



Reference No: ??
 Document Owner: Planning
 Version: 2016

APPLICATION FOR DEVELOPMENT APPROVAL

PLEASE NOTE THAT PAYMENT MUST BE MADE BEFORE PROCESSING THIS APPLICATION

Owner Details

Name: <u>Crown Land - Department of Planning, Lands and Heritage</u>		
ABN (if applicable): _____		
Address: <u>140 William Street Perth, WA</u>		Postcode: <u>6000</u>
Phone:	Fax:	Email:
Work: <u>6551 8002</u>		<u>info@dplh.wa.gov.au</u>
Home: _____		
Mobile: _____		
Contact person for correspondence: _____		
Signature: _____		Date: _____
Signature: _____		Date: _____
<p><i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2)</i></p>		

Applicant details
(if different from owner)

Name: <u>Shire of Boyup Brook</u>		
Address: <u>PO Box 2, Boyup Brook</u>		Postcode: <u>6244</u>
Phone:	Fax:	Email:
Work: <u>97651200</u>		<u>shire@boyupbrook.wa.gov.au</u>
Home: _____		
Mobile: <u>0408777010</u>		
Contact person for correspondence: <u>Adrian Nicoll</u>		
The information and plans provided with this application maybe made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: <u>A. Nicoll</u>		Date: <u>5/10/2020</u>

Property details

Lot No: <u>500</u>	House/Street No: _____	Location No: _____
Diagram or Plan No: <u>419586</u>	Certificate of Title Vol. No: _____	Folio: _____
Title encumbrances (e.g. easements, restrictive covenants): <u>To be used for Tourism and Recreation</u>		
Street name: <u>Reserve 24878 Cailles St</u>		Suburb: <u>Boyup Brook</u>
Nearest street intersection: _____		

Proposed development

Nature of development:

Works

Use

Works and use

Is an exemption from development claimed for part of the development? Yes No

If yes, is the exemption for: Works

Use

Description of proposed works and/or land use:

Development of Lookout Tower, toilets, access and car parking

Description of exemption claimed (if relevant):

Nature of any existing buildings and/or land use:

Vacant Reserve

Approximate cost of proposed development:

\$629,820

Estimated time of completion:

Office Use Only

TPS No: LPS2 Zone: Public Purposes Other: _____

Use Type: "public amusement" means land and buildings used for the amusement or

Description: entertainment of the public, with or without charge;

Assessment No: _____ Building Licence No: _____

Acceptance Officer's initials:

Date received:

Local government reference no:

Cashier

Application No: _____

Receipt No: _____

Amount: _____

Signature: _____

Date: _____

RECEPTION RECEIPT
STAMP

Shire of Boyup Brook 2016

Po Box 2, Boyup Brook WA

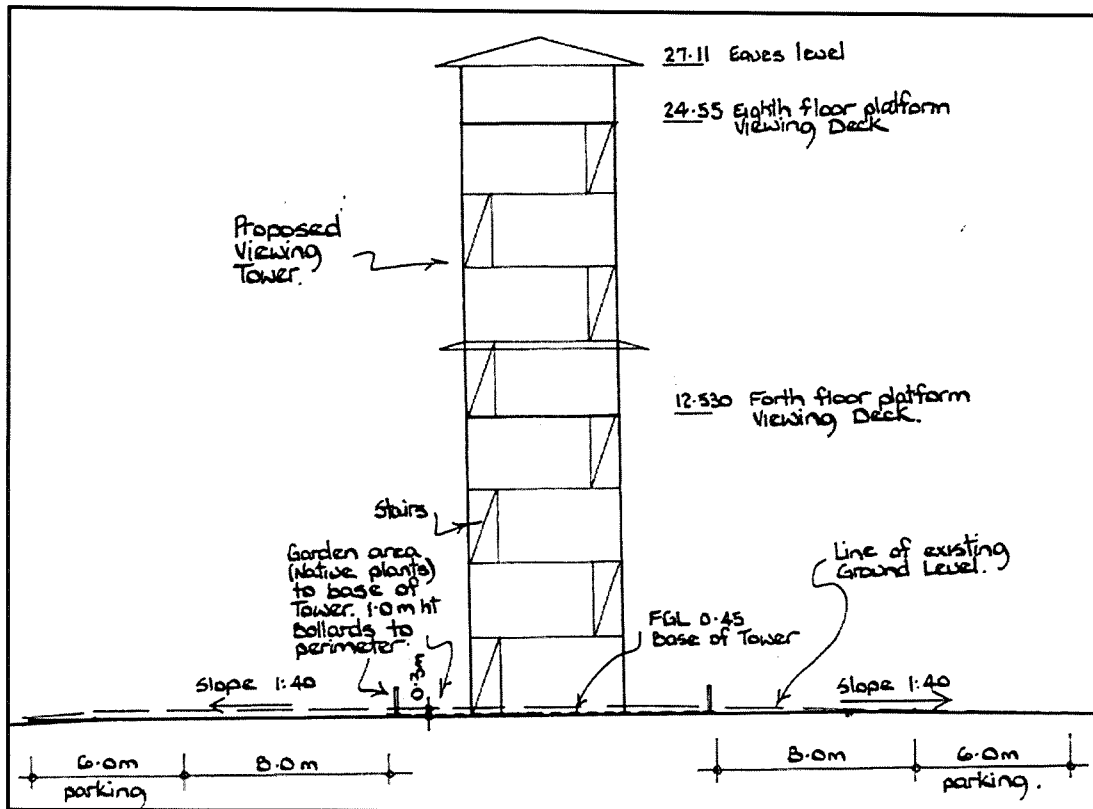
Phone: 08 9765100 / www.boyupbrook.wa.gov.au

Development Application

Centennial Viewing Tower

Shire of Boyup Brook

Reserve 24878



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1. INTRODUCTION

Development Approval is sought for the following at the Reserve site – 24878, Cailles Street:

- Bitumen driveway (two-way);
- 18 car parking bays and two bus and caravan parking areas;
- Composting toilet; and
- 27m high viewing tower.

