and investment in irrigation infrastructure or may be suitable for irrigated and intensive agricultural use subject to detailed investigation".

4.5.2 The Process of Defining Areas

Within the Warren Blackwood Shires the process of refining the APMA's into areas of state or regional significance has been co-ordinated by the Department of Planning and Infrastructure. It has involved a series of meetings with Shire representatives, staff of the Department of Agriculture, the Water and Rivers Commission, and consultants involved in the Local Planning Strategies.

The process is expected to be described within the Warren-Blackwood Rural Strategy, and hence only a brief overview is necessary here. In accordance with Department of Agriculture recommendations (*Kinnimonth 2000*) it has been undertaken using consultative mechanisms in conjunction with interpretation of published data.

At an initial Department of Agriculture facilitated workshop, held in Manjimup on 31 May 2001, the need for the areas of agricultural significance to focus on intensive agricultural crops (horticulture) was re-affirmed. This was because of horticulture's:

- higher production value per hectare compared with many other agricultural uses;
- requirement for a combination of suitable land and available water resources; and
- strategic location needs in relation to infrastructure, labour, services and markets.

Definition of areas of significance therefore focussed on the synthesis of two primary resource factors:

- the capability of the land for horticulture (both annual and perennial forms) - using data provided by the Department of Agriculture and based on soil landscape subsystem mapping (Appendix C); and

- the availability of water - based on Water and Rivers Commission data from the National Land and Water Resources Audit ([Appendix D](#)) with an interpretation of the nominally available water resource for future horticulture* after allowing for current allocations, and ecological water requirements**
- * Current water allocation policies are based on a 'first come first served' principle (after retaining water for environmental requirements) and hence water may well be used for other beneficial uses apart from horticulture.
- ** Ecological Water Requirements (EWRs) are the water regimes needed to maintain ecological values of water dependent ecosystems at a low level of risk.

The information was brought together within a framework of catchments defined as part of the Audit (see Appendix D, Figure D1) and using 'areas of irrigatable land' as a common denominator. Within each of the Warren Blackwood sub-catchments the net potential for further horticultural development was determined by the most limiting factor, be it the extent of suitable higher capability soils, or the nominal area that might be irrigated from that sub-catchment's available water resources.

This synthesis of the 'good soils' and 'potentially available water' enables sub-catchments to be categorised as either;

High potential - areas within which there is sufficient available water and higher capability soils to support more than 500 ha of further horticultural development, or

Moderate potential - areas within which there is sufficient available water and higher capability soils to support between 100 and 500 ha of further horticultural development, or

Low potential - areas within which there is sufficient available water and higher capability soils to support less than 100 ha of further horticultural development, or where environmental considerations are pre-eminent.

Areas of significance were then identified primarily on the basis of where mapping showed a concentration of areas of 'high' potential. However, they also included some areas of 'moderate' potential where the data indicated the area of good quality soils was a limited resource in relation to the available water.

Further refinement occurred through the exclusion of areas of less than 700 mm rainfall. This was on the basis of Department of Agriculture advice (11 Brockman pers comm) that 700 mm generally represented the climatic limit for *dry land viticulture*. Areas with a concentration of existing horticulture were also included (based on aerial photo interpretation and Councillors' local knowledge). The latter include areas such as the Upper Lefroy catchment where there is relatively low potential for significant expansion of horticulture due to limited water availability, but the area is nevertheless of agricultural significance due to existing productivity.

Other factors are identified by the Department of Agriculture (*Kininmonth 2000*) as being relevant to consider include infrastructure, availability of labour, existing services and facilities. However, in most of the Shire the effects of these factors is uniform, and the ranking of one area of significance against another serves no purpose.

4.5.3 The Results

Areas of State or regional agricultural significance in the Shire of Manjimup are shown in the Warren-Blackwood Rural Strategy and, as required by SPP 11, have been reflected as "Priority Agricultural" areas within section 6 of the Local Planning Strategy.

Only relatively minor refinements, such as adjusting boundaries to relevant cadastre, have been made to the 'areas of agricultural significance' determined by the Warren-Blackwood Rural Strategy. This is because the available sources of information and expertise, as well as the processes to be followed, are the same for both local authority and regional planning studies.

4.5.4 Special Control Areas

In accordance with the Model Scheme Text (WAPC 1997), Special Control Areas (SCA) are proposed to deal with issues that overlap zone and reserve boundaries. The protection and fostering of agriculture in areas of state or regional significance within the Lefroy Brook catchment is one such issue.

The gazetted Lefroy Brook Catchment Area ([Figure 7](#)) extends northwards from Pemberton to just south west of the Manjimup townsite. It contains significant amounts of high capability land and existing horticulture, and is also a source of public drinking water. There is therefore a need to carefully manage land uses within this area to balance competing resource protection interests.

Designation within the Town Planning Scheme of an SCA is therefore recommended for the Lefroy Brook Catchment as shown at [Figures 21 and 27](#). [Appendix E](#) provides sample text for a SCA relating to the water protection issue, however this should be broadened to include reference to its agricultural significance.

Furthermore, within the Lefroy Brook Catchment, there is an important need for awareness and implementation of 'best management practices'. Appropriate references to such are included within [Appendix A](#).

[Figures 26 and 27](#) show the proposed Special Control Area boundary that will be imposed when a Water Source Protection Plan has been adopted for the Walpole Weir Catchment Area and the Butlers Creek Dam Catchment Area. Private farming land will be affected by the protection plan and it has been suggested that the protected catchment area could be proclaimed over land in the State Forest rather than on private land. This would avoid placing constraints upon the farming area.

The "Quinninup Catchment Area" covers most of the settlement, Karri Lake and the area immediately to the east and has had a Water Source Protection Plan already adopted over it. A Special Control Area in the new TPS 4 will designate this area appropriately.

Other areas of agricultural significance within the Shire are probably not in need of designation as Special Control Areas. This is because they are predominantly areas without overlapping water (public drinking) resource protection requirements, and where the planning issue of agricultural resource protection can be satisfactorily addressed through identification of Priority Agriculture Zones in the Scheme.

4.6 Population Profile

- suitable development through the control of the location, form, character and density of any development and associated services - to minimise visual and environmental impacts and to complement the natural environment;
- in appropriate circumstances, the use of innovative design and clustering of houses and other structures to achieve the above.

6.6.3.6 Cluster Farm

Purpose

Cluster farming provides rural residential opportunities as an alternative approach to conventional broad acre or intensive agriculture. It is different from clustered rural -residential development because it is based on the preservation of agriculture and the continuation of agricultural production should be encouraged wherever possible.

The new "Cluster Farm" zone was introduced into TPS 2 through Amendment 85 to that Scheme (Nelson Locations 10935 and 4204 Vasse Highway, Pemberton), gazetted on 11 October 2002. Detailed criteria for site selection were also included in a new clause (5.2.13) to be inserted in TPS 2 and Special Provisions inserted into Appendix 6 of that Scheme.

To encourage:

- opportunities for limited residential / tourism cluster development in designated rural areas - to be integrated with, and directly linked to, intensive agricultural / horticultural land uses;
- both the primacy of intensive agricultural / horticultural land uses and the preservation and protection of existing environmental and landscape values on the subject land.

6.6.4 Planning Precincts in the Rural Area

Figure 27: "Rural Planning Precincts and Generalised Land Use Categories" shows the rural planning precincts for the rural land and reserved lands outside the townsites strategies. The Precinct boundaries have been based upon a combination of catchment boundaries, roads and physical features.

Within the Precincts, the preferred use of rural lands has been shown to reflect the identification of Priority Agriculture areas consistent with the requirements of SPP 11.

Some areas of unallocated crown land have been identified where it is in the process of being reserved. Land owned by Commonwealth, State and Local governments has also been shown where the purpose and future of the land has not been identified.

Land owned by the Executive Director of CALM and currently used for plantations has not been designated with a future rural land use category, as it is most likely to continue to be used for agriculture even if the plantation use ceases.

6.6.5 Rural Subdivision

The following subdivision criteria, consistent with the Warren Blackwood Rural Strategy, will be used as the basis for assessment of applications for subdivision. Council will support applications consistent with these criteria and more detailed criteria listed in the Planning Precincts outside the townsites.

6.6.5.1 Priority Agriculture and General Agriculture

In order to protect the productive capacity of agricultural land and the basis of State, regional and local economies, there is a general presumption against the further subdivision of land in the General Agriculture and Priority Agriculture Zones, except where it can be clearly demonstrated that the subdivision will be beneficial to viable and sustainable agricultural production and land management on the subject land and will not be prejudicial to similar production and management on adjoining lands. Subdivision supported by Council under this criteria shall have a minimum lot size of 80 ha.

In addition, in the case of subdivisions creating new or additional lots in the General Agriculture or Priority Agriculture Zones, new lots of less than 80ha will not be supported, except where the lot is a minimum of 40 ha and all of the following criteria are met:

Planning Precinct – MR 1 Upper Donnelly – Upper Wilgarup			
<p>Description: representing</p> <ul style="list-style-type: none"> The north western, 850 – 115 mm rainfall, sector of the Shire within the Donnelly and Warren river water reserves where water quality of streams is currently marginal (encompassing the sub-catchments of Manjimup Brook, and the upper portion of the Wilgarup River). A lateritic plateau surface with some broad swampy depressions (Manjimup Plateau soil landscape system) and undulating valley and gravelly ridge terrain (Pimelia Valleys system). Areas with a variety of current uses and agricultural significance but where the potential for any significant expansion of irrigated horticulture is restricted due to either susceptibility to waterlogging (flats and depressions within plateau surface in Manjimup Brook sub-catchment), or limited availability of water for future allocations. (Wilgarup sub catchment). 			
<p>Planning and land Management Considerations</p> <ul style="list-style-type: none"> Long term sustainability of any land use proposals. Rural/Intensive land use and management. Provisions of services and infrastructure. Requires Agricultural Impact Assessment for rezoning, subdivision or development for beneficial non-agricultural uses in Priority Agriculture. Improvements in catchment management within Donnelly and Warren water reserves are aimed at controlling salinity and restoring water quality, which may in turn enhance agricultural potential. Better control of surface runoff and reducing groundwater recharge will be of benefit. Tree plantations and agro-forestry can play an important role. Not all areas within Priority Agriculture have a high capability for intensive agriculture. In Priority Agriculture Areas advise existing and prospective landowners that lawful agricultural practices occur in the areas which may produce impacts such as noise, dust, odour, etc. associated with agricultural activity. <p>Methods of advice to be considered include:</p> <ul style="list-style-type: none"> Advisory roadside signs Notice with Rates advice Notice with Planning Approval and/or Building Licence <ul style="list-style-type: none"> Settlement expansions issues near Manjimup townsite – such as poor drainage to the north, and potential conflict with intensive agricultural land uses to the north east and west. Resource protection and management. Urban growth demands and impacts. Conserve remnant vegetation. Protect and enhance water quality. Manage on-site impacts and off-site impacts to avoid land use conflicts, ie. All adverse impacts to be contained on-site. 			
Priority Agriculture	<p>Protect agricultural areas of State/Regional/Local significance by retaining agricultural potential.</p> <p>Prevent the development of uses which are incompatible with the primary use of Agriculture - both intensive and extensive.</p> <p>Maintain and enhance the environmental attributes of the locality including landscape,</p>	<p><u>Uses generally permitted:</u></p> <ul style="list-style-type: none"> Agriculture Intensive Agriculture Extensive Rural Pursuit Single Dwelling <p><u>Uses generally requiring some planning discretion:</u></p> <ul style="list-style-type: none"> Animal husbandry - Intensive Industry - Rural Industry - Extensive Farm workers accommodation/second dwelling Small scale tourist activities and accommodation. 	<ul style="list-style-type: none"> Generally support a minimum lot size of 80 ha. <ul style="list-style-type: none"> lots should have access to a constructed road; lots should have access to power; areas of remnant vegetation should not need to be cleared to facilitate the subdivision. Subdivision boundaries must be located to avoid any adverse impacts on existing or potential water sources. New lots of less than 80ha will not be supported, except where the lot is a minimum of 40ha and it complies with the above requirements for an 80ha lot and all the criteria listed in Clause 6.6.5.1. Support boundary adjustments

Shire of Manjimup

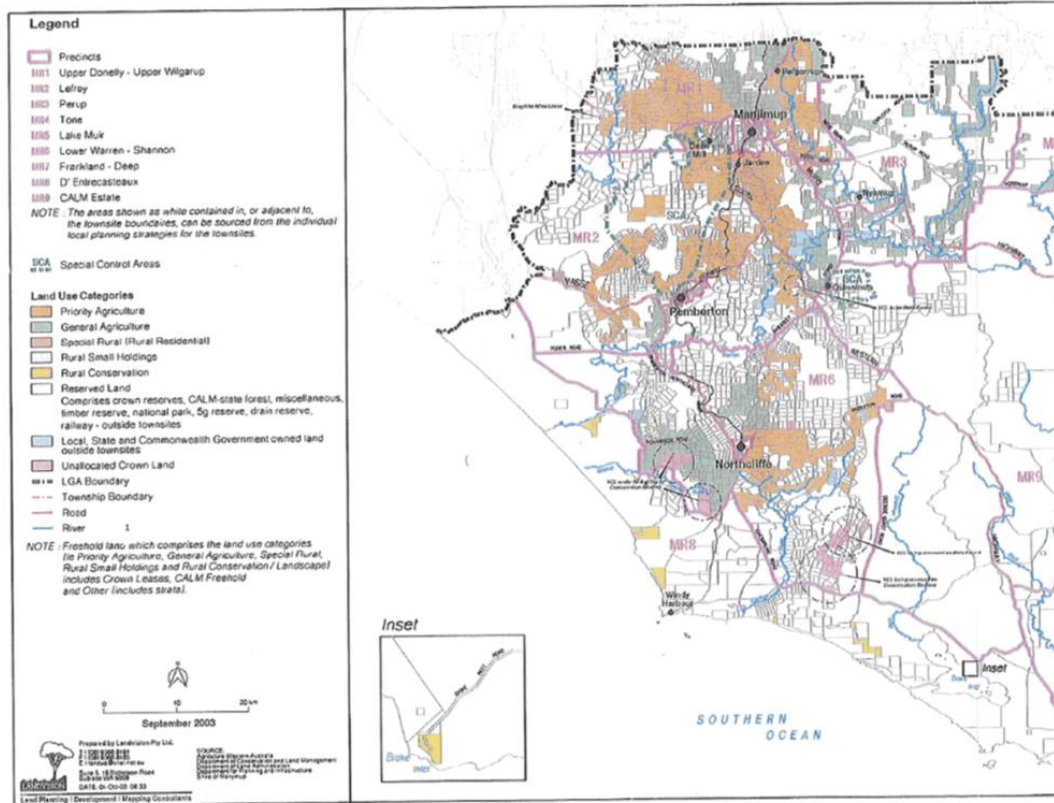
	vegetation, soils and water resources and water course and wetland systems.		<p>where it is consistent with Clause 6.6.5.3.</p> <ul style="list-style-type: none"> • Potential impacts of non-agricultural uses to be contained on site and separated from adjacent land use/activities. • Day-visit attractions and activities for tourists will generally be supported. • Overnight tourist accommodation will generally be discouraged and in most cases will not be permitted. • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council.
General Agriculture	Maintain agricultural land use and activity while providing for environmental repair, diversification of economic opportunities and the community's land use requirements.	<p><u>Uses generally permitted:</u></p> <ul style="list-style-type: none"> • Agriculture Extensive • Rural Pursuit • Single Dwelling <p><u>Uses generally requiring some planning discretion:</u></p> <ul style="list-style-type: none"> • Agriculture Intensive • Industry – rural • Industry – Extensive • Animal husbandry – Intensive • Farm workers accommodation/second dwelling • Tourist activities • Tourist accommodation <ul style="list-style-type: none"> ○ Farm stay ○ Chalets ○ Bed and breakfast ○ Etc. 	<ul style="list-style-type: none"> • Generally support a minimum lot size of 80ha. <ul style="list-style-type: none"> ○ Lots should have access to a constructed road; ○ Lots should have access to power; ○ Areas of remnant vegetation should not need to be cleared as to facilitate the subdivision. • Subdivision boundaries must be located avoid any adverse impacts on existing or potential water sources. • New lots of less than 80ha will not be supported, except where the lot is a minimum of 40ha and it complies with the above requirements for an 80ha lot and all the criteria listed in Clause 6.6.5.1. • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council. • Support boundary adjustments where it is consistent with Clause 6.6.5.3. • Support the creation of agricultural trade lots of less than 40ha where dwellings are not permitted and it is consistent with Clause 6.6.5.2. • Day-visit attractions and activities for tourists will generally be supported where appropriate, beneficial and having no adverse off-site impacts. • Overnight tourist accommodation will generally be discouraged and

			<p>in most cases will not be permitted.</p> <ul style="list-style-type: none"> • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council. • Generally support a minimum lot size of 80ha. <ul style="list-style-type: none"> ◦ Lots should have access to a constructed road; ◦ Lots should have access to power; ◦ Areas of remnant vegetation should not need to be cleared as to facilitate the subdivision. • Subdivision boundaries must be located to avoid any adverse impacts on existing or potential water sources. • New lots of less than 80ha will not be supported, except where the lot is a minimum of 40ha and it complies with the above requirements for an 80ha lot and all the criteria listed in Clauses 6.6.5.1. • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council. • Support boundary adjustments where it is consistent with Clause 6.6.5.3. • Support the creation of agricultural trade lots of less than 40ha where dwellings are not permitted and it is consistent with Clause 6.6.5.2. • Day-visit attractions and activities for tourists will generally be supported where appropriate, beneficial and having no adverse off-site impacts. • Overnight tourist accommodation will generally be discouraged unless all potential for land use conflict is eliminated through location, topography, design and distance for surrounding lots.
Rural Small Holdings	Provide for limited subdivision opportunities which are consistent with the existing variety of lot sizes and land use activities where full-time or part-time income may be	<p><u>Uses generally permitted:</u></p> <ul style="list-style-type: none"> • Agriculture – Intensive • Agriculture – Extensive • Rural Pursuit • Single Dwelling <p><u>Uses generally requiring some planning discretion:</u></p> <ul style="list-style-type: none"> • Animal husbandry – Intensive 	<ul style="list-style-type: none"> • Support subdivision where: <ul style="list-style-type: none"> ◦ 20ha of land is available for agriculture ◦ Surface water or an alternative water supply can be created ◦ No clearing of remnant vegetation is required ◦ The new lot has legal frontage/connection to a constructed road and power.

