Chq/EFT	Date	Name	Description	Amount
20621	16/11/2023	CANCELLED	(Payment made by EFT)	0.00
20622	16/11/2023	CANCELLED	(Payment made by EFT)	0.00
20623	21/11/2023	Pivotel	GPS Tracking Service - Grader and Transfer Station Nov2023	-62.00
20624	21/11/2023	Water Corporation	Water Across Shire Facilities to 04/10/2023	-228.73
20625	27/11/2023	Boyup Brook Family Playgroup Inc	Rylington Park Donation 2023-24	-1000.00
20626	27/11/2023	Shire of Bridgetown-Greenbushes	Bushfire Risk Mitigation Coordinator Jul-Sep2023	-6681.51
			TOTAL MUNI CHEQUES to 30 November 2023	**-7,972.24**

Shire of Boyup Brook

Payments 01/11/2023 - 30/11/2023

(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
EFT14875	09/11/2023	Ampol Petroleum Distributors Pty Ltd	Fuel Oct2023	-5256.20
EFT14876	09/11/2023	BP Medical	Medical Supplies	-232.66
EFT14877	09/11/2023	Boyup Brook Cricket Club	Community Grant Funding 2023-24 - New Cricket Equipment	-500.00
EFT14878	09/11/2023	Boyup Brook Tyre Service	P211 Isuzu D-Max Dual Cab Tray Back Utility - Windscreen	-430.00
EFT14879	09/11/2023	Employee	Rylington Park - Reimburse Water Pump Parts	-187.00
EFT14880	09/11/2023	Great Southern Shearing Pty Ltd	Rylington Park - Wool Handling Training	-4647.50
EFT14881	09/11/2023	Hersey's Safety Pty Ltd	Depot PPE	-595.10
EFT14882	09/11/2023	Employee	Reimburse Training	-93.50
EFT14883	09/11/2023	Manjimup Liquid Waste	Transfer Station and Swimming Pool - Septic Pump Outs	-1300.00
EFT14884	09/11/2023	Officeworks Ltd	Depot Stationery	-352.24
EFT14885	09/11/2023	Sheridan's	Councillor and Staff Name Badges	-365.97
EFT14886	09/11/2023	Property Owner	3 Reid Pl FM House - Water Usage 01/08/2023-04/10/2023	-64.45
EFT14887	09/11/2023	Synergy (Electricity Generation and Retail Corporation t/as)	Electricity Across Shire Facilities to 19/10/2023	-1807.10
EFT14888	09/11/2023	Telstra Limited	Telephone Across Shire Facilities to 19/10/2023	-186.40
EFT14889	09/11/2023	The Treehouse Coffee Lounge (JP Rice & NM Rice t/as)	Catering Oct2023	-111.80
EFT14890	09/11/2023	Triad Laser Crafts	Citizenship Gifts	-120.00
EFT14891	09/11/2023	Winc Australia Pty Limited	Depot Stationery	-82.43
EFT14892	16/11/2023	AFGRI Equipment Australia Pty Ltd	Expendable Tools	-174.00
EFT14893	16/11/2023	Ampol Petroleum Distributors Pty Ltd	Fuel Oct-Nov2023	-12319.52
EFT14894	16/11/2023	BP Medical	Medical Supplies	-819.74
EFT14896	16/11/2023	Boyup Brook Medical Services	Pre-Employment Medicals	-510.00
EFT14897	16/11/2023	Boyup Brook Pharmacy (Westphal Family Trust)	Workshop Consumables	-8.00
EFT14898	16/11/2023	Boyup Brook Tourism Association Inc.	Community Grant Funding 2023-24 - Walk on the Wildside	-500.00
EFT14899	16/11/2023	Bridgetown Timber Sales	CEO House Maintenance	-1472.47
EFT14900	16/11/2023	Cleanaway Daniels Services Pty Ltd	Medical Centre - Sharps Disposal Oct2023	-440.36
EFT14901	16/11/2023	D&L Bleechmore Haulage	Rylington Park - Sheep Freight PO32054.	-990.00
EFT14902	16/11/2023	Darren Long Consulting	Assistance with Audit and Financial Reporting Oct2023	-8181.25
EFT14903	16/11/2023	Donnybrook Fruit Barn Pty Ltd	ESL Training - Catering Oct2023	-320.00
EFT14904	16/11/2023	Fencing Unlimited	Depot Gate Maintenance	-1500.00
EFT14905	16/11/2023	Interfire Agencies	ESL - Portable Weather Meters	-1663.20
EFT14906	16/11/2023	MJ Hallett	Rylington Park - Tractor Repairs	-5038.00
EFT14907	16/11/2023	Officeworks Ltd	ESL - First Aid Kits	-125.95
EFT14908	16/11/2023	Old Dog Dirt & Diesel	ESL - BFB Fast Fill Trailers Annual Servicing	-6441.45
EFT14909	16/11/2023	Rob Griffiths Printer	Medical Centre - Appointment Cards	-150.70
EFT14910	16/11/2023	SOS Office Equipment	Photocopier Billing Oct2023	-1113.97
EFT14911	16/11/2023	Sheridan's	Staff Name Badge	-43.40
EFT14912	16/11/2023	T-Quip	P228 Toro ZMaster 7000 Mower - Parts	-543.67
EFT14912	16/11/2023	T-Quip	P230 Toro Ground Master 7210 - Parts	-399.98
EFT14913	16/11/2023	The Quacking Frog Teapot Shed	Catering Oct2023	-150.00
EFT14914	16/11/2023	Totally Workwear - Bunbury	Depot PPE	-615.50
EFT14915	16/11/2023	activ8me (Australian Private Networks Pty Ltd)	Various Shire Properties - Internet and Phone Oct-Nov2023	-341.18
EFT14916	16/11/2023	Ballinger Technology Pty Ltd	Traffic Counters	-2872.98
EFT14917	16/11/2023	Boyup Brook Tennis Club	Community Grant Funding 2023-24 - Security Upgrade	-5000.00
EFT14918	21/11/2023	AFGRI Equipment Australia Pty Ltd	P240 SALF Slasher - Parts	-41.93
EFT14918	21/11/2023	AFGRI Equipment Australia Pty Ltd	P146 Small Plant - Auger Parts	-88.00
EFT14918	21/11/2023	AFGRI Equipment Australia Pty Ltd	P218 Peruzzo Panther Flail Mower - Parts	-428.19
EFT14919	21/11/2023	AMPAC Debt Recovery (WA) Pty Ltd	Rates Debt Collection Commission and Costs Oct2023	-627.00
EFT14920	21/11/2023	Acumentis South West (WA)	57 Cailes St Valuation	-550.00
EFT14921	21/11/2023	Argos Fire Safety Pty Ltd	ESL - Rural Fire Trucks AED Annual Servicing	-224.40
EFT14922	21/11/2023	Australia Post	Postage Oct2023	-1013.10
EFT14923	21/11/2023	Australian Services Union	Payroll Deductions	-26.50
EFT14924	21/11/2023	BOC Limited	Gas Cylinder Rental Oct2023	-64.80
EFT14925	21/11/2023	Blackwood Plant Hire	Grave Preparation	-1980.00
EFT14926	21/11/2023	Boyup Brook District High School	Graduation Donation - Shire President's Award	-250.00
EFT14926	21/11/2023	Boyup Brook District High School	Rylington Park - Awards Ceremony Donation	-100.00
EFT14927	21/11/2023	Boyup Brook IGA	Purchases Oct2023	-870.30
EFT14928	21/11/2023	Boyup Brook Medical Services	Pre-Employment Medical	-170.00
EFT14929	21/11/2023	Boyup Brook Tourism Association Inc.	Tourist Centre - Shire Contribution to Electricity 17/08/2023-18/10/2023	-322.81
EFT14930	21/11/2023	Department of Mines, Industry Regulation and Safety BSL	BSL Collected Oct2023	-361.79
EFT14931	21/11/2023	Focus Networks	Monthly MPS Support - Excluded Services Oct2023	-478.50
EFT14932	21/11/2023	Haycom Technology Pty Ltd	Medical Centre IT Support Fees Oct2023	-921.80
EFT14933	21/11/2023	IT Vision	SynergySoft Automation Toolset - Emailing From Report Manager	-3180.93
EFT14934	21/11/2023	KA & LJ Chambers	Remembrance Day Wreath	-70.00
EFT14935	21/11/2023	LGIS WA	LGISWA Membership Contributions Credit 2022-23	8926.91
EFT14935	21/11/2023	LGIS WA	Motor Vehicle Insurance 2023-24 Second Instalment	-27353.15
EFT14935	21/11/2023	LGIS WA	Personal Accident Insurance 2023-24 Second Instalment	-423.59
EFT14935	21/11/2023	LGIS WA	Management Liability Insurance 2023-24 Second Instalment	-4828.08
EFT14935	21/11/2023	LGIS WA	Travel Insurance 2023-24 Second Instalment	-570.05
EFT14935	21/11/2023	LGIS WA	Workcare Insurance 2023-24 Second Instalment	-38209.80
EFT14935	21/11/2023	LGIS WA	Liability Insurance 2023-24 Second Instalment	-24696.34
EFT14935	21/11/2023	LGIS WA	Property Insurance 2023-24 Second Instalment	-75090.31
EFT14935	21/11/2023	LGIS WA	Bushfire Insurance 2023-24 Second Instalment	-16112.25
EFT14935	21/11/2023	LGIS WA	Commercial Crime and Cyber Liability Insurance 2023-24 Second Instalment	-2546.39
EFT14936	21/11/2023	Lamat Cleaning (The Bogar Unit Trust t/as)	Various Shire Buildings - Cleaning Oct2023	-2400.00
EFT14937	21/11/2023	MIMS Australia Pty Ltd	Medical Centre - Integrated Data for Genie Annual Subscription 2023-24	-462.00
EFT14938	21/11/2023	Manjimup Veterinary Clinic	Animal Control Costs Oct2023	-180.00
EFT14940	21/11/2023	Metal Artwork Badges	Staff Desk Plaques	-72.49
EFT14941	21/11/2023	Old Dog Dirt & Diesel	ESL - Rural Fire Truck Annual Servicing	-9759.55
EFT14942	21/11/2023	Quality Press	ESL - Farm Response Vehicle ID Stickers	-119.90
EFT14943	21/11/2023	SOS Office Equipment	Depot Copier Repairs - Travel Fee	-105.60
EFT14944	21/11/2023	Shire of Boyup Brook	BSL Commission Oct2023	-10.00
EFT14945	21/11/2023	Synergy (Electricity Generation and Retail Corporation t/as)	Electricity Across Shire Facilities to 27/10/2023	-136.95
EFT14946	21/11/2023	Team Global Express	Freight Oct2023	-133.27
EFT14947	21/11/2023	Telstra Limited	Telephone Across Shire Facilities to 24/10/2023	-1568.97
EFT14948	21/11/2023	Trophies West	Honour Board Name Plates	-137.10
EFT14949	27/11/2023	AFGRI Equipment Australia Pty Ltd	Rylington Park - Tractor Parts	-6014.19
EFT14949	27/11/2023	AFGRI Equipment Australia Pty Ltd	P222 Mitsubishi Fuso Water Truck - Parts	-765.32
EFT14950	27/11/2023	Amity Signs	Dinninup Showgrounds - No Parking Signs	-686.40

Shire of Boyup Brook

Payments 01/11/2023 - 30/11/2023

(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
EFT14951	27/11/2023	Argos Fire Safety Pty Ltd	BFB Vehicles - Equipment Safety Inspections	-1499.85
EFT14952	27/11/2023	Australian Services Union	Payroll Deductions	-26.50
EFT14953	27/11/2023	Beulah Wines	Chambers Refreshments	-300.00
EFT14954	27/11/2023	Boyup Brook Co-operative	Rylington Park - Purchases Oct2023	-1528.15
EFT14955	27/11/2023	Boyup Brook Community Resource Centre	Quarterly Library Service Payment Jul-Sep2023	-5500.00
EFT14956	27/11/2023	Boyup Brook IGA	Rylington Park - Shearing School Catering Oct2023	-1342.57
EFT14957	27/11/2023	Boyup Brook Medical Services	Pre-Employment Medical	-170.00
EFT14958	27/11/2023	Boyup Brook Tyre Service	BFB Trailers - Tyres	-4405.00
EFT14959	27/11/2023	Bunbury Auto One	P211 Isuzu D-Max Dual Cab Tray Back Utility - Parts	-109.00
EFT14960	27/11/2023	Ratepayer	Rates Refund A40069	-1595.61
EFT14961	27/11/2023	Resident	Seniors Christmas Lunch 2023 - Shire Contribution	-1000.00
EFT14962	27/11/2023	Employee	Catering Nov2023	-100.00
EFT14963	27/11/2023	Fuel Brothers WA.Com Pty Ltd	Catering Oct2023	-246.04
EFT14964	27/11/2023	Great Southern Shearing Pty Ltd	Rylington Park - Wool Handling Training	-4647.50
EFT14965	27/11/2023	Hersey's Safety Pty Ltd	Expendable Tools	-3802.87
EFT14966	27/11/2023	Internode Pty Ltd	Depot, Admin and BBELC Internet Dec2023	-329.97
EFT14967	27/11/2023	Employee	Reimburse Conference Attendance Costs	-728.37
EFT14968	27/11/2023	Kojonup Agricultural Supplies	Rylington Park - Herbicide	-178.20
EFT14969	27/11/2023	M Stanton	Rylington Park - Shearing Training	-3969.20
EFT14970	27/11/2023	Marketforce (Omnicom Media Group Aust PL t/as)	Plant Tender Ads in The West Australian 09/10/2023	-702.80
EFT14970	27/11/2023	Marketforce (Omnicom Media Group Aust PL t/as)	57 Cailes St Disposal of Property Ad in The West Australian 09/10/2023	-504.10
EFT14971	27/11/2023	Mason's South West Rubber Stamps	Creditors Stamp	-153.00
EFT14972	27/11/2023	Nexus Advisernet (ttf Insurance Advisernet Australia Trust t/as)	Rylington Park - Crop Insurance	-6121.59
EFT14973	27/11/2023	Employee	Reimburse Community and Staff Christmas Costs	-1082.50
EFT14974	27/11/2023	Officeworks Ltd	BBELC Stationery and Toner	-845.74
EFT14975	27/11/2023	Old Dog Dirt & Diesel	P136 6x4 Caged Sign Trailer (Yellow) - Annual Service	-302.85
EFT14976	27/11/2023	Redhill Contracting	Rylington Park - Hay Baling	-12729.20
EFT14977	27/11/2023	Scavenger Fire & Safety	ESL - First Aid Kits	-783.64
EFT14978	27/11/2023	Sigma Chemicals	Swimming Pool - Chemicals	-2096.05
EFT14979	27/11/2023	Sprint Express	Freight Oct2023	-79.20
EFT14980	27/11/2023	Taylor Burrell Barnett (Taylor & Burrell Unit Trust t/as)	Draft Local Planning Strategy	-5390.00
EFT14981	27/11/2023	Team Global Express	Freight Oct2023	-609.43
EFT14982	27/11/2023	Traffic Force (TMSW Unit Trust t/as)	Dinninup Show TMP	-396.00
EFT14983	27/11/2023	Veolia Recycling & Recovery (Perth) Pty Ltd	Waste Collection Oct2023	-7974.16
EFT14984	27/11/2023	Veolia Recycling and Recovery Pty Ltd (NSW)	Paper and Cardboard Recycling Collection Oct2023	-773.65
EFT14985	28/11/2023	Institute of Public Works Engineering Australasia Ltd	Building.Plus Software Subscription 28/11/2023-30/06/2024	-962.50
			TOTAL EFT PAYMENTS to 30 November 2023	**-356,277.75**

Shire of Boyup Brook

Payments 01/11/2023 - 30/11/2023

(GST Inclusive Accordingly)

Chq/EFT	Date	Name	Description	Amount
DD8469.1	08/11/2023	Employee Super Fund	Payroll Deductions	-942.07
DD8469.2	08/11/2023	Panorama Super (Asgard Independence Plan Division Two)	Superannuation Contributions	-309.57
DD8469.3	08/11/2023	Aware Super	Payroll Deductions	-8735.83
DD8469.4	08/11/2023	Rest Superannuation	Superannuation Contributions	-1824.42
DD8469.5	08/11/2023	AMP Super Fund - SignatureSuper	Superannuation Contributions	-3326.66
DD8469.6	08/11/2023	Australian Super	Superannuation Contributions	-1788.68
DD8469.7	08/11/2023	Commonwealth Essential Super	Superannuation Contributions	-769.11
DD8469.8	08/11/2023	Colonial First State Superannuation	Superannuation Contributions	-600.42
DD8469.9	08/11/2023	Australian Retirement Trust	Superannuation Contributions	-519.47
DD8471.1	09/11/2023	Salary & Wages	Payroll 08Nov2023	-109817.96
DD8477.1	10/11/2023	Australian Super	Superannuation Contributions	-254.78
DD8477.2	10/11/2023	Aware Super	Superannuation Contributions	-9.08
DD8479.1	10/11/2023	Salary & Wages	Payroll 10Nov2023	-3453.98
DD8499.1	22/11/2023	Employee Super Fund	Payroll Deductions	-942.07
DD8499.2	22/11/2023	Panorama Super (Asgard Independence Plan Division Two)	Superannuation Contributions	-309.57
DD8499.3	22/11/2023	Aware Super	Payroll Deductions	-9138.16
DD8499.4	22/11/2023	Rest Superannuation	Superannuation Contributions	-1850.46
DD8499.5	22/11/2023	AMP Super Fund - SignatureSuper	Superannuation Contributions	-4341.79
DD8499.6	22/11/2023	Australian Super	Superannuation Contributions	-2149.23
DD8499.7	22/11/2023	Commonwealth Essential Super	Superannuation Contributions	-691.11
DD8499.8	22/11/2023	Colonial First State Superannuation	Superannuation Contributions	-1059.98
DD8499.9	22/11/2023	Australian Retirement Trust	Superannuation Contributions	-519.47
DD8501.1	23/11/2023	Salary & Wages	Payroll 22Nov2023	-122418.14
DD8509.1	15/11/2023	Shire of Boyup Brook Credit Card	ChatGPT Monthly Subscription	-32.37
DD8509.1	15/11/2023	Shire of Boyup Brook Credit Card	Bloomex - Thank You Gift for Shire of Capel Building Staff	-122.90
DD8509.1	15/11/2023	Shire of Boyup Brook Credit Card	InkStation - Swimming Pool Ethernet Adaptor	-29.45
DD8509.1	15/11/2023	Shire of Boyup Brook Credit Card	Starlink - CEO House Internet 11/10/2023-10/11/2023	-139.00
DD8509.1	15/11/2023	Shire of Boyup Brook Credit Card	Adobe Acrobat Pro DC Monthly Subscription 20/10/2023-19/11/2023	-209.95
DD8509.1	15/11/2023	Shire of Boyup Brook Credit Card	Reece - Swimming Pool Toilet Repairs	-686.87
DD8509.1	15/11/2023	Shire of Boyup Brook Credit Card	Dept of Transport - P242 Hyster H2.5UT Diesel Forklift Registration	-115.35
DD8509.1	15/11/2023	Shire of Boyup Brook Credit Card	InkStation - Admin Toner	-88.81
DD8517.1	01/11/2023	Westnet	Admin, Medical Centre and Swimming Pool Internet Nov2023	-289.85
DD8517.2	30/11/2023	Property Owner	3 Reid Pl Rent 02/12/2023-15/12/2023	-700.00
DD8517.3	30/11/2023	The Bunbury Diocesan Trustees and Anglican Parish of Boyup Brook	18 Barron St GP House Rent 08/12/2023-21/12/2023	-660.00
DD8517.4	02/11/2023	The Bunbury Diocesan Trustees and Anglican Parish of Boyup Brook	18 Barron St GP House Rent 10/11/2023-23/11/2023	-660.00
DD8517.5	02/11/2023	Property Owner	3 Reid Pl Rent 04/11/2023-17/11/2023	-700.00
DD8517.6	09/11/2023	De Lage Landen Pty Ltd	Rental Agreement for Photocopier DCVII-C5573 Nov2023	-184.80
DD8517.7	16/11/2023	The Bunbury Diocesan Trustees and Anglican Parish of Boyup Brook	18 Barron St GP House Rent 24/11/2023-07/12/2023	-660.00
DD8517.8	16/11/2023	Property Owner	3 Reid Pl Rent 18/11/2023-01/12/2023	-700.00
DD8517.9	21/11/2023	BP Australia Pty Ltd	CEO Fuel Purchases Oct2023	-504.66
DD8469.10	08/11/2023	Mercer Super Trust (TTF) - Mercer SmartSuper	Superannuation Contributions	-378.84
DD8499.10	22/11/2023	Mercer Super Trust (TTF) - Mercer SmartSuper	Superannuation Contributions	-378.84
DD8517.10	23/11/2023	AGDATA Holdings Pty Ltd	Rylington Park - Phoenix Accounting Software	-49.00
			TOTAL DD MUNI ACCOUNT TO 30 November 2023	**-283,062.70**
DD301123	30/11/2023	Police Licensing	Police Claimed November 2023	-55400.95
			TOTAL DD POLICE LICENSING ACCOUNT TO 30 November 2023	**-55,400.95**
			TOTAL DD BOYUP BROOK EARLY LEARNING CENTRE ACCOUNT TO 30 November 2023	**0.00**

SUMMARY

CHQ (Muni Account)	-7,972.24
DD	-283,062.70
EFT	-356,277.75
MUNI TOTAL	**-647,312.69**

ALL MUNI TRANS TO 30 November 2023	**-647,312.69**
DD (Police Licensing Account) TO 30 November 2023	**-55,400.95**
DD (Boyup Brook Early Learning Centre) TO 30 November 2023	**0.00**
GRAND TOTAL 1 - 30 November 2023	**-702,713.64**

Attachment 9.3.1A

active DISCOVERY

Proposal for
Sandakan Park
Shire of Boyup Brook

play is a child's work, building outstanding playspaces is our work

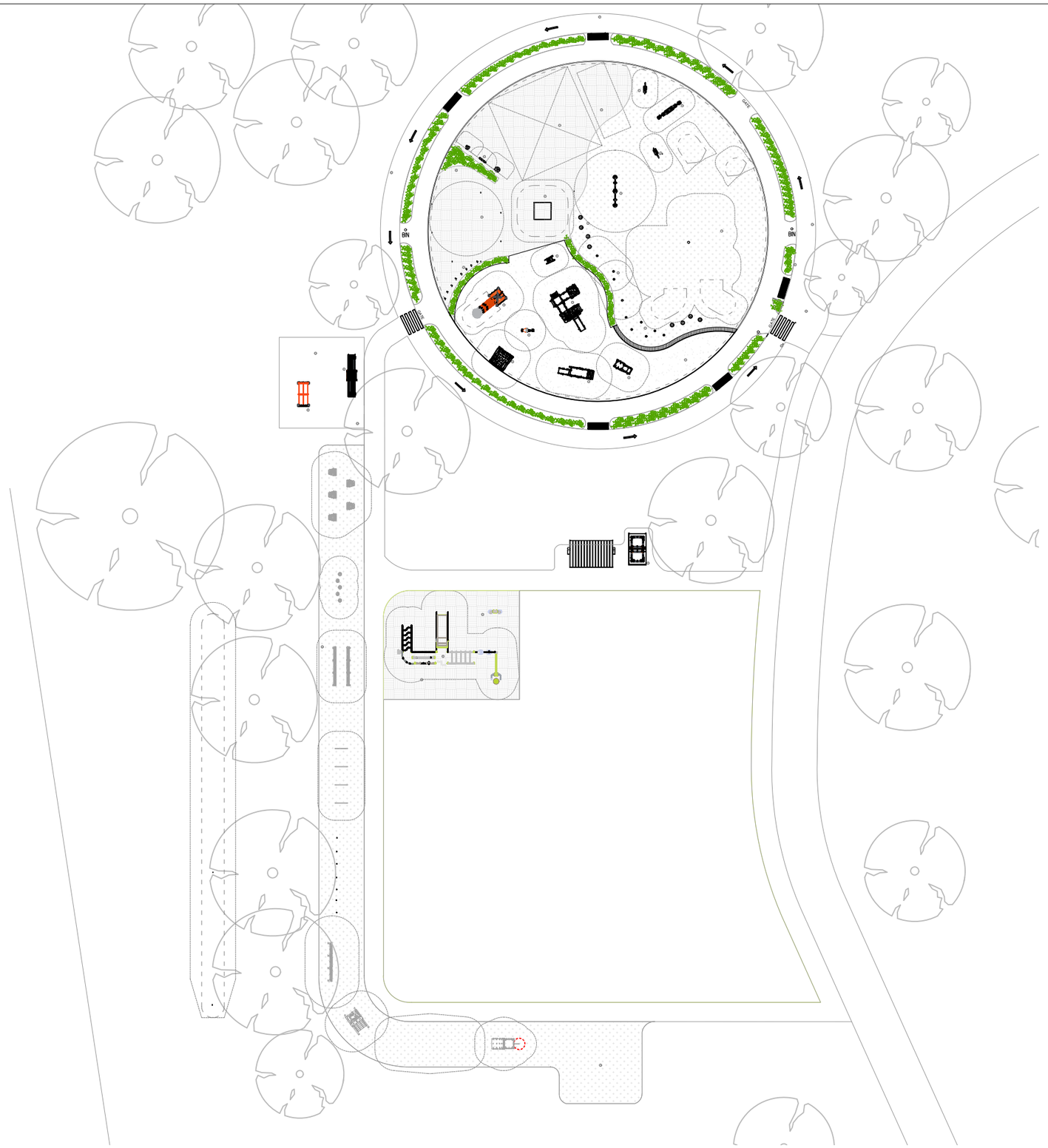


SOUTHWEST OFFICE
426 Wellington Mill Rd
Wellington Mill WA 6236
P: 1300 13 PLAY

PERTH OFFICE
10 Absolon Street
Palmyra WA 6157
P: 1300 13 PLAY

Scan the QR code
for more information.