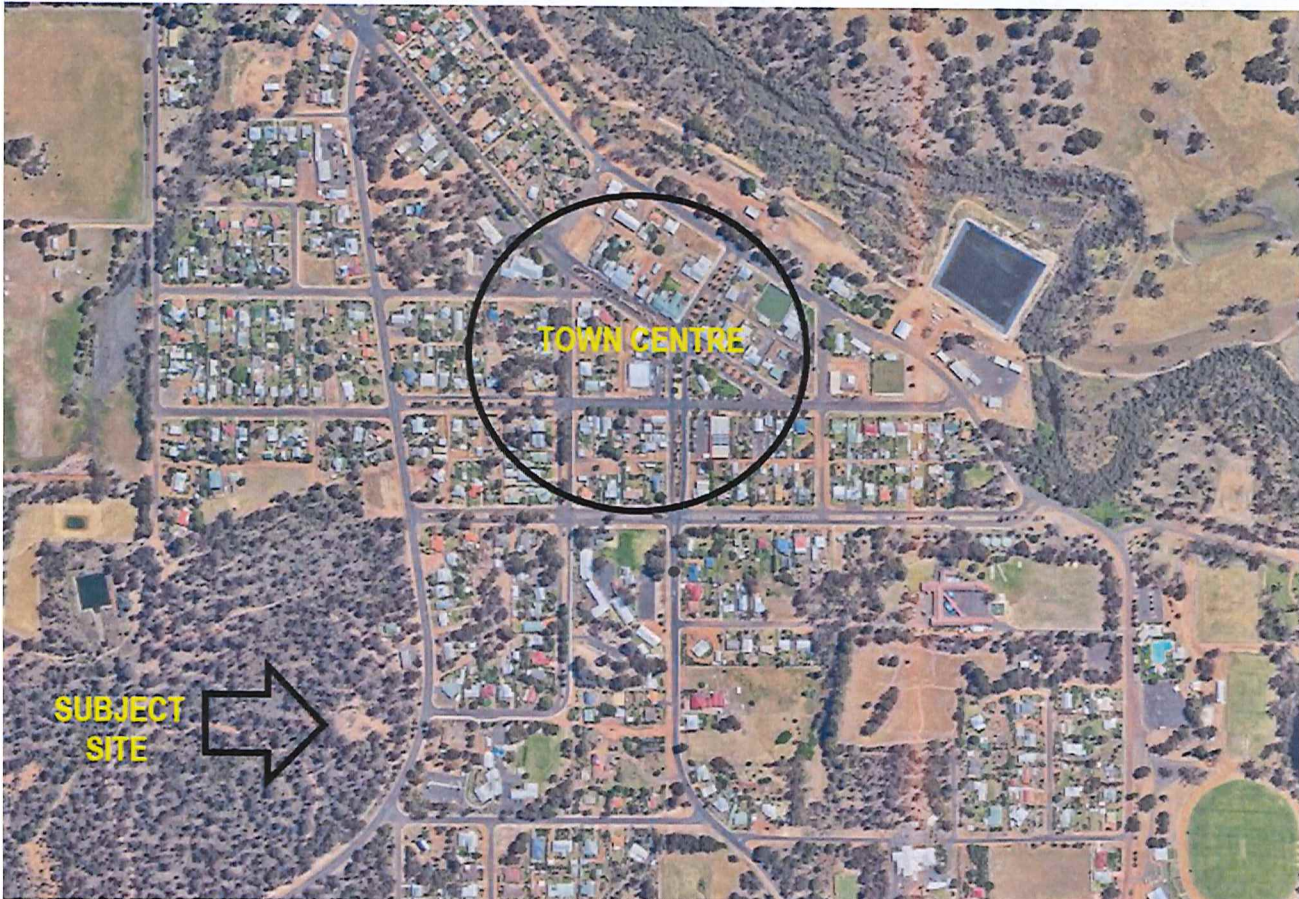
This report provides a justification for development approval.

2. BACKGROUND

2.1 LOCATION

The subject site (Reserve 24878) is located off Cailles Street, approximately 500m from the Boyup town centre.

LOCATION PLAN



2.2 SITE DESCRIPTION / SURROUNDING LAND USES

The subject site:

- Is connected to Cailles Street by an existing gravel crossover.
- Is majority cleared of vegetation (Parkland cleared vegetation exists on the periphery).
- Is 8095m² in land area and is reasonably level/flat land.

Land to the west/north/south is reserved for 'public purposes (Water and Parkland)' and is parkland cleared. Land to the east is majority developed as the Boyup townsite.

Water Corporation underground water pipes exist between the subject site and Cailles Street.

The site is not listed as being a contaminated site.

SITE PLAN



3. PROPOSED DEVELOPMENT

The project is to construct a Viewing Tower 28m high, with viewing decks at 13m and at 26m on the highest point in town, enabling views in excess of 20 kilometres in every direction.

Development (including access and car parking areas) is proposed to occur in existing cleared areas.

The project will include sufficient parking and turning space for larger vehicles, including caravans, new roadway to access the tower and an accessible ablutions block, with landscaping around the tower base.

The purpose of this project is to be a catalyst to attract visitors to Boyup Brook. The tower will work with the other tourism offerings in the town and the projects currently being delivered by the Shire to provide a compelling attraction for visitors.

3.1 CAR PARKING, ACCESS AND STORMWATER

Access is proposed off Cailes Street, utilising an existing crossover and upgraded to a six metre wide bitumen road, leading to sixteen car parking bays and two bus/caravan parking areas.