Shire of Manjimup

	generated from agriculture and rural pursuits.	<ul style="list-style-type: none"> • Industry – Rural • Industry – Extensive • Farm workers accommodation/second dwelling • Tourist activities • Tourist accommodation 	<ul style="list-style-type: none"> • Support boundary adjustments where lot sizes may be reduced to a minimum of 10ha but where the number of lots is unchanged. • Support the creation of agricultural trade lots where dwellings are not permitted. • Single dwellings to be permitted but require Planning Approval to determine location, access, proximity to surrounding activity and any other matter determined by Council.
--	--	---	--

Shire of Manjimup

Figure 27: Rural Planning Precincts and Generalised Land Use Categories

ATTACHMENT 6

	<p>7. It is considered essential that the following Stream Protection Area provisions be applied as a means of water course and water resource management of the stream which traverses the lot in question. The provisions are to apply to an area with the minimum width of 10 metres measured outwards from the top of both banks of the water courses marked as Stream Protection Areas on the Plan of Subdivision No. 8.</p> <p>(a) No new dams artificial retention of flow, pumping, diversion of water or modification of stream course, bed or banks shall be permitted without Water Authority approval.</p> <p>(b) The activities of stock to be controlled such that the problems of erosion, pollution and vegetation degradation do not occur.</p> <p>(c) A no spray (pesticide/herbicide), non-cultivation and non-nitrogenous fertiliser application buffer of 50 meters from the watercourse, shall be stabilised on land within the amendment area. The no spray requirements will not preclude carrying out of noxious weed control in accordance with Agriculture Protection Board requirements.</p> <p>8. Subdivision and development is to be generally in accordance with the Subdivision Guide Plan dated 9th July 1998 which formed part of Town Planning Scheme No 2, or a subsequent Structure Plan endorsed by the local government and the Commission in accordance with part 6.4 of the Scheme</p>
--	---

AREA No 26	SPECIAL PROVISIONS
Lot 2084 and Lot 50 Dingup Road, East Manjimup	<p>1 Except as it may be modified to address any requirements resulting from the preparation of the Urban Water Management Strategy as set out at Provision 2 below, subdivision of the land shall generally be in accordance with the Special Rural Area 26 Subdivision and Development Guide Plan, hereafter referred to as the Structure Plan attached to Scheme Amendment Report (Amendment No. 133 to Local Planning Scheme No 2) and dated May 2008.</p> <p>2. Prior to the lodgement of any application for approval to subdivide the land, the subdivider shall prepare a Local Water Management Strategy (LWMS) to the satisfaction of the Department of Water (DOW) and local government. Any modifications required to the Structure Plan as a result of outcomes of the LWMS will need to be effected prior to subdivision approval via the preparation and approval of a revised Structure Plan. The LWMS shall be implemented to the satisfaction of the DOW and local government.</p> <p>3(a) The following uses are permitted "P" within Rural-Residential Area 26:</p> <p>Single Dwelling Outbuilding Home Occupation</p> <p>3(b) The following uses are not permitted unless approval is granted by the local government - "A"</p> <p>Ancillary Accommodation Rural Use Cottage Industry Private Recreation Public Utility Cottage Industry Private Recreation</p> <p>3(c) All other uses not mentioned in 2(a) and (b) are not permitted - "X"</p> <p>4 In considering approving any use listed above the local government shall have specific regard to how the proposed use and development may impact upon the water quality attributes of the existing waterway shown on the Structure Plan. It may impose conditions upon such development to ensure that there is no adverse impact on the existing waterway including conditions:</p> <ul style="list-style-type: none"> restricting the area and/or location of the use;

	<ul style="list-style-type: none"> • requiring specific management measures to be implemented; and • requiring the revegetation of appropriate areas to improve the water quality attributes and ecology of the existing waterway. <p>5. Subdivision, development and the use of the subject land shall be in conformity with the provisions of the Scheme.</p> <p>6. The minimum lot size shall be 1 hectare.</p> <p>7. Each lot is to be provided with on-site effluent disposal systems established to the satisfaction of the local government and the Department of Health.</p> <p>8. No development is to occur within 10 metres and no septic tank or leach drain shall be constructed within 30 metres of the existing water courses unless otherwise approved by the local government.</p> <p>9. The provisions of Clause 5.24 shall apply.</p> <p>10. The subdivider shall prepare a Landscaping Plan to the satisfaction of the local government for the landscaping areas shown on the Structure Plan prior to the issue of titles and any such Plan approved by the local government shall be implemented prior to, or throughout the subdivision process to the local government's satisfaction.</p> <p>11. The landscaping areas shown on the Structure Plan shall be maintained in perpetuity by the owner of the lot within which the landscaping area (or part of it) is located.</p> <p>12. The landscaping areas shown on the Structure Plan shall be established throughout the subdivision process to the satisfaction of the local government prior to clearance of the subdivision being given. Planting shall consist of a minimum of 500 trees and shrubs per hectare. The trees and shrubs shall be native to the area and capable of growing to at least 3 metres in height.</p> <p>13. The subdivider shall prepare and implement a Fire Management Plan to the satisfaction of the local government and Fire & Emergency Services (FESA) prior to clearance of subdivision.</p> <p>14. The subdivider shall construct all internal roads, Strategic Fire Break access ways and water supply points in compliance with the design requirements of the local government prior to the issue of titles/clearance of subdivision.</p> <p>15. Arrangements are to be made with the Shire by the subdivider and to the local government's satisfaction, prior to the issue of titles for the upgrading/construction of the internal and access roads to the subject site, the construction of Strategic Fire Breaks and the construction of water supply points.</p> <p>16. Strategic Fire Breaks and a 50,000 litre water storage tank site for fire fighting purposes shall be vested, free of charge, to the local government. Individual lot owners are not to construct fences or gates on, or create any other obstruction to, the Strategic Fire Breaks.</p> <p>17. The local government will be responsible for the maintenance and any future upgrades of the Strategic Fire Break vested in the Shire.</p> <p>18. No gates or fencing or any other obstruction are to restrict emergency access through the strategic fire break.</p> <p>19. The subdivider shall construct an un-gated 6-metre wide fire break and access road within the battle-axe leg in the lot indicated in the Structure Plan as being located in the south eastern portion of the subject site.</p> <p>20. The owner, in perpetuity, of the battle axe lot indicated in the Structure Plan as being located in the south eastern portion of the subject site, is to be responsible for the on-going maintenance and any upgrading required to the battleaxe leg driveway to ensure its function as a fire break and access to the Strategic Fire Break from Dingup Road, to the local government's satisfaction.</p> <p>21. An access easement is to be provided in favour of the local government on the Title for the lot detailed in Special Provisions 19 and 20 (above) guaranteeing unrestricted access to the Strategic Fire Break on that land.</p>
--	--

ATTACHMENT 7

To the Shire of Manjimup,

I am committed to installing a 10-metre wide vegetation buffer on the eastern boundary adjoining the close neighbouring properties. I can assure this will be done within six months of the rezoning being completed.

I will also commit to adopt a 50 metre no spray zone from the eastern boundary adjoining the close neighbouring properties. I will only spray with suitable weather conditions to eliminate any potential spray drift towards the eastern properties.

Yours sincerely,

Brent Nicol

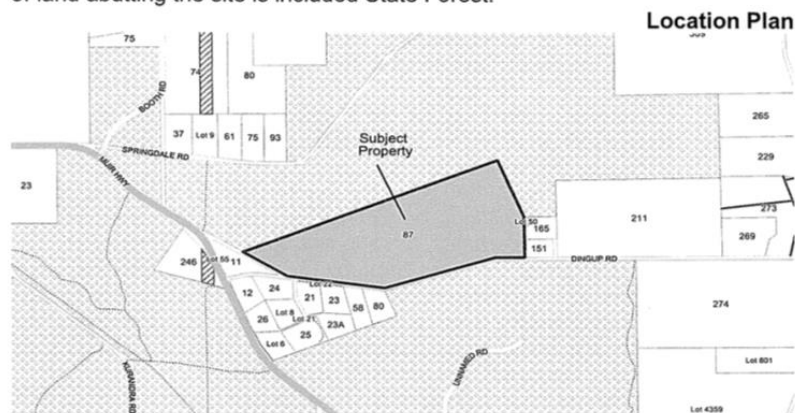
ATTACHMENT**9.5.8 Request for Support to Proposed Scheme Amendment over Lot 2084 (87) Dingup Road, Dingup**

PROPONENT	Mr BL Nicol
OWNER	Mr BL Nicol
LOCATION / ADDRESS:	Lot 2084 (87) Dingup Road, Dingup
WARD:	East
ZONE:	Rural Residential
DIRECTORATE:	Development and Regulation
FILE REFERENCE:	P55612
LEGISLATION:	<i>Planning and Development Act 2005</i>
AUTHOR:	Kaylene Roberts/Brian Robinson
DATE OF REPORT:	29 October 2021
DECLARATION OF INTEREST:	Nil

BACKGROUND:

The subject land is a 52.95 hectare property on the northern side of Dingup Road which is currently developed used for horticultural purposes and stock (beef cattle). The property contains a dwelling, four outbuildings, two stock dams as well as a large dam, which was previously approved by Council.

As shown on the location plan below, the land is located opposite a Rural-Residential estate located on the corner of Muir Highway and Dingup Road. The property also borders two Rural-Residential lots to the east. The balance of land abutting the site is included State Forest.



The request from the landowner is to initiate a Scheme Amendment to rezone the existing property from "Rural Residential" to "Priority Agriculture" with the intention of increasing horticultural production on the subject lot. A copy of the request received from the land stating the purpose and intent of the rezoning is attached.

ATTACHMENT: 9.5.8(1)

PUBLIC CONSULTATION UNDERTAKEN:

Nil.

COMMENT (Includes Options):

To assist Council in considering the request for a Scheme Amendment, the following information is offered:

Zoning History

The subject property was previously zoned as "Rural" under Town Planning Scheme No 2. The previous landowner sought to rezone the subject property from "Rural" to "Special Rural" and the introduction of additional Scheme provisions and controls over the land in order to facilitate subdivision of the land.

The current zoning allows for the potential subdivision of the land into 23 rural residential lots with an average size of 2.0ha.

Current Zoning

As identified in the background section of this agenda item, the provisions of the Scheme currently include the land within the Rural Residential zone.

Zone Purpose

The purpose of the Rural Residential zone, as outlined in clause 4.6.1 of the Scheme is *"to provide for low density residential development in a rural setting consistent and compatible with adjacent land use activity, landscape and environmental attributes of the land."*

Zone Objectives

Consistent with the above purpose, the Scheme identifies the following objectives of the Rural Residential Zone:

- (i) *encourage a variety of lot sizes and appropriate designs which accommodate environmental opportunities and constraints and landscape protection requirements;*
- (ii) *encourage the introduction of clearing and land management controls and restrictions, environmental repair where appropriate;*
- (iii) *provide the opportunity for subdivision where identified in an endorsed Local Planning Strategy, in order to provide for more efficient use of existing rural-residential areas in close proximity to existing townsites (where essential services are available and where the existing agricultural, landscape and conservation values of the locality will not be compromised);*
- (iv) *facilitate the conservation of native vegetation, water courses and water bodies and other environmental features and, where appropriate, to provide for environmental repair; and*
- (v) *encourage opportunities for innovative design and clustering of houses and other structures to minimise the impact on adjacent land uses, protect landscape and remnant vegetation and to utilise the more efficient use of services.*

The current zoning is consistent with the zoning of existing Rural Residential lots abutting the site to the east and on the southern side of Dingup Road to the south-west of the subject land.

Proposed Zoning

The zoning of the land surrounding this property is mainly Priority Agriculture with a parcel of land adjacent that has been subdivided and is zoned Rural Residential. There is also a parcel of land to the west of Dingup Road off Muir Highway that is also zoned Rural Residential. Land to the north and south of the subject land is zoned as State Forest and other Forest Reserves.

As stated, the applicant is not intending to subdivide the property and has the intention to increase the horticultural operations on the subject property. The proposed zoning would be consistent with the landowners intent and Priority Agriculture zoning in the area.

Potential for Land Use Conflict

Many rural activities have the potential impact on the amenity of adjacent dwellings and the area generally through noise, dust, spray drift and odours associated with both horticultural and stock related activities. Due to the proximity of the existing Rural-Residential homes, the landowner may not be able to undertake certain land uses that would otherwise be possible on Priority Agricultural Land.

Environmental Protection Authority Guidelines

In June 2005, the Environmental Protection Authority (EPA) produced the current Guidelines entitled "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses". These guidelines provide advice on the *"use of generic separation distances (buffers) between industrial and sensitive land uses to avoid land use conflicts between incompatible land uses."*

In terms of rural land uses, the Guidelines recommend minimum buffer distances for various uses including but not limited to Animal Feedlots, Aquaculture, Extractive Industries, Dairies, Dog Kennels, Food Processing, Horse Stables, Livestock saleyard or holding pens, Market Gardens, Nurseries, Orchards, Piggeries (which vary depending on size and form), Turf Farms and Vineyards. Generally speaking, a minimum buffer of 500 metres is recommended between typical intensive agricultural and horticultural land uses.

Impact of Required Buffers on Future Land Use

The application of a generic 500m buffer as measured from the adjacent dwellings will effectively result in the majority of the land being unable to be developed or used for intensive agricultural or horticultural purposes. Should Council resolve to support the landowners request, it is recommended that the amendment documentation should address the location of the adjacent Rural Residential land and dwellings and the impact on the EPA recommended land use buffers in order to demonstrate that the resultant land uses can be

undertaken without detrimentally impacting on the amenity of the adjacent land.

Consistency with Local Planning Strategy

The 2003 Local Planning Strategy identifies Lot 2084 as Priority Agriculture and suitable for rural pursuits, such as agriculture – extensive and horticultural pursuits. The proposal is therefore consistent with the recommendations of the adopted Local Planning Strategy.

Amendment Process

Council is being requested to initiate the Amendment. Until such time that initiation occurs the proposal remains outside of the legislative process that is dictated by the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*. There is no avenue of appeal in the event that Council does not initiate an amendment.

Should Council resolve to initiate the Amendment, it needs to be mindful that once this act occurs, the Amendment is required to be processed and determined. Therefore, it is prudent that Council is satisfied that the Amendment is sufficiently justified and contains an appropriate level of detail for it to be determined by the Western Australian Planning Commission (WAPC). This is necessary in order to provide a high degree of confidence that the resultant development will meet the objectives of orderly and proper planning.

Should Council support the applicant's request, Shire staff will liaise with the landowner over the preparation of suitable scheme amendment documents. Once these documents are available, a further report will be prepared for Council to consider adoption and advertising of the amendment in accordance with requirements of the *Planning and Development Act 2005*.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015 and Shire of Manjimup Local Planning Scheme No. 4.

POLICY / STRATEGIC IMPLICATIONS:

The amendment is consistent with Council's Local Planning Strategy as discussed above.

The 2021-2031 Strategic Community Plan supports agricultural pursuits within both Priority and General Agriculture zoned land.

- B4** *Support sustainable agricultural expansion, value-adding and downstream processing, research and development, culinary and agri-tourism, land protections, and continued support for the Southern Forests Food Council.*

ORGANISATIONAL RISK MANAGEMENT:

Nil.

FINANCIAL IMPLICATIONS:

Should Council resolve to proceed with the Scheme Amendment as requested, all costs will be borne by the proponent.

SUSTAINABILITY:

Environmental: The site is clear of native vegetation.

Economic: The development has the potential of generating economic activity within the Manjimup area.

Social: Due to care will need to be exercised by the land owner to ensure that any intensification of the agricultural or horticultural use of the property will not detrimentally impact on the amenity of the adjacent and nearby Rural-Residential land and dwellings.

VOTING REQUIREMENTS:**SIMPLE MAJORITY****OFFICER RECOMMENDATION:****That Council:**

1. Resolve to advise the landowner that it is prepared to consider the proposed Scheme Amendment over Lot 2084 (87) Dingup Road, Dingup subject to the following matters being addressed:
 - a. Preparation of a standard Scheme Amendment document in accordance with the requirements of *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015*; and
 - b. The Scheme Amendment documentation referred to in point 1(a) above addressing the location of the existing Rural Residential land and associated dwellings and the recommended land use buffers for intensive agricultural uses as outlined within Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses", in order to demonstrate that the resultant land uses will not detrimentally impact on the existing amenity.
2. Defer consideration of the adoption and advertising of the Scheme Amendment referred to in point 1 above, pending a further report to Council following the receipt of amendment documentation to the satisfaction of the Chief Executive Officer.
3. Should the Amendment process not be completed prior to the drafting of Local Planning Scheme No. 5, incorporate the rezoning in that process.

ATTACHMENTS

- 1 Attachment 1: Scheme Amendment Request 1 Page

Ordinary Meeting**COUNCIL RESOLUTION:**

MOVED: Eiby, W **SECONDED:** Taylor, R

28620

That Council:

1. Resolve to advise the landowner that it is prepared to consider the proposed Scheme Amendment over Lot 2084 (87) Dingup Road, Dingup subject to the following matters being addressed:
 - a. Preparation of a standard Scheme Amendment document in accordance with the requirements of *Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015; and*
 - b. The Scheme Amendment documentation referred to in point 1(a) above addressing the location of the existing Rural Residential land and associated dwellings and the recommended land use buffers for intensive agricultural uses as outlined within Environmental Protection Authorities "Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses", in order to demonstrate that the resultant land uses will not detrimentally impact on the existing amenity.
2. Defer consideration of the adoption and advertising of the Scheme Amendment referred to in point 1 above, pending a further report to Council following the receipt of amendment documentation to the satisfaction of the Chief Executive Officer.
3. Should the Amendment process not be completed prior to the drafting of Local Planning Scheme No. 5, incorporate the rezoning in that process.

ADOPTED BY EN BLOC RESOLUTION: 11/0

* PO5 credits for foreshore & wetland reserve (Stage 2B) have not been included in calculations, as the 10% requirement has been met.

SUBDIVISION AND DEVELOPMENT GUIDE PLAN
During the assessment of detailed subdivision and engineering design plans, minor variations in the subdivisional plan reflected by the Subdivision and Development Guide Plan No.90/10/13F may occur to satisfy the requirements of approval authorities.

INDIGENOUS VEGETATION AND BUILDING DESIGN GUIDELINES

Guidelines to promote a high standard of building design and indigenous landscape plantings shall be prepared and adopted as Council Policy to promote a distinctive local character for the Boronia Ridge Estate.

DRAINAGE MANAGEMENT - STAGES 2B & 3

The strategy for the collection, treatment and disposal of on-site drain is to be in accordance with the Drainage Management Strategy for Boronia Ridge (TME 2005) as approved by the DoE and the Shire of Manjimup.

FORESHORE AND WETLAND MANAGEMENT PLAN - STAGES 2B

As a condition of subdivision, the Proponent to the satisfaction of DoE and CALM shall prepare and implement a Foreshore and Wetland Management Plan referring to the protection of *Scaevola* vegetation, the construction, location and management of dual use pathway systems, fire management, dieback and weed control.

GEO-TECHNICAL INVESTIGATIONS - Stage 3

As a condition or subdivision the Proponent to the satisfaction of the S of Manjimup shall undertake geo-technical investigations to prove that building and associated development can be sustained within the Stage development area.

VISUAL ASSESSMENT - Stage 3

As a condition of subdivision the Proponent to the satisfaction of the S of Manjimup shall undertake a visual assessment for the Stage 3 development area.

- 15** STAGE 3: RESIDENTIAL R10 LOTS
- 16** **WETLAND BOUNDARY - STAGE 3 (JULY 2005)**
The near boundary of all lots within Stage 3 are to be setback at least 50 metres from the defined wetland edge.
- 17** **SEWER PUMP STATION SERVICING STAGES 2B AND 3**
As a condition of subdivision, the Proponent to the satisfaction of CALM and the Shire of Manjimup, shall ensure that the pump station is suitably screened from view of residential lots and the Bibbulmun Track.
- 18** **EXISTING FOOTBRIDGE LINKING ESTATE TO GOLF COURSE AND COUNTRY CLUB**
- 19** **PEDESTRIAN ACCESS FROM PROPOSED RESIDENTIAL LOTS TO THE BIBBULMUN TRACK SHALL NOT BE PERMITTED, OTHER THAN VIA A FORMALLY CONSTRUCTED DUAL USE PATHWAY SYSTEM.**
- 20** **8m ROW FOR PUBLIC ACCESS AND WESTERN POWER EASEMENT FOR UNDERGROUND POWER ROW TO BE CONSTRUCTED SO AS TO MINIMISE EROSION TO THE SATISFACTION OF THE SHIRE OF MANJIMUP.**
- 21** **ADJUSTED FORESHORE RESERVE - 6302m²**
- 22** **4m WIDE PAW FOR PUBLIC AND AWD EMERGENCY ACCESS AND OVERLAND FLOW.**

- 28 EXISTING TRAIL SYSTEM UPGRADED TO A DUAL USE PATH
ALLOWING 4WD EMERGENCY ACCESS AND A CONNECTION
TO WALPOLE TOWNSITE.
- 31 BUSHLAND RETAINED.
- 32 NUTRIENT STRIPPING STORMWATER RETENTION.
- 33 BUILDING ENVELOPES - STAGES 2B & 3
Building Envelopes to be defined on each lot in compliance with
TPS No 2 and as depicted on an approved Building Envelope
Plan for Stages 2B and 3.
- 34 JARRAH ROAD INTERSECTION - CLOSED.
- 35 MAIN ENTRY TO ESTATE.
- 36 VEGETATION BUFFER ABUTTING SOUTH WESTERN HIGHWAY.
- 37 DUAL USE PATH / FIRE BREAK AND PERIMETER
FENCE - STAGE 2B
As a condition of subdivision, the Proponent to the satisfaction of
DOE, CALM, FESA and the Shire of Manjimup shall construct a
dual use path / fire break within the Stage 2B development area
to separate individual lots from the foreshore and wetland reserve
and to provide a pedestrian link to South Western Highway.
Options for fencing shall be provided and constructed within individual
lots abut the foreshore and wetland reserve.

LOT 650 & LOT 669 BORONIA RIDGE - WALPOLE
SUBDIVISION AND DEVELOPMENT GUIDE PLAN (90/010/013F)
ENDORSED ON 21 July 2006
BY Kenneth J. [Signature]
CHIEF EXECUTIVE OFFICER - Shire of Manjimup
ENDORSED ON 4 August 2006
BY [Signature]
MANAGER (Department Planning & Infrastructure - Bunbury)

LOT 650 & LOT 669, BORONIA RIDGE
WALPOLE
Subdivision and Development
Guide Plan

CLIENT	DRAWN BY	
SUNLAND PTY LTD	T.B.	
DATE	PLAN NUMBER	SCALE
21 JUNE 2006	90/010/13F	1:5000

60m 0 60 120m

ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage.

Date 4/8/2006 [Signature]
Delegated under s.16 of the
Planning & Development Act 2005



TAYLOR BURRELL BARNETT
Town Planning and Design
187 Roberts Road Subiaco
Western Australia 6008
Telephone: (08) 9382 2911
Facsimile: (08) 9382 4586
e-mail: info@tbb.com.au

ATTACHMENT APPENDIX

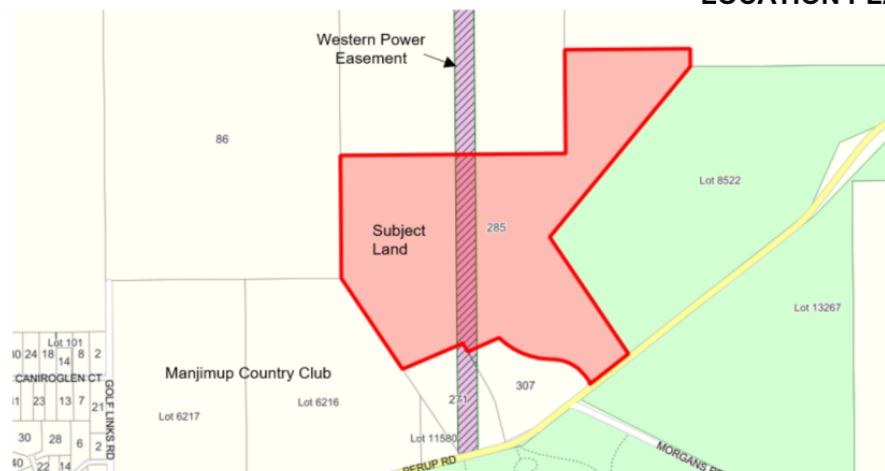
9.5.4 Request for Scheme Amendment to Rezone Lot 21 Perup Road, Balbarrup

PROPONENT	Wittenoom Consulting Engineers
OWNER	Rumenos Developments Pty Ltd
LOCATION / ADDRESS:	Lot 21 (No 285) Perup Road, Balbarrup
WARD:	Central
ZONE:	Rural-Residential (RR9)
DIRECTORATE:	Development & Regulation
FILE REFERENCE:	DA22/61 & P56134
LEGISLATION:	<i>Planning and Development Act 2005</i>
AUTHOR:	Brian Robinson
DATE OF REPORT:	21 April 2022
DECLARATION OF INTEREST:	Nil

BACKGROUND:

Lot 21 has an area of 53.1291ha and as shown on the location plan below, is located to the north of Perup Road. The land is currently developed with a single dwelling, several outbuildings and several small dams. A Western Power easement runs north south through the property.