ABN: 38 398 375 297



PIT OVERVIEW

PROPRIETARY & CONFIDENTIALITY
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REV	DETAILS	DATE
A	DESIGN OPTION 1	15/09/23

PROJECT:
SHIRE OF BOYUP BROOK
SANDAKAN PARK
BOYUP BROOK WA 6244

playmaster Pty. Ltd. Safe, Innovative, Exciting Playground Equipment
active DISCOVERY

CONTACT
JOLENE HUMPHREY
COMMERCIAL MANAGER
0439937661
JOLENE@ACTIVEDISCOVERY.NET.AU

N

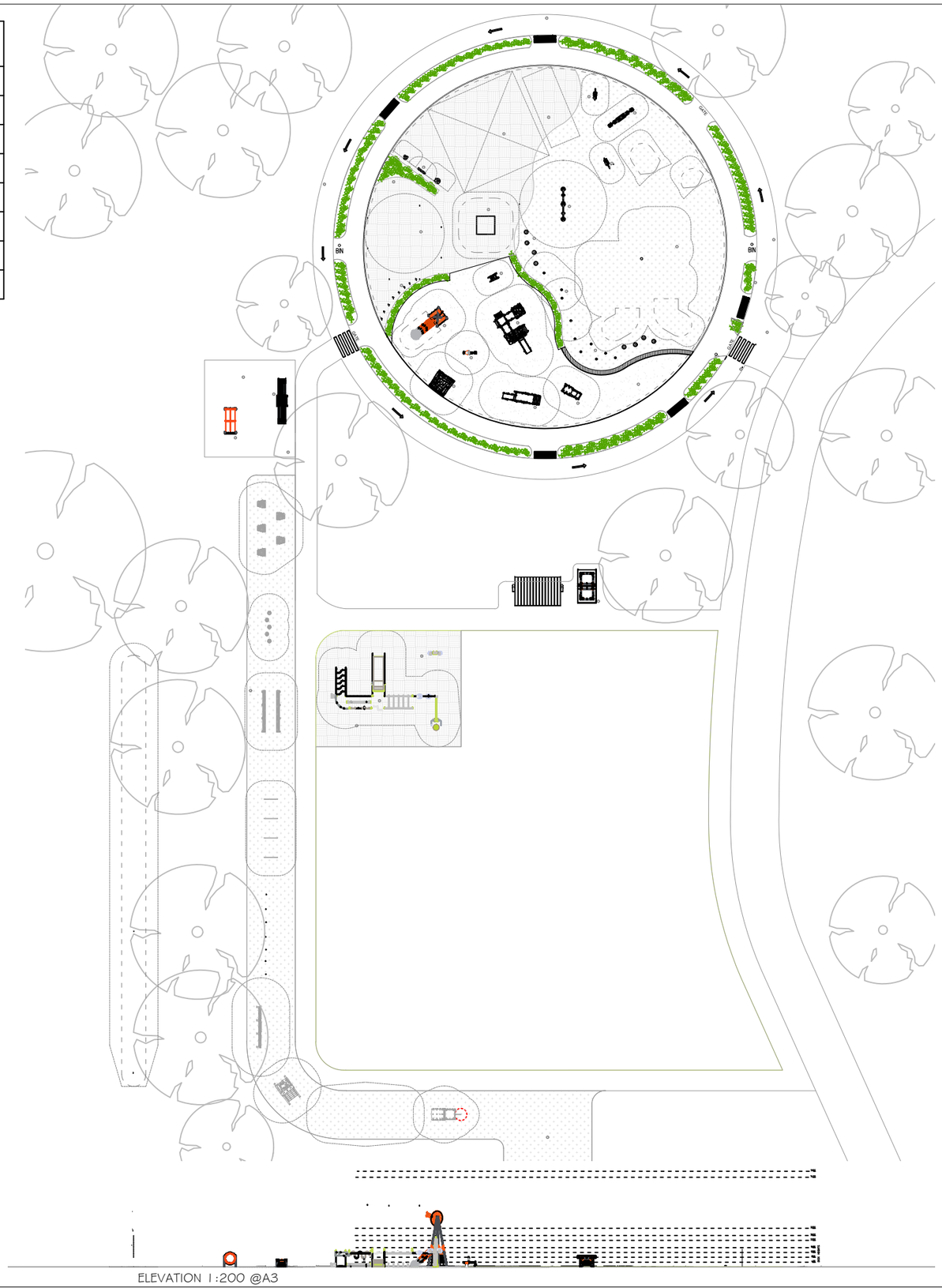
DESIGNED	DATE	SCALE
SH	15/09/23	1:400 @ A3
DWG		SHT
ADO-258		1 OF 6

COMPONENT LIST

NUMBER	CODE	COMPONENT NAME	QUANT
1	GS100-S-001	MILL TOWER-AMBER	1
2	AD_NATURE	LOG STEPPERS (SET OF 6)	1
3	AD_NATURE	BALANCE LOG	2
4	AD_NATURE	TOTEM WALK	1
5	RE-263-99	OWL DOUBLE SEE SAW	1
6	RE 212-14	MOTORBIKE SPRING BLUE	1
7	RE 214-15	SNAKE SPRINGER GREEN	1
8	BH 100-15	HIP HOP GREEN	1
9	SW-012	SWING SET- NATURE	1
10	Z20-0401	POD SWING GREY	1
11	Z22-5003	SAND FACTORY	1
12	FSM-0002	SAND DIGGER	1
13	FTA-104	FAIRYTALE WINDMILL	1
14	CV 010-15	TRACTOR AND TRAILER	1
15	CM 026-T01	LITTLE ROADSIDE MARKET STAND	1
16	CP 09-3001-T02	CITY HUT MEADOW MULTIPLAY UNIT	1
17	RE 287-92	LADY BUG SPRINGER	1
18	PP	RAINBOW TRIO	1
19	PP	DIATONIC CALYPSO CHIMES	1
20	FAHR	CONNECT 4 IN A ROW	1
21	J2409	WHEELSPIN	1
22	R34-ETP-500	TRAMPOLINE 2M SQUARE	1
23	CW 0013	CABLE WAY	1
24	BO-A	APOSTLE CLUSTER BOULDER	1
25	SPT-104	TABLE TENNIS TABLE	1
26	BT-002	WHOOPS BIKE TRACK	1
27	BT-007	CORRUGATIONS BIKE TRACK	1
28	LT-019	LITTLE SERVICE STATION	1
29	BT-115	KANGAROO SIGN	1
30	BT-101	CHILDREN CROSSING	1
31	BT-107	ONLY SIGN	1
32	DP-006	RULES SIGN DOG PARK	1
33	DP-004	JUMP RINGS DOG PARK	1
34	DP-001	DOGGY BRIDGE DOG PARK	1
35	DP-011	DOGGY STRAIGHT TUNNEL DOG PARK	1
36	UNW-102	URBAN WARRIOR COURSE	1
37	DENFIT	GYM COMBI (BIKE FIT & STEP WALK)	1
38	DENFIT	SENIOR WAX ON/OFF	1
39	DENFIT	MOTION PLUS UNIT	1

LANDSCAPING CALCS

182m²	SOFTFALL - SAND
304m²	SOFTFALL (PLAYGROUND) - MULCH
331m²	SOFTFALL (URBAN WARRIOR COURSE) - MULCH
101m²	GARDEN BED - MULCH
206m²	SOFTFALL (PLAYGROUND) - PLAYMATTA
134m²	SOFTFALL (FITNESS) - PLAYMATTA
10m	LIMESTONE EDGING LINEAR
196m²	BIKE TRACK - CONCRETE



ELEVATION 1:200 @A3

PIT OVERVIEW

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REV	DETAILS	DATE
A	DESIGN OPTION 1	15/09/23

PROJECT:
SHIRE OF BOYUP BROOK
SANDAKAN PARK
BOYUP BROOK WA 6244

playmaster Pty. Ltd. — Safe, Innovative, Exciting Playground Equipment
active DISCOVERY

CONTACT
JOLENE HUMPHREY
COMMERCIAL MANAGER
0439937661
JOLENE@ACTIVEDISCOVERY.NET.AU

N

DESIGNED	DATE	SCALE
SH	15/09/23	1:400 @ A3
DWG		SHT
ADO-258		1 OF 6

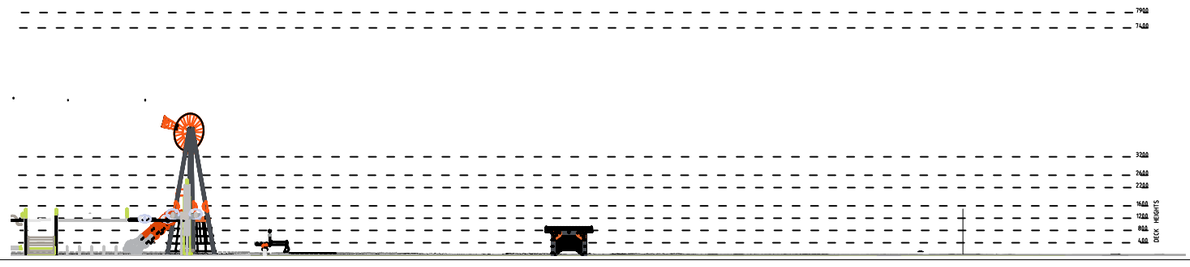
EQUIPMENT KEY

NO.	CODE	EQUIPMENT NAME
1	GS100-S-001	MILL TOWER-AMBER
2	AD_NATURE	LOG STEPPERS (SET OF 6)
3	AD_NATURE	BALANCE LOG
4	AD_NATURE	TOTEM WALK
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6	RE 212-14	MOTORBIKE SPRING BLUE
7	RE 214-15	SNAKE SPRINGER GREEN
8	BH 100-15	HIP HOP GREEN
9	SW-012	SWING SET- NATURE
10	Z20-0401	POD SWING GREY
11	Z22-5003	SAND FACTORY
12	FSM-0002	SAND DIGGER
13	FTA-104	FAIRYTALE WINDMILL
14	CV 010-15	TRACTOR AND TRAILER
15	CM 026-T01	LITTLE ROADSIDE MARKET STAND
16	CP 09-3001-T02	CITY HUT MEADOW MULTIPLAY UNIT
17	RE 287-92	LADY BUG SPRINGER
18	PP	RAINBOW TRIO
19	PP	DIATONIC CALYPSO CHIMES
20	FAHR	CONNECT 4 IN A ROW
21	J2409	WHEELSPIN
22	R34-ETP-500	TRAMPOLINE 2M SQUARE
23	CW 0013	CABLE WAY
24	BO-A	APOSTLE CLUSTER BOULDER
25	SPT-104	TABLE TENNIS TABLE
26	BT-002	WHOOPS BIKE TRACK
27	BT-007	CORRUGATIONS BIKE TRACK
28	LT-019	LITTLE SERVICE STATION
29	BT-115	KANGAROO SIGN
30	BT-101	CHILDREN CROSSING
31	BT-107	ONLY SIGN
32	DP-006	RULES SIGN DOG PARK

LANDSCAPING CALCS

182m²	SOFTFALL - SAND
304m²	SOFTFALL (PLAYGROUND) - MULCH
331m²	SOFTFALL (URBAN WARRIOR COURSE) - MULCH
101m²	GARDEN BED - MULCH
206m²	SOFTFALL (PLAYGROUND) - PLAYMATTA
134m²	SOFTFALL (FITNESS) - PLAYMATTA
10m	LIMESTONE EDGING LINEAR
196m²	BIKE TRACK - CONCRETE





PLAYGROUND
DESIGN FLOOR PLAN & ELEVATIONS

0 4m 8m 10m 12m 14m

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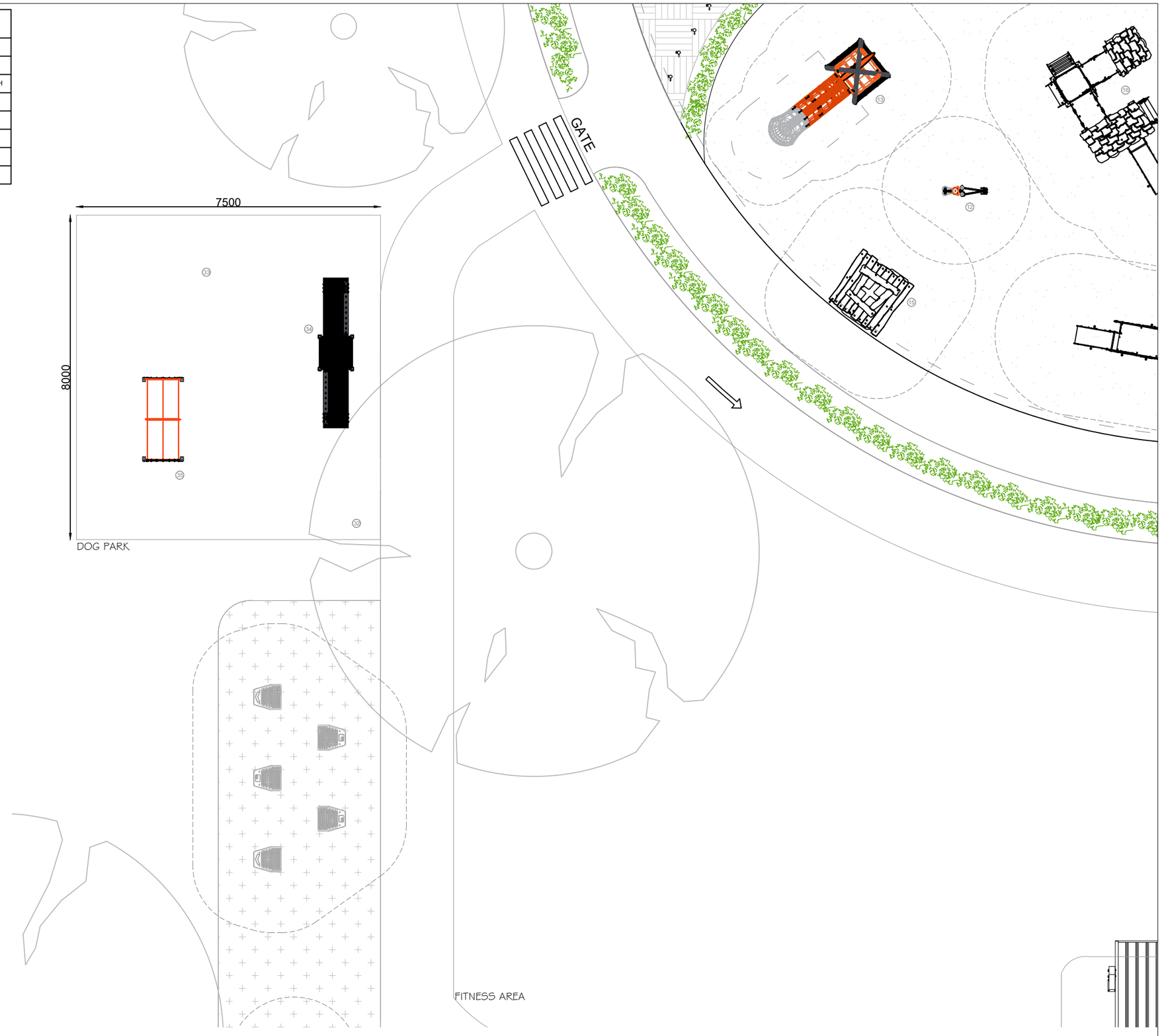
CONTACT
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DESIGNED	DATE	SCALE
SH	15/09/23	1:200 @A3
DWG		SHT
ADO-258		2 OF 6

EQUIPMENT KEY		
NO.	CODE	EQUIPMENT NAME
1	GS100-S-001	MILL TOWER-AMBER
2	AD_NATURE	LOG STEPPERS (SET OF 6)
3	AD_NATURE	BALANCE LOG
4	AD_NATURE	TOTEM WALK
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19	PP	DIATONIC CALYPSO CHIMES
20	FAHR	CONNECT 4 IN A ROW
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23	CW 0013	CABLE WAY
24	BO-A	APOSTLE CLUSTER BOULDER
25	SPT-104	TABLE TENNIS TABLE
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27	BT-007	CORRUGATIONS BIKE TRACK
28	LT-019	LITTLE SERVICE STATION
29	BT-115	KANGAROO SIGN
30	BT-101	CHILDREN CROSSING
31	BT-107	ONLY SIGN
32	DP-006	RULES SIGN DOG PARK

LANDSCAPING CALCS	
182m²	SOFTFALL - SAND
304m²	SOFTFALL (PLAYGROUND) - MULCH
331m²	SOFTFALL (URBAN WARRIOR COURSE) - MULCH
101m²	GARDEN BED - MULCH
206m²	SOFTFALL (PLAYGROUND) - PLAYMATTA
134m²	SOFTFALL (FITNESS) - PLAYMATTA
10m	LIMESTONE EDGING LINEAR
196m²	BIKE TRACK - CONCRETE



DOG PARK & FITNESS AREA DESIGN FLOOR PLAN

0 2m 4m 6m 8m 10m

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A	DESIGN OPTION 1	15/09/23

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SHIRE OF BOYUP BROOK
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CONTACT
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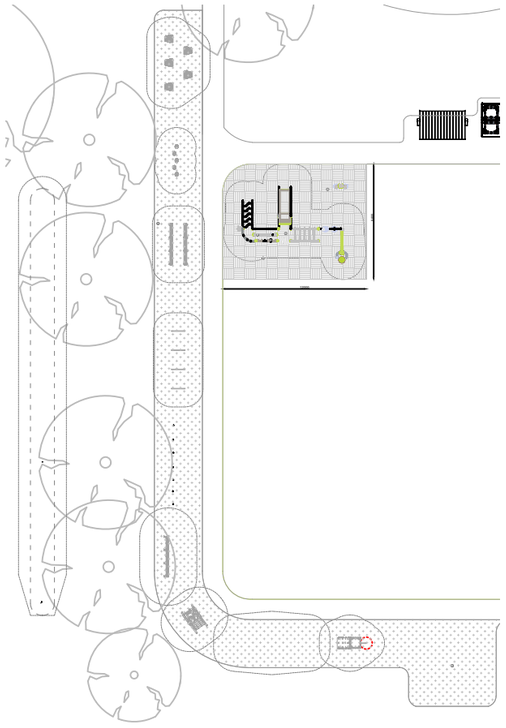
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SH	15/09/23	1:100 @A3
DWG		SHT
ADO-258		3 OF 6

EQUIPMENT KEY

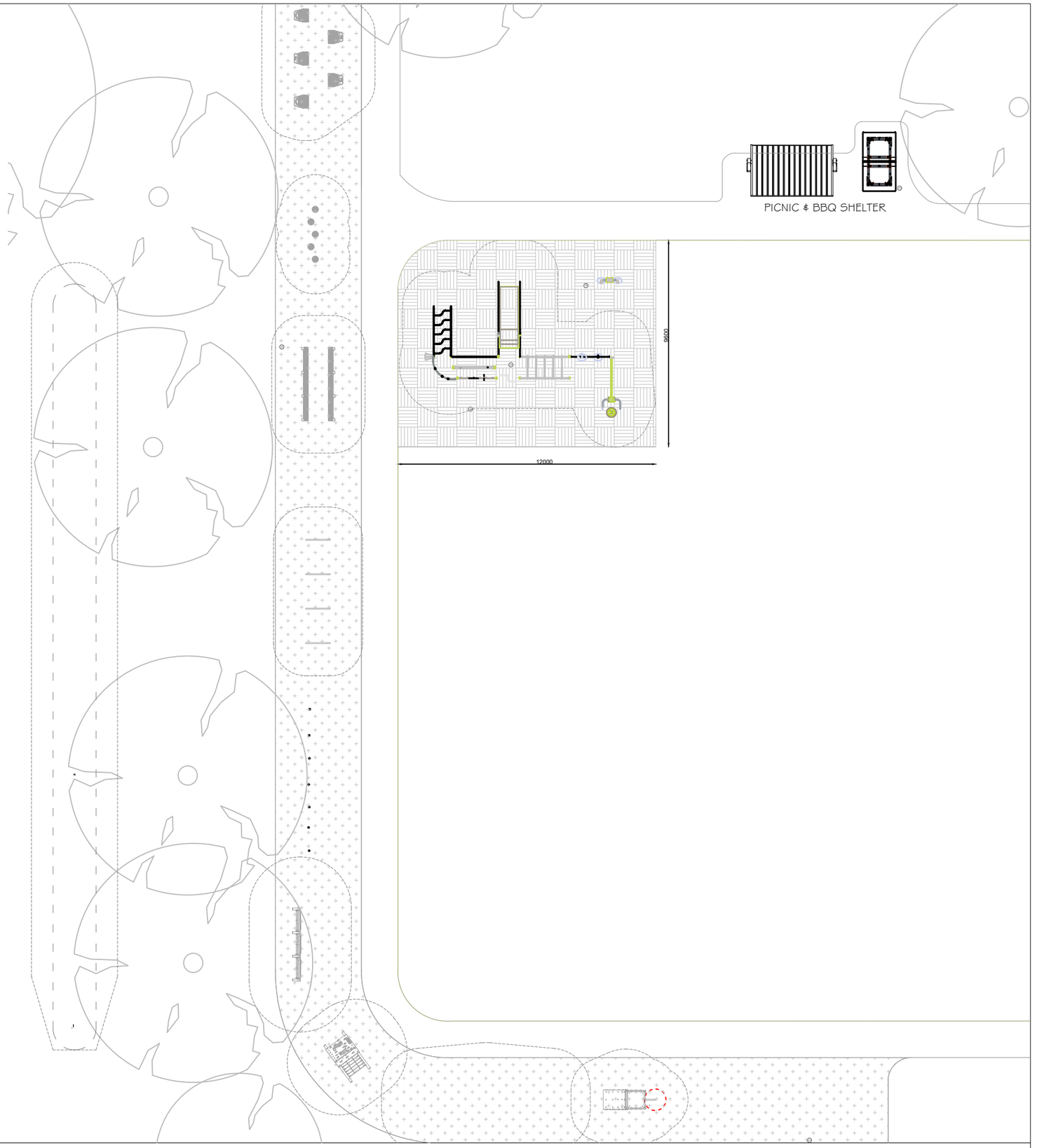
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196m²	BIKE TRACK - CONCRETE