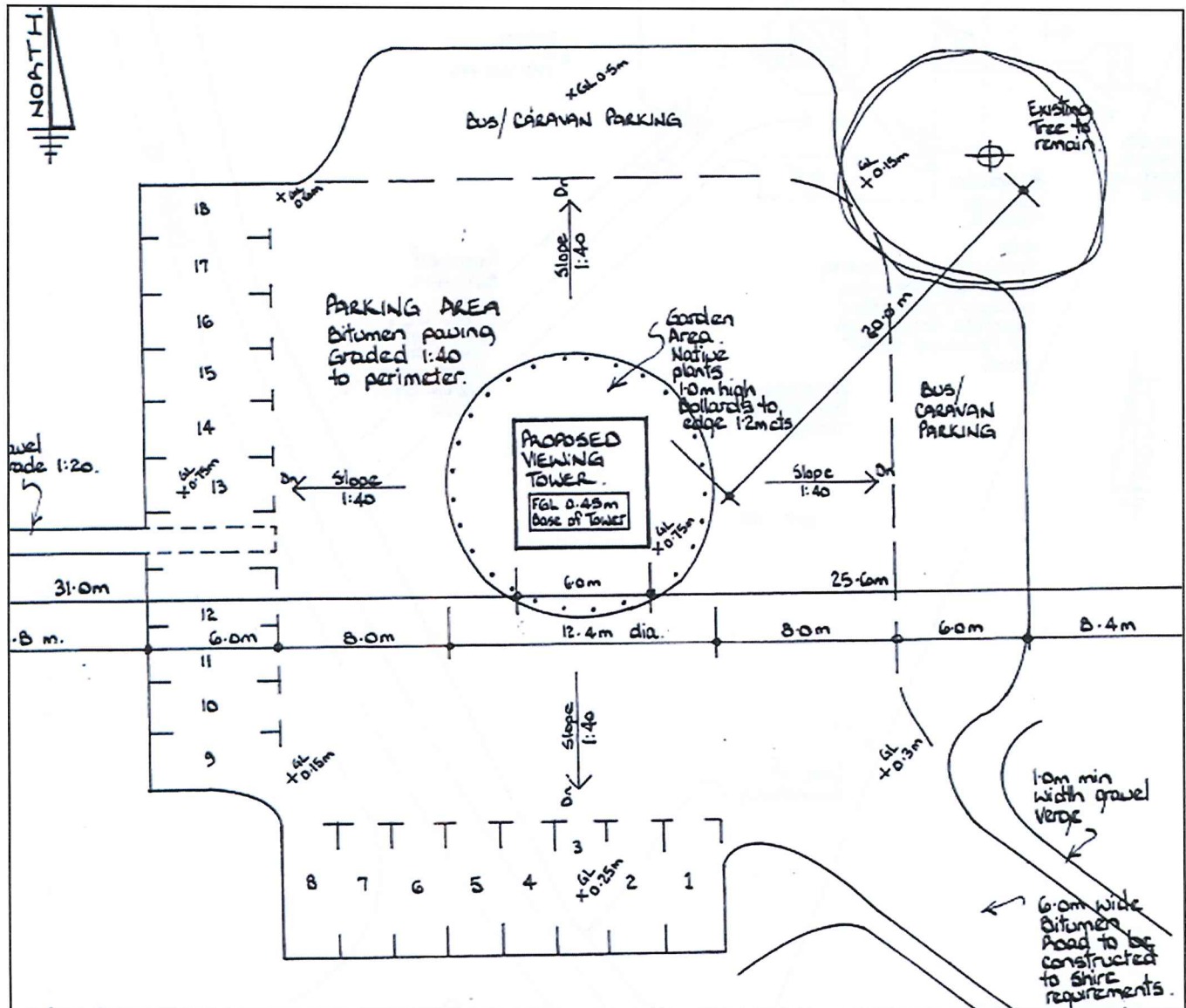
A small number of visitors (vehicles) are expected to and from the site, meaning minimal impact expected to vehicle movement on the Cailes Street, which has low volumes of traffic.

A suitably sized area is proposed for bus, caravan and vehicle turning and manoeuvring.

The parking areas are proposed to be graded 1:40 and bitumen sealed.

Swales with rock base are proposed to manage stormwater runoff and to ultimately limit erosion to neighbouring land.