LOCATION PLAN



As reflected on the plan above, the Manjimup Country Club abuts a portion of the sites western boundary line. Land to the north-west, north and north east consists of farmland, whilst State Forest abuts the sites eastern boundary.

Council is requested to determine a request from consultants on behalf of the landowner seeking to amend the provisions of Local Planning Scheme No 4 (the Scheme) in order to modify the current zoning from "Rural-Residential" to "General Agriculture" in order to facilitate a tourist based development. A copy of the correspondence received is shown attached.

ATTACHMENT: 9.5.4(1)

PUBLIC CONSULTATION UNDERTAKEN:

Nil.

COMMENT (Includes Options):

To assist Council in determining whether to initiate a Scheme Amendment, the following comments and advice are provided:

History of Zoning

The subject land, along with the adjacent Lot 20 (No 307) Perup Road previously comprised Lot 2 Perup Road. Through Amendment No 67 to the Shire's previous Town Planning Scheme No 2, the zoning of Lot 2 was modified from "Rural" to "Special Rural" in September 1996.

The purpose of the scheme amendment was to facilitate the then landowners desire to subdivide the land into 41 lots ranging from 1ha to 2ha in area in accordance with an approved Subdivision Guide Plan. A copy of the Subdivision Guide Plan is shown appended.

APPENDIX: 9.5.4(A)Subdivision History

In 1997 conditional approval was granted for the creation of 41 lots in accordance with the approved Subdivision Guide Plan. However, that subdivision approval expired without being implemented.

Subsequently in June 1998, the landowner received approval for a two lot subdivision, resulting in Lot 20 (307) Perup Road, effectively being excised from the parent property. Lot 20, having an area of 5.8 hectare effectively contained four lots as shown on the approved Subdivision Guide Plan.

Local Planning Scheme No 4

The provisions of the Scheme include the subject land, along with Lot 1 (271) and Lot 20 (307) Perup Road within the Rural-Residential zone, being Rural-Residential Area No 9. In accordance with the special provisions contained in Schedule Two of the Scheme, subdivision and development of the land is required to generally accord with the approved Subdivision Guide Plan shown at Appendix: 9.5.4(A).

Current Request

The current landowner has advised that they do not wish to pursue a Rural-Residential subdivision of the land. Alternatively they are seeking to establish a range of tourism related uses. Many such uses cannot legally be approved on land zoned Rural-Residential.

As a result they are seeking to have the land included within the General Agriculture Zone, under which their proposed uses can be considered. This zoning is consistent with the farmland to the north-west, north and north-east of the subject land.

Should the request be agreed to the area of Rural-Residential zoning relating to Rural-Residential Area No 9 would be reduced to Lots 1 and 20 Perup Road.

South West Infrastructure Plan

Finalised in 2015, the South West Regional Planning and Infrastructure Framework provides an overall strategic context for land-use. Within that document, the Western Australian Planning Commission (WAPC) sets out a number of positions aimed at ensuring sustainable communities including the aim of constraining low-density urban sprawl, through:

- *preventing the creation of new rural residential lots beyond those identified in existing local planning strategies or local town planning schemes, while making provisions for the creation of conservation lots or other forms of lots that provide a mechanism for the protection of existing native vegetation or opportunities for revegetation of previously cleared land with endemic species;*
- *support increasing the density of existing rural residential areas where this is seen as beneficial to the community as a whole and does not adversely impact on the landscape and environmental values of the locality; and*
- *encourage infill consolidation in existing centres through the preparation of local planning strategies, schemes and structure plans. Such infill should be in line with the objectives and policies outlined in Liveable Neighbourhoods.*

Other Available Rural Residential Zoned land

The rezoning of the subject land (53.1291ha) as requested would prevent the creation of approximately 37 Rural Residential lots currently catered for within the Scheme. It should however be noted that the Scheme contains substantial areas of Rural-Residential zoned land that is yet to be developed. The following is a summary of those areas, being within or adjacent to the Manjimup Townsite:

- RR9 – The balance of the land within RR9, being Lots 1 and 20 Perup Road having a total area of 11.5ha, capable of being subdivided into 7-8 Rural Residential lots based on the approved Subdivision Guide Plan;
- RR15 – Being an area of approximately 30ha within Lot 377 Perup Road, Manjimup;
- RR 18 – Being Lot 18 Manjin Drive, having an area of approximately 8.9ha and frontage to both multiple road reserves;
- RR23 - Consisting of Lots 4, 6223 and 820 South West Highway, having a combined area of approximately 106.779ha; and
- A proposal for a minor extension of the Demiris Drive estate.

It is therefore considered that the Scheme contains an adequate area of land to meet the demand for Rural-Residential lots in the foreseeable future.

Scheme Amendment Process

Council is being requested to initiate the Amendment. Until such time that initiation occurs the proposal remains outside of the legislative process that is dictated by the *Planning and Development Act 2005* and the *Planning and*

Development (Local Planning Schemes) Regulations 2015. There is also no avenue of appeal in the event that Council does not initiate an amendment.

Should Council resolve to initiate the Amendment, the subsequent process is summarised as follows:

- The applicant will provide suitable Scheme Amendment documents for endorsement;
- A copy of the Amendment is forwarded to the Department of Environmental Protection for Assessment of the potential environmental impact;
- Advice of Council's decision to prepare or adopt a scheme amendment is referred to the WAPC;
- The amendment is advised for public comment;
- Council is required to consider final adoption of the amendment, with or without modification having regard to the submissions received;
- Advice of Council's decision is forwarded to the WAPC with a request for the Minister to consider the amendment;
- The Minister may approve the amendment with, or without modification or refuse the amendment; and
- If approved by the Minister, arrangements are made to publish the amendment in the government gazette and publically advertise finalisation of the amendment.

In this case, whilst it is recommended that the applicants request should be supported, initiation of the amendment is not recommended until suitable amendment documentation is received and the required application fee paid.

Should Council support the applicant's request, Shire employees will liaise with the landowner over the preparation of suitable scheme amendment documents. Once these documents are available, a further report will be prepared for Council to consider adoption and advertising of the amendment in accordance with requirements of the *Planning and Development Act 2005*.

Conclusion

The landowner has advised that they have no intention of subdividing the land for Rural-Residential purposes and wish to pursue an alternative development that could be considered within the General Agricultural Zone. Given the landowners intentions and having regard to the zoning of the adjacent rural land holdings, it is recommended that the applicants request be supported.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005.

POLICY / STRATEGIC IMPLICATIONS:

The Shire of Manjimup's Strategic Community Plan 2021-2031 identifies the following Community Goals and Strategies that are relevant to the applicants request:

Community Goals

- 2.3 *The local economy is diversified and supports a range of industries and job opportunities; and*
- 2.6 *Our region grows in reputation as a world-class culinary, agricultural, environmental and trails tourism destination.*

Strategies

- B4 *Support sustainable agricultural expansion, value-adding and downstream processing, research and development, culinary and agri-tourism, land protections and continued support for the Southern Forest Food Council;*
- B12 *Provide development opportunities and support local small business to thrive;*
- B16. *Support services and infrastructure to encourage caravan and RV Tourism; and*
- D7. *Review or amend the Local Planning Scheme to meet the changing needs of community and industry.*

Preliminary advice from the applicant indicates that they are seeking to propose a tourist related development including a mix of chalets, caravan bays, camping sites and appropriate facilities including a possible micro-brewery. Such a development would still need to be assessed against the requirements of the Scheme, if and when approval is sought. The concept is however consistent with the above Community Goals and Strategies.

ORGANISATIONAL RISK MANAGEMENT:

Nil.

FINANCIAL IMPLICATIONS:

Should Council resolve to proceed with the Scheme Amendment as requested, all costs will be borne by the proponent.

SUSTAINABILITY:

Environmental: To be assessed as part of the Scheme Amendment process.

Economic: Supporting the landowners proposal will provide the landowner with an opportunity to consider the development of the land in accordance with the proposed General Agriculture Zone.

Social: Although supporting the applicants will effectively remove up to 37 future Rural-Residential lots from the Scheme, adequate undeveloped Rural-Residential land remains zoned under the Scheme. This land, subject to landowners actions, will be adequate to meet the needs for such allotments for the foreseeable future.

VOTING REQUIREMENTS:

SIMPLE MAJORITY

OFFICER RECOMMENDATION:**That Council:**

- 1. Resolve to support the applicants request to amend Local Planning Scheme No 4 as follows:**

- a) Rezone Lot 21 Perup Road, Balbarraup from “Rural-Residential” to “General Agriculture”; and
 - b) Modify the provisions relating to Rural-Residential Area RR9 accordingly.
- 2. Request the applicant to arrange the preparation of the required Scheme Amendment documentation by a suitably qualified consultant to the Shire of Manjimup;
- 3. Advise the applicant that the payment of the Shire’s administration fee for a Standard Scheme Amendment being a total of \$2,530 prior to Council further considering the request and that additionally they will be responsible for meeting all costs associated with the preparation and advertising of the Scheme Amendment; and
- 4. Defer consideration in respect of the intitation and advertising of the Scheme Amendment referred to in point 1 above, pending a further report to Council following the payment of the required application fees and receipt of amendment documentation prepared to the satisfaction of the Chief Executive Officer.

ATTACHMENTS

- 1 Attachment No 1 - Request for Scheme Amendment 1 Page

APPENDICES

- A Appendix A - Approved Subdivision Guide Plan for Lot 2 Perup Road, Balbarraup 1 Page

Ordinary Meeting

COUNCIL RESOLUTION:

MOVED: Eiby, W **SECONDED:** Dawson Vidovich, S

28788

That Council:

- 1. Resolve to support the applicants request to amend Local Planning Scheme No 4 as follows:
 - a) Rezone Lot 21 Perup Road, Balbarraup from “Rural-Residential” to “General Agriculture”; and
 - b) Modify the provisions relating to Rural-Residential Area RR9 accordingly.
- 2. Request the applicant to arrange the preparation of the required Scheme Amendment documentation by a suitably qualified consultant to the Shire of Manjimup;

3. Advise the applicant that the payment of the Shire's administration fee for a Standard Scheme Amendment being a total of \$2,530 prior to Council further considering the request and that additionally they will be responsible for meeting all costs associated with the preparation and advertising of the Scheme Amendment; and
4. Defer consideration in respect of the intitation and advertising of the Scheme Amendment referred to in point 1 above, pending a further report to Council following the payment of the required application fees and receipt of amendment documentation prepared to the satisfaction of the Chief Executive Officer.

ADOPTED BY EN BLOC RESOLUTION: 10/0

Wittenoom Consulting Engineers
Chartered Engineers and Project Managers
 P.O. Box 12, Bridgetown WA 6255
 Telephone: 9761 1531 Mobile:
 Email: bridgetown@wittenoom.com.au ABN 44 008 819 243

20 April 2022

CEO
 Shire of Manjimup
 37-39 Rose St
 Manjimup WA 6258

Attention: Brian Robinson, Jocelyn Baister

Dear Sir,

Proposed change of Zoning to General Agriculture

Following discussions with Brian Robinson and Jocelyn Baister last week, on behalf of Mr Nick Rumenos I request that the Shire initiate actions to change the zoning of the following property to General Agriculture.

Property: Lot 21 Loc 478, 285 Perup Road, Balbarrup.
Owner: Rumenos Developments Pty Ltd.
 Email:

The reason for this request is that the owners are keen to develop some or all of the land for a tourism related development which would be an asset to the Shire, supporting its objective of sustained economic development.

The proposed development would be a mix of chalets, caravan bays, camping sites and appropriate commercial facilities such as a possible micro brewery.

The development would be of assistance to the adjacent Golf Club, providing conveniently located accommodation for major tournaments or keen golfing visitors generally.

Such uses are not possible in the present zoning of Rural-Residential.

Mr Nick Rumenos is keen to commence development of suitable facilities as soon as possible – hopefully within 12 months – and would be grateful for the assistance of the Shire in facilitating the rezoning as a first step.

Yours faithfully,

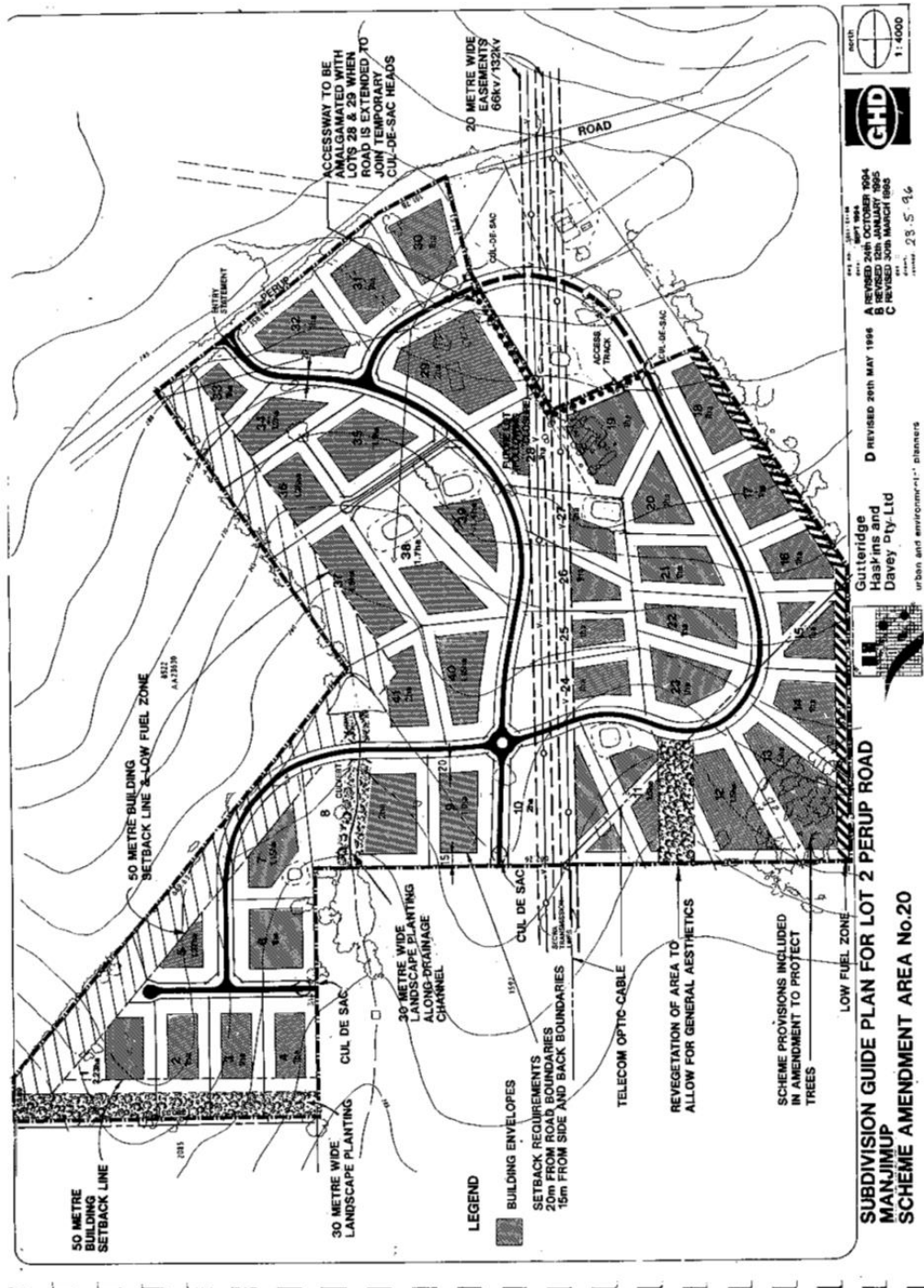


Richard Wittenoom

*National Engineering Register #299882: Civil, Structural & Geotechnic Engineering
 Wittenoom Consulting Engineers is a Registered Business Name of Richard Wittenoom & Associates Pty Ltd*

Attachments - Ordinary Council - 5 May 2022

Attachments - Ordinary Meeting of Council - 7 September 2023



ATTACHMENT APPENDIX

9.5.3 Request to Adopt Scheme Amendment for Purposes of Advertising - Lot 21 (No 285) Perup Road, Balbarrup

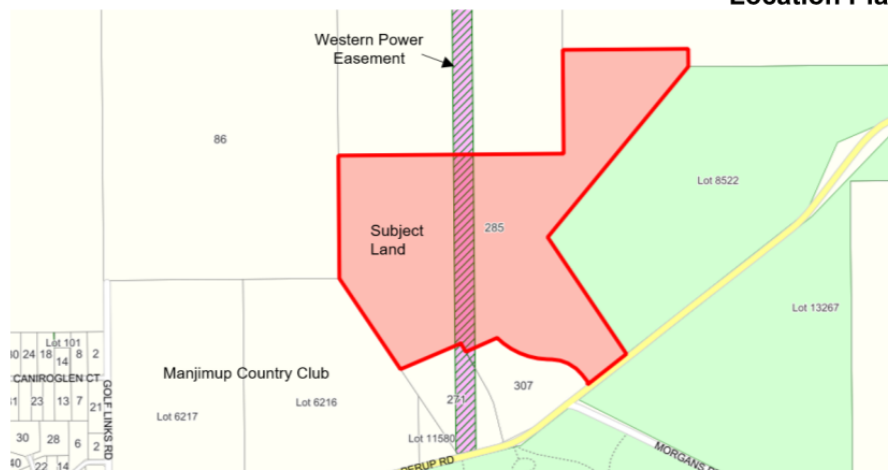
PROPONENT	Martin Richards Planning
OWNER	Rumenos Developments Pty Ltd
LOCATION / ADDRESS:	Lot 21 (No 285) Perup Road, Balbarrup
WARD:	Central
ZONE:	Current - Rural-Residential Proposed – General Agriculture
DIRECTORATE:	Development & Regulation
FILE REFERENCE:	DA22/61; P56134
LEGISLATION:	<i>Planning and Development Act 2005</i>
AUTHOR:	Brian Robinson
DATE OF REPORT:	20 October 2022
DECLARATION OF INTEREST:	Nil

BACKGROUND:

Council is requested to consider adopting, for the purposes of advertising, Local Planning Scheme Amendment No 27, relating to Lot 21 (No 285) Perup Road, Balbarrup. The amendment proposes to rezone the land from “Rural-Residential” to “General Agriculture”.

Lot 21 has an area of 53.1291ha and as shown on the location plan below, is located to the north of Perup Road. The land is currently developed with a single dwelling, several outbuildings and several small dams. A Western Power easement runs north south through the property.

Location Plan



Council previously considered a request to amend Local Planning Scheme No 4 to rezone the land as the landowner does not wish to pursue a Rural-Residential subdivision. At its Ordinary Meeting held on 5 May 2022, Council

Resolved (Resolution 28788) to support the applicants request, but defer the initiation and advertising of the Scheme Amendment, subject to:

- a) Receipt of the required Scheme Amendment documentation, prepared by a suitably qualified consultant; and
- b) Payment of the Shire's administration fee for a Standard Scheme Amendment.

Additionally the applicant was advised that they would be responsible for meeting all costs associated with preparation and advertising of the Scheme Amendment. An excerpt of the relevant Council minutes is Appended.

APPENDIX: 9.5.3 (A)

With the draft Scheme Amendment documentation finalised and payment of the administration fee, Council is now requested to adopt the amendment for the purposes of advertising. A copy of the draft Scheme Amendment documentation is shown attached.

ATTACHMENT: 9.5.3(1)

PUBLIC CONSULTATION UNDERTAKEN:

Nil.

COMMENT (Includes Options):

To assist Council in determining the application request, the following comments and advice are offered.

History of Zoning

The subject land, along with the adjacent Lot 20 (No 307) Perup Road previously comprised Lot 2 Perup Road. Through Amendment No 67 to the Shire's previous Town Planning Scheme No 2, the zoning of Lot 2 was modified from "Rural" to "Special Rural" in September 1996.

The purpose of the scheme amendment was to facilitate the then landowners desire to subdivide the land into 41 lots ranging from 1ha to 2ha in area in accordance with an approved Subdivision Guide Plan.

Subdivision History

In 1997 conditional approval was granted for the creation of 41 lots in accordance with the approved Subdivision Guide Plan. However, that subdivision approval expired without being implemented.