URBAN WARRIOR COURSE PIT OVERVIEW N.T.S



URBAN WARRIOR COURSE DESIGN FLOOR PLAN

0 4m 8m 10m 12m 14m

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DESIGNED	DATE	SCALE
SH	15/09/23	1:200 @A3
DWG		SHT
ADO-258		4 OF 6

COMPONENT LIST

NUMBER	CODE	COMPONENT NAME	QUANT
1	GS100-S-001	MILL TOWER-AMBER	1
2	AD_NATURE	LOG STEPPERS (SET OF 6)	1
3	AD_NATURE	BALANCE LOG	2
4	AD_NATURE	TOTEM WALK	1
5	RE-263-99	OWL DOUBLE SEE SAW	1
6	RE 212-14	MOTORBIKE SPRING BLUE	1
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17	RE 287-92	LADY BUG SPRINGER	1
18	PP	RAINBOW TRIO	1
19	PP	DIATONIC CALYPSO CHIMES	1
20	FAHR	CONNECT 4 IN A ROW	1
21	J2409	WHEELSPIN	1
22	R34-ETP-500	TRAMPOLINE 2M SQUARE	1
23	CW 0013	CABLE WAY	1
24	BO-A	APOSTLE CLUSTER BOULDER	1
25	SPT-104	TABLE TENNIS TABLE	1
26	BT-002	WHOOPS BIKE TRACK	1
27	BT-007	CORRUGATIONS BIKE TRACK	1
28	LT-019	LITTLE SERVICE STATION	1
29	BT-115	KANGAROO SIGN	1
30	BT-101	CHILDREN CROSSING	1
31	BT-107	ONLY SIGN	1
32	DP-006	RULES SIGN DOG PARK	1
33	DP-004	JUMP RINGS DOG PARK	1
34	DP-001	DOGGY BRIDGE DOG PARK	1
35	DP-011	DOGGY STRAIGHT TUNNEL DOG PARK	1
36	UNW-102	URBAN WARRIOR COURSE	1
37	DENFIT	GYM COMBI (BIKE FIT & STEP WALK)	1
38	DENFIT	SENIOR WAX ON/OFF	1
39	DENFIT	MOTION PLUS UNIT	1



COMPONENT PLAN

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PROJECT:
SHIRE OF BOYUP BROOK
SANDAKAN PARK
BOYUP BROOK WA 6244

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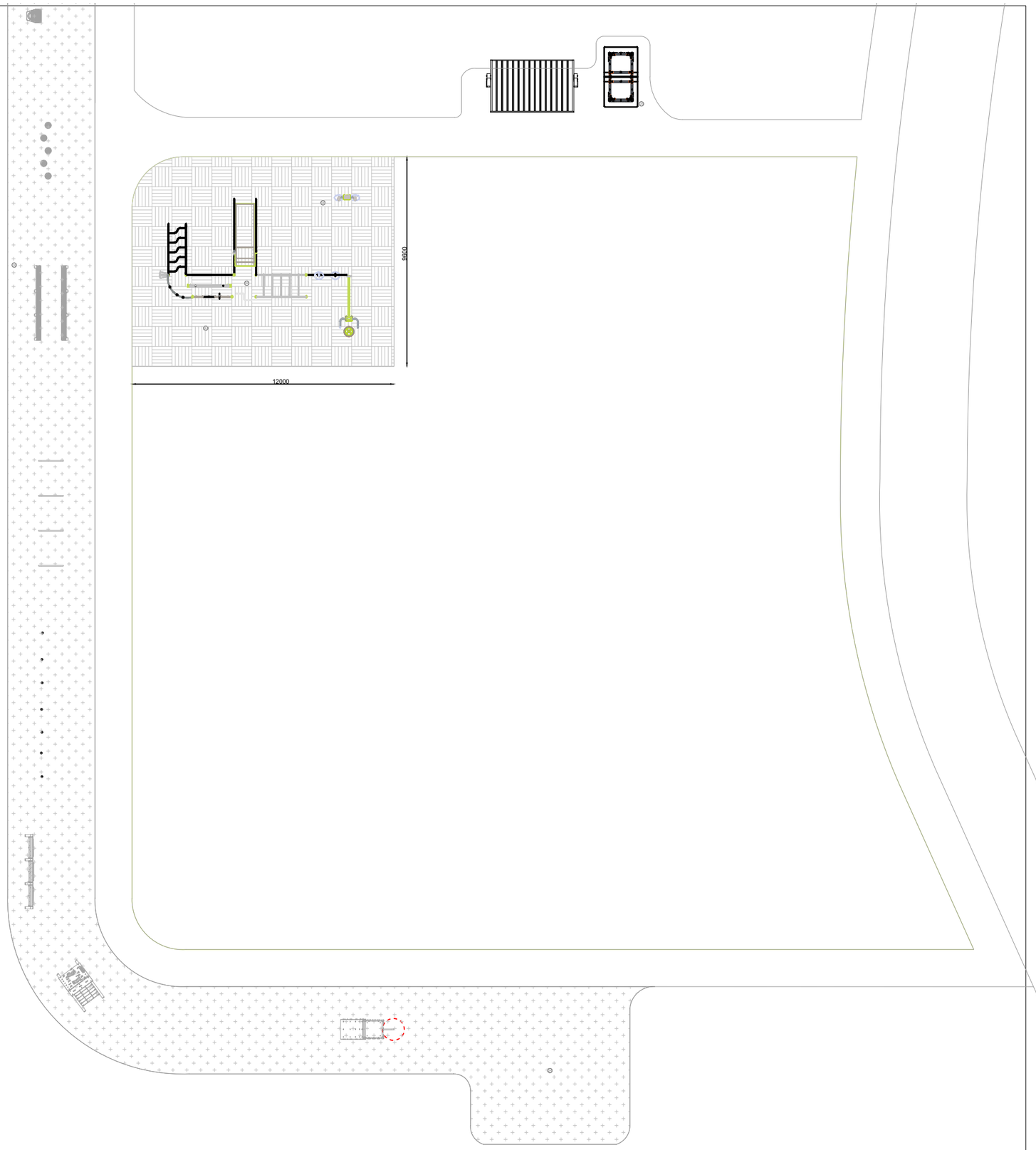
CONTACT
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JOLENE@ACTIVEDISCOVERY.NET.AU

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DESIGNED	DATE	SCALE
SH	15/09/23	1:200 @A3
DWG		SHT
ADO-258		5 OF 6

COMPONENT LIST

NUMBER	CODE	COMPONENT NAME	QUANT
1	GS100-S-001	MILL TOWER-AMBER	1
2	AD_NATURE	LOG STEPPERS (SET OF 6)	1
3	AD_NATURE	BALANCE LOG	2
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34	DP-001	DOGGY BRIDGE DOG PARK	1
35	DP-011	DOGGY STRAIGHT TUNNEL DOG PARK	1
36	UNW-102	URBAN WARRIOR COURSE	1
37	DENFIT	GYM COMBI (BIKE FIT & STEP WALK)	1
38	DENFIT	SENIOR WAX ON/OFF	1
39	DENFIT	MOTION PLUS UNIT	1



COMPONENT PLAN

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N

DESIGNED	DATE	SCALE
SH	15/09/23	1:200 @A3
DWG		SHT
ADO-258		6 OF 6

Sandakan Park
Equipment Schedule



5. RE 263-99 Double Owl Springer



6. RE 212-14 Motorbike Springer



2 - 4 Nature Play Trail



1. S100-S-001Mill Tower



10. Z20-0401 Rotofun Seat



7. RE 214-15 Snake Springer



8. BH 100-15 Hip Hop





11. Z22-5003 Sand Factory



6. J2409 Wheelspin



2. SW-012 3 Bay Swing

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Sandakan Park
Equipment Schedule





18. Rainbow Trio





17. RE 287 Ladybug



13. FTA-104 Windmill



14. CV 010-15 Tractor & Trailer





23. CW-0013 Cableway



22. R34-ETP-500 2M Trampoline



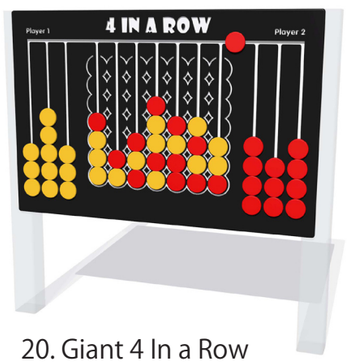
12. FSM-0002 Sand Digger



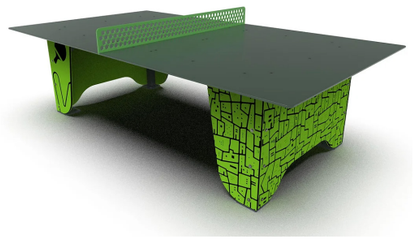
24. BO-A Apostle Cluster



15. CM 026-T01 Little Market



20. Giant 4 In a Row



25. SPT-104 Table Tennis



19. Diatonic Calypso Chimes



16. CP 09-3001-T02 Meadow

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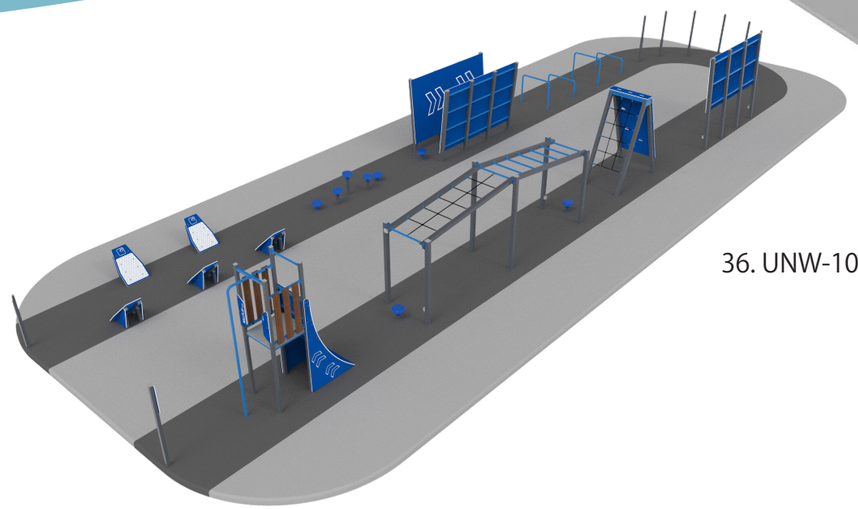
Sandakan Park
Equipment Schedule

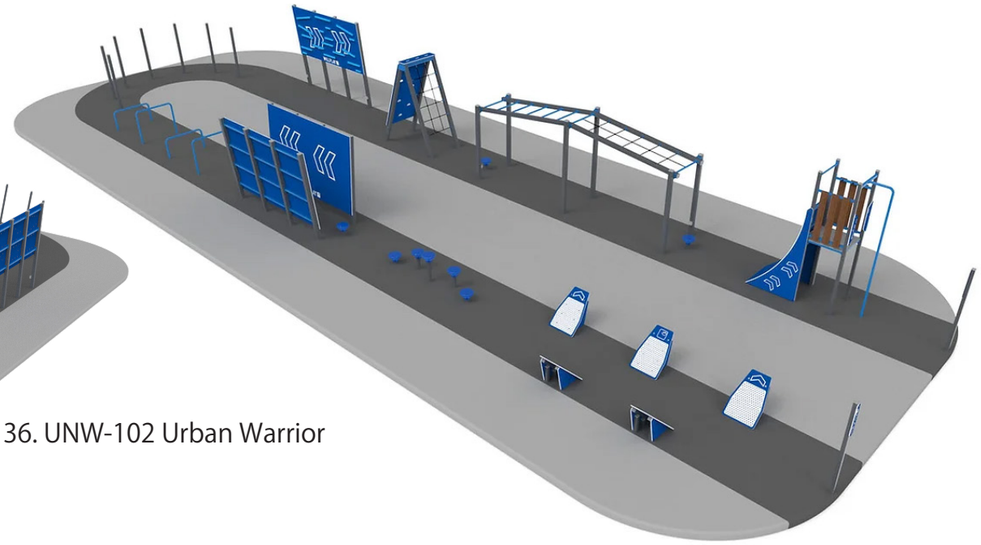


29. BT-115 Kangaroo Crossing



31. BT-107 Only Sign

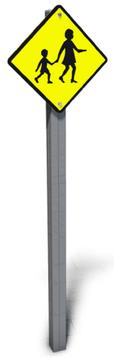




36. UNW-102 Urban Warrior



28. LT-019 Little Service Station



30. BT-101 Childrens Crossing



34. DP-001 Doggy Bridge



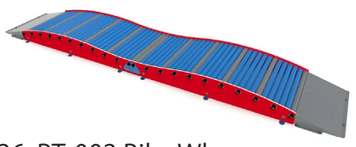
33. DP-004 Doggy Jump Ring



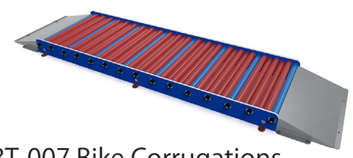
38. Wax ON/Wax Off



37. Gym Combi - Bike & Stepper



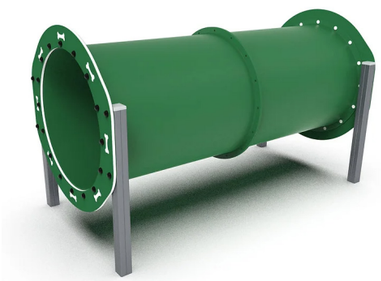
26. BT-002 Bike Whoops



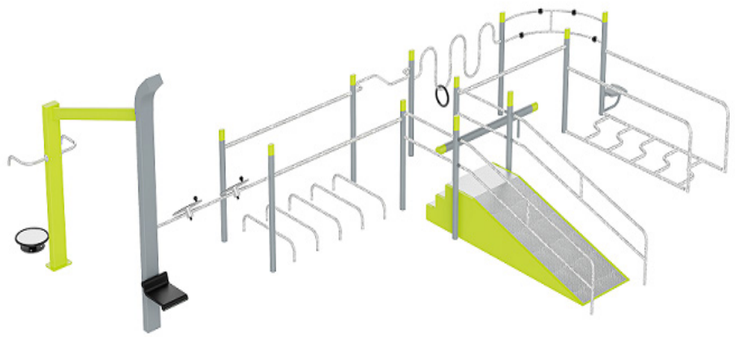
27. BT-007 Bike Corrugations



32. DP-006 Dog Park Rules



35. DP-011 Doggy Tunnel



39. Motion Plus Fitness Unit

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Sandakan Park

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Design Consultant
Jolene Humphrey
mobile 0439 937 661
jolene@active discovery.net.au











active DISCOVERY

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Imagery

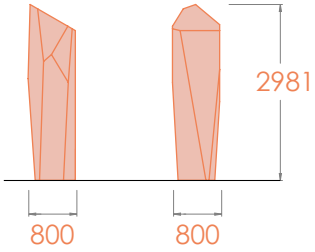
Design Consultant
Jolene Humphrey
mobile 0439 937 661
jolene@active discovery.net.au



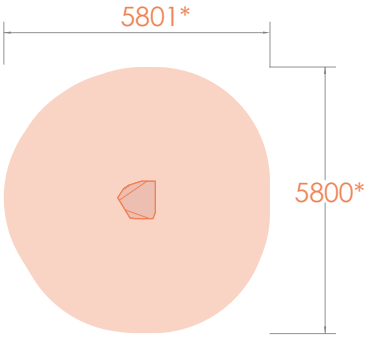
APOSTLE

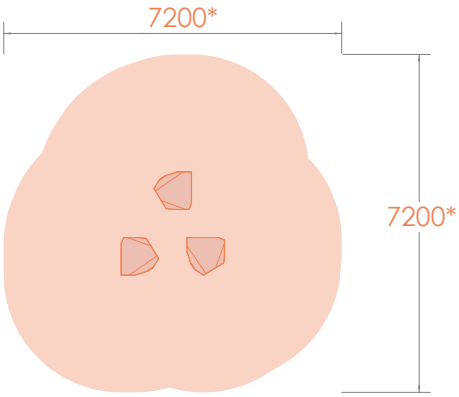
4

The Bouldering **APOSTLE** is the new shape added to our fleet of climbing structures. The tall and slim nature of the product lends itself to a modular system. Stand out with one **APOSTLE** or group them together as a cluster of **APOSTLES.**



Contact your local distributor for installation instructions or detailed specifications.









BO-A-01



BO-A-02



BO-A-03



BO-A-04

BH 100-15

6 - 14	2	1 m	2 - 4 h	3



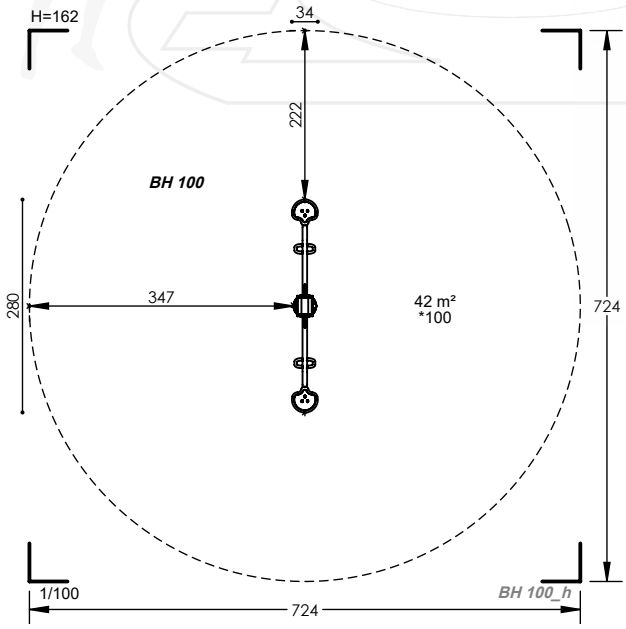
EN-1176











EN-1176

15

COLORS

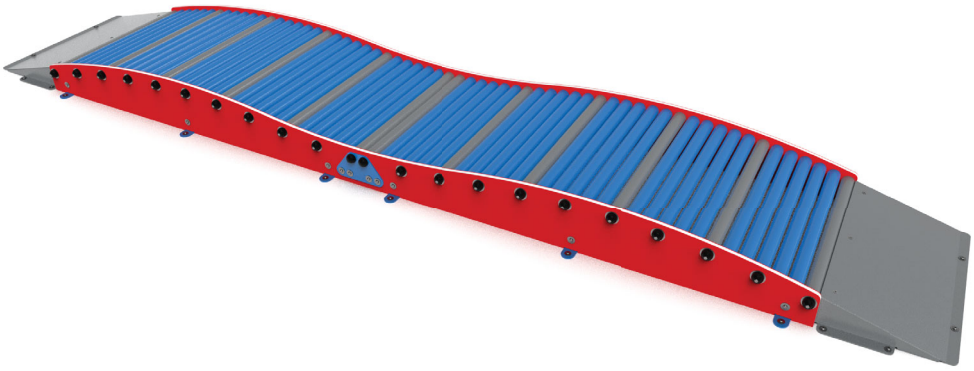
*hauteur de chute libre - H : hauteur totale de l'équipement
*free fall height - H: full height of the equipment

Bike Whoops

BT-002

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

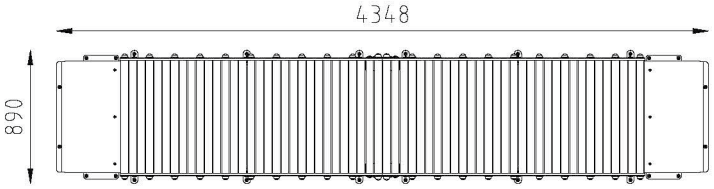
Softfall Requirement
Area - N/A sqm
Perimeter - N/A m
Free Height of Fall - N/A m

Age Group
4+ Years

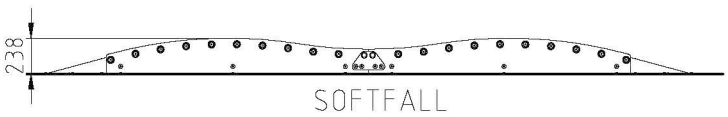
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners



Top View



Elevation

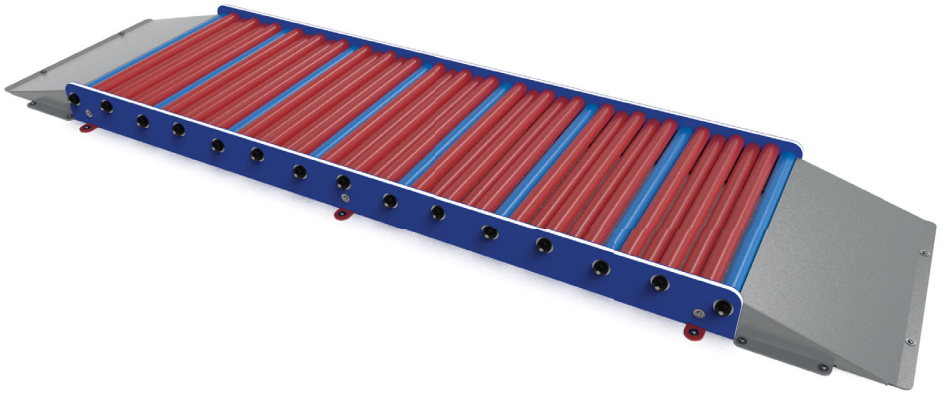


Bike Corrugations

BT-007

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

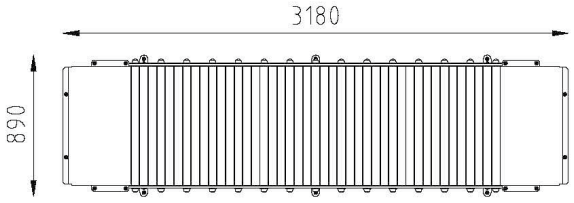
Softfall Requirement
Area - N/A sqm
Perimeter - N/A m
Free Height of Fall - N/A m

Age Group
4+ Years

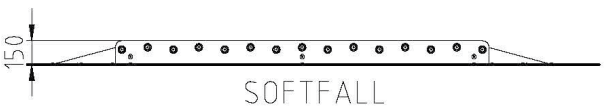
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners



Top View



Elevation

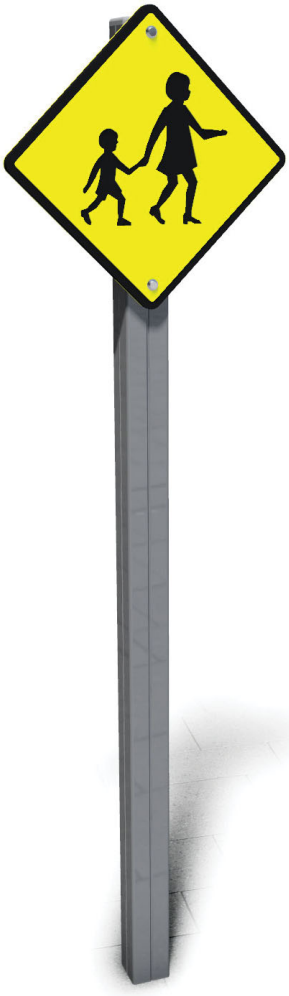


Bike Sign - Children Crossing

BT-101

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

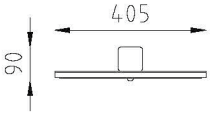
Softfall Requirement
Area - N/A sqm
Perimeter - N/A m
Free Height of Fall - N/A m

Age Group
4+ Years

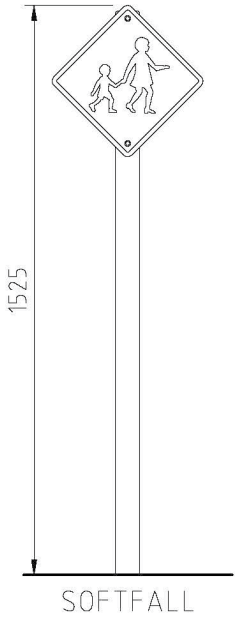
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners



Top View



Elevation

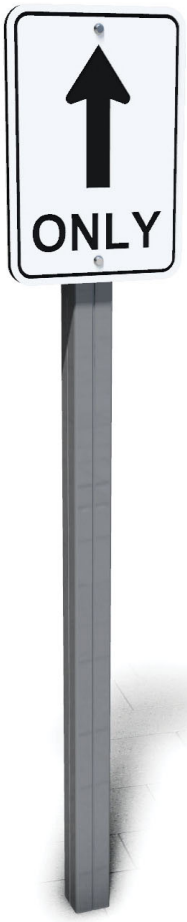


Bike Sign - Only

BT-107

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

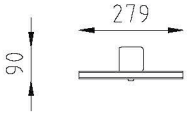
Softfall Requirement
Area - N/A sqm
Perimeter - N/A m
Free Height of Fall - N/A m

Age Group
4+ Years

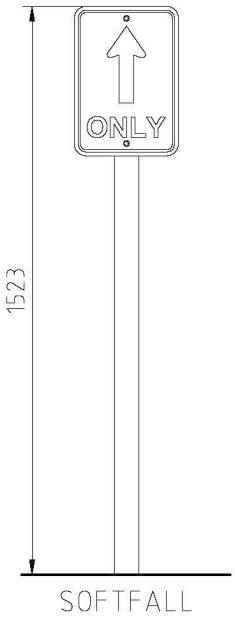
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners



Top View



Elevation

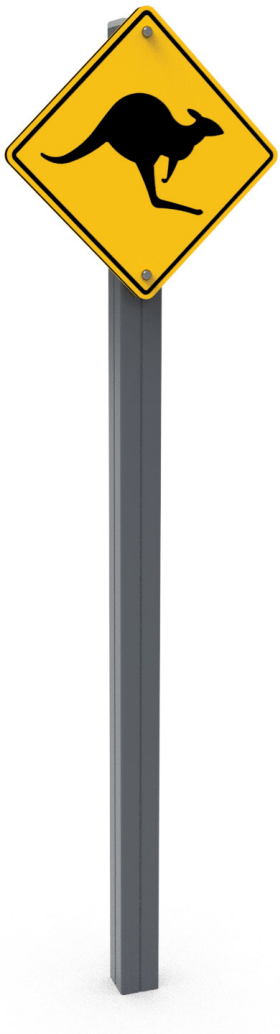


Bike Sign - Kangaroo Crossing

BT-115

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

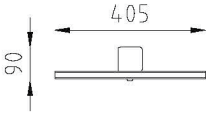
Softfall Requirement
Area - N/A sqm
Perimeter - N/A m
Free Height of Fall - N/A m

Age Group
4+ Years

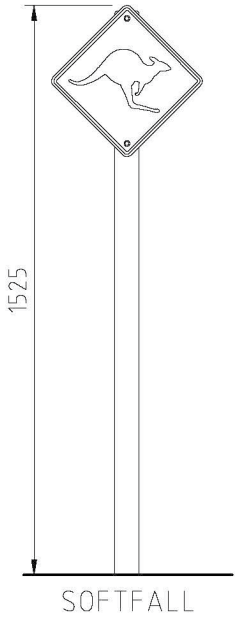
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners



Top View



Elevation



PercussionPlay®
Outdoor Musical Instruments

Calypso Chimes Diatonic



Description

The Calypso Diatonic is a collection of eight rainbow colored chimes attached to individual stainless steel posts. Resonant, colorful chimes that can be arranged in endless combinations.