CAR PARKING PLAN



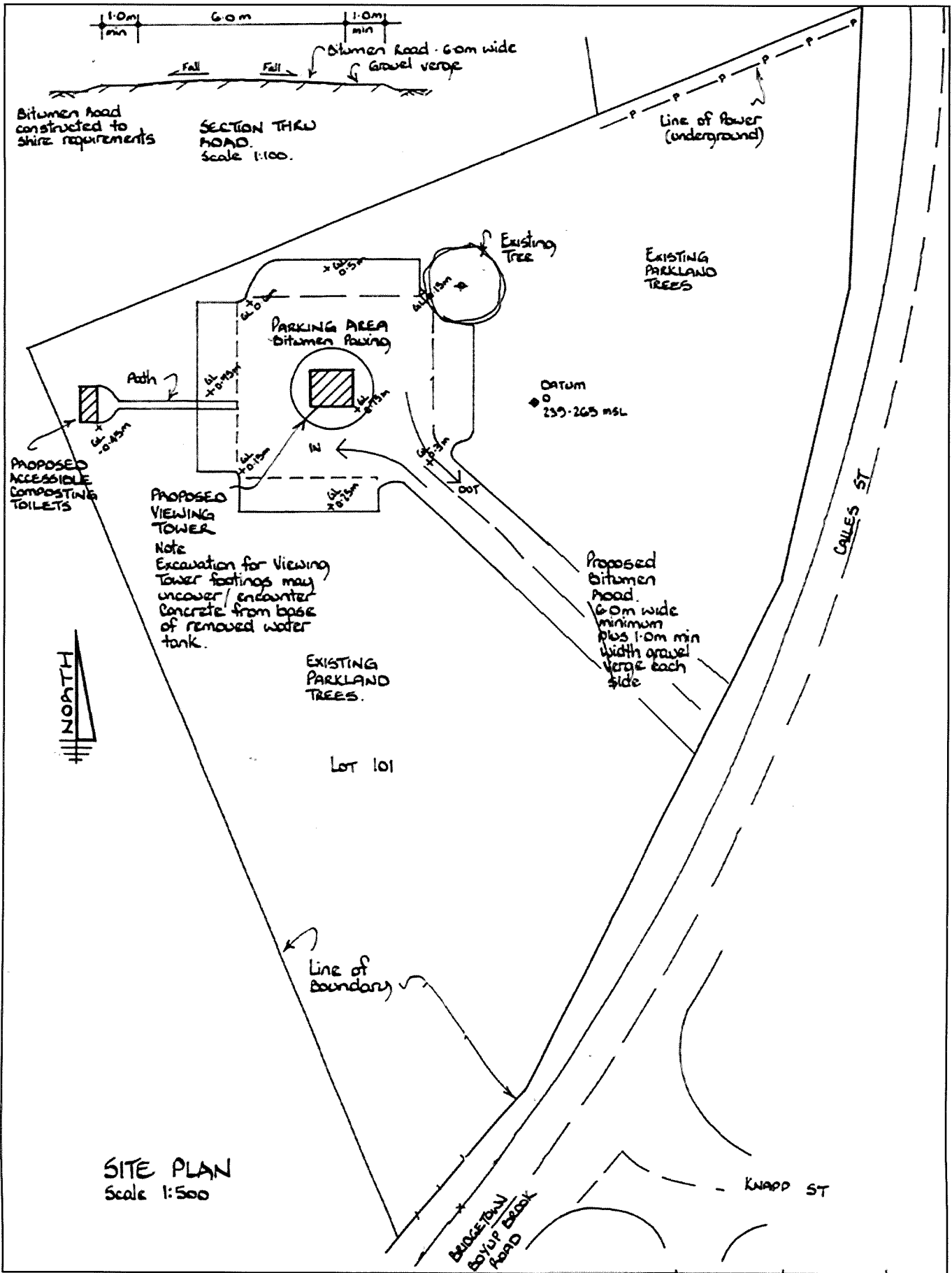
3.2 LOOKOUT TOWER

The tower itself (28m high, with viewing decks at 13m and at 26m) will be constructed from galvanised steel; the same as that used in high voltage transmission towers to ensure minimum maintenance requirements.

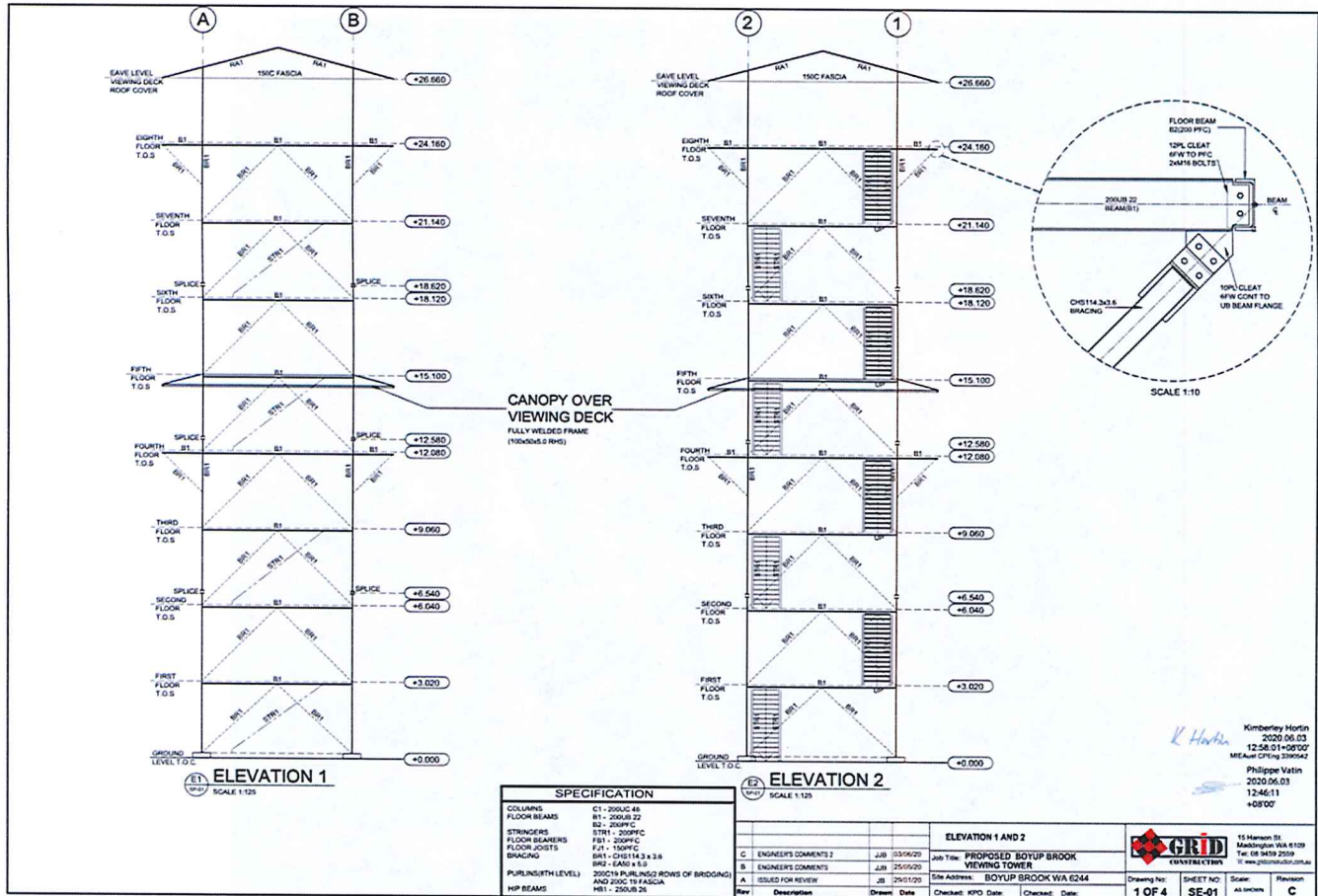
It will include two viewing decks and no-slip, high-visibility strips on the steps. The tower will also include lighting for both safety and aesthetic purposes.