Subsequently in June 1998, the landowner received approval for a two lot subdivision, resulting in Lot 20 (307) Perup Road, effectively being excised from the parent property. Lot 20, having an area of 5.8 hectare effectively contained four lots as shown on the approved Subdivision Guide Plan.

South West Infrastructure Plan

Finalised in 2015, the South West Regional Planning and Infrastructure Framework provides an overall strategic context for land-use. Within that document, the Western Australian Planning Commission (WAPC) sets out a

number of positions aimed at ensuring sustainable communities including the aim of constraining low-density urban sprawl, through:

- *preventing the creation of new rural residential lots beyond those identified in existing local planning strategies or local town planning schemes, while making provisions for the creation of conservation lots or other forms of lots that provide a mechanism for the protection of existing native vegetation or opportunities for revegetation of previously cleared land with endemic species;*
- *support increasing the density of existing rural residential areas where this is seen as beneficial to the community as a whole and does not adversely impact on the landscape and environmental values of the locality; and*
- *encourage infill consolidation in existing centres through the preparation of local planning strategies, schemes and structure plans. Such infill should be in line with the objectives and policies outlined in Liveable Neighbourhoods.*

Rezoning of the land as proposed is consistent with the above objectives.

Submitted Amendment Documentation

The draft Scheme Amendment documentation, shown at Attachment: 9.5.3(1), has been prepared by a suitably qualified consultant having regard to feedback from Shire Officers on a previous draft.

Amendment Process

Council is now being requested to initiate the Amendment. Until such time that initiation occurs the proposal remains outside of the legislative process that is dictated by the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*. There is also no avenue of appeal in the event that Council does not initiate an amendment.

Should Council resolve to initiate the Amendment, it needs to be mindful that once this act occurs, the Amendment is required to be processed and determined.

Conclusion

With the required application fees now paid and suitable Scheme Amendment documentation provided, it is recommended that Council resolve to initiate the amendment and proceed to refer the proposal to the Environmental Protection Authority prior to advertising in accordance with the requirements of the *Planning and Development Act 2005*.

A further report will be prepared for consideration of Council following formal advertising of the proposal.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005.

POLICY / STRATEGIC IMPLICATIONS:

The Shire of Manjimup's Strategic Community Plan 2021-2031 identifies the following Community Goals and Strategies that are relevant to the applicants request:

Community Goals

- 2.3 *The local economy is diversified and supports a range of industries and job opportunities; and*
- 2.6 *Our region grows in reputation as a world-class culinary, agricultural, environmental and trails tourism destination.*

Strategies

- B4 *Support sustainable agricultural expansion, value-adding and downstream processing, research and development, culinary and agri-tourism, land protections and continued support for the Southern Forest Food Council;*
- B12 *Provide development opportunities and support local small business to thrive;*
- B16. *Support services and infrastructure to encourage caravan and RV Tourism; and*
- D7. *Review or amend the Local Planning Scheme to meet the changing needs of community and industry.*

Preliminary advice from the applicant indicates that they are seeking to propose a tourist related development including a mix of chalets, caravan bays, camping sites and appropriate facilities including a possible micro-brewery. Such a development would still need to be assessed against the requirements of the Scheme, if and when approval is sought. The concept is however consistent with the above Community Goals and Strategies.

ORGANISATIONAL RISK MANAGEMENT:

Nil.

FINANCIAL IMPLICATIONS:

The required application fee for a Standard Scheme Amendment has been paid in accordance with the Schedule of Fees and Charges, adopted by Council as part of the 2022/23 annual budget. The applicant will also be responsible for re-imbursement of all costs associated with advertising of the proposal once known.

SUSTAINABILITY:

Environmental: To be assessed as part of the Scheme Amendment process.

Economic: Supporting the landowners' proposal will provide the landowner with an opportunity to consider the development of the land in accordance with the proposed General Agriculture Zone.

Social: Although supporting the applicants' proposal will effectively remove up to 37 future Rural-Residential lots from the Scheme, adequate undeveloped Rural-Residential land remains zoned under the Scheme. This land, subject to respective landowner's actions, will be adequate to meet the needs for such allotments for the foreseeable future.

VOTING REQUIREMENTS: SIMPLE MAJORITY**OFFICER RECOMMENDATION:****That Council:**

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, amend Local Planning Scheme No 4 to:
 - a) Rezone Lot 21 (No 295) Perup Road, Balbarrup from “Rural-Residential” to “General Agriculture”;
 - b) Amending the Scheme Maps accordingly.
 in accordance with the draft Scheme provisions shown at Attachment: 9.5.3(1);
2. Classify the scheme amendment, referred to in point 1), above as a Standard Scheme Amendment in accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations (2015)*;
3. Subject to the Environmental Protection Authority determining that the scheme amendment will not be the subject of a formal Environmental Impact Assessment, advertise the amendment period of not less than 42 days in accordance with Regulation 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
4. Await a further Officer report on the amendment following the close of advertising referred to in point 3 above.

ATTACHMENTS

- | | |
|---|----------|
| 1 Attachment No 1 - Copy of Submitted Amendment Documentation | 58 Pages |
|---|----------|

APPENDICES

- | | |
|---|---------|
| A Appendix A - Excerpt of Council Minutes from 5 May 2022 | 7 Pages |
|---|---------|

Ordinary Meeting**COUNCIL RESOLUTION:**

MOVED: Eiby, W SECONDED: Winfield, C

28945

That Council:

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, amend Local Planning Scheme No 4 to:
 - a) Rezone Lot 21 (No 295) Perup Road, Balbarrup from “Rural-Residential” to “General Agriculture”;
 - b) Amending the Scheme Maps accordingly.in accordance with the draft Scheme provisions shown at Attachment: 9.5.3(1);
2. Classify the scheme amendment, referred to in point 1), above as a Standard Scheme Amendment in accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations (2015)*;
3. Subject to the Environmental Protection Authority determining that the scheme amendment will not be the subject of a formal Environmental Impact Assessment, advertise the amendment period of not less than 42 days in accordance with Regulation 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
4. Await a further Officer report on the amendment following the close of advertising referred to in point 3 above.

ADOPTED BY EN BLOC RESOLUTION: 10/0



Shire of Manjimup
Local Planning Scheme No. 4

Scheme Amendment No. 27

Lot 21 Perup Road
Balbarrup



PLANNING & DEVELOPMENT ACT 2005 (AS AMENDED)

**RESOLUTION TO AMEND A
TOWN PLANNING SCHEME**

**SHIRE OF MANJIMUP
Local Planning Scheme No. 4
AMENDMENT No. 27**

RESOLVED That Council in pursuance of Part 5 of the Planning and Development Act 2005 (as amended) amend the above Town Planning Scheme by:

1. Rezoning Lot 21 Perup Road from "Rural Residential" to "General Agriculture";
2. Amending the Scheme Maps accordingly.

Dated this fifth day of May, 2022

CHIEF EXECUTIVE OFFICER

FILE No.: _____

PART

OF

AGENDA: _____

MINISTER FOR PLANNING**PROPOSAL TO AMEND A TOWN PLANNING SCHEME**

1. Local Authority: Shire of Manjimup
2. Description of Scheme: Local Planning Scheme No. 4
3. Type of Scheme : District Scheme
4. Serial No. of Amendment: Amendment No. 27
5. Proposal:
 1. Rezone Lot 21 Perup Road from
"Rural Residential" to "General Agriculture";
 2. Amending the Scheme Maps accordingly.

Contents

PART I INTRODUCTION.....	1
PART II PLANNING AREA.....	2
2. PROPERTY DETAILS.....	2
2.1 Location and Land Use	2
2.2 Property Description	5
2.3 Property Characteristics	5
Part III Planning Framework	7
3.1 Shire of Manjimup Local Planning Scheme No 4.....	8
3.1.1 Zoning	8
3.1.2 Zoning Table	8
3.1.3 Non-conforming Uses	10
3.2 Shire of Manjimup Local Planning Strategy 2003	10
3.3 Warren Blackwood Rural Strategy (2004).....	11
3.4 State Planning Policy 2.5 – Rural Planning (2016)	11
3.5 State Planning Policy 3.7 - Planning in Bushfire Prone Areas (2017)	14
3.6 Guidelines for Planning in Bushfire Prone Areas Version 1.4 (Dec. 2021) ..	15
3.7 Shire of Manjimup Town Planning Scheme No. 2, Amendment No. 67 / Subdivision Guide Plan	16
3.8 Planning Framework Synopsis	16
PART IV SCHEME PROPOSAL	18
4.0 Proposed Amendment.....	18
4.1 Justification.....	18
4.1.1 Strategic and Statutory Planning Framework Compliance	18
4.1.2 Legitimate Use of the Site	19
4.1.3 Landowner's Aspirations.....	19
4.1.4 Holding Costs	20

4.1.5	Agricultural Suitability and Amenity.....	20
5.0	Conclusion.....	21
Appendix A		
	Certificate of Title and Plan 23207.....	26
Appendix C		
	Amendment 67/SGP – TPS 2.....	27

Amendment Report

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27

PART I INTRODUCTION

It is proposed to amend the Shire of Manjimup's Local Planning Scheme No. 4 ("the Scheme") to rezone Lot 21 Perup Road ("the Site") from "Rural Residential" to "General Agriculture".

The Site is currently zoned "Rural Residential" pursuant to the Scheme, providing the opportunity for residential lot sizes generally between 1 hectare and 4 hectares. However, the implementation of such a subdivision is considered unachievable given contemporary planning requirements.

The existing zoning of the Site attracts relatively high holding costs, such as Council rates and land tax. It also stifles the ability of the Site to be put to productive agricultural uses and associated purposes.

Given that the Site is highly unlikely to ever be subdivided and developed in accordance with its existing zoning, and that this zoning both inhibits any productive use whilst imposing unreasonable costs, the Shire of Murray considers its rezoning from "Rural Residential" to "General Agriculture" both logical and desirable.

8 June 2022

1

Martin Richards
Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

Shire of Manjimup. Local Planning Scheme No. 4.
Amendment No. 27

PART II PLANNING AREA

2. PROPERTY DETAILS

2.1 Location and Land Use

The Site is situated on the north-western side of Perup Road, approximately 3.5 kilometres north east of the Manjimup Townsite's central business area (Figure 1).

The Manjimup Country Club Golf Course lies immediately to the Site's southwest. The land to the north and west of the Site is predominantly broad acre agricultural in nature, whilst the areas to the east and south, with the exception of two rural residential properties, are heavily vegetated reserves.

Consistent with its use for broad acre agricultural activities, the Site has previously been extensively cleared (Figure 2). Improvements on the Site include a homestead with associated outbuildings, several dams and boundary and paddock post and wire fencing.

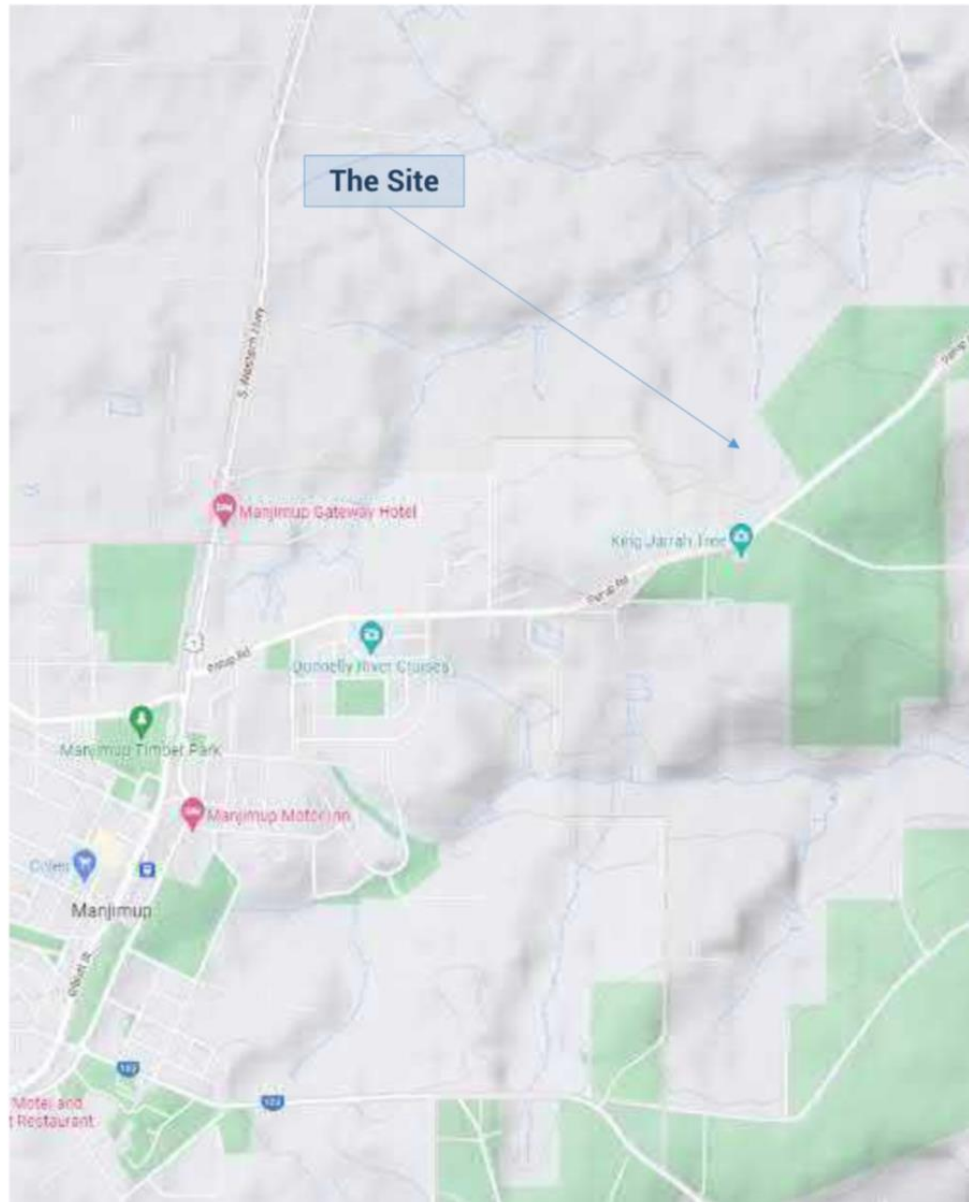
Existing Western Power infrastructure in the form of overhead 66kv and 132kv transmission lines traverse the Site in a north to south direction.

8 June 2022

2

Martin Richards
Town Planning + Urban Design

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27



Location

Lot 21 Perup Road, Balbarrup.



Figure 1

8 June 2022

3

Martin Richards
Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27



Land Use

Lot 21 Perup Road, Balbarrup.



Figure 2

8 June 2022

4

Martin Richards

Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

2.2 Property Description

The Site is described as being Lot 21 on Plan 23207 on Certificate of Title Volume 2166, Folio 189. It is 53.1291 hectares in area and the registered proprietor is Rumenos developments Pty Ltd of 49 Renou Steet, East Cannington (Appendix A).

2.3 Property Characteristics

2.3.1 Topography

The Site exhibits gentle to moderate slopes from around 280 metres AHD adjacent Perup Road to around 245 metres AHD on its northern boundaries.

Accordingly, slopes are moderate, at around 1:25 although the elevated nature of the Site provides expansive views, particularly to the north.

2.3.2 Soils

The Site exhibits soil system characteristics typical of the Manjimup locality, being within the Manjimup Plateau System, comprising lateritic plateaus with broad swampy depressions, deeply weathered profile over metasediments and granitic rocks.

Soils of this system are described as duplex sandy gravels, loamy gravels and wet soils (Shire of Manjimup Local Planning Strategy (2003) – Table 6).

2.3.3 Flora

Other than for a small stand of remnant Jarrah-Marri woodland (around 2.2 hectares in area) in its north western portion, the Site is devoid of native vegetation.

Given that over 95% of the Site has been cleared and put to pasture, and that the intended use of the Site as a result of the proposed rezoning will represent a significant de-escalation of land use intensity, a formal flora spring survey is considered unnecessary.

8 June 2022

5

Martin Richards
Town Planning + Urban Design

2.3.4 Fauna

Three species of Black Cockatoos are endemic to Western Australia; these being the Barnaby's, Baudin's and forest redtailed. The remnant woodland in the north western corner of the Site may represent a foraging habitat for the 3 types of Black Cockatoos known to habituate the Manjimup area.

As the intended use of the Site as a result of the proposed rezoning will represent a significant de-escalation of land use intensity, a formal cockatoo survey is considered unnecessary.

Further, any proposal to clear greater than one hectare of this woodland will require referral of the proposal to the EPA under the EPBC act.

2.3.6 Land Capability

Typically, the land north of Perup Road, where not identified for other activities (such as the golf course), is included in the "General Agriculture" classification within the Shire's Local Planning Strategy (Figure 15 of the Strategy).

This classification indicates that the land units typical of this area are generally suitable for broadacre agricultural pursuits, with some potential for intensive agriculture such as horticulture. The potential for the Site to be put to intensive agriculture is limited, however, by the lack of availability of water for irrigation purposes.

The proposed rezoning will exclude the potential of the Site to be subdivided and developed for rural residential purposes (1 to 4 hectare lots), and accordingly land capability in terms of onsite effluent disposal is not of any relevance to this proposal.

2.3.7 Bushfire Hazard

According to the Department of Fire and Emergency Service's online mapping the Site is partially included in a "Bushfire Prone Area" (Figure 3). Those areas identified as being bushfire prone are confined to the peripheries of the Site, associated with vegetation occupying the adjoining properties.

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27



8 June 2022

7

Martin Richards
Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

Part III PLANNING FRAMEWORK

3.1 Shire of Manjimup Local Planning Scheme No 4.

3.1.1 Zoning

The Site is zoned "Rural Residential" pursuant to the Shire of Manjimup Local Planning Scheme No. 4 (the Scheme; Figure 4) and is identified as "RR9" on the Scheme Map.

The policies of the "Rural Residential" zone under the Scheme are to:

- (i) consider approving low-key development where the applicant suitably demonstrates the development/use is consistent with the objectives for the zone;
- (ii) ensure that subdivision and development comply with an endorsed Structure Plan, the Local Planning Strategy and the principles of any Local Planning Policy adopted by the local government; and
- (iii) not support additional rural residential areas unless outlined in an endorsed Local Planning Strategy.

Schedule Two of the Scheme (Rural Residential – Additional Requirements), insofar as it relates to the Site, requires, inter alia, that the subdivision and development of the Site comply with an approved plan of subdivision or endorsed Structure Plan.

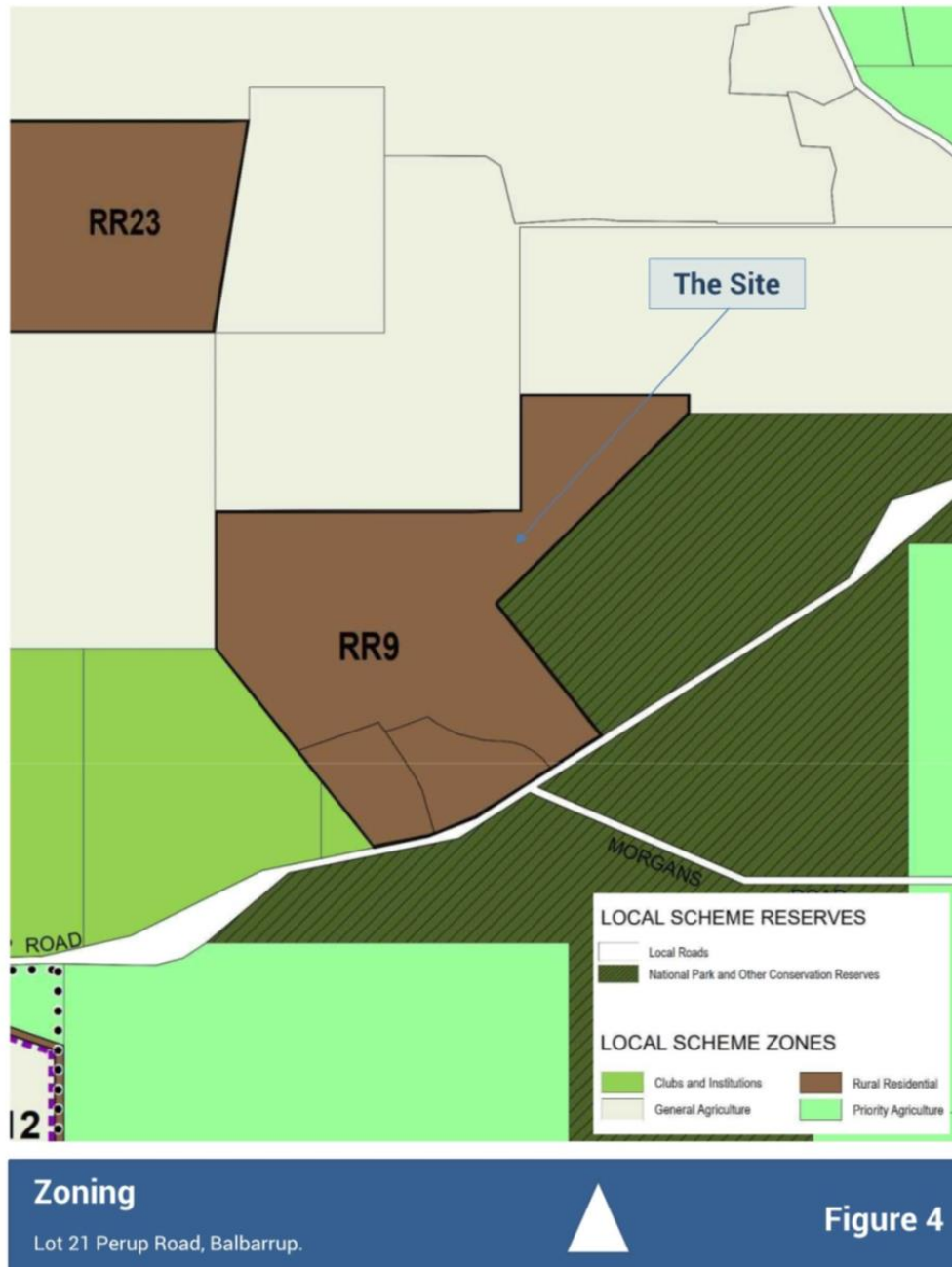
The zoning of the land adjacent to the Site includes "General Agriculture" to the north, northeast and northwest, "National Park and Other Conservation Reserve" to the east and south, "Rural Residential" to the south and "Clubs and Institutions" (the golf course) to the southwest.