Materials and Features

300 series stainless steel leg, mirror polished.
Colour anodized aluminum notes.
1 part vandal resistant mallets with Mallet Minders.
Vandal resistant 300 series stainless steel fixings.

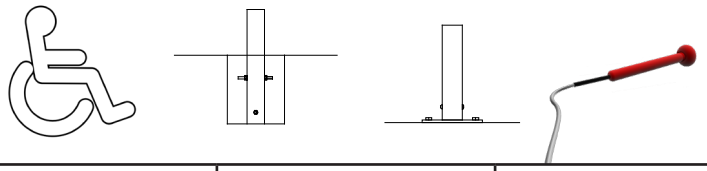
Tuning and Sound Level Data

C Major Diatonic (C4 - C5)

50m - 52dB
10m - 62dB
<3m - 87dB







Packed Dimensions	Weight (kg)	L (cm)	W (cm)	H (cm)
Individual Chime Package Dims x8 for full set	7	199	16	11

*Surface fixing instruments will include additional packages containing fixing plates.

Standard Compliance BS EN 1176
Warranty: Limited Twenty-Five (25), Limited Ten (10) Year & Limited Two (2) Year warranty
CALD/Issue 001

CM 026-T01

2 - 10	6	0.70 m	4-5 h	7



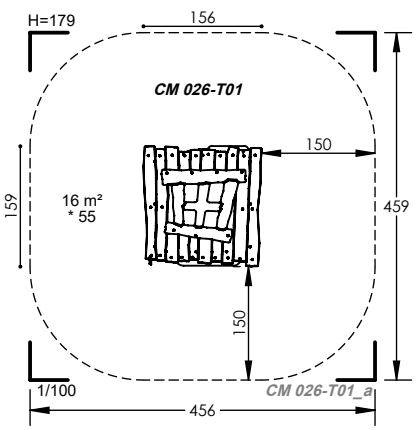
EN-1176











EN-1176

COLORS

06	18	24
03	15	22
	29	

*hauteur de chute libre - H : hauteur totale de l'équipement
*free fall height - H: full height of the equipment

CP 09-3001-T02

2 - 6	20	1 m	10 - 12 h	20



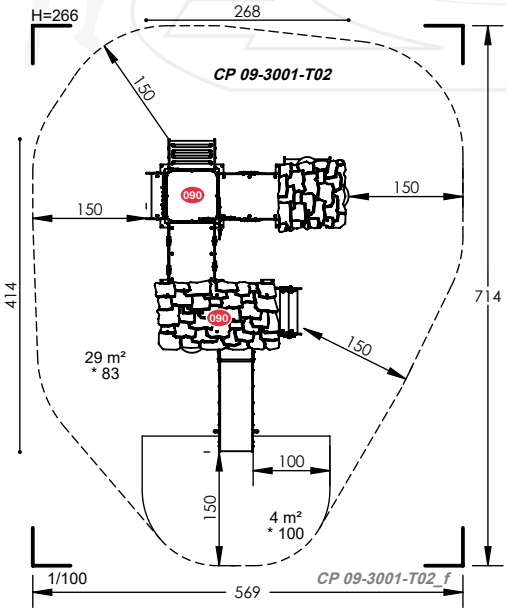
EN-1176











EN-1176



COLORS

*hauteur de chute libre - H : hauteur totale de l'équipement
*free fall height - H: full height of the equipment

CV 010-15-GB

1- 6	18	1,23 m	12 - 14 h	11





EN-1176

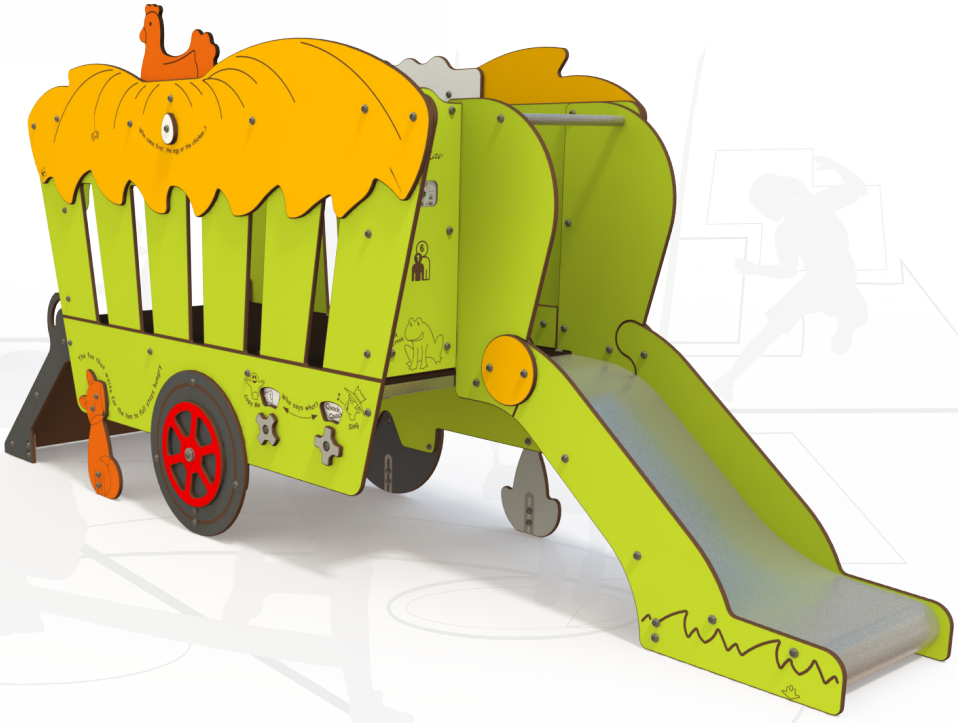


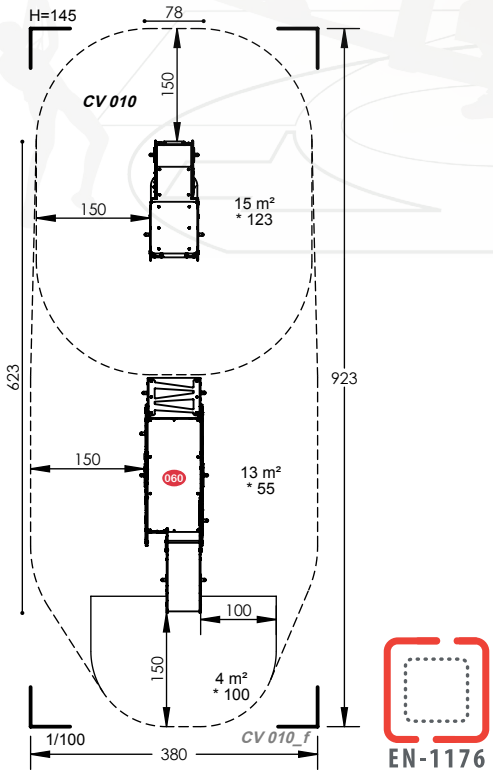












EN-1176

COLORS

02 03 06
07 12 15 16

*hauteur de chute libre - H : hauteur totale de l'équipement
*free fall height - H: full height of the equipment

35m Single Post Cableway
CW-0013

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

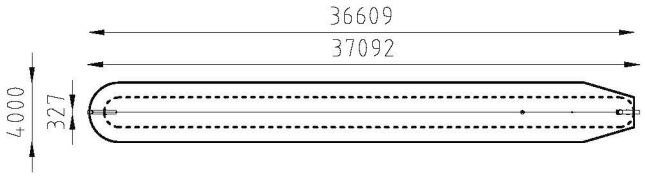
Softfall Requirement
Area - 141.3sqm
Perimeter - 77.8m
Free Height of Fall - 1.2m

Age Group
4+ Years

Materials
- UV Stable HDPE
- Stainless Steel Reinforced Rubber Seat
- Hot Dipped Galvanised Frame
- Stainless Steel Fasteners
- 10mm 7x19 G2070 Galvanised Steel Cable
- Stainless Steel Tensioning Mech. and Cable Trolley


SWING

Top View



Elevation



Doggy Bridge

DP-001



Product Specification

Compliance

AS4685.1-6:2021

Softfall Requirement

Area - N/A

Perimeter - N/A

Free Height of Fall - N/A

Age Group

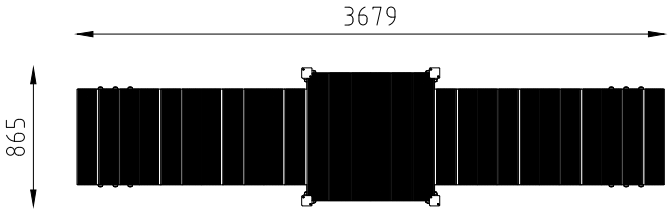
N/A

Materials

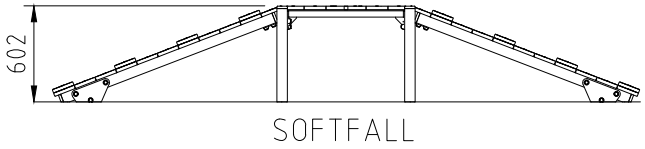
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners
- Recycled Timber Plastic Composite

DOGGY PLAY

Top View



Elevation



Doggy Jump Rings
DP-004

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

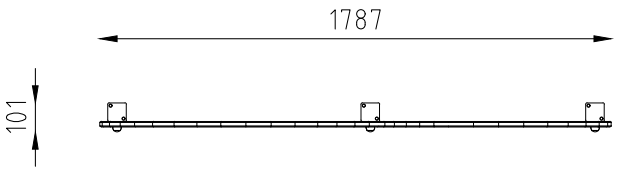
Softfall Requirement
Area - N/A
Perimeter - N/A
Free Height of Fall - N/A

Age Group
N/A

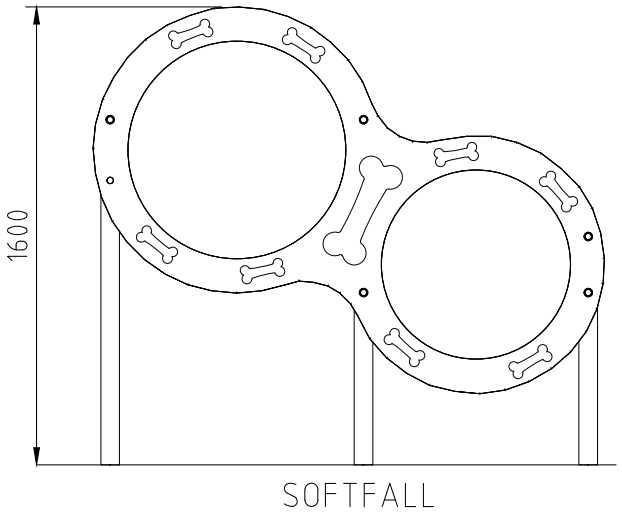
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners

DOGGY PLAY

Top View



Elevation



Doggy Park Rules
DP-006

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6: 2021

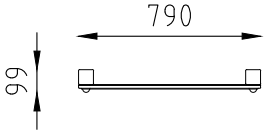
Softfall Requirement
Area - N/A
Perimeter - N/A
Free Height of Fall - N/A

Age Group
N/A

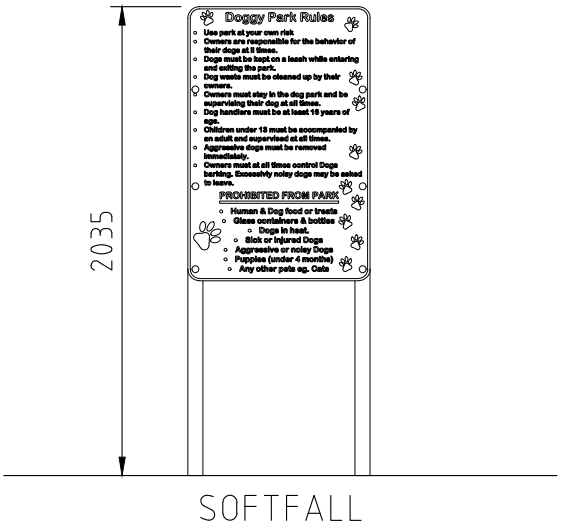
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners

DOGGY PLAY

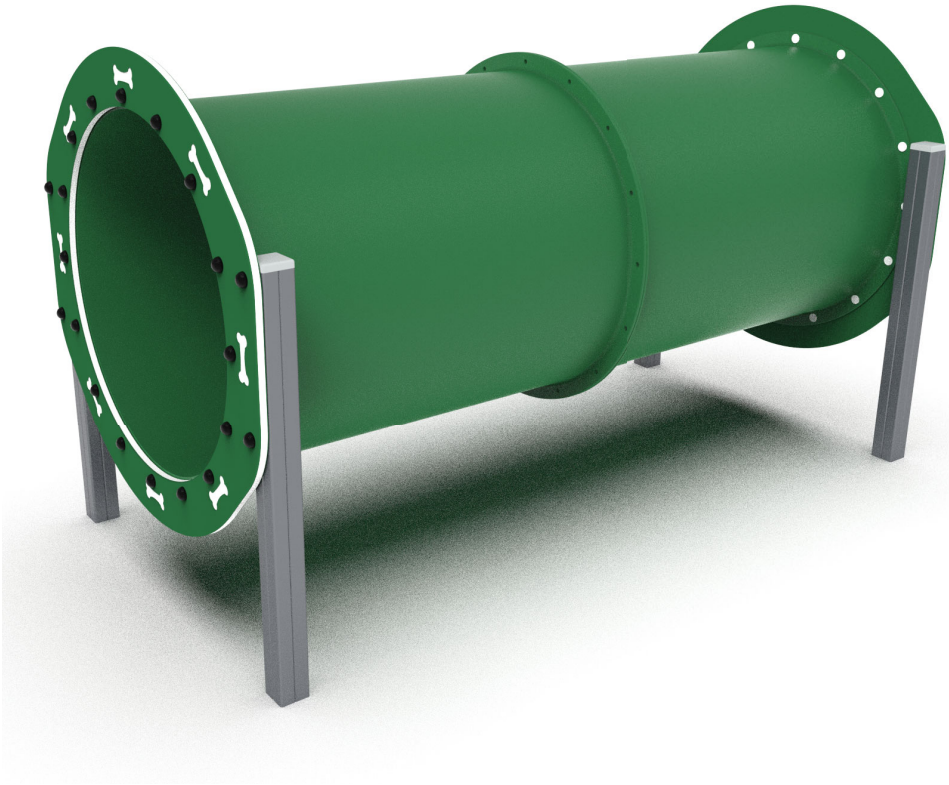
Top View



Elevation



Doggy Tunnel Straight
DP-011



Product Specification

Compliance
AS4685.1-6:2021

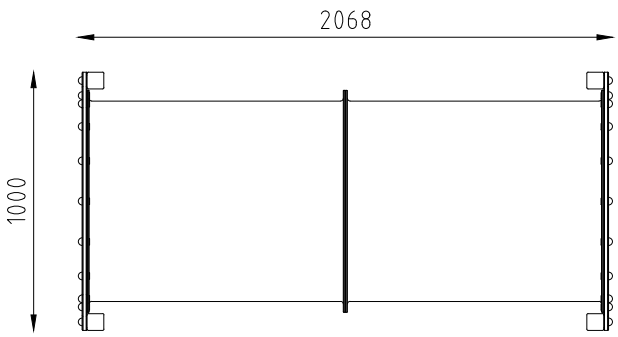
Softfall Requirement
Area - N/A
Perimeter - N/A
Free Height of Fall - N/A

Age Group
N/A

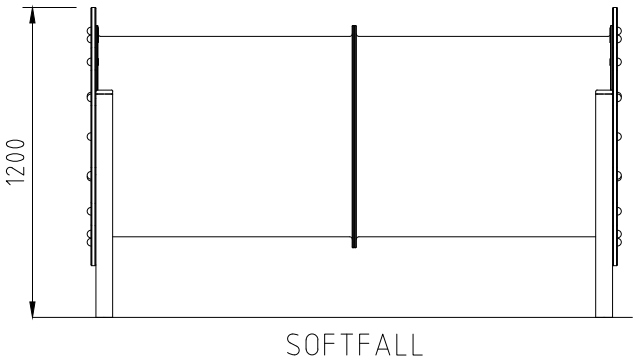
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners
- Roto Moulded Plastic

DOGGY PLAY

Top View



Elevation



Product Information

FIROW3 - Giant 4-In-A-Row Play Panel

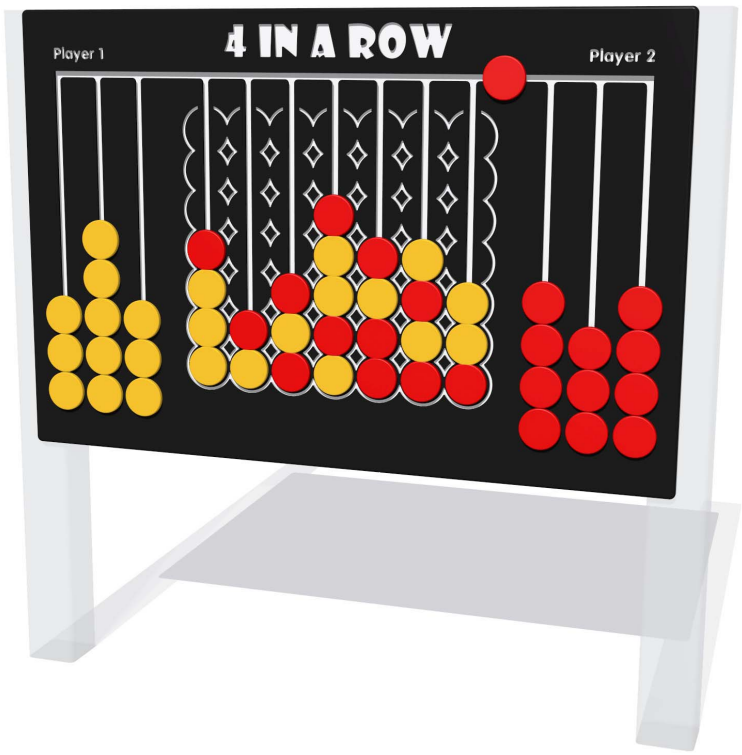
BS EN 1176 - Designed to British & European Standards

MATERIALS

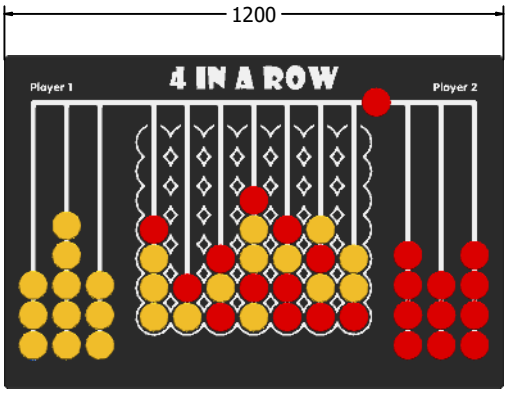
Panel - Two Colour High Density Polyethylene (HDPE)

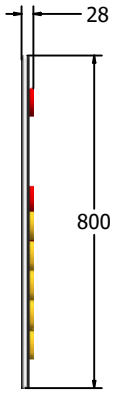
SUPPLY METHOD

Panel - Pre-assembled singular panel



DIMENSIONS





TECHNICAL

Age Range:	2+ Years
Largest Part:	FIROW3 - 595 x 800 x 28mm
Total Weight:	FIROW3 - 17.3kg
Surfacing :	N/A

IMPORTANT: you must specify the colour option you require at the time of order if it is different from the colour listed/shown above, requirements are subject to availability at the time of order

Fahr Industries Ltd
Spitfire Road, Old Sarum,
Salisbury, Wiltshire, SP4 6GB, UK

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Fax: +44 (0)1722 349792
Web: www.fahr-industries.com

Sand Digger

FSM-0002

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

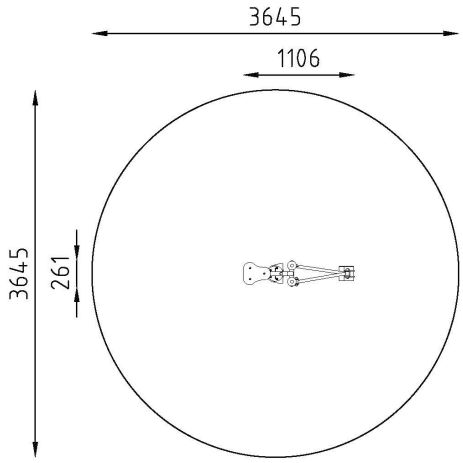
Softfall Requirement
Area - 10.4sqm
Perimeter - 11.4m
Free Height of Fall - 0.5m

Age Group
2+

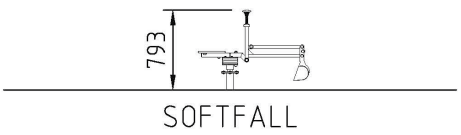
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Hot Dipped Galvanised Frame & Footing
- Powder Coated Aluminum Bucket
- Stainless Steel Fasteners