Structurally certified design drawings are to be produced for a future Building Permit application.

OVERALL PLAN



TOWER PLAN



3.3 LANDSCAPING

An area surrounding the base of the lookout tower is proposed to be garden landscaped.

3.4 SIGNAGE

The project will include the erection of directional signage to the tower and signage on site containing tourism information and a directional link to a Bicentennial trail.

3.5 ABLUTION BLOCK

A composting toilet is to be developed on site for the convenience of visitors. The toilet is to be developed in accordance with Department of Health standard and is to obtain environmental health approval.

3.6 ENVIRONMENTAL CONSIDERATIONS

Development is proposed to occur in existing cleared areas meaning minimal impact to the environment.

The reserves of the area lie within the Southern Jarrah Forest Subregion (JF2) of the Southwest Bioregion of Western Australia characterised by Jarrah-Marri Forests on laterite gravels with more Wandoo dominated vegetation on clays in the eastern parts (Hearn et al. 2002).

Vegetation in the area ranges from 'good' to 'excellent' condition (Government Western Australia 2000).

Naturemap Database results (APP) indicate that two Threatened species, *Commersonia erythrogyna* (T) Cossack Orchid (*Caladenia dorrienii*) (T) and two Priority orchids *Calochilus* sp. Boyup Brook (P1) and *Caladenia* sp. Kenenup (P2) are known to exist within the locality.

There are also a number of weeds present, mostly in areas previously disturbed.

DEVELOPMENT FOOTPRINT



3.7 BUSHFIRE

The likely intensity of a bushfire and the likely level of bushfire attack on the site can be categorising as 'moderate'. This is due to the nature of the vegetation being 'open woodland'.

HAZARD LEVEL	CHARACTERISTICS
Extreme	<ul style="list-style-type: none"> • Class A: Forest • Class B: Woodland (05) • Class D: Scrub • Any classified vegetation with a greater than 10 degree slope
Moderate	<ul style="list-style-type: none"> • Class B: Open woodland (06), Low woodland (07), Low open woodland (08), Open shrubland (09)* • Class C: Shrubland • Class E: Mallee/Mulga • Class G: Grassland, including sown pasture and crops • Vegetation that has a low hazard level but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level.
Low	<ul style="list-style-type: none"> • Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. • Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 millimetres. • Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops.

A bushfire risk management strategy is not considered necessary to guide development and use of the proposed lookout tower. The following reasons apply:

- Fuel loads within the reserve areas adjacent to the Boyup townsite are regularly monitored and controlled burns frequently undertaken (last burn undertaken 2020) to reduce risk to property and life;
- In the instance of a bushfire, persons are able to respond (Visitors have easy access to a main road for evacuation and the lookout tower is expected to receive a very low number of visitors for short periods of time (1-2hrs/visit – no overnight stay).

Due to the ongoing management of fuel loads and the low frequency of use of the proposed lookout tower, the chance of a bushfire igniting, spreading and causing damage to people, property and infrastructure is not considered serious.

The construction material (galvanised steel) proposed for the lookout tower is expected to withstand a medium heat intensity from a bushfire.

4. STATUTORY PLANNING

4.1 SHIRE OF BOYUP BROOK LOCAL PLANNING SCHEME NO. 2

In accordance with the Shire's *Local Planning Scheme No.2*, the subject Lot 500, R24878 is reserved for the purpose of 'Public Purposes - Tourism and Recreation'.

The subject reserve is vested, for management purposes, with the Shire of Boyup Brook.

4.2 SCHEME PROVISIONS

Part 2 – Reserved Land

The application for the lookout tower (tourism related), complies with 'Part 2' of the scheme (Reserved Land) as follows:

2.1.2 Land set aside under this Scheme for the purpose of a reservation is deemed to be reserved for the purpose indicated on the Scheme Map.

2.1.3 Except as otherwise provided in this Part, a person shall not carry out any development on land reserved under this Scheme other than the erection of a boundary fence, without first applying for, and obtaining, the written approval of the Council.

2.1.4 In considering any application, the Council shall have regard to Clause 3.4.3, the ultimate purpose intended for the Reserve and shall, in the case of land reserved for the purpose of a public authority, confer with that authority before giving its approval.

Schedule 1 - Interpretations

The proposed use matches the Shire's land use definition of:

"public amusement" means land and buildings used for the amusement or entertainment of the public, with or without charge.

4.3 SITE AND DEVELOPMENT REQUIREMENTS

The proposed development complies with the following scheme standard 5.8, which seeks to ensure appropriate access to a development occur.

5.8 TRAFFIC ENTRANCES

The Council, where it considers it desirable, and in the interests of traffic safety, may direct the owner of any lot to provide such additional access as it requires.