There is no other existing or planned "Rural Residential" zoned land contiguous with the Site, the nearest being "RR23" to the northwest which is separated from the Site by properties zoned "General Agriculture".

3.1.2 Zoning Table

Table 1: "Zoning Table" of the Scheme prescribes those land use classes that can be approved or that are prohibited from approval by the Shire in any given zone.

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27



8 June 2022

9

Martin Richards
Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

Uses that are prohibited ("X" uses) in the "Rural Residential" zone, but which are permissible in the "General Agriculture" zone and which otherwise might be appropriate, subject to appropriate assessment and approvals, for the Site, include;

- Agriculture – extensive
- Agroforestry
- Art and craft gallery
- Brewery
- Caravan Park
- Eco tourist facility
- Plantation
- Rural home business
- Veterinary centre
- Winery

3.1.3 Non-conforming Uses

Clause 4.21 "Non-conforming Uses" of the Scheme enables the continued use of a property for the lawful purposes it was put to prior to rezoning, notwithstanding that that use may be a prohibited use under the subsequent zone.

Whilst the Shire can approve other non-conforming uses, it may only do so should it consider that, in its opinion, the proposed use is less detrimental to the amenity of the locality than the existing non-conforming use is, and is closer to the intended use of the zone.

A non-conforming use that has been discontinued for a period of 6 months must not be used on the land after that period.

3.2 Shire of Manjimup Local Planning Strategy 2003

The Shire's Local Planning Strategy (2003) identifies the Site as "Special Rural" (Figure 4), with the land to the north, northwest and northeast generally classified as "General Agriculture".

The identification of the Site as "Special Rural" reflected its zoning at the time of the Strategy's preparation and adoption.

The Rural Residential area to the northwest of the Site is likewise identified as "Special Rural" by the Strategy, however is notated as "Possible Return to General Agriculture".

3.3 Warren Blackwood Rural Strategy (2004)

The Western Australian Planning Commission's Warren Blackwood Rural Strategy includes the Site in Planning Unit WR2 Perup. Within this Planning Unit the Site falls within an area classified as "Priority Agriculture".

Relevant planning objectives for the Priority Agriculture zone include;

- Generally promote and facilitate the diversification and intensification of sustainable agricultural production...
- Ensure that all rural-residential development is restricted to a specifically identified zone or policy area.

Accordingly, the existing zoning of the Site is considered inconsistent with the recommendations, and broader intent, of the Warren Blackwood Rural Strategy.

3.4 State Planning Policy 2.5 – Rural Planning (2016)

State Planning Policy No. 2.5 – Agriculture and Rural Land Use Planning (SPP 2.5) provides the framework for agricultural and rural land use planning in Western Australia. The policy's primary objectives are to:

- a) support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;

- c) outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;
- d) provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;
- e) avoid and minimise land use conflicts;
- f) promote sustainable settlement in, and adjacent to, existing urban areas; and
- g) protect and sustainably manage environmental, landscape and water resource assets.

An overarching intent of SPP 2.5 is to protect rural land and land uses from land use that is not relevant or appropriate in rural areas. The WAPC will seek to protect rural land as a State resource by:

- a) requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme;
- b) retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose;
- c) ensuring retention and protection of rural land for biodiversity protection, natural resource
- d) management and protection of valued landscapes and views;
- e) protecting land, resources and/or primary production activities through the State's land use planning framework;

The Policy recognises that there is a market for rural living (rural residential/special rural) development, however, advocates a cautious approach to implementation given that once rezoned, rural living estates can be an inefficient means of accommodating people, can sterilise once, or potentially, productive agricultural land and may have unintended adverse social, environmental, servicing or management impacts.

The criteria under which the Western Australian Planning Commission will assess the suitability for rural living includes.

- the rural living precinct must be part of a settlement hierarchy established in an endorsed planning strategy;
- the planning requirements for rural living precincts are that –

- the land be adjacent to, adjoining or close to existing urban areas with access to services, facilities and amenities;
- the proposal will not conflict with the primary production of nearby land, or reduce its potential;
- areas required for priority agricultural land are avoided;
- the extent of proposed settlement is guided by existing land supply and take-up, dwelling commencements and population projections;
- areas required for urban uses are avoided;
- water supply shall be as follows –
 - where lots with an individual area of four hectares or less are proposed and a reticulated water supply of sufficient capacity is available in the locality, the precinct will be required to be serviced with reticulated potable water by a licensed service provider. Should an alternative to
 - a licensed supply be proposed it must be demonstrated that a licensed supply is not available; or
 - where a reticulated supply is demonstrated to not be available, or the individual lots are greater than four hectares, the WAPC may consider a fit-for-purpose domestic potable water supply, which includes water for fire fighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health; or
 - the development cannot proceed if an acceptable supply of potable water cannot be demonstrated;
- electricity supply shall be as follows –
 - where a network is available the precinct is to be serviced with electricity by a licensed service provider, or
 - where a network is not available, the precinct is to be serviced by electricity from renewable energy source/s, by a licensed service provider, and this has been demonstrated;
- the precinct has reasonable access to community facilities, particularly education, health and recreation;
- the land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;
- the proposal demonstrates and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil

and total water management cycle, which may include rehabilitation as appropriate;

- the land is capable of supporting the development of dwellings and associated infrastructure (including wastewater disposal and keeping of stock) and is not located in a floodway or an area prone to seasonal inundation;
- the land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in the area of impact;
- the lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes; and
- bushfire risk and natural hazards can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk will not be supported;
- development standards for rural living zones are to be included in local planning schemes;
- further subdivision of existing rural living lots into smaller parcels is not supported, unless provided for in a local planning strategy and/or scheme.

3.5 State Planning Policy 3.7 - Planning in Bushfire Prone Areas (2017)

State Planning Policy 3.7 (SPP 3.7) provides the foundation for land use planning to address bushfire risk management in Western Australia. It is to be used to inform and guide decision-makers, referral agencies and landowners/ proponents to help achieve acceptable bushfire protection outcomes.

SPP 3.7 applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas. This policy also applies where an area is not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard, as outlined in the Guidelines for Planning in Bushfire Prone Areas (WAPC 2015; the Guidelines).

The Policy Objectives of SPP 3.7 include;

- Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.
- Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.
- Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

Clause 6.2 identifies those proposals to which the policy measures of SPP3.7 apply. These include Strategic planning proposals within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply.

Effectively, where applicable, SPP 3.7 evokes a requirement for planning proposals to meet the recommendations of the "Guidelines for Planning in Bushfire Prone Areas".

3.6 Guidelines for Planning in Bushfire Prone Areas Version 1.4 (Dec. 2021)

One of the primary purposes of the Guidelines for Planning in Bushfire Prone Areas (the Guidelines) is to provide specifications to be met for the preparation, assessment and implementation of Bushfire Attack Level assessments and Bushfire Management Plans.

The Shire considers that proposals for subdivision and development of the Site would generally fall under the requirements of SPP 3.7 and accordingly the Guidelines would apply.

The Guidelines specify requirements, inter alia, for access arrangements, water for firefighting purposes, maximum length of culs-de-sac and battleaxe driveways and building standards.

In particular, the Guidelines require public road access to be provided in two different directions to at least two different suitable destinations, with an all weather, two way, surface.

Given the Site's existing access arrangements (having only a single, relatively small frontage to a public road (Perup Road) and with very little prospect of a secondary access being made available via the subdivision or development of adjoining properties), compliance with the Guidelines' requirements as described above for any subdivision or use of the Site in accordance with its existing zoning will be extremely difficult, if not impossible to achieve.

3.7 Shire of Manjimup Town Planning Scheme No. 2, Amendment No. 67 / Subdivision Guide Plan

The Site was rezoned from "Rural" to "Special Rural" via Amendment No. 67 to Town Planning Scheme no. 2 (Appendix B) in September 1996.

The Amendment documentation includes a Subdivision Guide Plan (SGP) which demonstrates the subdivision of the Site into 41 rural residential lots of between 1 and 2 hectares in area.

The SGP provides for only a single vehicular access, being to Perup Road, with the remainder of the internal road network terminating at the property's northern boundaries.

The Shire is aware that the Department of Planning, Lands and Heritage considers that the SGP no longer meets contemporary planning requirements, and a fresh Structure Plan would need prepared and endorsed pursuant to the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 and the associated Structure Plan Framework (2015).

3.8 Planning Framework Synopsis

The applicable strategic planning framework clearly supports the subdivision and development of the Site for Rural Residential purposes. It does not support, however, the future subdivision and development of any adjoining or contiguous land holdings for rural residential

activity, or for any other purpose that might provide for a continuation of the internal road network to secondary destinations.

The limited access to the Site, together with its proximity to land holdings likely to represent extreme fire hazards, lack of realistic alternative or secondary road connection options and somewhat awkward configuration render any practical design and implementation outcome that would comply with contemporary planning requirements, and in particular SPP 3.7, extremely unlikely.

Accordingly, the Shire considers, under the existing strategic and statutory planning framework the subdivision and development of the Site for rural residential purposes is not achievable.

Further, the existing, "Rural Residential" zoning of the Site technically inhibits the legitimate long term use of the property for agricultural, and associated, activity, by virtue of almost all rural pursuits being prohibited in this zone. Given the limitations of Clause 4.21 (Non-conforming Uses) of the Scheme, its evocation to enable further uses otherwise permissible in the "General Agriculture" zone would be difficult to legitimise.

PART IV SCHEME PROPOSAL

4.0 Proposed Amendment

It is proposed to amend the Shire of Manjimup Local Planning Scheme No.7 to enable the long term and legitimate use of the Site for agricultural purposes.

Specifically, it is proposed to rezone Lot 21 Perup Road, Balbarrup from "Rural Residential" to "General Agriculture".

4.1 Justification

4.1.1 Strategic and Statutory Planning Framework Compliance

The existing statutory and strategic planning framework pertaining to the Site limits its subdivision and development to rural residential purposes.

However, the Site's configuration, isolation from other rural residential zones and lack of access opportunities severely compromise its ability to achieve compliance with contemporary planning requirements and principles for rural residential subdivision and development.

In particular, only one vehicular access point is realistically achievable, that being to Perup Road. Any internal road system would either form a loop or terminate in perpetuity at the Site's northern boundaries. There is no realistic, or practical, scenario whereby this road system could be extended to a secondary destination.

The Subdivision Guide Plan approved for the Site is nearly 30 years old, well beyond the statutory 10 year life of Structure Plans, and the Shire is aware that the Department of Planning, Lands and Heritage considers it no longer meets contemporary planning requirements.

It is highly unlikely that a new Structure Plan could be made to be compliant with contemporary planning standards and accordingly the likelihood of a Structure Plan being endorsed is

considered extremely low, effectively rendering the implementation of a rural residential subdivision and development of the Site, in accordance with its existing zoning, impossible.

4.1.2 Legitimate Use of the Site

The "Rural Residential" zoning of the site effectively precludes the legitimate and long term use of the property for productive agricultural and associated uses.

Any proposal for a use other than that currently occurring on the Site (grazing) would need to satisfy the "non-conforming use" test, i.e. be a use that was less detrimental to the amenity of the locality and which is closer to the intended use of the zone.

Council considers this test would preclude most legitimate uses of the property and represents an unreasonable impost on the operators of the land, particularly given that it is highly unlikely that the Site will ever be subdivided and developed for rural residential purposes.

4.1.3 Landowner's Aspirations

The owner of the property has applied to the Shire for the rezoning of the property as it has no intention of pursuing its subdivision and development for rural residential purposes.

The existing zoning does not meet with, or facilitate, its intentions for the Site.

The constraints of the Site, including the anticipated difficulties and costs associated with achieving the necessary planning approvals, and the costs associated with subdivision implementation, including the extension of a reticulated water supply, are prohibitive.

Accordingly, the owner wishes to pursue legitimate agricultural activities on the Site, which will likely be frustrated by the existing "Rural Residential" zoning of the property.

4.1.4 Holding Costs

The site is currently rated and is subject to land tax based on its unimproved value associated with being zoned "Rural Residential".

Given that the subdivision and development of the Site for this purpose is both realistically unachievable and contrary to the landowner's intentions, the holding costs associated with the current zoning of the property are considered unnecessarily onerous.

The Shire considers that those costs would be better put to reinvesting in the productive use of the property for agricultural and associated activities.

4.1.5 Agricultural Suitability and Amenity

The retention of the site for agricultural activities will undoubtedly have a lesser impact on the amenity of the area than would a rural residential estate. Rural residential development represents a significant intensification of activity, which is more difficult to manage and far more costly to service.

Considerations greatly magnified by the implementation of a rural residential estate include;

- Landscape/visual impact
- Traffic management
- Servicing, including on-site effluent disposal
- Bushfire Management
- Stormwater treatment and disposal
- Council services
- Interface/impacts on/from adjoining agricultural activity

Given the scarce water supply options for irrigation, the potential for the Site to be put to intensive agriculture is considered limited. Accordingly, the most likely long term use for the Site is a continuance of the broadacre agricultural activities currently occurring.

The surrounding land uses and activity are entirely consistent with such a use.

5.0 Conclusion

It is proposed to amend the Shire of Manjimup Local Planning Scheme No. 4 by rezoning Lot 21 Perup Road, Balbarrup from "Rural Residential" to "General Agriculture".

Rezoning will facilitate the long term legitimate use of the Site for agricultural and associated purposes, whilst removing the uncertainty and administrative burden of having to pass the "non-conforming use test".

The property's subdivision and development for rural residential development is highly unlikely to be achievable given the existing statutory planning framework and costs associated with implementation.

The owner of the Site wishes to pursue the agricultural use of the Site and has no intention or aspiration to subdivide for rural residential purposes.

Council considers that the continued use of the Site for agricultural activities is entirely appropriate for the locality and will represent a net benefit to the receiving community.

The support of the Western Australian Planning Commission and Hon. Minister for Planning is respectfully requested to rezone Lot 21 Perup Road, Balbarrup from "Rural Residential" to "General Agriculture" pursuant to the Shire of Manjimup Local Planning Scheme No. 4.

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27

PLANNING & DEVELOPMENT ACT 2005 (AS AMENDED)

SHIRE OF MANJIMUP
DISTRICT LOCAL PLANNING SCHEME NO. 4
AMENDMENT NO. 27

The Manjimup-Balingup Shire Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 (as amended) hereby amends the above Town Planning Scheme by:

1. Rezoning Lot 21 Perup Road from "Rural Residential" to "General Agriculture";

and

2. amend the Scheme Maps accordingly.

8 June 2022

22

Martin Richards
Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27



Existing zoning







Proposed Zoning

LEGEND

LOCAL SCHEME RESERVES

-  Local Roads
-  National Park and Other Conservation Reserves

LOCAL SCHEME ZONES

-  Clubs and Institutions
-  Priority Agriculture
-  General Agriculture
-  Rural Residential

<p>Shire of Manjimup Local Planning Scheme No.4 SCHEME AMENDMENT MAP AMENDMENT NO. 27</p>		<p>martin richards town planning - urban design 21a northgate street karrinyup, wa, 6018 ph. 0437 204 995 martin@mrplanning.com.au all roads urban design str. 911254933</p>
---	---	---

8 June 2022

23

Martin Richards
Town Planning + Urban Design

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27

EVIDENCE OF ADOPTION
13 (1)

Adopted by resolution of the Council of the Shire of Manjimup at the ordinary meeting of the Council held on the _____ day of _____ 202.....

SEAL

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL REGULATION
21 (2), 22 (1) & (2)

Adopted for final approval by resolution of the Shire of Manjimup at the ordinary meeting held on the _____ day of _____ 202__ and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

SEAL

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR
FINAL APPROVAL

for CHAIRPERSON OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION

Date _____

8 June 2022

24

Martin Richards
Town Planning + Urban Design

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27

FINAL APPROVAL GRANTED

DELEGATED UNDER S16 OF
PLANNING AND DEVELOPMENT ACT 2005

Date _____

MINISTER FOR PLANNING

Date _____

8 June 2022

25

Martin Richards
Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27

Appendix A

Certificate of Title and Plan 23207

8 June 2022

26

Martin Richards
Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

REGISTER NUMBER 21/P23207	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 27/2/2002
VOLUME 2166	FOLIO 189

WESTERN AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 21 ON PLAN 23207

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RUMENOS DEVELOPMENTS PTY LTD OF 49 RENOU STREET, EAST CANNINGTON
(T J031452) REGISTERED 24/9/2004

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. I017752 EASEMENT BENEFIT REGISTERED 18/2/2002.
2. *K258634 EASEMENT TO ELECTRICITY NETWORKS CORPORATION FOR TRANSMISSION WORKS PURPOSES - SEE DEPOSITED PLAN 48500. REGISTERED 5/7/2007.
3. *M853472 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 10/12/2014.
4. *O372136 CAVEAT BY HELEN RUMENOS LODGED 23/3/2020.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2166-189 (21/P23207)
PREVIOUS TITLE: 1658-146
PROPERTY STREET ADDRESS: 285 PERUP RD, BALBARRUP.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF MANJIMUP

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J31453

LANDGATE COPY OF ORIGINAL NOT TO SCALE 26/05/2022 04:12 PM Request number: 63647953


Landgate
www.landgate.wa.gov.au

LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK	TOTAL AREA
LOT 2 OF NELSON LOCATION 478	PLAN DIAGRAM 55A19 THEIR REG 28(1)(3) 7.9 PUBLIC	VOLUME 1658 FOLIO 146	78194	59 024 ha

PLAN 23207

LOCAL AUTHORITY: SHIRE OF MANJIMUP
LOCALITY: MANJIMUP

LIMITED IN DEPTH TO 60.96 METRES

SURVEYOR'S CERTIFICATE - REG 54
I, JOHN H. TOWIE, Surveyor, certify that this plan is a correct representation of the survey and calculations from measurements recorded in the field book lodged for the purpose of this plan and that it complies with the relevant section 14(1) in relation to which it is lodged.
DATE 13/12/99

SURVEYOR'S CERTIFICATE - COMPILED
I, JOHN H. TOWIE, Surveyor, certify that this compiled plan is:
a) to a correct and accurate representation of the survey of the subject land, and
b) to its accordance with the relevant law in relation to which it is lodged.
DATE 13/12/99

APPROVED BY
WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 106874
DATE 13/12/99
TYPE OF VALIDATION
LODGED
DATE 13/12/99
PER PAID 1253
ASSESS NO 21826
FULL ASSESSOR
LEGAL COMPONENT
SOCKET
PLAN/SECTION
CERTIFIED
CORRECT
P. S. C. NO

SCALE 1:3000
ALL DISTANCES ARE IN METRES
IN ORDER FOR DEALINGS
SUBJECT TO
DOLA
OFFICE OF TITLES
PLAN
23207
APPROVED 13-7-99
INSPECTOR OF PLANS & SURVEYS

LANDGATE COPY OF ORIGINAL NOT TO SCALE 27/05/2022 09:54 AM Request number: 63649908

Landgate
www.landgate.wa.gov.au

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

Shire of Manjimup, Local Planning Scheme No. 4.
Amendment No. 27

Appendix C

Amendment 67/SGP – TPS 2

8 June 2022

27

Martin Richards
Town Planning + Urban Design

Attachments - Ordinary Council - 17 November 2022

Attachments - Ordinary Meeting of Council - 7 September 2023

**PROPOSAL TO AMEND A TOWN PLANNING
SCHEME**

SHIRE OF MANJIMUP

**TOWN PLANNING SCHEME NO. 2 AMENDMENT
NO. 67**

July 1995



PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY	SHIRE OF MANJIMUP
DESCRIPTION OF PLANNING SCHEME	SHIRE OF MANJIMUP TOWN PLANNING SCHEME NO. 2
TYPE OF SCHEME	DISTRICT ZONING SCHEME
SERIAL NUMBER OF AMENDMENT PROPOSAL	67

1. Rezoning Pt. location 478 lot 2 Perup Road, Manjimup from "Rural" zone to "Special Rural" zone.
2. Adding a new schedule of special provisions to Appendix 1 as follows:

Area No. 20 Perup Road, Manjimup as zoned on Scheme Map No. 6

Special Provisions

 - (i) Subdivision of Special Rural Zone Area No. 20 "Perup Road" shall be generally in accordance with "Subdivision Guide Plan No. 20 Perup Road, Manjimup" as endorsed by the Shire Clerk.
 - (ii)
 - (a) The following uses are permitted "P" within Special Rural Zone Area No. 20 "Perup Road" -

Dwelling House
 - (b) The following uses are not permitted unless approval is granted by Council "AA" -

Ancillary Accommodation
Public Recreation
Private Recreation
Public Utility
Home Occupation
Rural Use
Cottage Industry
 - (c) All other uses not mentioned in (a) and (b) are not permitted "X".
 - (iii) Buildings or structures shall be setback from easements, traversing the site, in accordance with servicing authority requirements.
 - (iv) Each dwelling house shall be connected to a reticulated water supply in accordance with WAWA requirements.
 - (v) No buildings shall be erected within 50 metres of the forest reserve 8522 Perup Road and CG 2085 Manjimup.
 - (vi) Landscape and revegetation areas to be established and maintained in accordance with the subdivision guide plan prior to the clearance of subdivision.