IMAGINATION

Top View



Elevation



Windmill

FTA-104



Product Specification

Compliance

AS4685.1-6:2021

Softfall Requirement

Area - 21.5 sqm

Perimeter - 17.7 m

Free Height of Fall - 1.2 m

Age Group

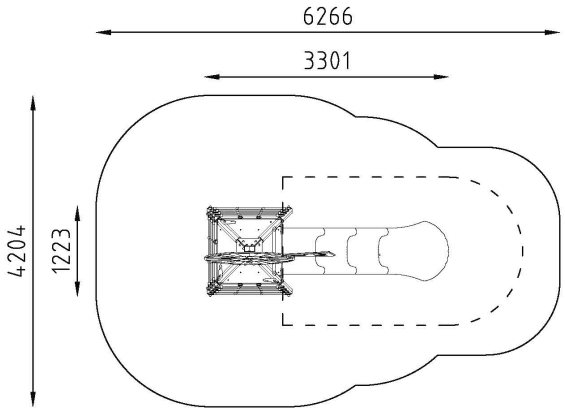
3+

Materials

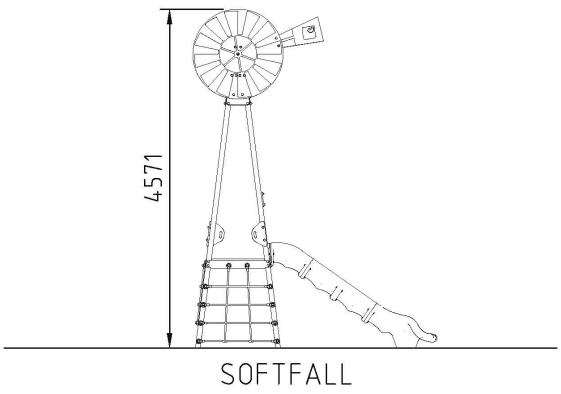
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Powder Coated Stainless Steel
- Stainless Steel Fasteners
- 16mm Woven Nylon Gal Core Rope
- Aluminum & Nylon Rope Fittings
- Roto Moulded Plastic



Top View

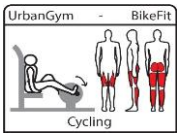


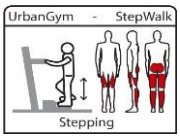
Elevation

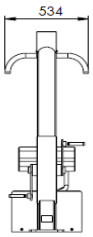


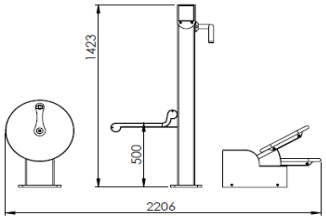
Technical information Denfit Gym Combi 3

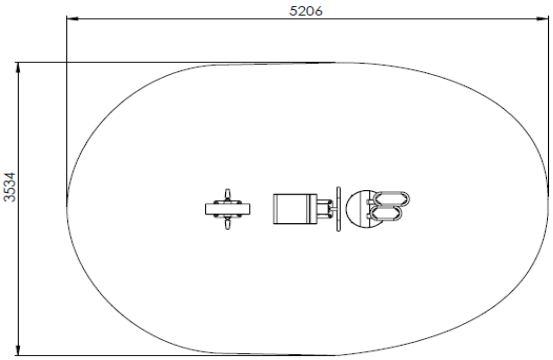
BikeFit / StepWalk











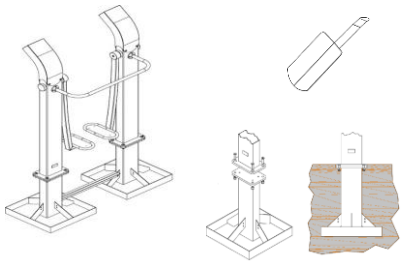


Equipment	The basic excercises are Cycling and Stepping, follow the instruction pictograms. Many alternative excersises are possible. Check out the QR code that leads to all training possibilities.
Accessories	Sticker with instruction pictogram and QR code
Material	All main posts hot dipped galvanized and powder coated (in many different RAL colours) steel. The straight top is of stainless steel 304 ceramic pearled. Other steel parts (seat, handles, frames) hot zinc flame sprayed and textured powder coated in Noir Sablé. Tubes stainless steel 304 ceramic pearled. Optional floor is hot dipped galvanized and covered with wet pour in black. The installation frames are of hot dipped galvanized steel.
Dimensions material	Main post: 100 x 100 x 4 mm Square tubes: 60 x 40 x 3 mm Round tubes/handles: Ø 33,7 x 3 mm Floor frame: 60 x 40 x 3 mm covered with 10-15 mm wet pour Floor: 3000 x 1000 x 60 mm
Area of movement	18.4 m2
Fall protection	No fall protection is needed
Assembly	Preassembled sections
Free height of fall	< 510 mm
intended for	adults and youth > 1400 mm
max. user weight	120 kg

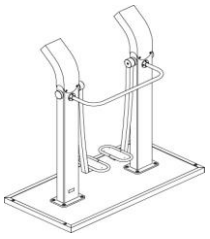
Anchoring

On installation frame in the ground

no fluid concrete needed



Installation on own floor plate



On soft surface:



with supplied ground anchors

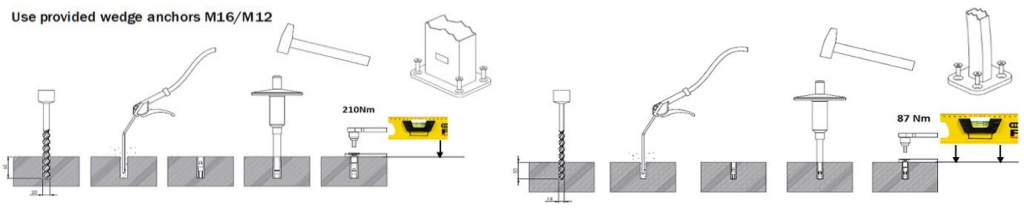
on conrete:
With supplied wedge anchors

on tarmac:
use chemical injection system and threaded rod

NOT SUPPLIED!

Installation without own floor directly on concrete (not tarmac)

installation without own floor directly on tarmac is not possible



Certification:	EN 16630:2015 for permanently installed outdoor fitness equipment
Notice:	*Not intended for children < 1400mm.* *The Denfit Gym equipment should not be used if you are suffering from physiological problems.* *Avoid exaggerated physical exhaustion. In case of doubt please contact your doctor before use.* *Inspect the equipment before use. Don't use it if it appears damaged or inoperable.*

BOULDERING APOSTLE SPECIFICATION

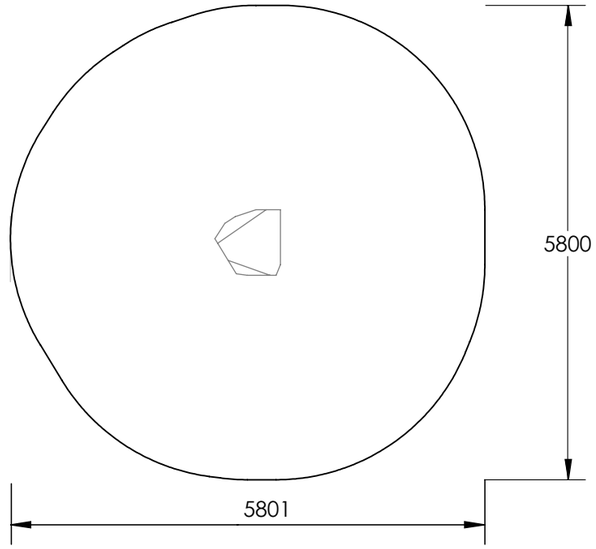
NOTE:

COLOUR SCHEME REPRESENTATIVE ONLY (CODE #BO-A-01).

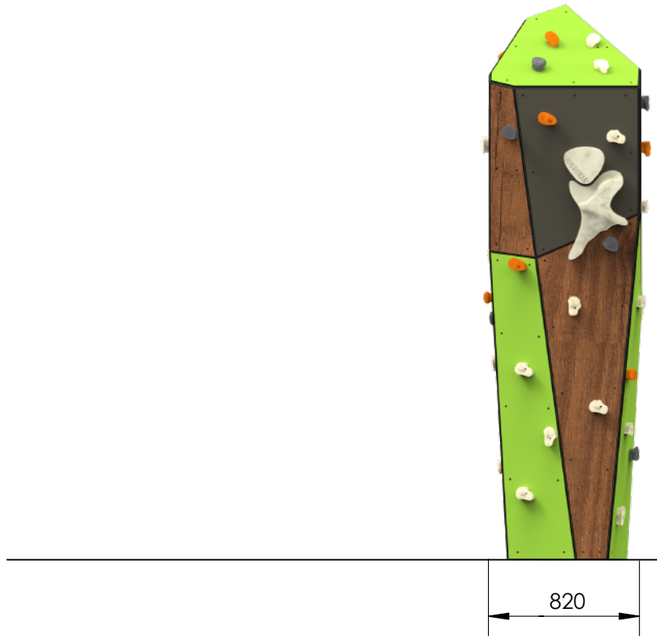
COLOURS PER CLIENT REQUIREMENTS OR PRODUCT CODE.

FALLZONE (SOFTFALL) INSTALLATION BY OTHERS.

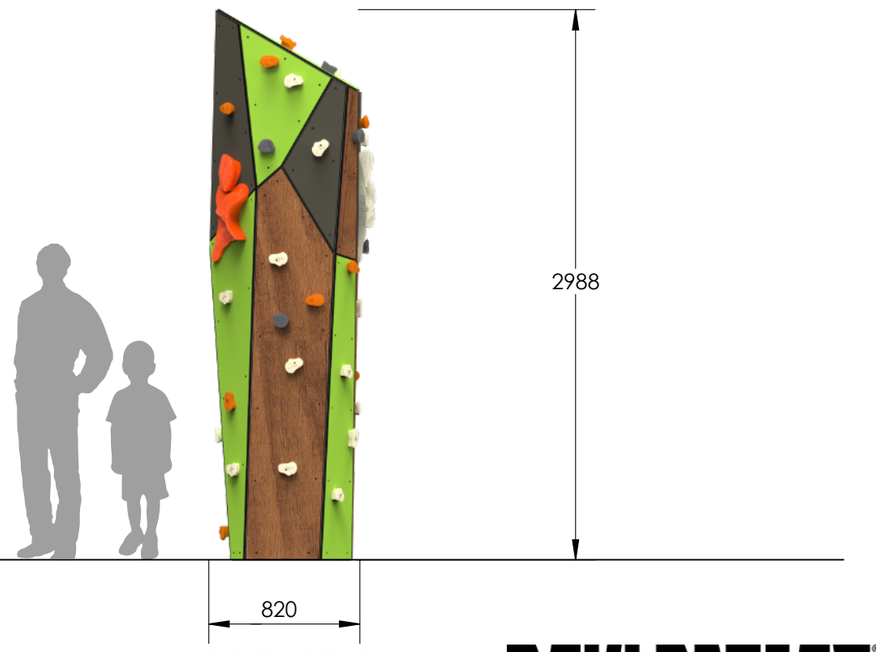
- engineered footing
- hot dip galvanised and stainless steel substucture
- UV and weather resistant
- permanent engraved artwork
- high wear & impact resisant HPL composite panels
- sealed structure, no entry points
- graffii resistant surface
- proven, robust, long life climbing holds
- stainless steel tamper resistant fasteners
- hdpe moulded large rock features
- custom colours combinations and pane art available
- all components designed and made in Australia
- complies with all relevant Australian Standard



FALLZONE



FRONT VIEW



SIDE VIEW

BOULDERING®

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COMPLIES TO AS4685.1, AS1170.1, AS1170.2, AS4100, AS3600

SUBJECT TO CHANGE WITHOUT NOTICE

SIGNED: ..... **DATE:** .....

REV	DESCRIPTION	DATE	DRAWN
C			
B			
A			

CUSTOMER:

DESCRIPTION: APOSTLE SPEC

FILE NAME: 15-752 BOULDERING SPEC

SURFACE FINISH: SEE NOTES | DRAWN: NR

MATERIAL: VARS | DATE: 13/05/2021

WEIGHT: NA | SCALE: 1:35

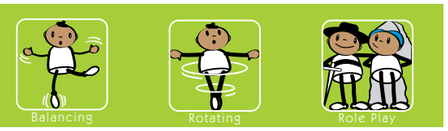
WALL THICKNESS: NA | SHEET 1 OF 1

15-752 | A3

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Fact 15, 2 Garden Blvd, Dingley, VIC, 3172 Ph: (03) 9558 3455 www.industrialbynature.com.au

Accessible Carousel



J2409

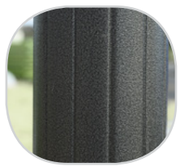
Rotating equipment is suitable for children of all ages. Younger children gradually learn about the fun of speed on roundabouts. As they gain self-confidence children can test their sense of balance and their limits on equipment that combines rotating and swinging.
Rotating equipment with low platforms enables access for children with motor impairments.



Range:	Rotating
Ages:	2+ yrs
Capacity:	6
Size:	W 2.04m D 2.04m H1.2m
Free Height of Fall:	1.5m







1 The 157mm diameter post is made of lacquered galvanised steel. The two-tone grey graining finish has a slightly undulating surface for increased scratch resistance.



2 The platform is made from aluminium.



4 The tubes are made of stainless steel, diameter 40mm, guaranteeing lasting durability and reliability of the equipment.



4 The stainless steel fixings are protected by polyamide anti-vandalism caps.

Little Town - Service Station
LT-019

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

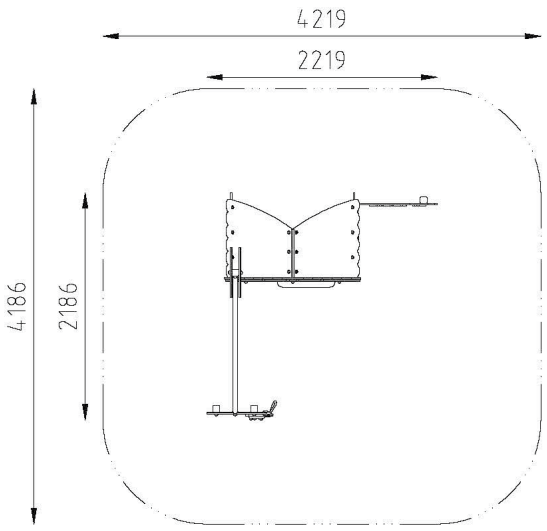
Circulation Requirement
Area - 16.8sqm
Perimeter -15.1m

Age Group
2+

Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners

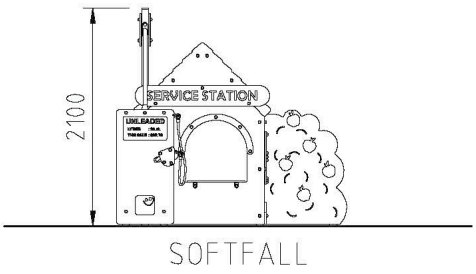


Top View

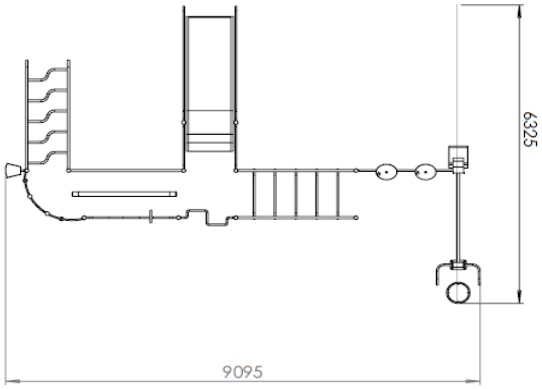


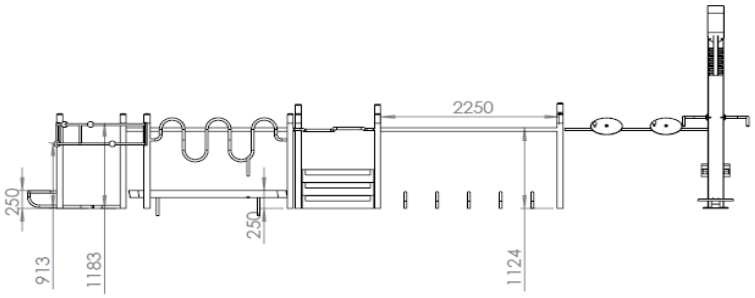
Circulation Zone

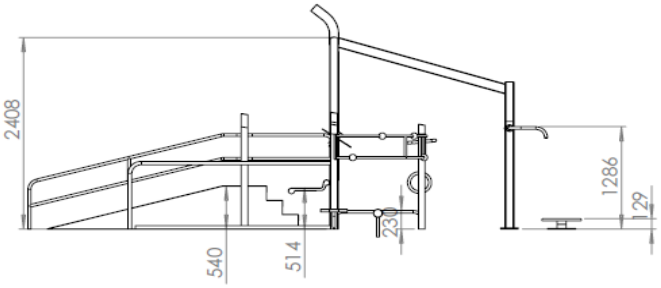
Elevation

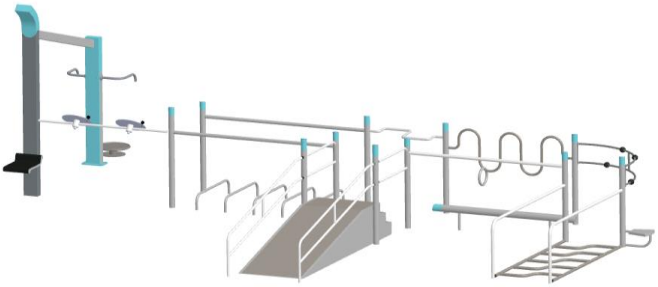


Technical information Denfit MotionPlus

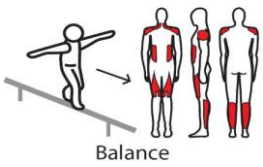


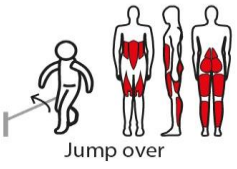


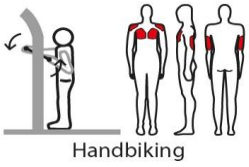


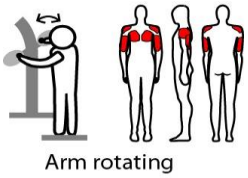


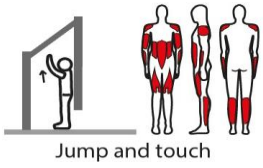




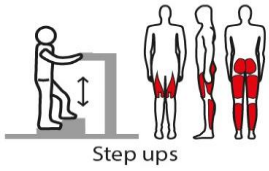




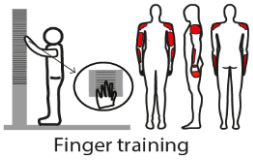




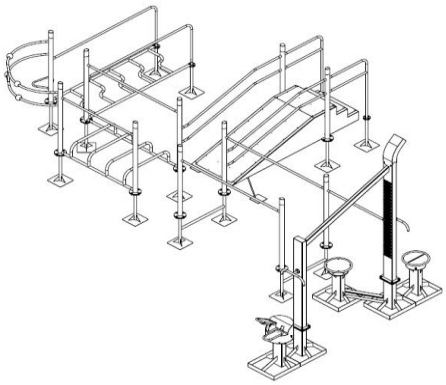
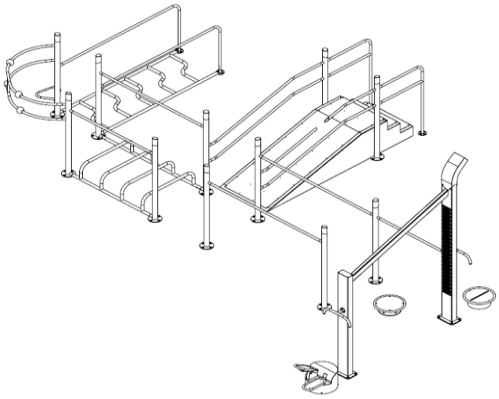








MotionPlus	The basic excercises are: Coördination walking, Balancing, Jump/Step over, Handbiking, Arm Rotating, Balancing, Jump Touch, Finger/Hand training, Stair Walking, Arm/Wrist training, Arm/Shoulder training, Step up, Stretching, follow the instruction pictogram. Many alternative excersises are possible on the MotionPlus. Check out the QR code that leads to all training possibilities. Optionally the BalanceBoard can be replaced by a Stepper or Twister. Also a Wheel can be added to the seat.
Accessories	Stickers with instruction pictogram (as shown in this sheet)
Material	Posts of hot dipped galvanized steel, texture powder coated in Gris Sablé 2400 or Noir Sablé 200 . Tops are polyester powder coated in any RAL colour. Bars of steel, hot dipped galvanized. Handles of stainless steel, seat of texture powder coated steel.
Dimensions material:	Posts: Ø 48,3 x 2,9 mm BalanceBoard Post: 200 x 100 x 4 mm Bars: Ø 101,6 x 3 mm BalanceBoard handles: Ø 33,7 x 3 mm Tops: Ø 101,6 x 3 mm Jump Touch post: 200 x 100 x 4 mm
Area of movement	112 m2
Fall protection Weight:	not needed
Assembly:	Partly preassembled
Free height of fall	250 mm
intended for	adults and youth > 1400 mm
max. user weight	120 kg

Anchoring	**900 mm in the ground** No concrete is needed. Only when the ground containse very soft/loose sand concrete is advised for installation. 
	Installation directly on concrete With a foot plate 
Certification:	EN16630:2015 : for permanently installed outdoor fitness equipment
Notice:	*Not intended for children <1400 mm* *The Denfit Basix equipment should not be used if you are suffering from physiological problems.* *Avoid exaggerated physical exhaustion. In case of doubt please contact your doctor before use.* *Inspect the equipment before use. Don't use it if it appears damaged or inoperable.*

Proludic Inclusive Trampoline



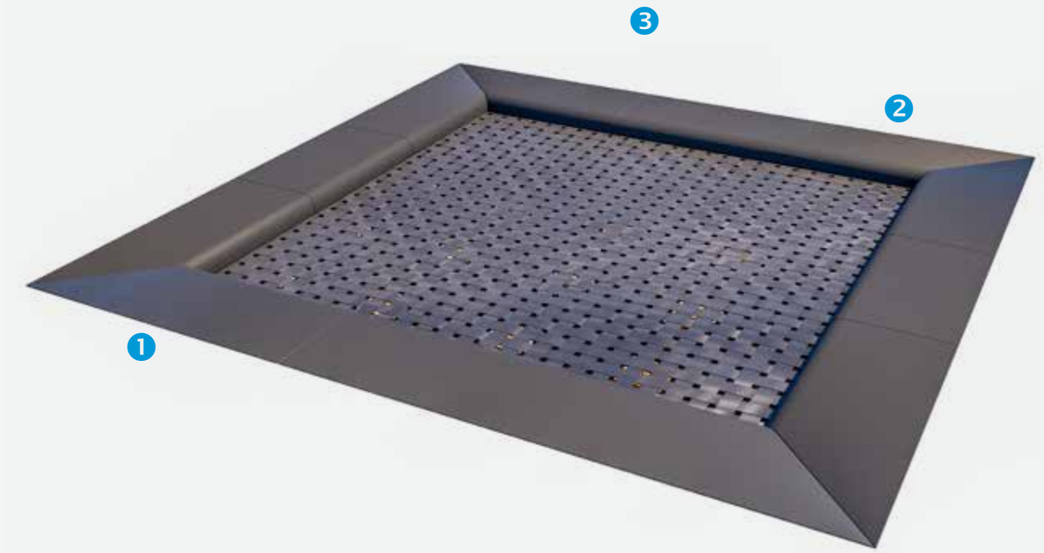
R34-ETP-500-R

Trampolines are simple to use and open to all children. They help to develop motor skills, muscle strength, coordination and balance. On the ground-level mat, with the help of an accompanying adult, children in a wheelchair can gently experience the sensation of bouncing. The trampoline surface is made of our exclusive extra strong matting composed of a series of highly durable straps, reinforced with steel cables.