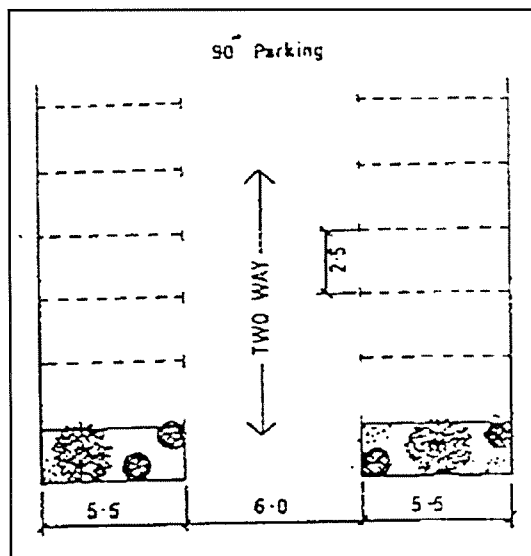
The proposed development complies with the scheme standard 5.10, which makes the following requirements for car parking:

5.10 CAR PARKING

5.10.1 *The number of car parking spaces to be provided for specific development shall be in accordance with Table 3. Where development is not specified in Table 3 the Council shall determine the parking standard.*

The subject development is not specified in Table 3.

5.10.2 *Except for car parking spaces required for residential purposes, car parking must be provided pursuant to the provisions of this Scheme and shall be laid out and constructed generally in accordance with the parking layouts depicted in Schedule 6. Where the angles of proposed car parking vary from Schedule 6, Council may determine the width of the manoeuvring aisle which in no case shall be less than four metres.*



5.10.3 *Car parking bays shall be capable of use independently of each other.*

5.10.4 *All driveways and parking areas shall be constructed to Council's satisfaction with appropriate measures for drainage and disposal of surface water.*

The proposed development complies with the following scheme standard 5.11, which seeks to ensure that development does not detract from the visual amenity of the area. The lookout tower is proposed to be developed in an area, which is screened from view by vegetation.

5.11 PROTECTION OF AMENITY

No building shall be so constructed, finished or left unfinished that its external appearance would, in the opinion of the Council, detract from the visual amenity of the locality or have the potential to depreciate the value of adjoining property. All land and buildings shall be used and maintained as to preserve the local amenity to the satisfaction of the Council.

The proposed development complies with the following scheme standard 5.12, which seeks to ensure nuisance is not caused to inhabitants in the area or to traffic. The use is proposed to be located in an area well setback from residential areas. Access off Cailles Street is not expected to impact vehicle movement.

5.12 NUISANCE

No land, building or appliance shall be used in such a manner as to permit the escape therefrom of smoke, dust, fumes, odour, noise, vibration or waste products in such quantity or extent, or in such a manner as, in the opinion of the Council, will create, or be a nuisance to, any inhabitant or to traffic or persons using roads in the vicinity.

The proposed development complies with the following scheme standard 5.13, which seeks to ensure development is suitably landscaped. Landscaping is proposed around the base of the lookout tower.

5.13 LANDSCAPING

Landscaping shall be undertaken and maintained to Council's satisfaction for all development unless, in the opinion of the Council, such landscaping is considered unnecessary. Such landscaping shall generally be located in such positions on a site or sites so as to enhance the appearance of any development or screen from view any parking area, open storage area, drying areas and any other space which, by virtue of its use, is likely to detract from the visual amenity of the surrounding area.

The proposed development does not comply with the following scheme standard 5.15, which seeks to ensure that a site is not developed to exceed 10 metres in height. In accordance with the scheme, it is requested that a variation is granted as the development:

- a) *Is sympathetic to scale of surrounding trees; and*
- b) *Is not expected to impact on the amenity enjoyed by developed areas.*

5.15 Maximum building height

No site shall be developed or building constructed to contain more than two storeys or exceed 10 metres in height measured to the highest proportion of the building from mean natural ground level, or such other ground level, as may be determined by Council.

Council may vary this requirement if it can be satisfied the development can comply with the development standards and:

- a) *Will not restrict light, sunshine and natural ventilation enjoyed by surrounding properties.*
- b) *Will not intrude upon the privacy enjoyed by surrounding properties by virtue of overview.*
- c) *Will not diminish views or outlook available from surrounding properties.*
- d) *Is sympathetic with the scale and character of the surrounding built environment.*

The proposed development complies with the following scheme standard 5.16, which seeks to ensure the privacy of neighbouring development is not impacted. The lookout tower is designed such that viewing platforms look out to landscape features close to the horizon and not down to privacy areas associated with the Boyup townsite.

5.16 PRIVACY

In considering a development proposal, Council shall have regard to its likely impact on privacy enjoyed by neighbouring developments and may impose conditions regarding the size, location and design of balconies, windows overlooking adjoining back yards or private spaces.

The proposed development seeks to comply with the following scheme standard 5.22, which seeks to ensure tourism developments take into consideration a range of matters.

5.22 Tourist Facilities

5.22.2 *That in considering an application for a tourist use the Council will have regard to:*

- (a) the objectives of the zone;*
- (b) the likely impact upon surrounding development;*
- (c) the scale and intensity of the development*
- (d) appropriate setbacks to existing or proposed agricultural uses;*
- (e) the effect that existing or proposed agricultural uses could have on the proposal;*
- (f) provision of services for the development including water supply, on site effluent disposal, solid waste disposal and electricity;*
- (g) access to and from the site;*
- (h) impact of the development upon landscape values;*
- (i) protection of remnant vegetation*
- (j) the impact on any rare and threatened flora and fauna; and*
- (k) fire management.*