**TOWN PLANNING AND DEVELOPMENT ACT (AS AMENDED)
RESOLUTION DECIDING TO AMEND A
TOWN PLANNING SCHEME
SHIRE OF MANJIMUP**

TOWN PLANNING SCHEME NO. 2

AMENDMENT NO. 67

Resolved that Council, pursuant to Section 7 of the Town Planning and Development Act, 1928 (as amended) amend the above Town Planning Scheme by:

1. To rezone Pt. location 478 lot 2 Perup Road, Manjimup from "Rural" zone to "Special Rural" zone.
2. Including the subject land in appendix 1 of the Scheme Text - "Schedule relating to additional requirements and modification to the provisions of the Scheme text for Specific Special Rural Zones" along with appropriate subdivision, landuse and development controls.

Dated this 9TH day of MARCH 1995 .

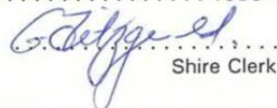

Shire Clerk



TABLE OF CONTENTS

	Page
1 LOCATION	1
2 PHYSICAL ENVIRONMENT	1
2.1 Topography	1
2.2 Soils	1
2.3 Vegetation	2
2.4 Land Capability	2
3 LAND USE	8
4 PROPOSED SUBDIVISION	8
5 SERVICES	9
6 PURPOSE OF AMENDMENT	9
7 EXISTING ZONING	9
8 PROPOSED AMENDMENT	9
9 CONCLUSION	12
LIST OF PLANS	
1. SITE LOCATION PLAN	
2. SOIL TYPE PLAN	
3. SUBDIVISION GUIDE PLAN	
4. SCHEME AMENDMENT PLAN	
APPENDIX	
1. EXPLANATION OF LAND CAPABILITY CODES	



1 LOCATION

The site is located four (4) kilometres north east of the Manjimup Town Centre. The site has a frontage to Perup Road, Manjimup (refer Site Location Plan 1).

The site occupies an area of 59 hectares and is described as the district of Nelson, Pt location 478, lot 2 Volume 1025, folio 571 on diagram 65466, Perup Road Manjimup.

2 PHYSICAL ENVIRONMENT

2.1 Topography

The site is characterised by moderately undulating topography. Site contours range from 280 metres AHD in the south and falling to 245 metres AHD in the north. The topographical land form has created drainage channels creeks which flow from south to north.

2.2 Soils

The site is characterised by two landform units. The Yanmah (YN) unit accounts for about 40% of the site and the balance area is comprised of Bevan (Be) soil unit. (Refer Plan 2).

"The Yanmah unit comprises of minor valleys with flat to broadly concave, poorly drained valley floors with few exposed fresh rock.

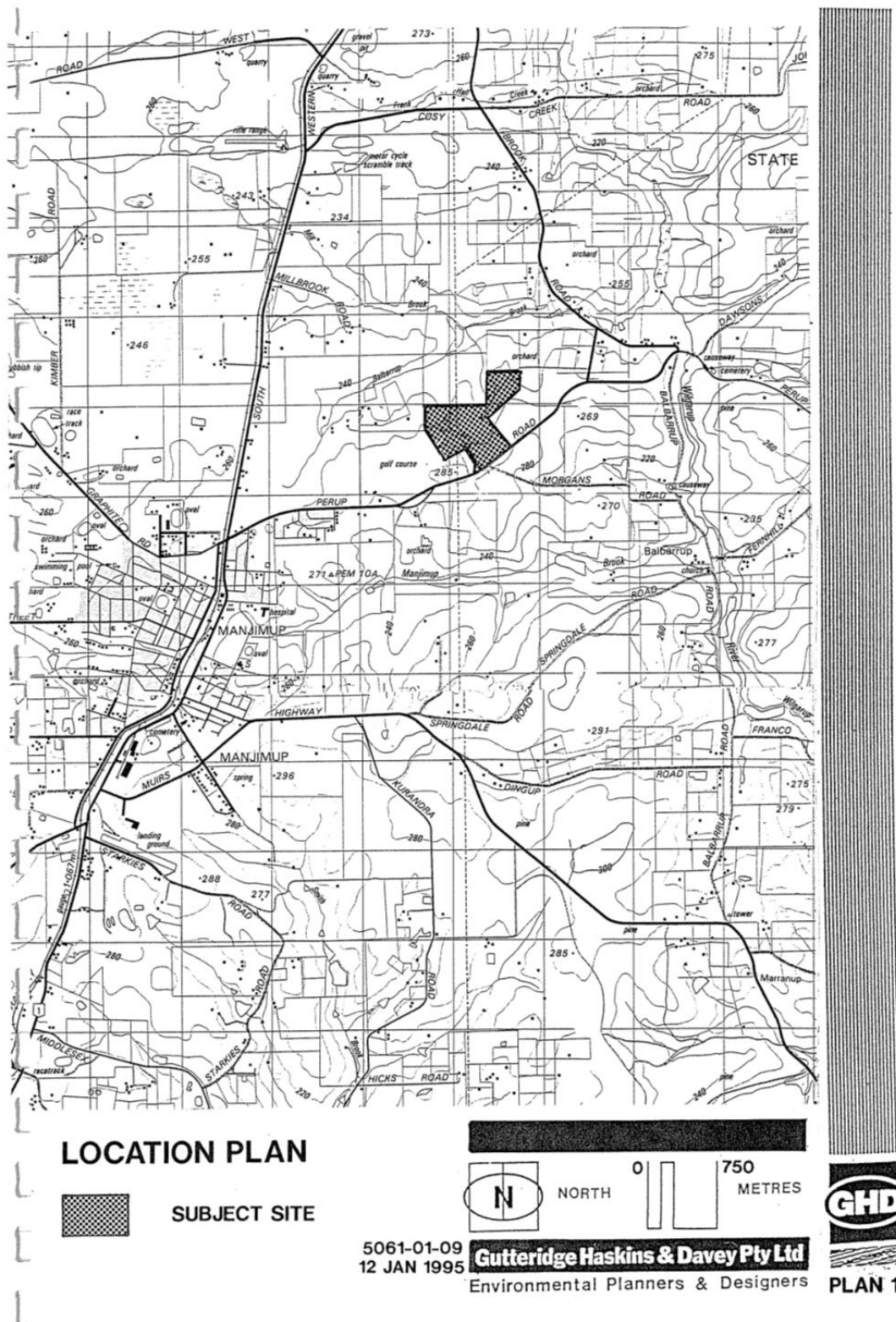
Yellow duplex soils are dominant which are characterised by pale grey-brown gravelly sand to loamy sand.

The duplex profile dominate the valley slopes and there may be some areas of deep, very gravelly, light yellow sands downslope, on the fringes of the valley floor, and then to podzals and humus podzals in the valley floor. Some yellow duplex soils may occur on the floors as well as pockets of orange-brown or grey-brown earths with bog-iron pans". *

"The Bevan Unit is characterised by a deep Kaolinitic mantle, weathered from granitic and gneissic rocks, is extensive and outcrops of fresh rock are rare.

* Source - Department of Agriculture









Yellow duplex profiles are dominant and have a light grey-brown loamy sand to sandy loam surface. Lateritic duricrust occurs on crests and upper slope convexities. Soils on the crests are characterised by gravelly, pale yellow-brown to grey-brown soils. Down the flanking slopes there are yellow duplex soils or deep, gravelly yellow-brown sands". *

2.3 Vegetation

"The Yanmah unit is characterised by tall woodlands and open forests of marri, with some jarrah. The lower tree layer is predominantly *Banksia gradis* and *Persoonia longifolia*. A dense scrub layer can include plants such as *Bossiaea linophylla*. The swampy valley floor may have a low woodland of *Banksia littoralis* with sedges and reeds.

The Bevan Unit is characterised by tall, open jarrah and marri forest occurs with an upper tree layer at about 30m along with a small tree layer (5 to 8 m) of *Banksia grandis*, *leucopogon verticillatus* and *Persoonia longifolia*.

Small pockets of swamp banksia occur in poorly drained areas."

2.4 Land Capability

The Bevan and Yanmah units have a moderate land capability rating for rural residential development.

The following information provides a land capability analysis for alternative agricultural pursuits and more importantly identifies possible limitations for Rural Residential Development.

Limitations related to ironstone caprock and poor drainage can be overcome by appropriate lot size, siting of building envelopes, provision of appropriate housing pads and design techniques for septic tanks.

Bevan (BE) Soil - Landscape

Current land use : Most State Forest, some grazing.

Land capability : Most of this soil landscape is well drained. The gravelly soils have moderate to good moisture and nutrient retention. There are some areas of ironstone cap of little





agricultural use.

Grazing : Over 7% of this soil landscape is good grazing country.

Cropping : Over 70% of this soil landscape is good cropping country.

Horticulture : Although the soils over 70% of this soil landscape is good for horticulture, the availability of water for irrigation is likely to be a limitation. Dams or soaks are likely to be low yielding and water would often have to be drawn from surrounding valleys.

Trees : Over 70% of this soil landscape is good for growing commercial timber crops. The deeply weathered profile appears to suit Tasmanian blue gums.

Rural residential : The main areas with major limitations for rural residential development are where ironstone caprock is close to the surface affecting the ease of excavation and installation of septic tanks.



BEVAN LAND CAPABILITY ASSESSMENT TABLE.
(SEE APPENDIX I FOR EXPLANATION OF THESE CODES).

	Alienated Land	Grazing	Cropping	Vegetables	Vines and Orchards	Blue Gums	Rural Residential Limitations
BE		AB	B	Cj	Cj	B	Z

Source - Department of Agriculture





YANMAH (YN) SOIL LANDSCAPE

Current land use : State Forest.

Land capability : Much of this soil landscape is well drained. The loams and loamy gravels have good moisture and nutrient retention. The valley floors are swampy and subject to flooding.

Grazing : Over 70% of this soil landscape is good grazing country. The valley floors are too wet.

Cropping : Under 50% of this soil landscape is good cropping country. The valley floors are too wet.

Horticulture : Over 70% of this soil landscape is good for horticulture. Dams or soaks for water supplies can often be constructed in the valleys. The poorly drained valley floors can be used for summer cropping although there is a risk of nutrient pollution of waterways. Frost will be a limitation for sensitive crops.

Trees : Over 50% of this soil landscape is good for growing commercial timber crops. Waterlogging and insufficient soil depth are the main limitations.

Rural Residential : There are major limitations for rural residential development on the valley floors. Here there is a risk of flooding and poor drainage making these sites unsuitable for the disposal of septic effluent. There is a risk of pollution from septic tanks on some of the deeper sands in the valley headwaters.



YANMAH LAND CAPABILITY ASSESSMENT TABLE.
(SEE APPENDIX 1 FOR AN EXPLANATION OF THESE CODES)

	Alienated Land	Grazing	Cropping	Vegetables	Vines and Orchards	Blue Gums	Rural Residential Limitations
YN		B	Cik	Cik	Bi	C ir	Y aip

Source - Department of Agriculture



6

160551jw N.J.B. (Proposal)
5061/02

Proposal to Amend A Town Planning Scheme - Shire of Manjimup
Town Planning Scheme No. 2 - Amendment No. 67



3 LAND USE

The property currently accommodates two dwellings and four dams which are utilised for the cattle grazing upon the property.

The two dwellings are proposed to be retained.

The site is predominantly cleared of vegetation with a significant cluster of indigenous vegetation in the north west corner of the site.

4 PROPOSED SUBDIVISION

A subdivision plan identifies 41 lots ranging in size from 1ha to 2ha. The average lot size is 1.21ha.

One widened entry statement is proposed from Perup Road running along the southern boundary of the site. The main entry road bisects the site with two loop roads on either side of the central road. Both loop roads will be complete upon the subdivision of adjoining lots. The loop roads have been incorporated into the design to provide safe escape routes in the event of bushfires.

Only two battle axe lots have been created to accommodate stormwater disposal on site in respect of the access legs collection and drainage characteristics. One temporary battle axe lot will be removed pending the subdivision of adjoining land where it will be closed and subdivided/amalgamated with adjoining land.

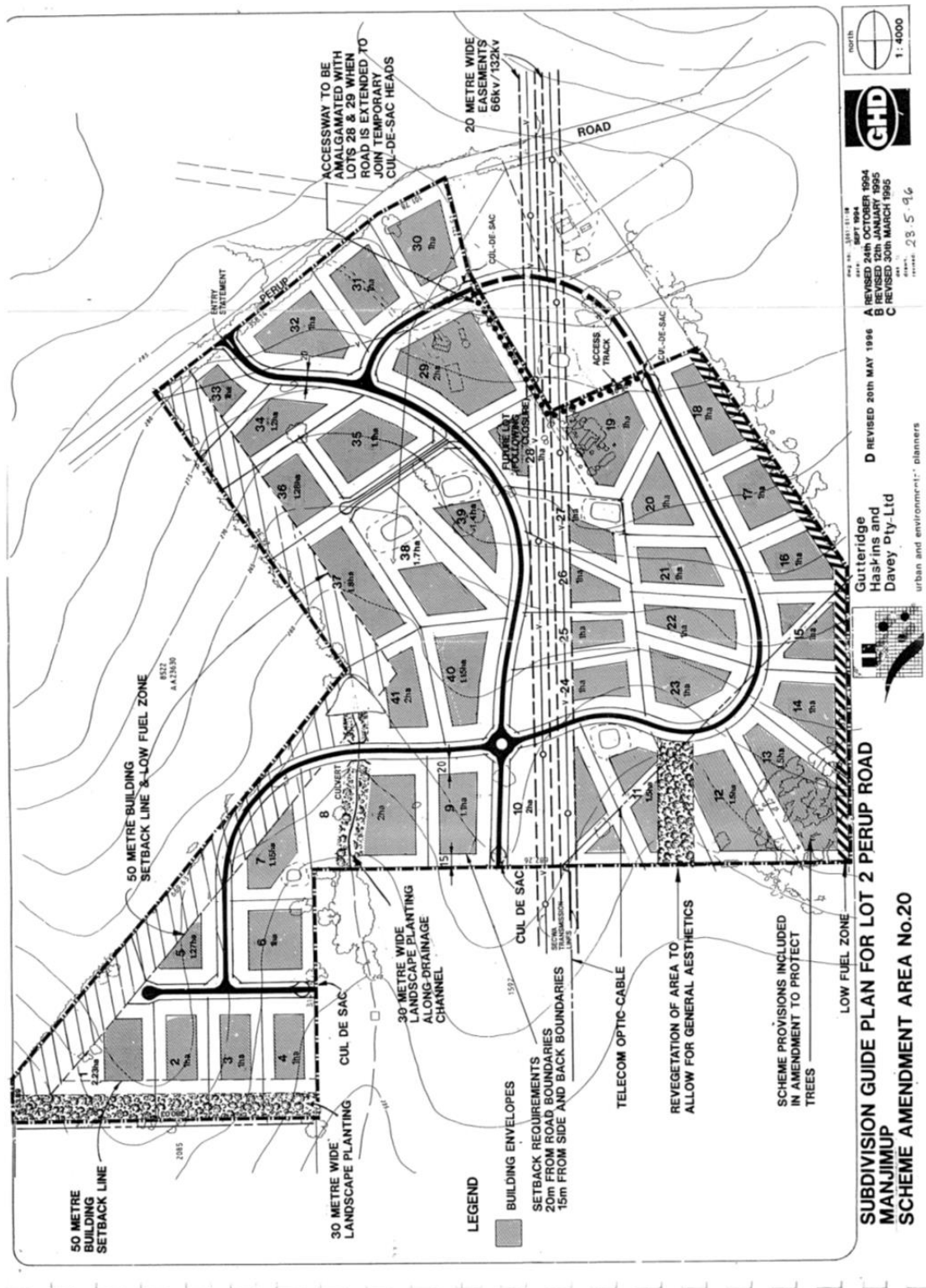
One lot is to include two dams to service one of the existing residences. All other dams are to be retained and utilised by prospective landowners.

The arrangement of lot sizes and the inclusion of a road culvert will ensure that the natural stormwater drainage channel is maintained.

The subdivision design accommodates a SECWA and Telecom easement affecting the site.

Special setbacks and landscape buffer are included in the design to accord with aesthetic and safety requirements of statutory authorities. A 50 metre setback is proposed from forest reserve 8522 as supported by the Bush Fires Board of WA.







Wide (20 metres) road reserves have been provided to ensure that stormwater drainage channels can be accommodated by "swales" within the road reserve verge. A stormwater drainage sump to be positioned following Council's formal consideration of a subdivision application.

5 SERVICES

The proposed lots are to be serviced with reticulated water supply, electricity, Telecom and sealed roads to good engineering standards.

On site effluent disposal systems are proposed to cater for domestic effluent.

6 PURPOSE OF AMENDMENT

The Scheme amendment is site specific for lot 2 Perup Road, Manjimup. The amendment introduces special provisions into the Scheme for the site, the provisions address amenity, safety and environmental considerations.

7 EXISTING ZONING

The land is currently zoned "Rural" under the Shire of Manjimup's District Town Planning Scheme No. 2.

8 PROPOSED AMENDMENT

The proposed Scheme amendment accords with objectives of the "Manjimup Policy Areas" document because the proposed Scheme amendment and subsequent subdivision achieves:-

- proximity and ready accessibility to the district towns and other settlements with their range of community facilities;
- relationship to the district road network;
- minimisation of impact on the district's stock of land considered to be of primary agricultural importance and on areas of environmental significance or sensitivity, and
- location on land generally with a high capability rating for the purpose.





The Shire of Manjimup Rural Planning Strategy (1984) identifies the site to be within "Precinct 2 Manjimup Northeast" which permits subdivision of rural zoned land provided it meets certain criteria. The site meets the following criteria:-

- suitable landform/soil conditions and capability for the proposed use exist for each lot.
- large lot sizes have been selected for low lying areas and land with some boggy soil characteristics.
- an adequate water supply can be assured for each lot.

A year round reticulated water supply will be provided to service all newly created lots and fire hydrants installed along all water mains (every 200 metres) will ensure fire fighting capability as vegetation regrowth occurs within the site.

- Provision of water for the subdivision will not detrimentally affect the water supply to other holdings within the catchment in which the subdivision is located.

The capacity of rainwater tanks is expected to be small for drinking purposes only. Natural stormwater is to flow along drainage channels conserved by a culvert and landscaping along the watercourse.

- lot configuration will avoid erosion hazard and allow satisfactory working of the lot.

The lot configuration and lot sizes makes provision for a rural residential lifestyle offering significant views from the majority of the lots.

- the established land use is adequately considered.

The proposal will accord with the Rural Strategy which identifies the site as suitable for Special Rural subdivision.

The Rural Planning Strategy identifies the need to accommodate additional housing in the district whereby it states:-





"It therefore appears likely that the demand for rural residential and similar developments will continue in Manjimup. This and other factors discussed support an increasing population scenario, requiring additional housing."*

* Shire of manjimup Rural Planning Strategy P49

9 CONCLUSION

The issues and comments contained in the Scheme amendment report clearly demonstrate that the general amenity will not be prejudiced and public needs will be enhanced by the proposal.