Range:	Balancing and Climbing
Ages:	3+yrs
Capacity:	1
Size:	W 2.0m D 2.0m H 0.03m
Free Height of Fall:	1.0m

GOOD DESIGN AWARD® GOLD WINNER



- With an extra heavy duty reinforced trampoline surface
- The trampoline's surface has been designed with a small mesh inhibiting the entry of mulch within the sub base
- Jumping area 1.44 x 1.44m
- Large surface area provides accessibility for wheelchair users

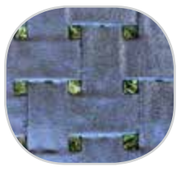




1 The below ground framework is made from hot-dip galvanised steel.



2 The tiles are made from 30 mm thick Euroflex rubber. The bonded impact protection covers the maximum height of fall of 1.0m.



3 The trampoline surface is made of steel cable reinforced belt fabric straps with our exclusive heavy duty, anti-slip polyurethane coating. The straps are joined to the frame with hot-dip galvanized steel springs.

Contact: info@proludic.com.au | 02 9485 8700 | www.proludic.com.au

PercussionPlay®
Outdoor Musical Instruments

Rainbow Bongos



Description

Colorful Rainbow Trio Bongos are a great way to introduce drumming and rhythm to toddlers and young children with lots of energy!

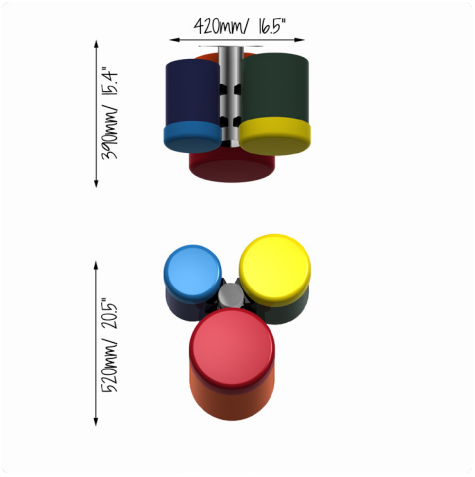
Materials and Features

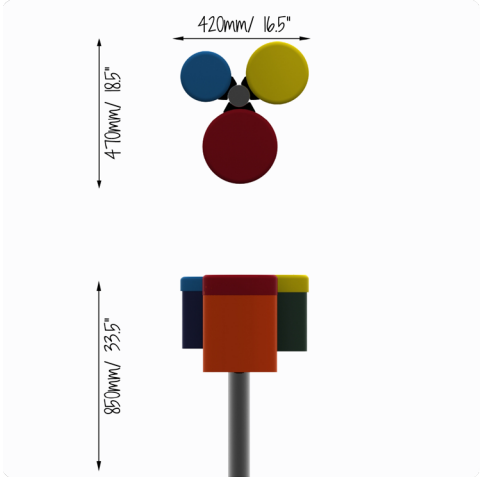
Heavy duty U-PVC plastic sound resonators painted with 2 pack lead free PU paint.
Heavy duty ABS drum caps painted with 2 pack lead free PU paint affixed with vandal resistant screws.
Stainless steel wall mount or mirror polished stainless steel leg.
Vandal resistant 300 series stainless steel fixings.

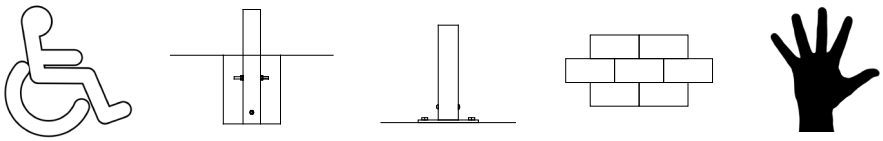
Tuning and Sound Level Data

Unpitched percussion

50m - 65dB
10m - 77dB
<3m - 92dB







Packed Dimensions	Weight (kgs)	L (cm)	W (cm)	H (cm)
Bongos (wall fix)	8	38	28	28
Leg (add for ground fix)	4	115	11	11

*Surface fixing instruments will include additional packages containing fixing plates.

Find more information and watch the video here.

Standard Compliance BS EN 1176
Warranty: Limited Twenty-Five (25), Limited Ten (10) Year & Limited Two (2) Year warranty
RBON/Issue 002

PercussionPlay®
Outdoor Musical Instruments

Rainbow Chimes



Description

The vibrant Rainbow Chimes are a wonderful instrument to get young children interested and excited about music.

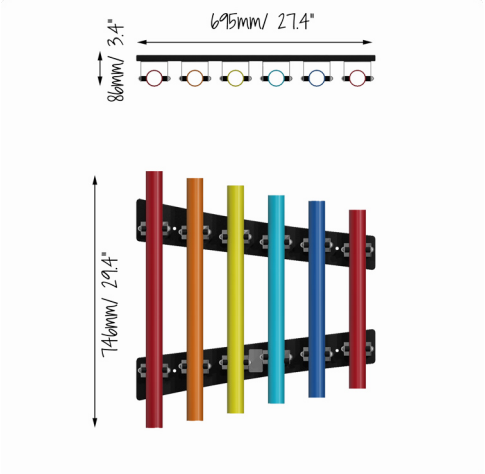
Materials and Features

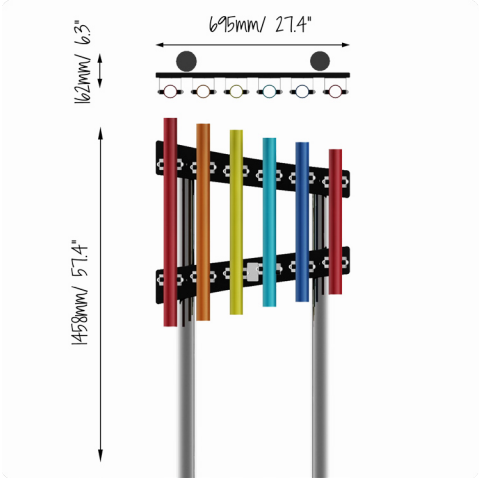
600 series alloy colour anodised aluminum notes.
Stainless steel brackets mount the chimes onto HDPE plastic back-boards.
Stainless steel wall mount or mirror polished stainless steel legs.
Vandal resistant 300 series stainless steel fixings.
2x vandal resistant mallets.

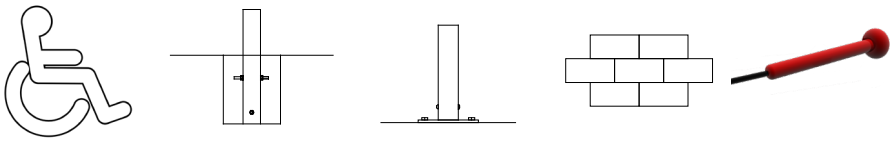
Tuning and Sound Level Data

C Major Pentatonic (C5 - C6)

50m - 52dB
10m - 62dB
<3m - 87dB







Packed Dimensions	Weight (kgs)	L (cm)	W (cm)	H (cm)
Chimes (wall fix)	12	80	70	10
Legs (add for ground fix)	18	200	20	10

*Surface fixing instruments will include additional packages containing fixing plates.

Find more information and watch the video here.

Standard Compliance BS EN 1176
Warranty: Limited Twenty-Five (25), Limited Ten (10) Year & Limited Two (2) Year warranty
RCHI/Issue 002

PercussionPlay®
Outdoor Musical Instruments

Rainbow Metellophone



Description

The Rainbow Metallophone is a pentatonically tuned instrument and a great way to foster musical development in young children

Materials and Features

Color anodized aluminum notes mounted on aluminum resonators between HDPE plastic sheets.
Vandal resistant 300 series stainless steel fixings.
Stainless steel wall mount or mirror polished stainless steel leg.
2x vandal resistant mallets.

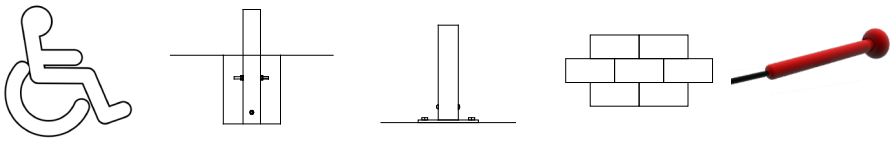
Tuning and Sound Level Data

C Major Pentatonic (C5 - C6)

50m - 52dB
10m- 62dB
<3m - 87dB







Packed Dimensions	Weight (kgs)	L (cm)	W (cm)	H (cm)
Metallophone (wall fix)	9	47	47	26
Leg (add for ground fix)	5	200	10	10

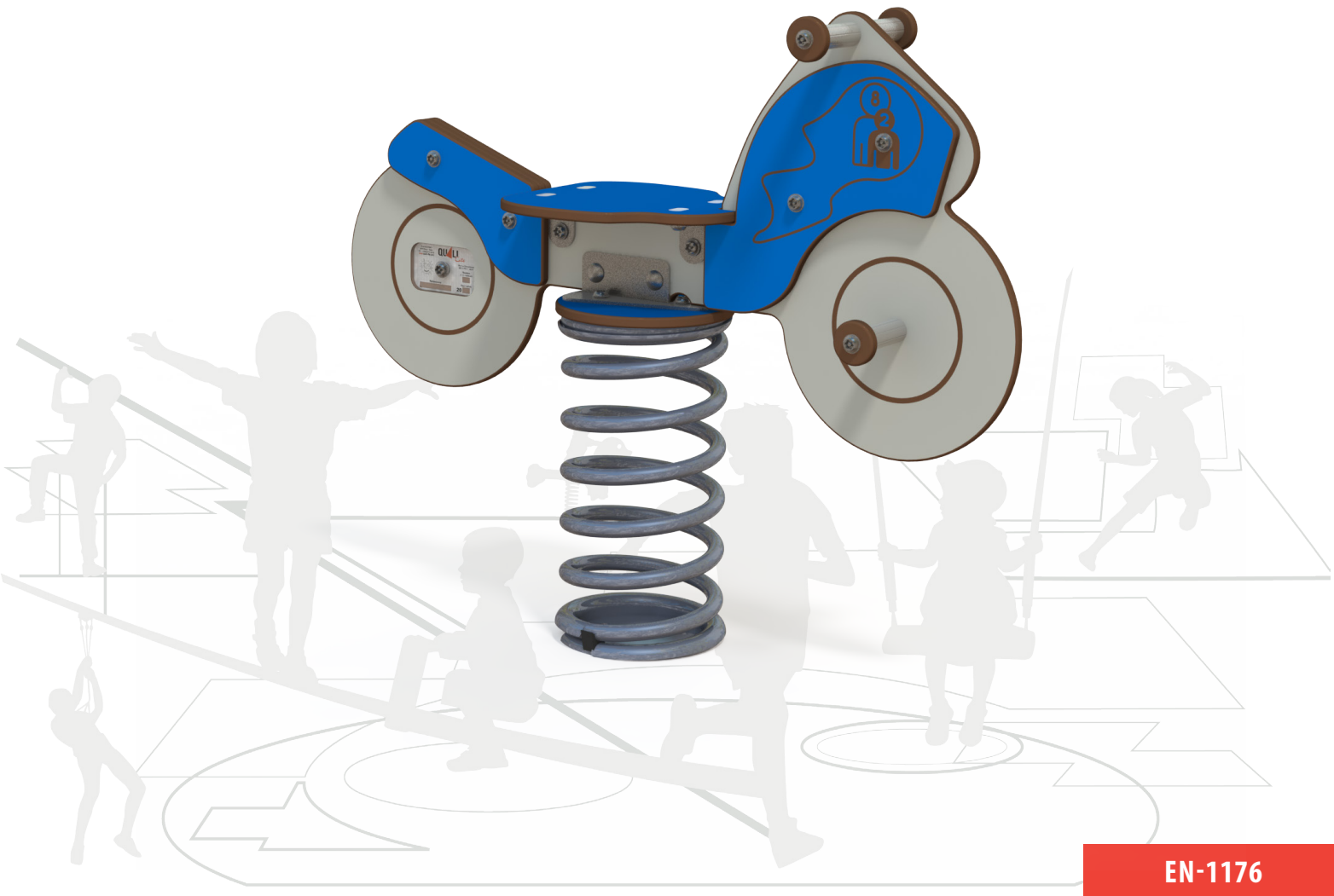
*Surface fixing instruments will include additional packages containing fixing plates.

Find more information and watch the video here.

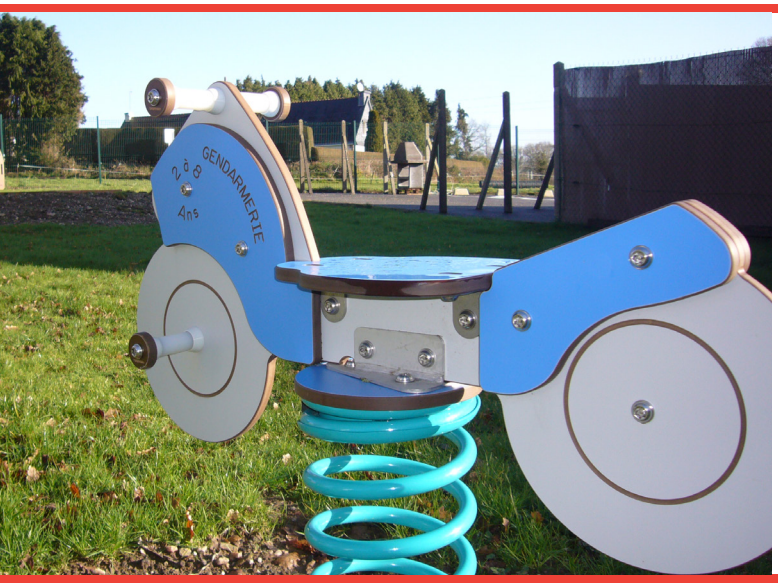
Standard Compliance BS EN 1176
Warranty: Limited Twenty-Five (25), Limited Ten (10) Year & Limited Two (2) Year warranty
RMET/Issue 002

RE 212-14

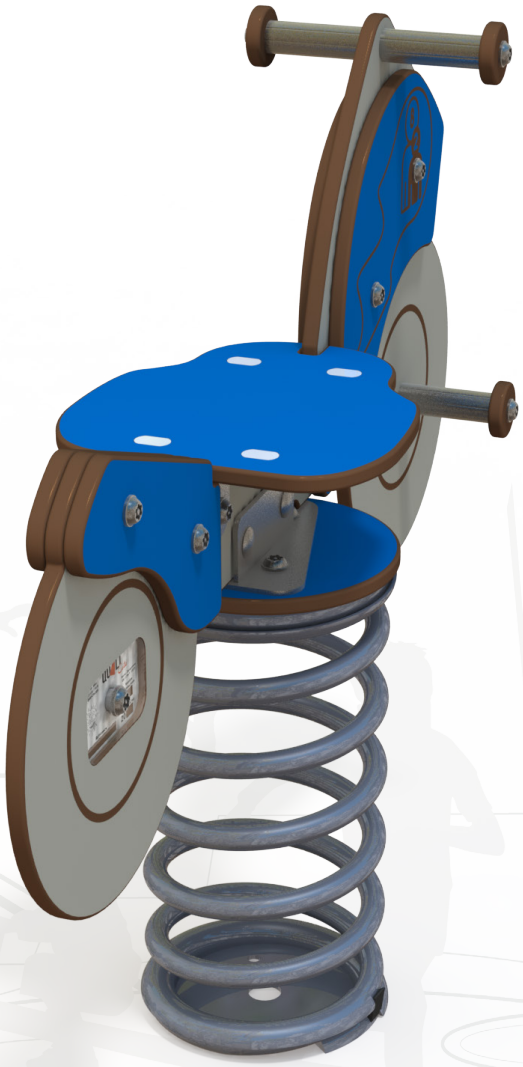
2 - 8	1	0,54 m	1 - 2 h	2

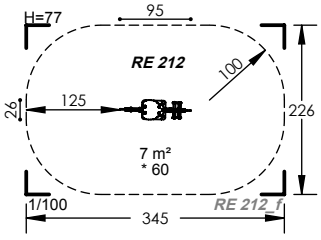


EN-1176









EN-1176

06

14

COLORS

*hauteur de chute libre - H : hauteur totale de l'équipement
*free fall height - H: full height of the equipment

RE 214-15

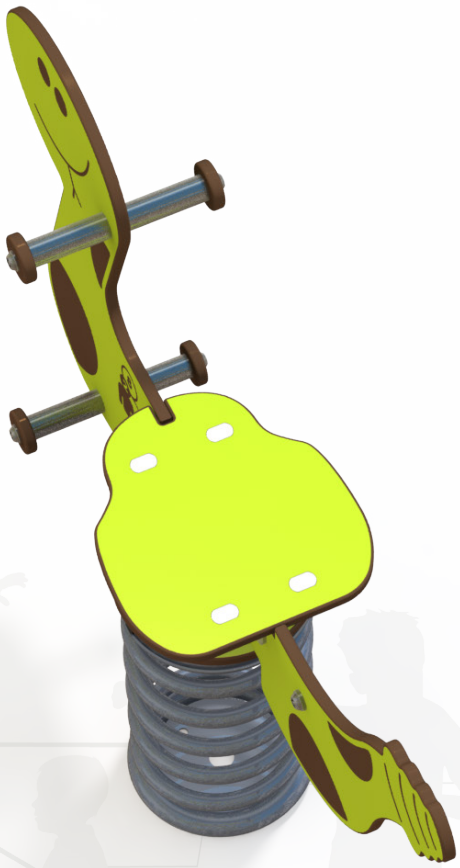
2 - 8	1	0,60 m	1 - 2 h	2

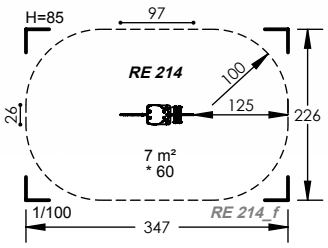


EN-1176









EN-1176

15

COLORS

*hauteur de chute libre - H : hauteur totale de l'équipement
*free fall height - H: full height of the equipment

RE 263-99

2 - 8	4	0,87 m	3 - 4 h	2



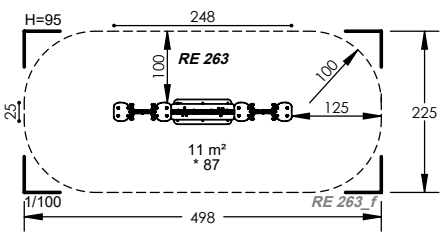
EN-1176











EN-1176

COLORS

02

15

19

*hauteur de chute libre - H : hauteur totale de l'équipement
*free fall height - H: full height of the equipment

RE 287-98

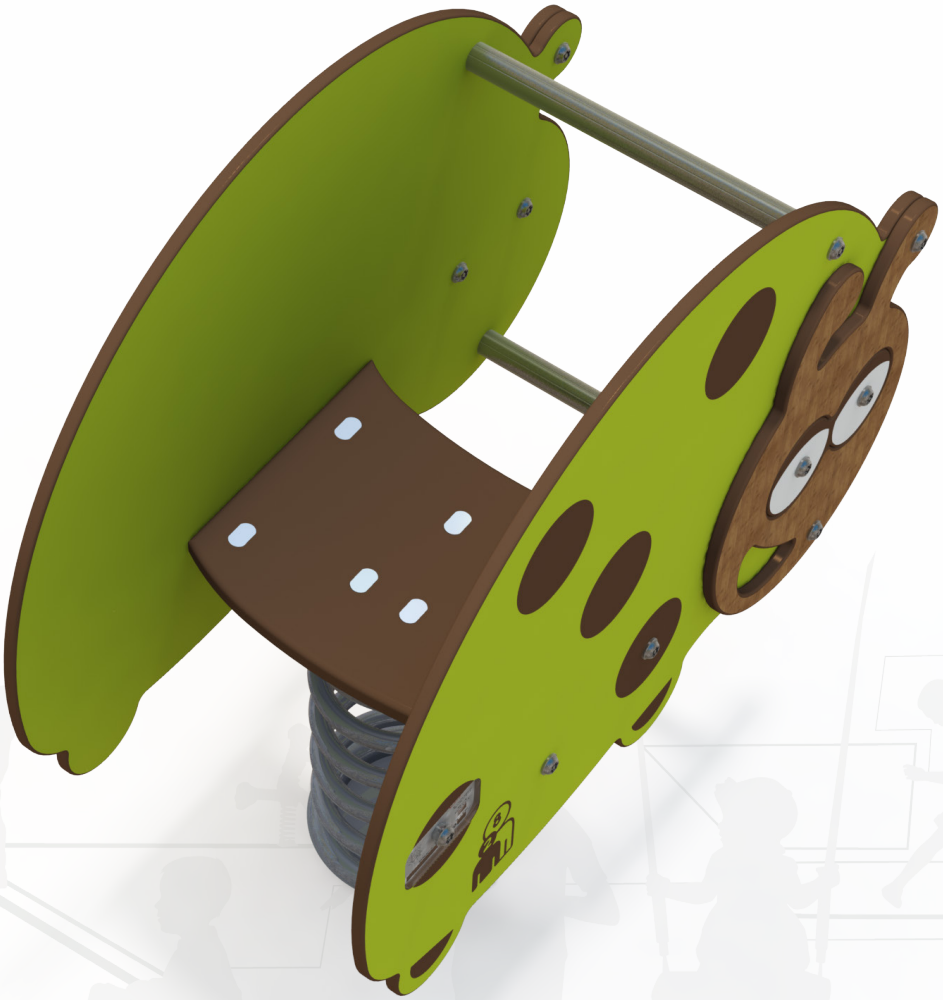
2- 8	1	0,60 m	1 - 2 h	2

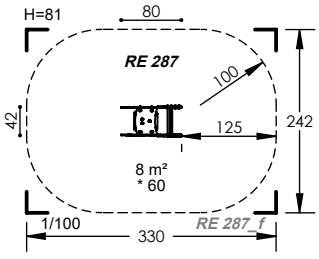


EN-1176









EN-1176

COLORS

07

15

19

*hauteur de chute libre - H : hauteur totale de l'équipement
*free fall height - H: full height of the equipment

Mine Shaft System

S100-S-001

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

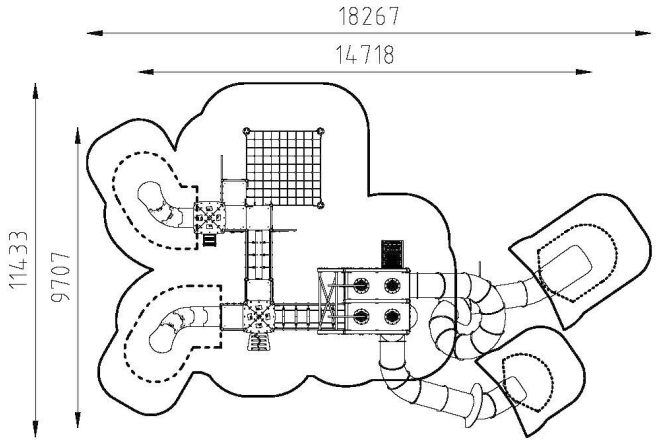
Softfall Requirement
Area - 112.8sqm
Perimeter - 67.5m
Free Height of Fall - 1.8m

Age Group
4+

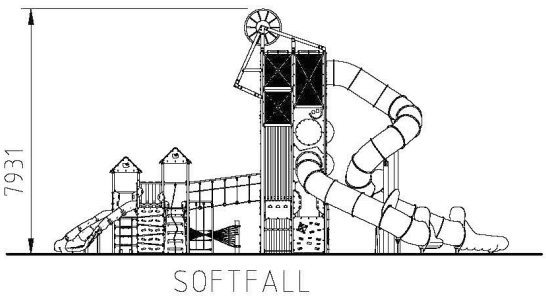
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners
- Roto Moulded Plastic
- 16mm Woven Nylon Gal Core Rope
- Nylon & Aluminum Rope Fittings
- Reinforced Conveyor Rubber