5. CONCLUSION

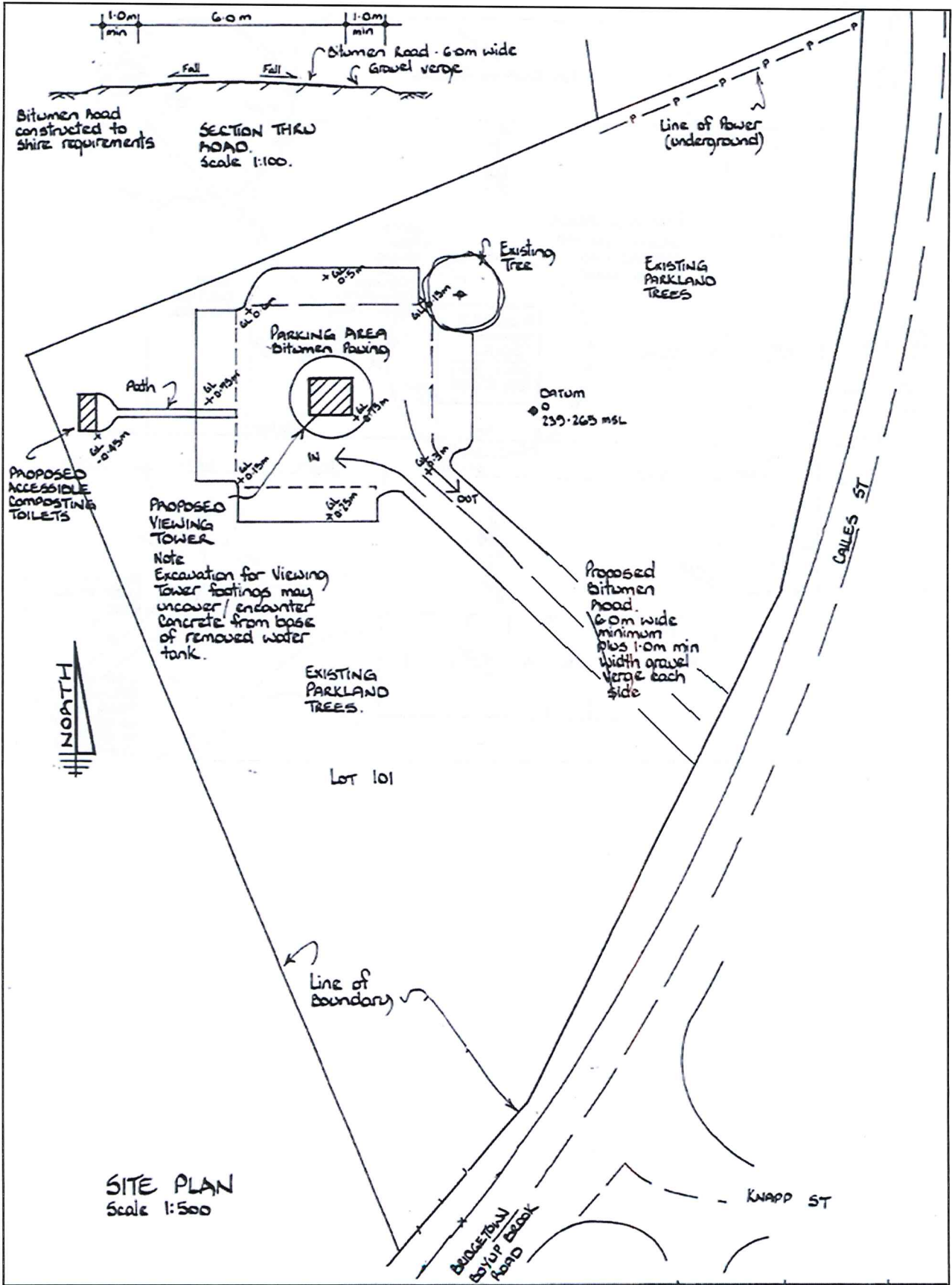
The purpose of this project is to be a catalyst to attract visitors to Boyup Brook. The tower will work with the other tourism offerings in the town and the projects currently being delivered by the Shire to provide a compelling attraction for visitors.