APPENDIX 1
EXPLANATION OF LAND CAPABILITY CODES

APPENDIX 1

Land facet codes

2 - gentle slopes (approx. 5%-10%)	d - downstream valleys
3 - low slopes (approx. 10%-15%)	n - narrow valley floors
4 - moderate slopes (approx. 15%-25%)	r - rocky
5 - steep slopes (> 25%)	s - sandy soils
f - footslope	u - upstream valleys
g - granite/gneiss	v - valleys
i - ironstone	w - wet areas

Appendix 4: Land capability assessment categories for agricultural production

Category	Description
A	Greater than 70% of the area has a high to very high capability (Class I or II)
AB	Greater than 50% of the area has a high to very high capability (Class I or II) and greater than 70% of the area has a fair to very high capability (Class I, II or III)
B	Greater than 70% of the area has a fair to very high capability (Class I, II or III)
C	50-70% of the area has a high to very high capability (Class I, II or III)
D	30-50% of the area has a high to very high capability (Class I, II or III)
E	Greater than 70% of the area has a low to very low capability (Class IV or V)

Appendix 5: Land capability assessment categories for rural residential developments

Category	Description
Z	Less than 30% of the area has moderate or major limitations (Class III, IV or V)
Y	30-50% of the area has moderate or major limitations (Class III, IV or V)
X	50-70% of the area has moderate or major limitations (Class III, IV or V)
XX	Greater than 50% of the area has major limitations (Class IV or V)
XXX	Greater than 70% of the area has major limitations (Class IV or V)

Appendix 6: Key to land quality limitation subscripts

- a - Soil absorption ability; the ability of the soil to absorb the septic overflow from leach drains.
- b - Land stability risk; the risk of landslides, landslips and other forms of mass movement.
- c - Foundation soundness risk; the risk of soil movement damaging house footings and foundations.
- d - Non-wetting; the ability of the soil to wet up at the break of the season.
- e - Water erosion; the risk of soil loss through sheet, rill or gully erosion.
- f - Flood hazard; the risk of damage from moving flood waters.
- j - Water supply; the availability of water supplies for irrigation.
- i - Site drainage; the degree of surface or sub-surface waterlogging experienced.
- k - Soil workability; the suitability of the soil for cultivation under various conditions.
- m - Moisture availability; the ability of the soil to provide and retain water for plants.
- n - Nutrient availability; the ability of the soil to provide and retain nutrients for plants.
- p - Pollution risk; the risk of water table and water way pollution by microbes and nutrients from septic waste.
- r - Rooting conditions; the suitability of the soil for the growth and development of plant roots.
- w - Wind erosion hazard; the risk soil loss through wind erosion.
- x - Ease of excavation; the ease of excavating for house and road construction and the installation of septic tanks.
- y - Salinity hazard; the risk of the land becoming salt affected.
- z - Trafficability; the suitability of the land surface for driving vehicles and farm machinery across.



**TOWN PLANNING AND DEVELOPMENT ACT, 1928
(AS AMENDED)**

SHIRE OF MANJIMUP

TOWN PLANNING SCHEME NO. 2

AMENDMENT NO. 67

The Council of the Shire of Manjimup under and by virtue of the powers conferred upon it in that behalf by the Town Planning and development Act, 1928 (as amended) hereby amends the above Town Planning Scheme by:

1. To rezone Pt. location 478 lot 2 Perup Road, Manjimup from "Rural" zone to "Special Rural" zone.
2. Adding a new schedule of special provisions to Appendix 1 as follows:

**Area No 20 Perup Road, Manjimup as zoned on scheme
Map No 6**

Special Provisions

- (i) Subdivision of Special Rural Zone Area No. 20 "Perup Road" shall be generally in accordance with "Subdivision Guide Plan No. 20 Perup Road, Manjimup" as endorsed by the Shire Clerk.
- (ii) (a) The following uses are permitted "P" within Special Rural Zone Area No. 20 "Perup Road" -
 - Dwelling House
- (b) The following uses are not permitted unless approval is granted by Council "AA" -
 - Ancillary Accommodation
 - Public Recreation
 - Private Recreation
 - Public Utility
 - Home Occupation
 - Rural Use
 - Cottage Industry





- (c) All other uses not mentioned in (a) and (b) are not permitted "X".
- (iii) No buildings shall be erected within 50 metres of the forest reserve 8522 Perup Road and CG 2085 Manjimup.
- (iv) Landscape and revegetation areas to be established and maintained in accordance with the Subdivision Guide Plan prior to clearance of subdivision.







ADOPTION

Resolution No.

Adopted by resolution of the Shire of Manjimup at the
 meeting of the Council held on the . 9 . TH
 . day of . . . MARCH 1995.

Shire President

Town Clerk

FINAL APPROVAL

Adopted for final approval by resolution of the Council of the
 Shire of Manjimup at the . . . ORDINARY meeting
 of Council held on the . . . ELEVENTH day of
 JANUARY 1995. 1996

The common seal of the Shire
 of Manjimup hereinto affixed
 by authority of the Council
 in the presence of:

Shire President

Town Clerk

Recommended/Submitted for Final Approval
 Chairperson of the Western
 Australian Planning Commission

Date

Final Approval Granted

"It is hereby certified that this is a true copy of the
~~Scheme/Amendment~~ final approval to which was
 endorsed by the Minister for Planning on 9/9/96

Minister for Planning

Date

Certified by

Officer of the Commission duly authorised pursuant
 to Section 57 of the Western Australian
 Planning Commission Act and to Regulation
 22(3) of the Town Planning Regulations.



Shire of Manjimup Access & Inclusion Plan

Celebrating Diversity 2018-2023

This Plan is available on request in alternative formats such as large print, electronic (disk or emailed), audio, Braille and on the Shire's website.



Access & Inclusion Plan | 2018–2023

Document Change Control Table

Version	Date of Issue	Author(s)	Description of Version
Version 1	May 2018	Shammara Markotis, Community Services	Draft for Public Comment
Version 2	July 2018	Shammara Markotis, Community Services	Final Plan – adopted by Council

The Access & Inclusion Plan 2018–2023 must be reviewed, updated and a new Plan lodged with the Department of Communities no later than 31 August 2023.



Access & Inclusion Plan | 2018–2023

The Vision for the Shire of Manjimup

The Shire of Manjimup - the heart of the South West

“We are a thriving region that is safe, liveable and welcoming.

We value our quality of life and embrace our natural environment, which affords us both economic and recreational pursuits.

Our industries are recognised for their resilience, quality and innovation and for their contribution to the state of Western Australia. Our economic diversity provides business and employment opportunities for all.”

The Shire of Manjimup - the place to grow a future

Our Mission

“We are the appointed local government authority for the district of the Shire of Manjimup, responsible for the planning, delivery and maintenance of key services and infrastructure. Our mission is to satisfy our community by meeting its needs and our statutory responsibilities in a planned and sustainable manner.”

Our Motto

“Celebrating our Diversity.”



Access & Inclusion Plan | 2018–2023

Table of Contents

Executive Summary	4
Introduction	5
Definitions	5
The Shire of Manjimup's role in Access & Inclusion	5
Legislative requirements and responsibilities	6
Access & Inclusion Policy	7
Access & Inclusion Advisory Committee.....	7
Resourcing the Access & Inclusion Plan	7
Access and inclusion accomplishments since 1994	7
Demographics	8
Methodology.....	12
Priorities (Desired Outcomes)	14
Findings of the consultation	14
WA Local Government Integrated Planning and Reporting Framework	15
The seven Desired Outcomes of the Disability Services Act	16
Action Plan	17
Outcome 1: The Shire of Manjimup's services and events are accessible and inclusive of all members of our community	17
Outcome 2: The Shire of Manjimup's buildings and facilities are accessible by all members of our community	19
Outcome 3: All information produced by the Shire of Manjimup is in an accessible format	22
Outcome 4: All members of our community receive the same level and quality of service from the staff of the Shire of Manjimup.....	24
Outcome 5: The Shire of Manjimup's feedback and complaints procedure is accessible and inclusive for all of our community	26
Outcome 6: All members of our community are able to participate in public consultation undertaken by the Shire of Manjimup	27
Outcome 7: All members of our community have the same opportunities as others to obtain and maintain employment with the Shire of Manjimup	28
Appendix 1: Access & Inclusion Accomplishments Since 1994	29



Access & Inclusion Plan | 2018–2023

Executive Summary

The Access & Inclusion Plan 2018–2023 ('the Plan') replaces the Access & Inclusion Plan 2013–2018.

The Plan has been designed to meet the requirements of the *Disability Services Act 1993 (WA)* and sets the stage for responding to diversity by expanding upon previous disability access and inclusion plans to incorporate the needs of all members of the community.

Access and inclusion plans are not just about ensuring buildings have wheelchair access, they also incorporate inclusion at a participatory and service level. This Plan will assist the Shire's governing Council to determine the strategies needed to enhance and promote accessibility requirements. The Plan provides the direction and framework for future planning needs beyond the short term.

The implementation of this Access & Inclusion Plan is a legislative requirement of the Department of Communities, however by planning for a community that is accessible and inclusive to people with disabilities the Shire intends to create a community that is accessible and inclusive for all. The Shire aims to ensure that the services it provides meet varied individual needs and expectations, and that everyone has equal access to these services regardless of their race, heritage, gender, belief, nationality, family background, age, disability or sexuality.

The Shire of Manjimup recognises that the task of addressing the many important issues that affect our diverse community is not an easy one. The Shire will endeavour, however, through ongoing consultation and involvement with the community, to identify and eliminate as many barriers and challenges to access and inclusion as possible and work towards achieving a community that is liveable for all.



Access & Inclusion Plan | 2018–2023

Introduction

Definitions

For the purpose of this document, when the terms access or inclusion are used they refer to the following definitions:

Access refers to an individual's physical ability to get to, get into and get around facilities. This access is created by removing structural barriers and including mechanisms to enable structural access.

Inclusion refers to an individual's ability to participate as fully as possible in programs and services provided by organisations in an integrated and holistic manner that does not ostracise, embarrass or humiliate an individual.

The Shire of Manjimup's role in Access & Inclusion

The Shire of Manjimup is responsible for a range of functions, facilities and services in the towns of the Shire, including:

Services to property

- Construction and maintenance of council owned buildings.
- Construction and maintenance of roads, footpaths and cycle facilities.
- Land drainage and development.
- Waste collection and disposal.
- Litter control and street cleaning.
- Planting and caring for street trees.
- Numbering of buildings and lots.
- Street lighting.
- Bush fire control.

Services to the community

- Provision and maintenance of outdoor playing areas, parks, gardens and reserves.
- Provision and maintenance of facilities for sporting and community groups.
- Management of the Manjimup Regional Aqua Centre.
- Public library and information services.
- Environmental health services.
- Community and Home Care Support.
- Citizenship ceremonies and community events.
- Provide transport assistance for events where possible.
- Promote successes and provide advice and encouragement to the community with regards to access and inclusion best practice.
- Wellness and Respite Community Centre.

Regulatory services

- Planning of road systems, sub-divisions and town planning schemes.
- Approvals for construction, additions or alterations to buildings.
- Ranger services, including dog control.



Access & Inclusion Plan | 2018–2023

- The development, maintenance and control of parking.

General administration

- Provision of general information to the public, the lodging of complaints and the payment of fees, including rates and dog licences.

Processes of government

- Ordinary and special council and committee meetings.
- Electors meetings and election of council members.
- Ward meetings.
- Community consultations.

Legislative requirements and responsibilities

The *Disability Services Act 1993* (WA) requires local government authorities to develop and implement Access & Inclusion Plans. To comply with the Act, the Shire of Manjimup is required to:

- Develop a Plan that meets the seven Standards (or Outcomes) in Schedule 2 of the Disability Services Regulations 2004.
- Lodge its current Plan with the Department of Communities.
- Take all practicable measures to ensure that the Plan is implemented by the Shire of Manjimup, its officers, employees, and relevant agents and contractors, including Councillors and volunteers.
- Review the Plan at least every five years.
- Undertake public consultations, as specified in the regulations, when preparing, reviewing or amending the Plan.
- Report to the Department of Communities annually on progress made and strategies used by the Shire of Manjimup and any agents or contractors.
- Report in the Shire of Manjimup Annual Report about the implementation of the Plan.
- Regulate that Access & Inclusion Plans are implemented by agents and contractors engaged by the Shire of Manjimup as well as the staff of the Shire. Where agents and contractors provide services to the public on behalf of the Shire, these services are to be conducted consistent with this Plan. The Plan will be referenced in the contract and provided in hard copy to all agents and contractors.
- Regulate the legislative compliance of developers, agents and contractors.



Access & Inclusion Plan | 2018–2023

Access & Inclusion Policy

In addition to this Plan, the Shire of Manjimup's Council of elected members also has an adopted Policy statement, *3.8.1 Access and Inclusion Policy*. The current Policy is available to download from the Shire's website (www.manjimup.wa.gov.au) or in alternative formats by request to the Shire offices.

Access & Inclusion Advisory Committee

An Access & Inclusion Advisory Committee ('the Committee') exists as an official function of the Shire's Council. The Committee comprises of Shire officers, elected members, industry representatives and community members. The Committee meets quarterly and its functions include the monitoring, evaluation and review of the Plan. The Committee is conducted in accordance with the Local Government Act.

More information about the functions and role of the Access & Inclusion Advisory Committee can be found on the Shire's website (www.manjimup.wa.gov.au) or in alternative formats by request.

Resourcing the Access & Inclusion Plan

Access and Inclusion is a key consideration during the planning process for all Shire works and projects. The implementation of the Plan on an ongoing basis may have financial implications for Council when determining the five-year Corporate Business Plan and annual budget priorities, however the majority of the resources required to implement this Plan should be part of the overall cost of any works scheduled and budget allocations and not regarded as a separate or additional budget.

A small amount is allocated to the annual budget for the implementation and management of the Access & Inclusion Plan each year and additionally a budget is allocated every 5 years for a comprehensive review of the Plan.

Access and inclusion accomplishments since 1994

In 1994 the Shire's first Community Access Plan was developed in order to identify a number of barriers to access and inclusion, and it also outlined strategies that the Shire could adopt to overcome them. Significant progress has been made since 1994 to reduce barriers for people who experience access and inclusion obstacles, either living in or visiting the region. Some of the initiatives implemented by the Shire are highlighted in *Appendix 1: Access & Inclusion Accomplishments Since 1994*.



Access & Inclusion Plan | 2018–2023

Demographics

Shire profile

Land use

The Shire of Manjimup is the largest geographical locality in the South West of Western Australia covering over 7,028 square kilometres. Approximately eighty-five per cent of the Shire is composed of National Park and State Forest. The Shire's natural landscape comprises great rivers, unique forests and spectacular coastline and offers a number of diverse experiences and attractions for tourism.

The remaining land is predominantly used for farming. The region is known for its premium agricultural, viticultural and horticultural products.

Population

According to 2016 Census figures, 9,250 people live within the Shire boundaries, which is a slight increase from the 9,183 residents recorded at the last count. The population of the Shire is both diverse and dispersed. Most WA local government authorities have their population predominantly based in one or two main town sites; however, the Shire of Manjimup has four main population centres (from largest to smallest): Manjimup, Pemberton, Northcliffe and Walpole.

In addition to these town sites, the Shire also has seven other populated settlements (listed alphabetically): Deanmill, Jardee, Nyamup, Palgarup, Quinninup, Tone River and Windy Harbour.

The Shire's population is ageing, reflecting not just a state-wide but worldwide trend. In 1996 just 17.0% of the Shire's population was aged 55 and over. In 2001 this had increased to 20.3%, and by the 2006 Census this had grown to 25.5%. The 2011 Census showed that 30.0% of the population was aged 55 and over and the 2016 Census now shows that 35.4% of the population are in this age bracket.

Employment

The unemployment rate within the Shire in 2016 was 5.2% and the average taxable income (of both taxable and non-taxable individuals) was \$36,047.

The 2016 Census recorded the following selected medians and averages for households:

Median age of persons	45	Median mortgage repayment (monthly)	\$1,300
Median total personal income (weekly)	\$594	Median rent (weekly)	\$183
Median total family income (weekly)	\$1,394	Average number persons per household	2.3
Median total household income (weekly)	\$1,118	Average number vehicles per household	2

Migration

The Shire of Manjimup has experienced waves of immigration since European settlement. The statistics below are based on the current population. It is worth highlighting that while residents may have been born within the Shire or elsewhere in



Access & Inclusion Plan | 2018–2023

Australia, many of them will have parents or grandparents who were born overseas. The 2016 Census data shows that of the current Shire population:

- 74.6% of respondents were born in Australia
- 34.9% of respondents had at least one parent born overseas
- 7.8% of respondents speak a language other than English at home

The vast majority of the Shire's population was born in Australia (6,888 persons). The largest population born overseas is from the United Kingdom (506 persons). The remaining population are immigrants from many diverse countries with diverse cultures and language groups; however, Macedonian and Italian are the most common languages spoken at home after English.

Indigenous

The land now known as the Shire of Manjimup was originally under the custodianship of Indigenous people, possibly a number of clans, as part of the broader Nyoongar nation. According to the 2016 Census, 3.3% of current residents declared themselves to be Indigenous or Torres Strait Islander Australians.

Disability

The 2016 Census figures show that 4.7% of people living within the Shire identify as having a core activity need for assistance. Core activity need for assistance measures the number of people with a profound or severe disability. People with a profound or severe disability are defined as those people needing help or assistance in one or more of the three core activity areas of self-care, mobility and communication, because of a disability, long-term health condition (lasting six months or more) or old age. 86.3% of respondents identified themselves as having no need for assistance, whilst 9% of respondents did not answer this question.

Comparatively the percentage of people within Western Australia who identified as having a core activity need for assistance was 3.9% suggesting that the prevalence of disability with the Shire of Manjimup is higher than the state in general.

Religion

According to 2016 Census data, 51.9% of the population holds a religious affiliation or belief of some kind. Of these, 56.2% subscribe to a form of Christianity, predominantly Catholic or Anglican.

Communications

Improvements have been made in mobile coverage with the following mobile towers built and operational in the following locations – Manjimup West and Nyamup.

In June 2015 the Federal Government's Mobile Black Spot program and the Western Australian Government's Regional Mobile Communications Project, a Royalties for Regions initiative, jointly funded nine new mobile towers to be located within the Shire of Manjimup.



Access & Inclusion Plan | 2018–2023

The NBN service has been rolled out to an estimated 2,100 premises during 2016/17 in the Shire of Manjimup using Fibre to the Node (FTTN) connection.

In Manjimup, 75.9% of households had at least one person access the internet from the dwelling. This could have been through a desktop/laptop computer, mobile or smart phone, tablet, music or video player, gaming console, smart TV or any other device.

Table 1 Summary of 2016 Census Results - Dwelling Internet Connection

Dwelling internet connection	Manjimup	%	Western Australia	%	Australia	%
Internet not accessed from dwelling	350	21.3	108,489	12.5	1,172,415	14.1
Internet accessed from dwelling	1,246	75.9	737,659	85.1	6,892,165	83.2
Not stated	46	2.8	20,625	2.4	221,494	2.7

Education

The Australian Early Development Census ('AEDC') measures five areas, or domains, of early childhood development. These areas are closely linked to the predictors of good adult health, education and social outcomes. See Table 1 for the Shire's AEDC results.

Table 2 Summary of AEDC results for the Shire of Manjimup community

Domain	Percentage of children developmentally vulnerable (Shire averages)	
Year of Testing	2012	2015
Physical health and wellbeing	16.7	21.1
Social competence	11.9	10.9
Emotional maturity	11.9	8.6
Language and cognitive skills (school-based)	11.1	11.7
Communication skills and general knowledge	16.7	14.8

On average, in 2009, 40.1% of children living within the Shire were developmentally vulnerable in one or more of the domains and 18.6% were developmentally vulnerable in two or more. These scores improved in 2012 when an average of 26.0% of children tested as developmentally vulnerable in one or more of the domains and 15.3% were developmentally vulnerable in two or more. In 2015, 28.9% children were assessed as being developmentally vulnerable in one or more of the domains and 17.2% were developmentally vulnerable in two or more domains.



Access & Inclusion Plan | 2018–2023

Socio-economic status

Socio-Economic Indexes for Areas ('SEIFA') is a product developed by the Australian Bureau of Statistics that ranks local government areas in Australia according to relative socio-economic advantage and disadvantage.

Table 3 Shire of Manjimup SEIFA summary

Area	2011 Summary for the Shire of Manjimup (National)		2016 Summary for the Shire of Manjimup (National)		2016 Ranking for the Shire of Manjimup	
	Score	Decile	Score	Decile	WA	National
Index of relative socio-economic advantage and disadvantage	946	4	944	4	36	211
Index of relative socio-economic disadvantage	958	4	964	5	45	231
Index of economic resources	980	5	983	5	44	269
Index of education and occupation	931	3	929	3	29	150

All local government authorities in Australia are ranked against each other using these indexes. Local government areas are ordered from the lowest to highest score, the lowest 10% are given a decile number of 1, and so on, up to the highest 10% of areas which are given a decile number of 10.

The Shire's 2011 national rank is on a scale between 1 and 544, where 544 is the local government area of least disadvantage. The state rankings are on a scale between 1 and 137, where 137 is the local government area of least disadvantage.

While the Shire of Manjimup's scores generally place the area in the lowest 40%–50% of areas across the nation, the Shire's level of disadvantage is comparatively greater when compared to other Western Australian areas only. Generally the Shire of Manjimup's scores place the area in the bottom 30% of all WA local government areas.



Access & Inclusion Plan | 2018–2023

Methodology

This Access & Inclusion Plan was developed through consultation with key stakeholders and the general public. Additionally an internal review of current activities already undertaken within the various departments of the Shire was completed, along with a review of a number of documents, reports and related plans already in existence.