Top View



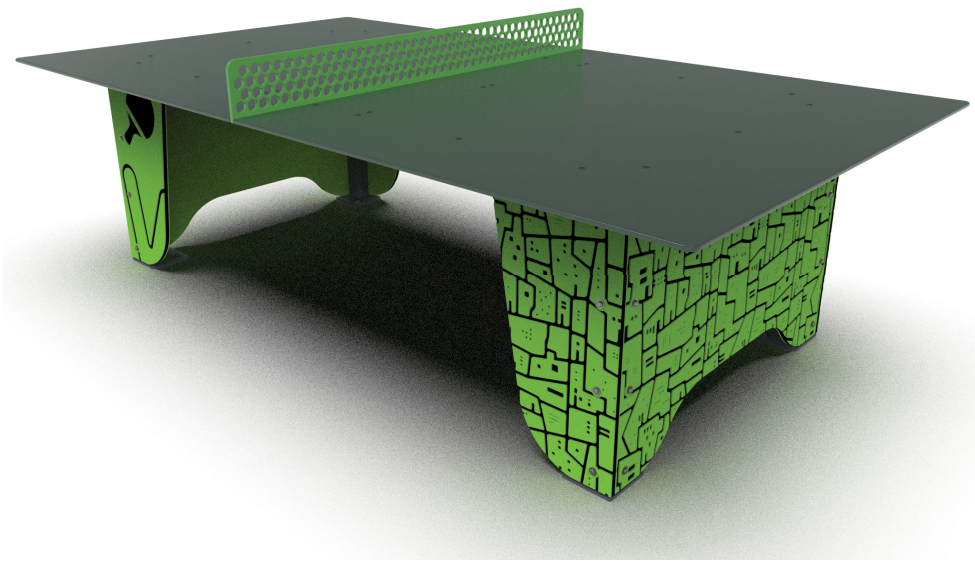
Elevation



Urban Ping Pong Table
SPT-104

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

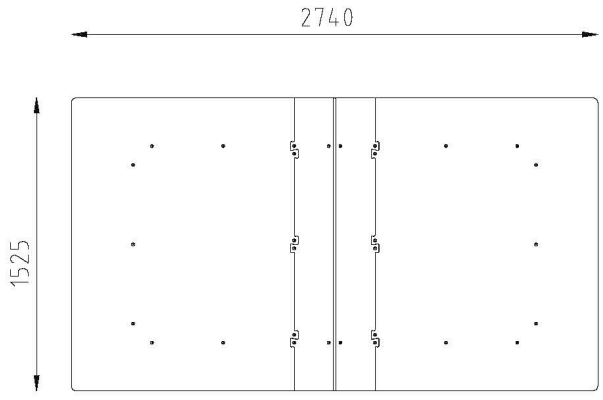
Softfall Requirement
Area - N/A sqm
Perimeter - N/A m
Free Height of Fall - N/A m

Age Group
N/A

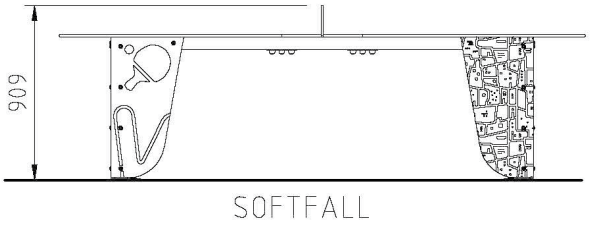
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners



Top View



Elevation



3 Bay Swing: 2 Flat - Toddler - Inclusive

SW-012

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

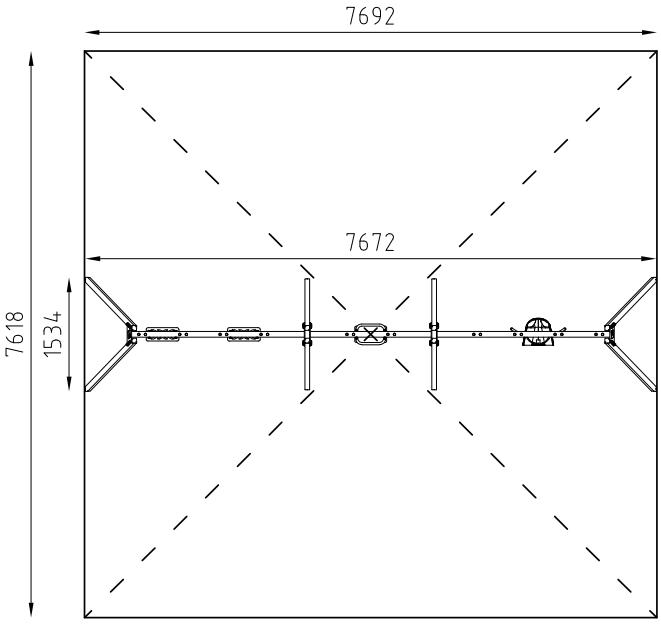
Softfall Requirement
Area - 58.6sqm
Perimeter - 30.6m
Free Height of Fall - 1.3m

Age Group
3+

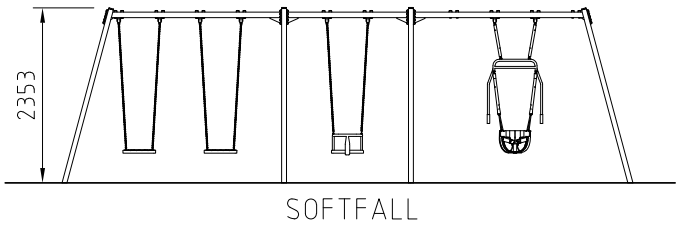
Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Aluminum Reinforced Rubber Seats
- Slashproof Rubber Seats
- Stainless Steel Fasteners
- Stainless Steel Swing Chains
- Stainless Steel Swing Hangers



Top View



Elevation

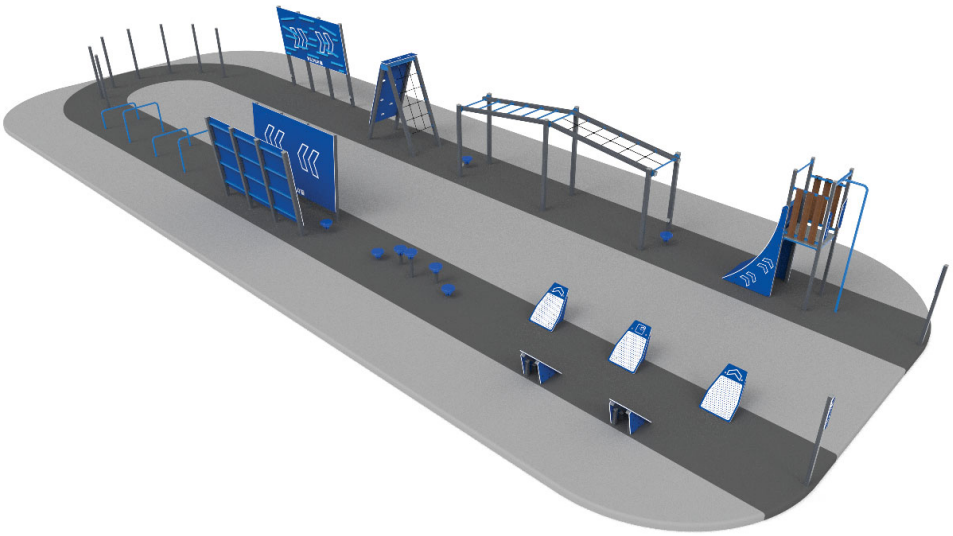


Warrior Course

UNW-102

MADE OWNED DESIGNED

WILLPLAY
Play | Fitness | Recreation



Product Specification

Compliance
AS4685.1-6:2021

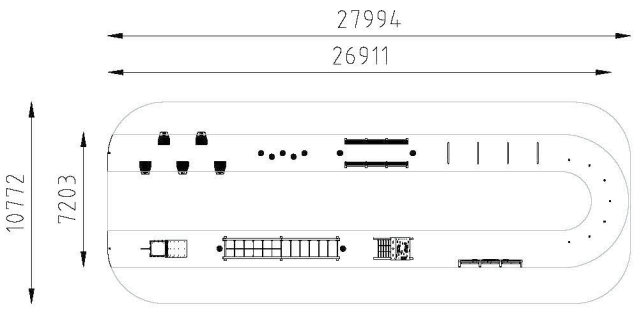
Softfall Requirement
Area - 293.8sqm
Perimeter - 72.4m
Free Height of Fall - 2.8m

Age Group
8+

Materials
- UV Stable HDPE
- Powder Coated Marine Grade Aluminum
- Stainless Steel Fasteners
- Recycled Timber Plastic Composite
- Roto Moulded Plastic
- 16mm Woven Nylon Gal Core Rope
- Nylon & Aluminum Rope Fittings

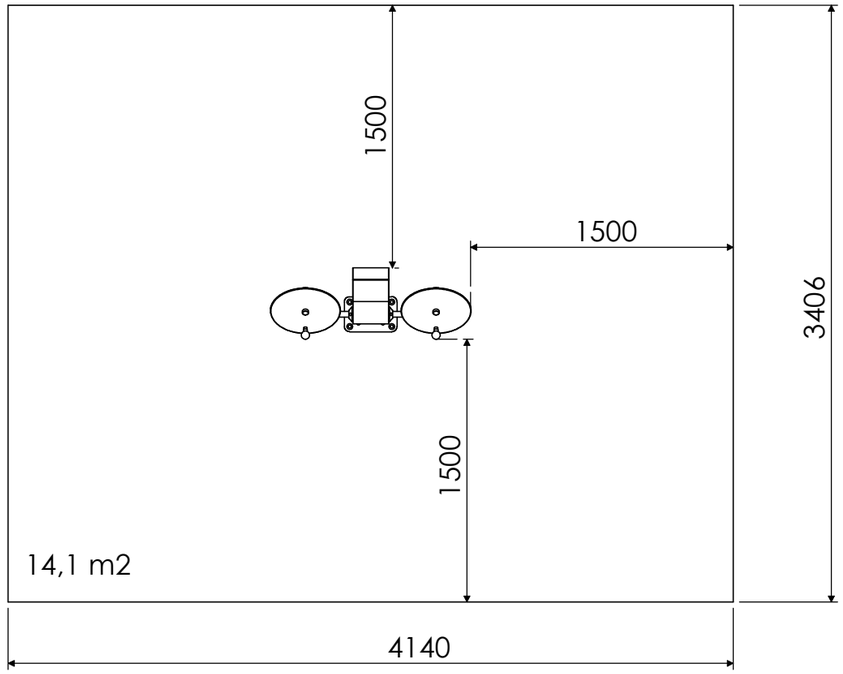


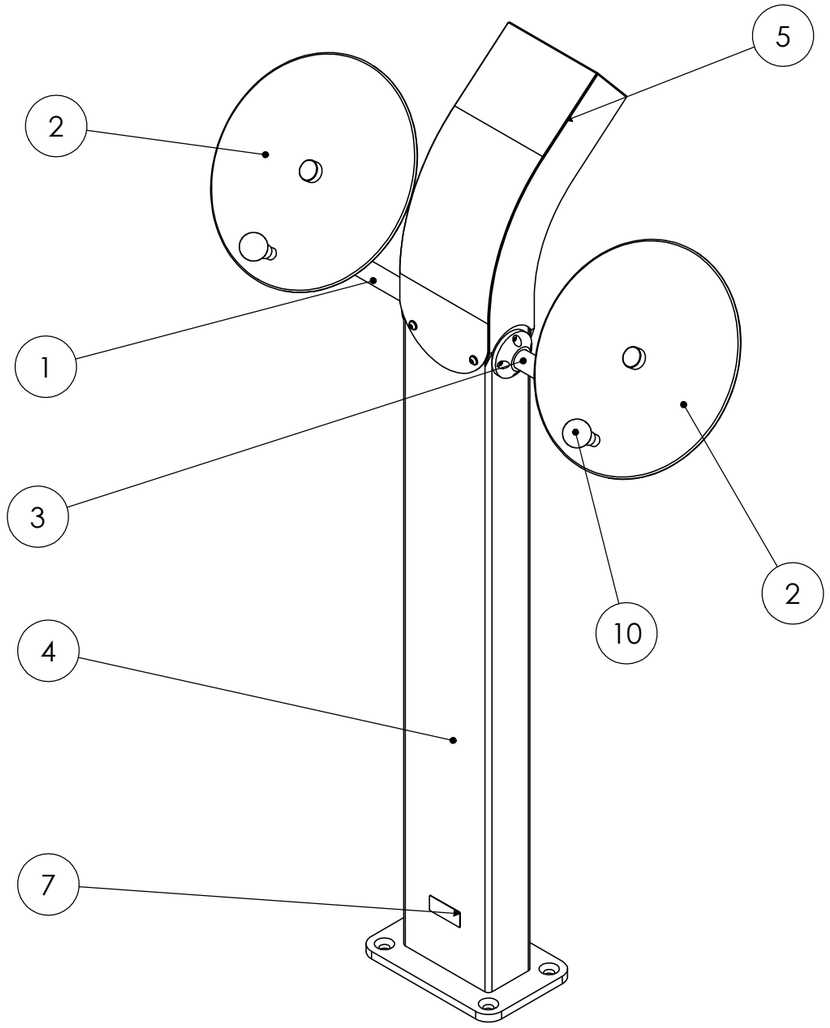
Top View

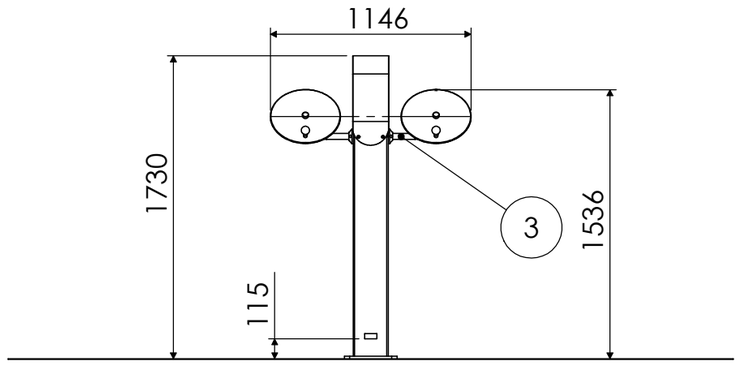


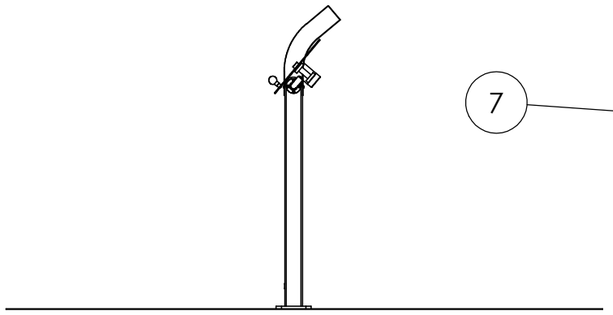
Elevation











Pos	Drawing Nr.	Default /QTY.	Name	Type / Length	Material	Weight	Supplier	Remark
10	DF 32.0046 - rev. 04	2	Handgreep M10	Code 46011/P.111/47+x-M10		0.06 kg	Drabbe	-
7	DF 30.0413 - rev. 03	1	Serienr. plaat	-	-	-	DMS	-
5	DF 31.0255 - rev. 04	1	Top (las)	-	RVS 304	5.48 kg	DMS	-
4	DF 31.0101 - rev. 04	1	Staander (las)	-	-	30.67 kg	DMS	-
3	DF 31.0095 - rev. 04	1	handvat rechts (las)		rvs	3.17 kg	DMS	-
2	DF 31.0094 - rev. 03	2	Wax wiel (las)		-	6.74 kg	DMS	-
1	DF 31.0092 - rev. 04	1	handvat links (las)		rvs	3.17 kg	DMS	na lassen lagerkamer maken

Denfit B.V

Kamille 12 8313 BA Rutten
Tel 0527 20 10 23 Fax 0527 20 42 90

Drawing nr.
DF 31.0093 - rev. 05
-

Description: **Wax-on Wax-off**

Scale: 1:35	29-5-2012	Drawn:	Inspire	Measurements: mm
Weight: 59.62 kg		Material:	-	Page 1/5

Remark: -

Projectie

Inspire
Industrial Design

Netelhorst 17
8051 KE
Hattem

T. 038-4542492
F. 038-4536443
M. 06-48616816

www.inspireindustrialdesign.nl
info@inspireindustrialdesign.nl

Height tollerance ± 5 mm unless otherwise described

File: C:\Data\Projecten\0194 Denfit UrbanGym 2012\UrbanGym Drawings\UrbanGym Drawings Assy\

A3

Rotofun®





Z20-2401

Rotating equipment is suitable for children of all ages. Younger children gradually learn about the fun of speed on roundabouts. As they gain self-confidence children can test their sense of balance and their limits on equipment that combines rotating and swinging.



Range:	Rotating
Ages:	1+ yrs
Capacity:	1
Size:	W 0.5m D 0.48m H 068m
Free Height of Fall:	0.6m





Click Here for more info...

Lt Cantello Reserve, NSW



1 The Rotofun seat is made of moulded polyethylene.



2 The post and footing is made of galvanised steel.

The Sand Factory



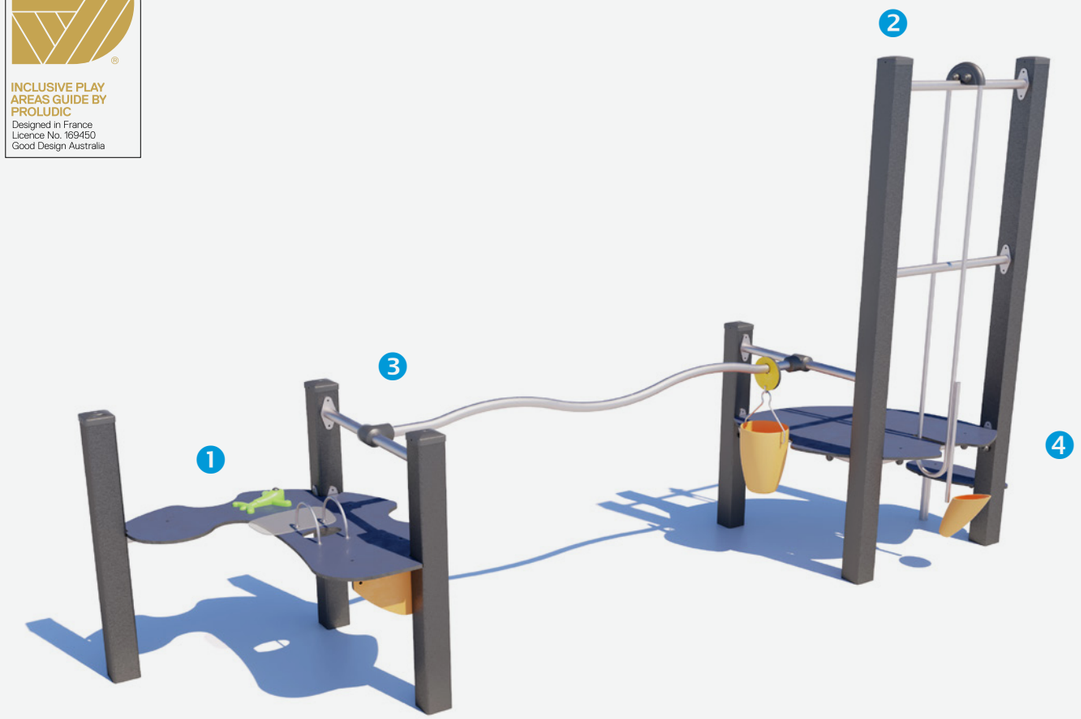
Z22-5003

The Sand Factory reinvents the traditional playground sandpit providing even more play value in a clean, safe environment. In a play area, children can spend hours handling this material, which helps them to develop their motor skills and enhance their concentration through play.



Range:	Sand & Water Play
Ages:	2+ yrs
Capacity:	6
Size:	W 3.8m D 1.2m H 2.18m
Free Height of Fall:	0.6m

GOOD DESIGN Award
INCLUSIVE PLAY AREAS GUIDE BY PROLUDIC
Designed in France
Licence No. 169450
Good Design Australia



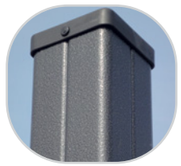


Click Here for more info...

*Similar Sand Factory Illustrated



1 The tables are made with a compact material 13mm thick. Comprising 70% softwood fibres and 30% thermosetting resin, the tables stand up to weathering and sand abrasion.



2 Galvanised, painted steel posts 95x95mm, guarantee long term durability. The posts are protected by injected polyamide caps.



3 The tubes are made of stainless steel, diameter 40mm, guaranteeing lasting durability and reliability of the equipment. Injection moulded polyamide fixings connect the various play features.



4 The fixings are made of stainless or plated steel and protected by anti-vandal polyamide caps.

Contact: info@proludic.com.au | 02 9485 8700 | www.proludic.com.au

www.proludic.com

Proludic

Equipements pour espaces de jeux et sport
Z.I. l'Etang Vignon - BP 24
37210 VOUVRAY - FRANCE
Tél : +33 (0)2 47 40 44 44 - Fax : +33 (0)2 47 52 65 55

Proludic Pty Ltd
16-18 Tepko Road
Terrey Hills NSW 2084
Australia

Tel: +612 9485 8700
Fax: +612 9485 875
Email: info@proludic.com.au
Website: www.proludic.com.au

GUARANTEES

1. Guarantees

Proludic is committed to the quality and durability of its products.

In addition to using carefully selected materials and applying the highest manufacturing standards, Proludic provides extensive guarantees.

- Standard guarantee

2 years for any defect or manufacturing fault of component parts.

- Extended guarantees

5 years for any structural failure of sport or play products due to a material or manufacturing failure of:
- Springs
- Moulded or rotary moulded plastic parts (with the exception of moving or mechanical parts)
- Metal crimps and rope assemblies

10 years for any structural failure of sport or play products due to a material or manufacturing failure of:
- Metal components (with the exception of springs, moving or mechanical parts and fixings)
- High density plastic parts (with the exception of moving or mechanical parts)
- Non-slip plywood panels
- Posts (timber)

25 years for any structural failure of sport or play products due to a material or manufacturing failure of:
- Panels (Lacquered plywood/compact/polyethylene)
- Posts (painted galvanised steel, galvanised steel, stainless steel)
- Stainless steel tubes

2. Exclusions from guarantees

The guarantee covers the supply of replacement parts or the repair of parts if returned to Proludic. The guarantee does not cover the fitting of parts by a Proludic engineer.

Equally excluded from guarantee:
> Normal wear and tear
> Cosmetic issues such as naturally occurring cracks appearing in the solid and laminated wooden elements or the discolouration of plywood, compact or polyethylene panels and plastic elements.
> Deterioration of materials due to a non-standard installation not in accordance with the manufacturer's specification.
> Deterioration of materials due to non compliance with the equipment inspection and maintenance schedules.
> Deterioration of materials due to misuse or vandalism
> All items not manufactured by Proludic
> All items supplied by the client or products that vary from the normal product range due to specifications imposed by the aforementioned.
> Compensation for any loss due to equipment being temporarily out of use

3. Coverage starting date

The guarantee comes into effect from the date of delivery by the transporter to the client.
The exchange or repair of a part does not extend its guarantee period
In order to benefit from a guarantee the client should inform Proludic within the first 48 hours following the recognition of the default. If required the playground may need to be placed out of action.

Vouvray,
17/06/2010

Proludic®
"L'Etang Vignon"
37210 VOUVRAY
Tél. 02 47 40 44 44
Fax 02 47 52 65 55

Civil & Structural Engineering Design Services Pty. Ltd.