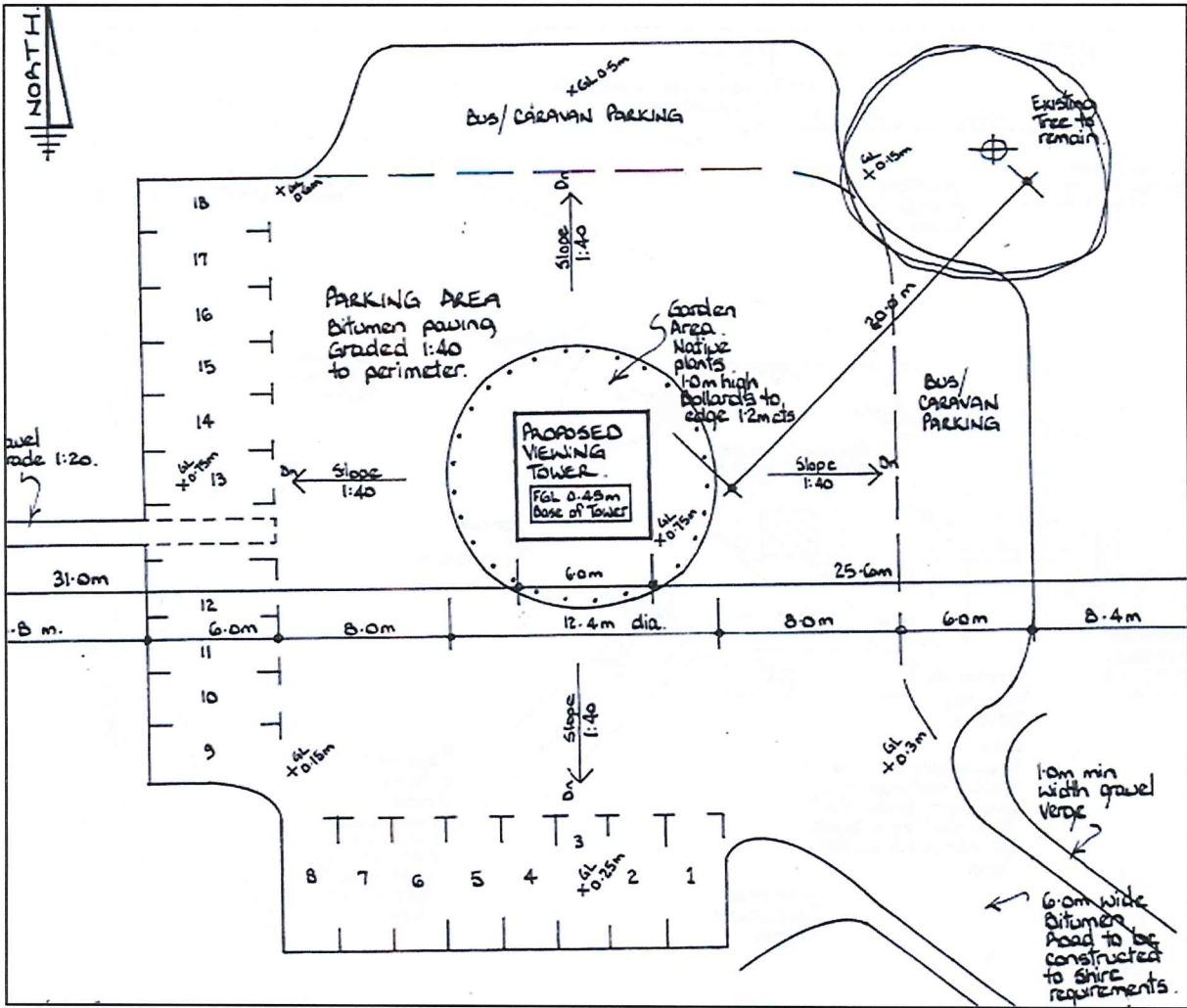
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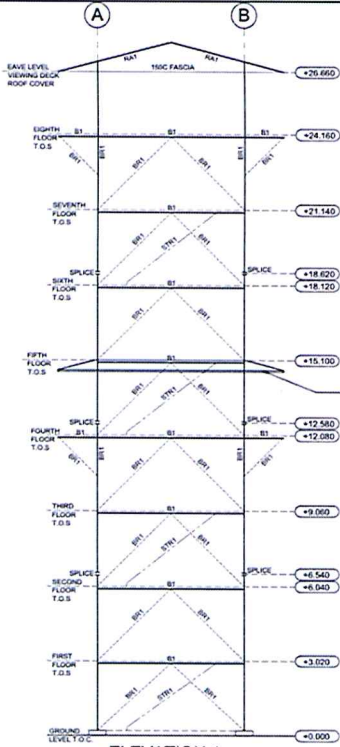
There are no issues expected from the proposed development:

- The application complies with the reserve purpose 'Tourism and Recreation';
- Development is proposed in existing cleared areas – no clearing necessary;
- Threat to property and life is not considered serious due to ongoing management of fuel loads and the low frequency use of the lookout tower;
- The application complies with the Shire's scheme standards. The project will include sufficient access, parking, landscaping, stormwater management and is not expected to impact on the amenity of the area.

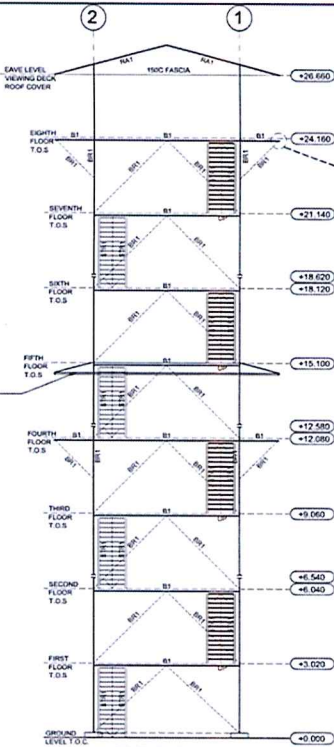
APPENDIX A: DEVELOPMENT PLANS



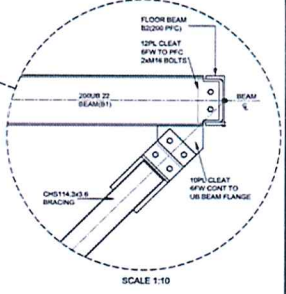




ELEVATION 1
SCALE 1:125



ELEVATION 2
SCALE 1:125



SCALE 1:10

CANOPY OVER VIEWING DECK
FULLY WELDED FRAME
(150x150x5 SHS)

SPECIFICATION	
COLUMNS	C1 - 200UC 46
FLOOR BEAMS	B1 - 200UB 27
STRINGERS	S1 - 200PFC
FLOOR BEAMERS	FB1 - 200PFC
FLOOR JOISTS	FJ1 - 200PFC
BRACING	BR1 - CHS114.3 x 5.8 BR2 - LANS 4 x 5
PURLING(S) LEVEL AND SOGC 15 FASCIA	PS1 - CHS114.3 x 5.8
HP BEAMS	HB1 - 250UB 26

Rev	Description	Drawn	Date	Checked	Date
C	ENGINEER'S COMMENTS 2	JJB	03/06/20		
B	ENGINEER'S COMMENTS 1	JJB	25/05/20		
A	ISSUED FOR REVIEW	JJB	25/01/20		

ELEVATION 1 AND 2	
Job Title	PROPOSED BOYUP BROOK VIEWING TOWER
Site Address	BOYUP BROOK WA 6244
Checked: KPD	Date:
Checked:	Date:

GRID
ENGINEERING

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Drawing No: SHEET NO: 1 OF 4 SE-01
Scale: AS SHOWN
Revision: C