Literature review

Relevant legislation

- *Disability Services Act 1993 (WA)*
- *Disability Services Regulations 2004 (WA)*
- *Disability Discrimination Act 1992 (Cth)*
- *Equal Opportunity Act 1984 (WA)*
- *Building Act 2011 (WA)*
- Building Code of Australia
- Disability (Access to Premises Buildings) Standards 2010, under the *Disability Discrimination Act 1992 (Cth)*
- Australian Standard 1428—Design for Access and Mobility

Shire of Manjimup plans and reports

- Access and Inclusion Plan 2013–2018
- Age-Friendly Communities Plan 2016–2021
- Corporate Business Plan 2017–2021
- Forward Capital Works Plan 2010/11 to 2019/20
- Local Bicycle & Footpath Plan 2017-2027
- Strategic Community Plan 2017–2027

Shire of Manjimup policies

- 3.8.1 Access and Inclusion Policy
- 5.2.4 Disabled Parking Bays Identification and Enforcement

Department of Communities

- A guide to Disability Access and Inclusion Plans (DAIPs) for Local Government contractors
- Access Resource Kit: A guide to implementing your Disability Access and Inclusion Plan 2007
- Disability Access and Inclusion Plans (DAIPs): Agents and contractors guide for local government authorities
- Disability Access and Inclusion Plans: Resource manual for local government
- Disability Services Commission Disability Access and Inclusion Plan 2011–2016



Access & Inclusion Plan | 2018–2023

Australian Bureau of Statistics reports

- Australian Bureau of Statistics 2016 Census Results
- Australian Early Development Census - Community Profile 2015
- Socio-Economic Indexes for Areas (SEIFA) 2016
- Key findings from the Survey of Disability, Ageing and Carers, 2015 Cat no. 4430.0

Informing documents—general external

- Accessible Events: A Guide for Meeting and Event Organisers 2012 (Meetings & Events Australia)
- Livable Housing Design Guidelines – Fourth Edition
- Local Government Integrated Planning and Reporting Framework and Guidelines
- Shire of Augusta Margaret River Access and Inclusion Plan (AIP) 2018-2022
- You're Welcome Guide to Accessible Places (www.accesswa.com.au)

Consultation

The review of the Access & Inclusion Plan 2013–2018 was conducted by the Shire of Manjimup Community Services Directorate. The Access & Inclusion Plan 2018–2023 replaces the previous Plan and the draft was developed through comment sought from Shire of Manjimup staff, Shire Council and the Shire of Manjimup Access & Inclusion Advisory Committee.

The Shire Council released the draft Plan for public comment from 20 June 2018 to 11 July 2018. The Plan's scope covers the entire Shire and therefore public comment was sought as broadly as possible. As per the Shire's usual procedure for promoting the review of plans, this review was advertised to the local community through local newspaper adverts (in Manjimup Bridgetown Times, Walpole Weekly, Northcliffe Karri Pigeon, and Pemberton Community News), on the Shire of Manjimup website and facebook page and through the Shire's mobile phone communication platform, Antenno.

The draft document was available on the Shire of Manjimup website (for download), Administration Counter (for pick up) and at the Public Libraries (for viewing). It was also direct mailed to a targeted group of identified stakeholders and agencies with a request to be dispersed to their clients. Public consultations forums were held in Manjimup, Pemberton, Northcliffe and Walpole during this period with a total of 6 attendees. Four written submissions were received from key stakeholders and the general community.

Once adopted by Council, the Access & Inclusion Plan 2018–2023 will be advertised to the public through an advertisement in the local newspaper on the Shire of Manjimup website and facebook page and through the Shire's mobile phone communication platform, Antenno.



Access & Inclusion Plan | 2018–2023

Priorities (Desired Outcomes)

Findings of the consultation

The review found that most of the strategies of the previous Plans were still relevant. Furthermore suggestions were made to ensure:

- The Plan reflects the Shire's holistic approach to the varied access and inclusion needs of the entire community.
- Key performance indicators within the Action Plan are not only relevant, measurable and achievable, but also lead to accountability.
- To streamline the Action Plan by reclassifying the strategies listed in the previous Plan under the optional outcomes 8 and 9.
- The vision and priorities of the Plan remain consistent with the broader vision and priorities of the Shire.
- Adequate and appropriate budget setting and forward resource planning.
- New barriers are addressed.
- The Plan keeps pace with contemporary values and practices.
- Ongoing compliance with any legislative and regulatory changes.

The above matters have led to the following key changes to the Plan:

- The outcomes within the Action Plan have been reworded to make it clear that access and inclusion for all community members is a key priority for the Shire of Manjimup. The wording of the outcomes in the Disability Services Regulations 2004 has been included to ensure compliance under the Act.
- Strategies and key performance indicators within the Action Plan have been reworded to ensure they are measurable and increase accountability.
- Inclusion of a key performance indicator recommending allocation of resources to implement changes to existing Shire-owned buildings and facilities.
- The strategies listed in the previous Plan under the optional outcomes 8 and 9 are now incorporated into outcomes 1 to 7 which are legislated under the Act.



Access & Inclusion Plan | 2018–2023

WA Local Government Integrated Planning and Reporting Framework

The Shire's priorities are categorised into four key areas as defined by the *Local Government Integrated Planning and Reporting Framework and Guidelines*. Specific objectives and strategies are established under these four key areas so they may be easily integrated into the Shire of Manjimup Corporate Business Plan and annual budget.

Social inclusion

- strategies to address social exclusion issues affecting:
 - young people
 - culturally and linguistically diverse groups
 - elderly people
 - people with disabilities
 - Indigenous people
 - transient populations
 - LGBTQI+ people
 - any people at risk of isolation
- promoting health and safety.

Environmental planning and sustainability

- maintaining cultural assets and infrastructure
- improving infrastructure
- identifying priorities for new infrastructure
- protecting the environment.

Civic leadership

- strengthening local and regional identity
- management of the future
- good public communication
- diversity in representation
- celebration and pride.

Economic growth and development

- creating economic opportunities and employment
- expanding education and skills development.



Access & Inclusion Plan | 2018–2023

The seven Desired Outcomes of the Disability Services Act

The *Disability Services Act 1993* (WA) requires local government authorities to develop and implement Access & Inclusion Plans that meet the seven Standards (or Outcomes) in Schedule 2 of the Disability Services Regulations 2004.

These seven Outcomes are categorised under the four key local government planning and reporting areas as follows:

Social inclusion

1. People with disability have the same opportunities as other people to access the services of, and any events organised by, a public authority.

Environmental planning and sustainability

2. People with disability have the same opportunities as other people to access the buildings and other facilities of a public authority.

Civic leadership

3. People with disability receive information from a public authority in a format that will enable them to access the information as readily as other people are able to access it.
4. People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of that public authority.
5. People with disability have the same opportunities as other people to make complaints to a public authority.
6. People with disability have the same opportunities as other people to participate in any public consultation by a public authority.

Economic growth and development

7. People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.



Action Plan

The following overarching strategies will guide the actions that the Shire of Manjimup (SoM) will undertake from 2018-2023 to improve access and inclusion for our community.

Outcome 1: *The Shire of Manjimup's services and events are accessible and inclusive of all members of our community*

Disability Services Regulations 2004: People with disability have the same opportunities as other people to access the services of, and any events organised by, a public authority.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
1.1 Continuous improvement of Shire processes through the implementation of the Access & Inclusion (AIP) Action Plan	Implementation of AIP Action Plan strategies	SoM Access & Inclusion Advisory Committee	Deliver	Community Services Directorate	Ongoing	\$2,000
	Continuation of quarterly meetings by the Access & Inclusion Committee to provide advice to Council on access and inclusion matters with the Shire	SoM Access & Inclusion Advisory Committee	Deliver	Community Services Directorate	Quarterly	Met through normal operational expenditure
	Reporting of AIP Action Plan achievements in the Shire of Manjimup Annual Report		Deliver	Community Services Directorate	Annually (August)	Met through normal operational expenditure
	Annual reporting of access and inclusion achievements within the Shire to the Department of Communities		Deliver	Community Services Directorate	Annually (July)	Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
1.2 Ensure all service providers planning or delivering services or works on behalf of the Shire are aware of their obligations under the <i>Disability Services Act 1993</i>	All service providers are provided with a copy of the current Shire of Manjimup Access & Inclusion Policy	Service providers SoM Access & Inclusion Policy	Deliver	All Directorates	Ongoing - every time a service provider is engaged	Included in operational budget for delivery of those services
1.3 The Shire of Manjimup (or its contractors or agents) plans and evaluates its public events, including festivals, meetings and consultations, to consider access and inclusion	Review the current Accessible Events Checklist	SoM Accessible Events Checklist	Deliver	Community Services Directorate	December 2018	Met through normal operational expenditure
	An Accessible Events Checklist is completed for all significant events organised by the Shire (or its contractors or agents)	Agents and contractors SoM Accessible Events Checklist	Deliver	All Directorates	Ongoing	Met through normal operational expenditure
	The Shire website provides information to community members regarding how they can request access and inclusion assistance in order to participate fully in services and events provided by the Shire		Deliver	All Directorates	Ongoing	Met through normal operational expenditure
1.4 Event organisers and community groups are encouraged to plan and evaluate their public events to consider access and inclusion	Information on accessible events is included in the <i>Shire of Manjimup Event Manual</i> which is given to all event organisers during the event application process	External Event Coordinators SoM Event Manual	Advocate Facilitate	Community Services Directorate	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Outcome 2: The Shire of Manjimup's buildings and facilities are accessible by all members of our community

Disability Services Regulations 2004: People with disability have the same opportunities as other people to access the buildings and other facilities of a public authority.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
2.1 Work towards improving the accessibility of existing Shire owned buildings and facilities	Conduct regular reviews of existing Shire owned buildings and facilities to identify barriers to access and inclusion	Lessees of Shire owned buildings	Deliver	Development & Regulation Directorate for buildings Works & Services Directorate for all other facilities	Ongoing and reported annually	Met through normal operational expenditure
	Retrofitting of Shire owned buildings and facilities, where deemed required, to meet access and inclusion standards	Lessees of Shire owned buildings Relevant standards, codes and guidelines	Deliver	Development & Regulation Directorate Works & Services Directorate	Ongoing	Council to consider budget allocation in annual budget process
2.2 Ensure all new Shire infrastructure developments and redevelopment provide access to people with access and inclusion needs within legislative parameters and best practice	External planning approval is sought for new large scale developments and redevelopments Small scale developments and redevelopments satisfy the current legislative requirements	Joint Development Assessment Panel Relevant standards, codes and guidelines	Deliver	Development & Regulation Directorate Works & Services Directorate	Ongoing	Included in capital or project budget



Access & Inclusion Plan | 2018–2023

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
2.3 Ensure all external infrastructure developments and redevelopment (non-Shire) provide access to people with access and inclusion needs within legislative parameters	Building permits are issued when developments or redevelopments satisfy the current legislative requirements	External private and commercial developers	Regulate	Development & Regulation Directorate		Met through normal operational expenditure
2.4 Ensure all contractors or agents planning or delivering works on behalf of the Shire are aware of their obligations under the <i>Disability Services Act 1993</i>	All contractors are provided with a copy of the current Shire of Manjimup Access & Inclusion Policy	Agents and contractors SoM Access & Inclusion Policy	Deliver	Office of CEO	Ongoing - every time a contractor is engaged	Met through normal operational expenditure
	Contractor's obligations in relation to access and inclusion are included in Tender documentation and inductions	Agents and contractors	Regulate	All Directorates		Included in capital or project budget
2.5 Continue to build new and upgrade existing bicycle and footpaths to meet universal access requirements	The number of new universal access paths or path upgrades undertaken each financial year	Local Bicycle & Footpath Plan 2017-2027 Forward Capital Works Plan 2010/11 to 2019/20	Deliver	Works & Services Directorate	As per <i>Forward Capital Works Plan</i>	Included in capital budget
2.6 Where feasible the Shire will incorporate design features that improve accessibility and inclusion to children in playground redevelopments	The number of 'All Abilities' design features incorporated into each development	Community Services Parks & Gardens	Deliver	Works & Services Directorate	Ongoing - to be implemented during playground redevelopments	Included in capital or project budget



Access & Inclusion Plan | 2018–2023

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
2.7 Install, maintain and monitor ACROD parking bays	Maintain a register of ACROD parking within the Shire	Shire Rangers 5.2.4 Disabled Parking Bays Identification & Enforcement	Deliver	Development & Regulation Directorate	Ongoing	Met through normal operational expenditure
	Review the Policy 5.2.4 Disabled Parking Bays Identification and Enforcement on an as needed basis to ensure the register is current	Shire Rangers 5.2.4 Disabled Parking Bays Identification & Enforcement	Deliver	Development & Regulation Directorate	Ongoing	Met through normal operational expenditure
	Enforce correct usage of ACROD bays and keep a record of the infringements issued	Shire Rangers 5.2.4 Disabled Parking Bays Identification & Enforcement	Deliver	Development & Regulation Directorate	Ongoing	Met through normal operational expenditure
	Install ACROD bays in new car park developments		Deliver	Works & Services Directorate	Ongoing	Included in capital budget
2.8 Advocate to local community groups, businesses and tourist venues the requirements for and benefits flowing from the provision of accessible venues	Maintain existing bays to required standards		Deliver	Works & Services Directorate	Ongoing	Included in operational budget
	Digital promotion of accessible venues and facilities within the Shire on relevant online platforms	Community groups, businesses and tourism operators	Facilitate	Community Services Directorate	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Outcome 3: All information produced by the Shire of Manjimup is in an accessible format

Disability Services Regulations 2004: People with disability receive information from a public authority in a format that will enable them to access the information as readily as other people are able to access it.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
3.1 Improve community awareness that Council information can be made available in alternative formats upon request	Where achievable, public documents and notices, including online mediums, carry a notation regarding availability of information in alternative formats		Deliver	Office of CEO	Ongoing	Met through normal operational expenditure
3.2 Improve staff awareness of accessible information needs and how to obtain information in other formats	Where feasible, requests for information to be provided in alternative formats are fulfilled	WALGA Accessible Information Guidelines for Local Government	Deliver	Community Services Directorate	Ongoing	Met through normal operational expenditure
	All new staff will be advised of the availability of accessible information as part of their induction	Staff Induction Handbook	Deliver	Office of CEO	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
3.3 Shire website, promotional materials, newsletters and documentation regarding services, facilities and customer feedback are to be developed in an accessible format using clear and concise language	All promotional materials and documentation regarding services, facilities and customer feedback are to comply with the <i>State Government Access Guidelines for Information, Services and Facilities</i>	State Government Access	Deliver	Office of CEO	Ongoing	Met through normal operational expenditure
	Contractors or agents developing such materials on behalf of the Shire must also comply with the above guidelines	Agents and contractors	Regulate	Office of CEO	Ongoing	Met through normal operational expenditure
	Accessible Printed Guidelines information brochure developed for use by Shire staff		Deliver	Community Services Directorate	June 2019	Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Outcome 4: All members of our community receive the same level and quality of service from the staff of the Shire of Manjimup

Disability Services Regulations 2004: People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of that public authority.

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
4.1 Improve staff awareness of access and inclusion issues and encourage staff to engage new knowledge and skills	All new staff are provided with the information required to understand their obligations in equitable service delivery for people with access and inclusion needs as part of their induction Staff training needs are identified during performance reviews / supervision meetings and training provided accordingly	Staff Induction Handbook Senior Management Team / Managers Staff Performance Review	Deliver	Office of CEO	Ongoing	Met through normal operational expenditure
4.2 Improve the Councillors awareness of access and inclusion issues and support them to communicate, where required, with people with access and inclusion needs	Councillors are provided with the information required to understand the Shire's access and inclusion objectives as part of their induction and are provided the access to the same training as Shire staff	Councillors	Deliver	Office of CEO	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Strategy	Key Performance Indicator	Stakeholders & Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
4.3 Volunteers assisting the Shire with delivery of a service to customers are supported in providing a quality service to people with access and inclusion needs	All volunteers are provided with the information required to understand the obligation to deliver equitable customer service for people with a access and inclusion needs as part of their induction	Volunteer Supervisor Volunteers	Facilitate	All Directorates	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Outcome 5: The Shire of Manjimup's feedback and complaints procedure is accessible and inclusive for all of our community

Disability Services Regulations 2004: People with disability have the same opportunities as other people to make complaints to a public authority.

Strategy	Key Performance Indicator	Stakeholders & Other Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
5.1 Ensure that current grievance mechanisms are accessible for people with access and inclusion needs in an appropriate format	Refer to Strategies 3.1 and 3.3					
5.2 Improve staff knowledge so they can facilitate and support the receipt of complaints from people with access and inclusion needs	Refer to Strategies 3.2 and 4.1					
5.3 Ensure that grievance processes and outcome satisfaction survey forms are available in formats to meet the requirements of people with access and inclusion needs	Refer to Strategy 3.3\					



Access & Inclusion Plan | 2018–2023

Outcome 6: All members of our community are able to participate in public consultation undertaken by the Shire of Manjimup

Disability Services Regulations 2004: People with disability have the same opportunities as other people to participate in any public consultation by a public authority.

Strategy	Key Performance Indicator	Stakeholders & Other Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
6.1 Ensure people with access and inclusion needs are provided an opportunity to comment on facilities, services or events delivered by the Shire of Manjimup	Comment is specifically sought from people with access and inclusion needs in relation to: <ul style="list-style-type: none">• customer satisfaction surveys• evaluations of existing facilities, services or events• planning for new facilities services or events• community consultations	People with access and inclusion needs Disability service agencies and organisations	Facilitate	All Directorates	Ongoing	Met through normal operational expenditure
6.2 Promote the existence and role of the Shire's Access & Inclusion Advisory Committee to the community	Where applicable, contractors or agents will have a clear scope of works identifying any access and inclusion consultation that needs to occur The relevant information is available on the Shire's website or in other formats, on request	Agents and contractors SoM Access & Inclusion Advisory Committee	Regulate Facilitate	All Directorates Community Services Directorate	Ongoing Ongoing	Met through normal operational expenditure Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Outcome 7: All members of our community have the same opportunities as others to obtain and maintain employment with the Shire of Manjimup

Disability Services Regulations 2004: People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

Strategy	Key Performance Indicator	Stakeholders & Other Resources	Shire Role	Responsibility	Timeframes	Estimated Budget
7.1 The Shire's recruitment strategies ensure equal employment opportunity	Equal Employment Opportunity Annual Returns are completed	Human Resources	Facilitate	Office of CEO	Ongoing	Met through normal operational expenditure
	Adaptive equipment and work processes are provided to staff where reasonable and practical	Supported Employment Network	Facilitate	Office of CEO	Ongoing	Met through normal operational expenditure
7.2 The Shire actively promotes itself as an equal opportunity employer	Job vacancies are promoted across a variety of mediums	Human Resources	Facilitate	Office of CEO	Ongoing	Met through normal operational expenditure
		Supported Employment Network				
7.3 The Shire considers people with access and inclusion needs for traineeships, apprenticeships, work experience and work placement	All placement requests by people with access and inclusion needs are given the same consideration as requests by other people	Human Resources Education Providers	Facilitate	Office of CEO	Ongoing	Met through normal operational expenditure
	Adaptive equipment and work processes are provided to trainees or prospective trainees where reasonable and practical	Supported Employment Network Human Resources	Facilitate	Office of CEO	Ongoing	Met through normal operational expenditure



Access & Inclusion Plan | 2018–2023

Appendix 1: Access & Inclusion Accomplishments Since 1994

The 1994 Community Access Plan identified a number of barriers to access and inclusion and outlined strategies that the Shire could adopt to overcome them. Significant progress has been made since 1994 to reduce barriers for people with access and inclusion needs either living in or visiting the region, including but not limited to:

- Management of the Property Care Team who continue to be an integral part of the Works & Services Directorate.
- Dementia Friendly Communities Project pilot program (July 2017 to June 2018)
- Opening of the Wellness & Respite Community Centre in April 2018. Built to current disability standards and dementia specific design criteria.
- Continual improvements to footpath networks within the Shire.
- Increased collections of alternative format materials within the Libraries.
- Accessible designs used for Bushfire Brigade Sheds.
- Additional signage has been added to the busier ACROD bays in the Manjimup CBD to notify vehicle owners of the applicable penalties if the bay is not used appropriately.
- Improvements to public toilet access within the Shire, in particular the installation of an adult change table in the Giblett Street toilet facilities in Manjimup.
- Improvements to the amenability of public facilities, parks, gardens or other spaces, such as the Walpole cemetery.
- Construction of accessible entry ways to the Manjimup Farmers' Market.
- Upgrades to the Shire Administration centre including:
 - ramp access to the Manjimup Town Hall and Shire Administration
 - installation of electronic door access to the Town Hall.
- Ramps constructed at the Walpole Library and Town Hall.
- The initial design of the Manjimup Regional AquaCentre received a commendation during the Disability Access and Inclusion Awards 2007.
- Upgrades to the Manjimup Regional AquaCentre including:
 - installation of electronic door access to the AquaCentre
 - installation of a pool water access hoist.
- Manjimup Indoor Sports Pavilion doors widened.
- The Youth Sport Inclusion Project was undertaken in 2012/13 to address inclusion barriers faced by young people (5–18 years) seeking to participate in mainstream sport.
- Shire of Manjimup Community Home Care Services Network Warren Blackwood (social inclusion project) won the Local Government category in the 'Count Me In' Awards 2012.



Access & Inclusion Plan | 2018–2023

- Shire of Manjimup Community Home Care Services were finalists in the Aged & Community Services Australia Excellence in Care Awards WA 2017.
- Biennial Wellness and Lifestyle Expo organised.
- The Heritage Park redevelopment has incorporated many accessible design features into development plans for:
 - the Community Volunteer Hub
 - Blacksmith Exhibit
 - Agricultural Exhibit
 - the new nature-play playground
 - History House
 - South West Energy Experience (to be constructed in 2018/19)
- Microphones, amplification and other modifications were made to Council Chambers to improve the audibility of Council meetings, including the audibility of any recordings of Council meetings.
- Council's Access & Inclusion Advisory Committee continues to meet quarterly to assist in the implementation, monitoring and review of the Plan.