ABN: 62 051 307 852
3 Wanniti Road BELROSE NSW 2085 Tel: 02 9975 3899 Fax: 02 99751943
Email: hited@bigpond.net.au Web: www.civilandstructural.com.au

D-11-267430

AUSTRALIAN STANDARDS COMPLIANCE CERTIFICATE - PLAYGROUND EQUIPMENT PROVIDED BY PROLUDIC PTY LTD

DISTRIBUTOR:	PROLUDIC PTY. LTD 16-18 TEPKO ROAD TERREY HILLS NSW 2084
MANUFACTURER:	PROLUDIC S.A.S. Z.I. L'ETANG VIGNON 37210 VOUVRAY - FRANCE
COMPONENT RANGE:	PLAY & SPORT EQUIPMENT – Includes Proludic, Fahr Industries and R & T Stainless

I, Edward A. Bennett, practicing Civil & Structural Engineer, hereby certify that I have performed an assessment of the aforementioned PROLUDIC Playground equipment to confirm compliance with current Australian Standards. We are satisfied that the above range of equipment is in compliance with the requirements of the following Standards:

AS4685.0:2017 Playground equipment & surfacing – Development, installation, inspection, maintenance and operation
AS 4685.1:2014 Playground equipment and surfacing – General safety requirements and test methods (EN 1176-1:2008, MOD)
AS 4685.2:2014 Playground equipment and surfacing – Additional specific safety requirements and test methods for swings (EN 1176-2:2008, MOD)
AS 4685.3:2014 Playground equipment and surfacing – Additional specific safety requirements and test methods for slides (EN1176-3:2008, MOD)
AS 4685.4:2014 Playground equipment and surfacing – Additional specific safety requirements and test methods for cableways (EN 1176-4:2008, MOD)
AS 4685.5:2014 Playground equipment and surfacing – Additional specific safety requirements and test methods for carousels (EN 1176-5:2008, MOD)
AS 4685.6:2014 Playground equipment and surfacing – Additional specific safety requirements and test methods for rocking equipment
AS 4685.11:2014 Playground equipment – Additional specific safety requirements and test methods for spatial networks (EN 1176-11:2008, MOD)

Signature: 28/7/2019 

E.A Bennett B.Sc.(Tech). Civ.Eng.

M.I.E. Aust. NPER 198230, RPEQ 4541, BPB 0820, VIC EC 25923 & Ipenz 1162887

For Sales of PROLUDIC Products by Proludic Pty Ltd Australia Wide.



WARRANTY

WillPlay Quality Guarantee

At WillPlay we believe things should be built to last. We use only the best materials and processes to manufacture our products, giving our customers the best value for money and an investment that will stand the test of time. That is why we confidently back all of our products with our limited Lifetime warranty.

Warranty Coverage

This warranty covers faults in the products fabrication or material. Products within the coverage period, measured from the date of purchase to the date of claim that are found upon inspection by an authorised WillPlay representative to be defective in fabrication or material, will be repaired or exchanged with an equivalent part or component free of charge. It is important to note that plastics and ropes are UV stabilised, nevertheless some colour fading will occur over time where these products are located in areas exposed to UV light such as sunlight. Periods of warranty coverage are as follows;

- **Lifetime Warranty*** one or more aluminium, stainless steel system posts supplied by WillPlay to the purchaser are found to have undergone structural failure due to corrosion, deterioration or faulty workmanship.

- **Lifetime Warranty*** on all stainless steel and marine grade aluminium structural components supplied by WillPlay to the purchaser are found to have undergone structural failure due to corrosion, deterioration or faulty workmanship.

- **10 years** on all painted or powder coated metal parts, injection moulded plastic parts, HDPE and HPL panels and parts supplied by WillPlay to the purchaser are found to have undergone structural failure due to corrosion, deterioration or faulty workmanship.

- **5 years** on all climbing net and ropes, rope joiners, cables, chains, rubber flooring and clear polycarbonate parts supplied by WillPlay to the purchaser are found to have a structural defect due to corrosion, deterioration or faulty workmanship.

- **2 Year** on all other parts, including ball bearing assemblies, springs and all other movable plastic and metal parts, electronic or electric components supplied by WillPlay to the purchaser are found to have a structural defect due to corrosion, deterioration or faulty workmanship.

Warranty Conditions

This warranty will apply only when all of the following conditions are met:

- Installation of the item has been completed in full and was carried out as per the documentation and instructions provided.
- Failure is due to a fault in the manufacturing or material of the product.
- Proof of purchase is provided.
- Written documentation that the manufacturer's prescribed maintenance procedures and programs have been carried out as prescribed.

This warranty does not include faults caused by;

- Unsuitable, incorrect or improper use, including; Vandalism, Malicious or Deliberate Damage.
- Incorrect installation or installation that was not in accordance with the instructions provided.
- Normal wear and tear.
- Inadequate or complete lack of maintenance.
- Modifications or installation of non-genuine parts without the express written approval of WillPlay.
- Excessive loads or forces.
- Extreme environmental conditions.
- Chemical, electrochemical or electrical influences.

Extreme Foreshore Conditions

Products installed in coastal locations subject to constant corrosive atmosphere will undoubtedly experience surface corrosion on metal parts and may experience discolouring commonly referred to as "tea staining" on stainless steel components. Installations in these locations will require extra documented maintenance in line with the manufacturers care and use instructions, if a warranty claim is to be considered.

Exclusions

To the fullest extent permitted by law, WillPlay excludes all liability for damage or injury to any person, damage to any property, and any indirect consequential or other loss or damage.

*Lifetime refers to no specific number of years. WillPlay warrants to its original customer that for the lifetime of the product, when used for its intended purpose that the product will be free from defects in materials and manufacturing workmanship.

This warranty shall also be read in conjunction with WillPlay's general terms and conditions.

ENVIRONMENT & MATERIALS

1 Support Posts

Custom Designed, extruded, marine grade, structural aluminium section. Finished with premium grade, exterior polyester powder coat. All sections are made and powdercoated in Australia.

2 Support Frames and Rails

All support frames and rails are manufactured from stainless steel, then finished with baked on zinc rich primer and premium grade, exterior polyester powder coat. All sections are made and powdercoated in Australia.



Willplay has developed and implemented an Integrated System that complies with the ISO 9001:2015 (Quality), ISO 45001:2018 (Safety) and ISO 14001:2015 (Environmental).



Willplay design and manufactured products are able to be recycled at the end of their usable lifecycle.

3 Rope and Fittings

WillPlay's combination ropes are manufactured in Europe using a special process which the 6 galvanised steel strands are covered by braided nylon. The nylon is permanently glued to the galvanised strands giving the rope an unmatched durability while still maintaining its flexibility and tensile strength.

All WillPlay combination rope nets and components are manufactured in our factory in Bundaberg. As we swage and cut our own rope we have the capability to custom manufacture nets to suit a specific project. All our joiners are manufactured from either milled aluminium or injection moulded nylon to ensure durability and longevity.

4 Plastic Components

WillPlay use a 100% post-consumer recycled HDPE in a variety of ways including decks, panels, handgrips and roofs. This material is available in a range of UV stable colours. Our material selection means your play system can be 100% recycled at end of its life helping maximise sustainability.

All plastic sheets are made in Australia from recycled materials sourced from the Australian waste market.

5 Roto Moulded Sections

WillPlay uses premium Australian made roto mouldedw polyethylene specifically formulated to withstand Australia's harsh environment.

Caring for the Environment

"Our vision is to operate our business in a sustainable and responsible way"

WillPlay embraces the principle of sustainable development, namely development which meets the needs of the present without compromising the ability of future generations to meet their own needs. We believe this principle is fundamental to WillPlay's continued success and growth.

We are committed to pursuing industry specific best practice in environmental performance as we acknowledge that our stakeholders, employees and the community at large expect responsible environmental practice by our business.

WillPlay designs our products to stand the test of time. In our quest to look after future generations, WillPlay has committed to caring for the environment and playing our part in the use and re-use of all resources. WillPlay makes the commitment to:

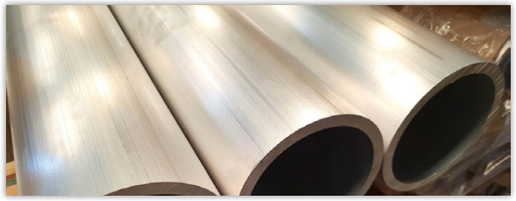
- Design and manufacture all products using recycled and recyclable materials.
- Design products that are able to be recycled at the end of their usable lifecycle.
- Support suppliers and contractors with sound environmental policies and practices.
- Reduce raw material waste through the use of digital manufacturing techniques.
- Conducting our operations in a way that will minimise environmental risk and, wherever practicable, eliminate adverse environmental impacts.

willPlay

MATERIALS

Playground Equipment

Support Posts
Custom Designed, extruded, marine grade, structural aluminium section. Finished with premium grade, exterior polyester powder coat. All sections are made and powdercoated in Australia.

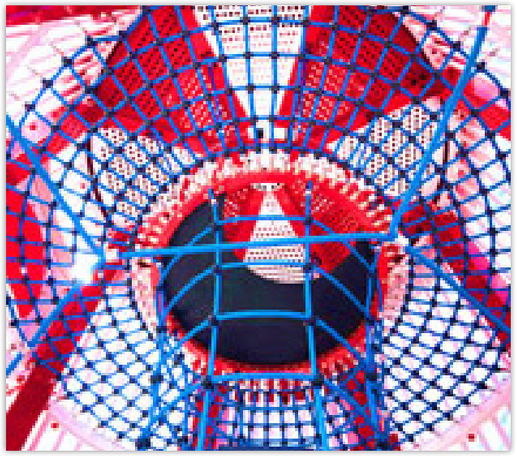


Support Frames and Rails
All support frames and rails are manufactured from stainless steel, then finished with baked on zinc rich primer and premium grade, exterior polyester powder coat. All sections are made and powdercoated in Australia.



Rope and Fittings
WillPlay's combination ropes are manufactured in Europe using a special process which the 6 galvanised steel strands are covered by braided nylon. The nylon is permanently glued to the galvanised strands giving the rope an unmatched durability while still maintaining its flexibility and tensile strength.

All WillPlay combination rope nets and components are manufactured in our factory in Bundaberg. As we swage and cut our own rope we have the capability to custom manufacture nets to suit a specific project. All our joiners are manufactured from either milled aluminium or injection moulded nylon to ensure durability and longevity.



Plastic Components
WillPlay use a 100% post-consumer recycled HDPE in a variety of ways including decks, panels, handgrips and roofs. This material is available in a range of UV stable colours. Our material selection means your play system can be 100% recycled at end of its life helping maximise sustainability.

All plastic sheets are made in Australia from recycled materials sourced from the Australian waste market.



Roto Moulded Sections
WillPlay uses premium Australian made roto moulded polyethylene specifically formulated to withstand Australia's harsh environment.





Swings

Fittings
WillPlay uses premium European made, stainless steel swing fittings along with stainless steel swing chains and aluminium reinforced rubber swing seats.

Seats and Baskets
WillPlay uses a combination of premium European and Australian made flat, toddler and baskets for all of our swings.

Frames
All WillPlay 2 point suspension swing frames are manufactured from extruded, marine grade, structural aluminium section. Finished with premium grade, exterior polyester powder coat.

All frames are made and powdercoated in Australia.



Springers

Springs
WillPlay uses premium European made springs and clamps which have been specifically designed for play springers.



Cable ways

Cable
All cable way cables are manufactured from 10mm galvanised steel wire rope.

Cable Adjuster
WillPlay's cable adjuster is manufactured from stainless steel.

Trolley
WillPlay's Cableway Trolley has a built in braking system and finger protection. The body of the trolley is made from stainless steel plate. The cable runs on nylon wheels with built in ball bearings.

For further information and individual product specifications please visit www.willplay.com.au or contact yout local WillPlay representative.

Warranty QUALI-Cité®

Playground built to last !



STAINLESS POLES / POLES & SECTION IN ALUMINIUM

On mechanical resistance , against corrosion and any failure due to defects in the material or coming from the process of production of section.



HPL* (HIGH PRESSURE LAMINATED) / SYAINLESS COMPONENTS/STEEL CORE ROPES/ SPARE PART in galvanized steel-powder coated/ NOISE ABSROBER SYSTEM (Patent)**

- Against any failure due to defects in the material
- Against any failure due to defects in the rope (does not take into consideration the wear due to uses and connection which have 2 years warranty).
- On spare parts even for equipment and products no more sold.
- Against corrosion on steel part hot dip galvanized & powder coated.



CLAMPING SYSTEM ON MULTISPORT ARENAS

- Against corrosion due to defects in the material.
- Against failure due to defects from the process of production for the clamping system used on the multisport arenas and Street Workout



STARBOARD®/HOT DIP GALVANIZED STEEL

- Against any failure due to defects in the material
- Against any failure coming from the process of production.
- Against corrosion on the hot dip galvanized steel parts.



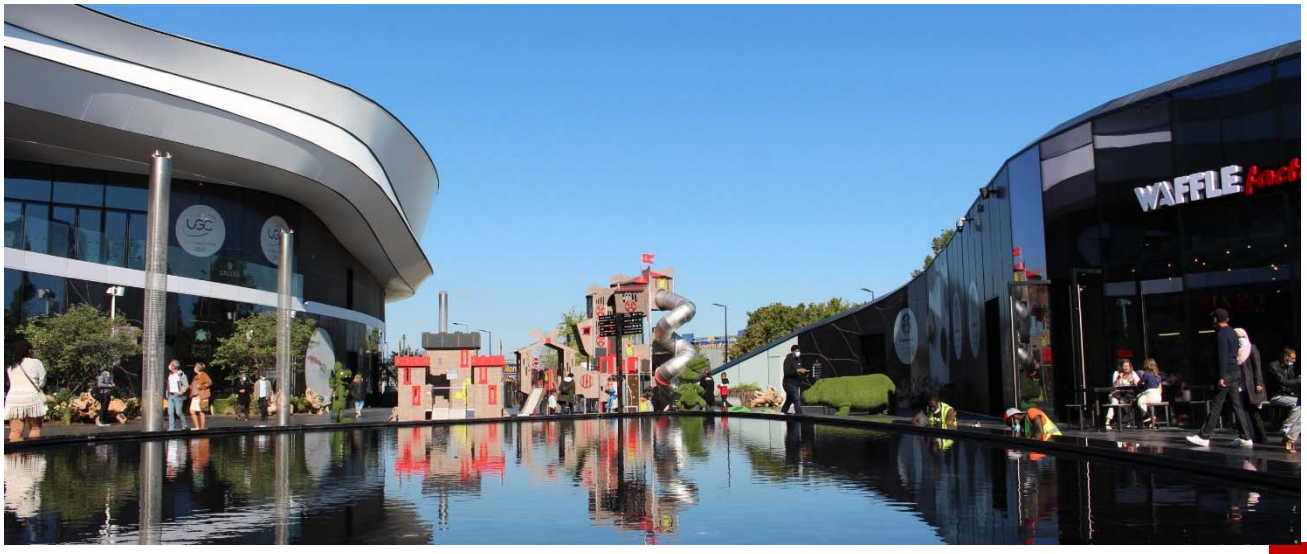
SPRINGERS

Against breaking of springers micro beaded blasted.

For any others cases, the warranty on effect is 2 years.

*Warranty does not cover the fading of the surface and any other unsightly problem coming on brown core panel (initial color of the material).

**Stainless slides and screws.



warranty

WARRANTY APPLICATION

"The warranty come into effect from the date of delivery between QUALI-Cité® and its first customer, on periods describe above, for each tye of products and under the limits of warranties' disclaimer describes hereafter. Date of delivery is defined by the date of the delivery note., whatever the duration and the place of storage.

Theses warranties only take into consideration the defect in the materials. QUALI-Cité ® engage itself to take at its expenses, the cost due to defective spare parts order and shipping costs."

DISCLAIMER OF WARRANTIES

Warranties are on effect only if products have been installed and maintained according to instruction supplied by QUALI-Cité ®. Theses warranties do not cover damages caused by :

- An accident;
- An installation in contradiction with QUALI-Cité instruction;
- An improper maintenance
- The fading o color surfaces;
- The normal wear due to uses,
- The vandalism;
- The inappropriate way of use
- Damage to the paint due to fortuitous or accidental causes such as: deformation of the supports, impacts, friction, abnormal temperature rises, change of use of the work.



QUALI Cité®

FOR THEIR FUTURE,

Our Corporate Social Responsibility

ECONOMIC

SOCIAL

ENVIRONMENTAL



A GROUP CONCERNED BY IMPROVING LIFE CONDITION

QUALI-Cité® has been recognized for its competence in designing, manufacturing and fitting out recreational and sports areas for collective use for almost 20 years.

Through our actions, we wish to contribute to the achievement of the UN Sustainable Development Goals: in particular, by continuing to offer more and more quality, permanent jobs in a company where it is good to live and work together.

In our Group, we wish to exercise our talents with passion and combine humanism, economic growth and management through values and respect for the environment.

QUALI-Cité® makes its social responsibility the backbone of its development.



ECONOMIC

The Group is based on the ability to develop a responsible economic system through quality of service, proximity of suppliers and respect for payment deadlines.

We support the local economy by acting as a true local player.

We implement fair pricing and guarantee a high level of production quality.



SOCIAL

QUALI-Cité® responds to values that advocate equity and respect for individual rights. The principles at the heart of this pillar are the following:

Exclusion, discrimination: respecting equality between men and women - equalizing salaries - promoting training - applying social rights.

Solidarity: collaborating with local and international associations and projects.

Well-being of employees: guarantee safety and hygiene, adapting working hours to the profile of employees, having premises accessible to people with reduced mobility.



ENVIRONMENT

We protect the environment by reducing risks and measuring the environmental impacts of our business.

Our contribution is:

- saving and preserving natural resources,
- assessing the carbon footprint, reducing and better managing waste.

Product recycling and the use of renewable raw materials are our main supporters of the environmental pillar.

THE 3 PILLARS ESSENTIAL

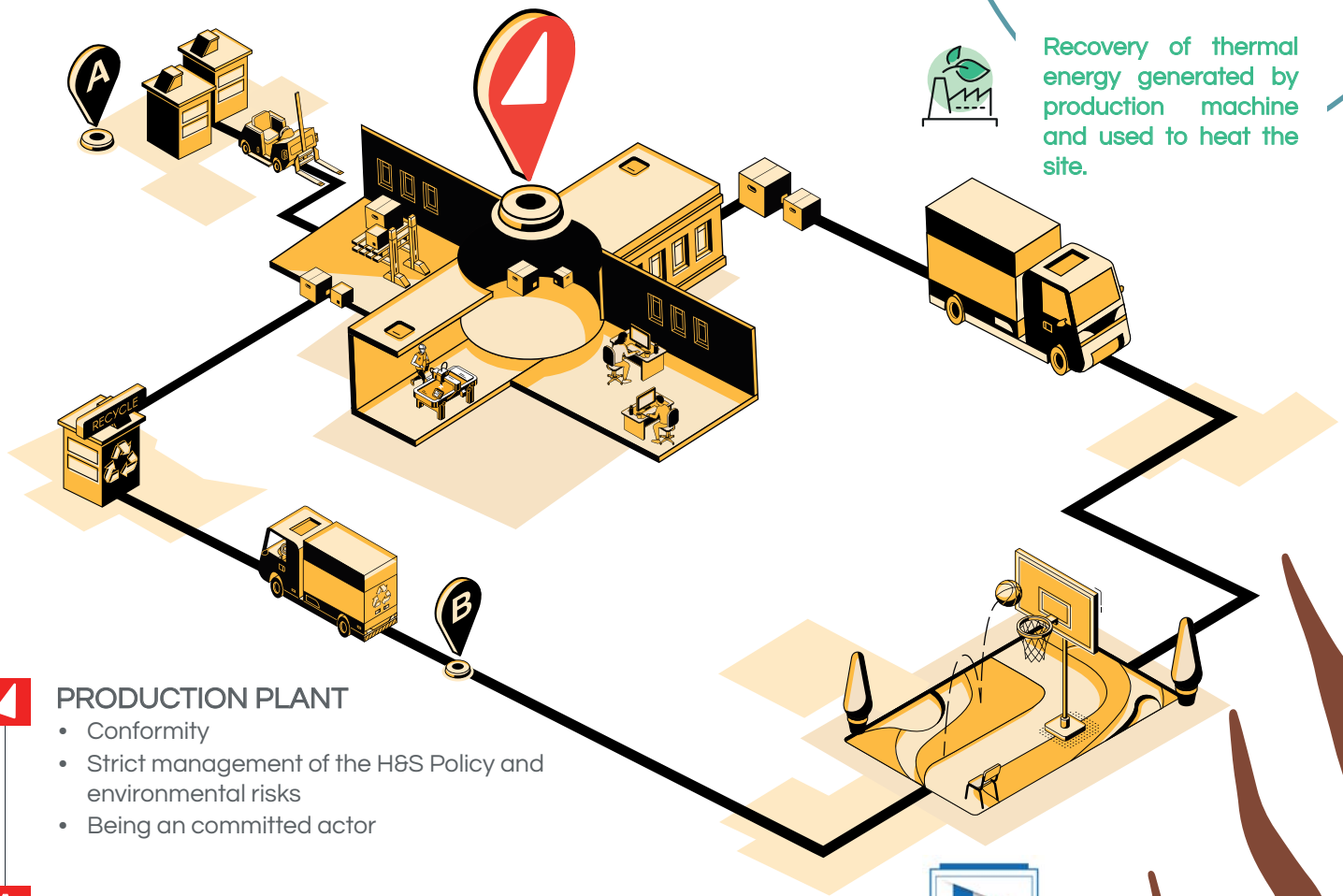
ECONOMIC



DESIGNED TO LAST

The development of the QUALI-Cité® Group is based on the following founding keys:

- Outstanding creativity in the design of new equipment
- Excellence in quality due to the very strict selection of raw materials
- A dynamic and committed investment policy allowing the acquisition of state-of-the-art production equipment
- Increasing competitiveness and profitability
- Developing the local economy through short circuits



Recovery of thermal energy generated by production machine and used to heat the site.

PRODUCTION PLANT

- Conformity
- Strict management of the H&S Policy and environmental risks
- Being an committed actor

A RAW MATERIAL SHORT CYCLE

STEEL | STAINLESS | HIGH PRESSURE LAMINATED | ALUMINIUM

FRENCH PRODUCTION GARANTEED

B RECYCLING

- Waste recovery, material and energy
- Treatment and storage
- Consumption and impact linked to the activity
- Reducing the environmental footprint of our operations

SOCIAL

to foster the development and commitment of our employees by implementing a strategy on :



- Equal opportunities
- Education and training
- Health and safety
- The fight against precariousness and poverty
- Human rights
- Community
- Health protection
- Social involvement
- Social cohesion and national solidarity
- Company-employee proximity
- Human resources

to foster our commitment closed to our collaborators

A company is only as great as its people.

We strive to give everyone the opportunity to develop their potential.

Ethics are the cornerstone of our philosophy and our way of working.

All our activities are undertaken in accordance with a code of ethics that ensures fairness, respect for all stakeholders and absolute transparency.

ENVIRONMENT



The QUALI-Cité® approach is part of a global eco-design concept: from the selection of suppliers to the reduction of CO2 emissions and energy savings, including the reprocessing of industrial waste.

QUALI-Cité® selects materials that are ecologically neutral, non-aggressive and easily recyclable at the end of their life cycle (either by reintroduction into the transformation cycle or by energy recovery).

As technology and regulations have evolved, we have regularly changed our production methods to control our "environmental impact".

Aware of the need to find a fair balance between economy, ecology and social responsibility, our group is committed to making technical, commercial and economic choices aimed at participating in the sustainable development of our planet.

All the materials used in the design of QUALI-Cité® equipment, once installed, are totally "ecologically inert", as they respect the environment throughout their lifespan. A material is ecological not only in its composition but also in the way it is used and the choice of its supply network. It has several objectives: to protect health, to reduce the ecological impact (energy, recycling, waste management), and to favour local transport.

As part of its continuous performance improvement approach, the QUALI-Cité® group is pursuing a responsible policy by developing a culture of risk anticipation and prevention. The aim is to ensure the health and safety of all its employees, to guarantee the safety of its installations, to preserve the environment in which it operates and to design products and services that integrate the requirements of sustainable development.



VALORIZATION



At QUALI-Cité®, our responsibility is to manage resources responsibly and keep the impact on people and the environment to a minimum.

We manufacture our equipment in an environmentally friendly manner while combining value creation.

If we want to provide products of superior quality, we have to put all the factors on our side. This starts with a careful selection of suppliers and careful control of raw materials.

Produit Biosourcé 60%

A HPL (100% recycled paper)

Duromer high-pressure laminates (HPL) as per EN 438-6, type EDF. Production site conform ISO 9001 & ISO.14001 standards

At the end of its life, HPL is recycled and **100% recovered**.

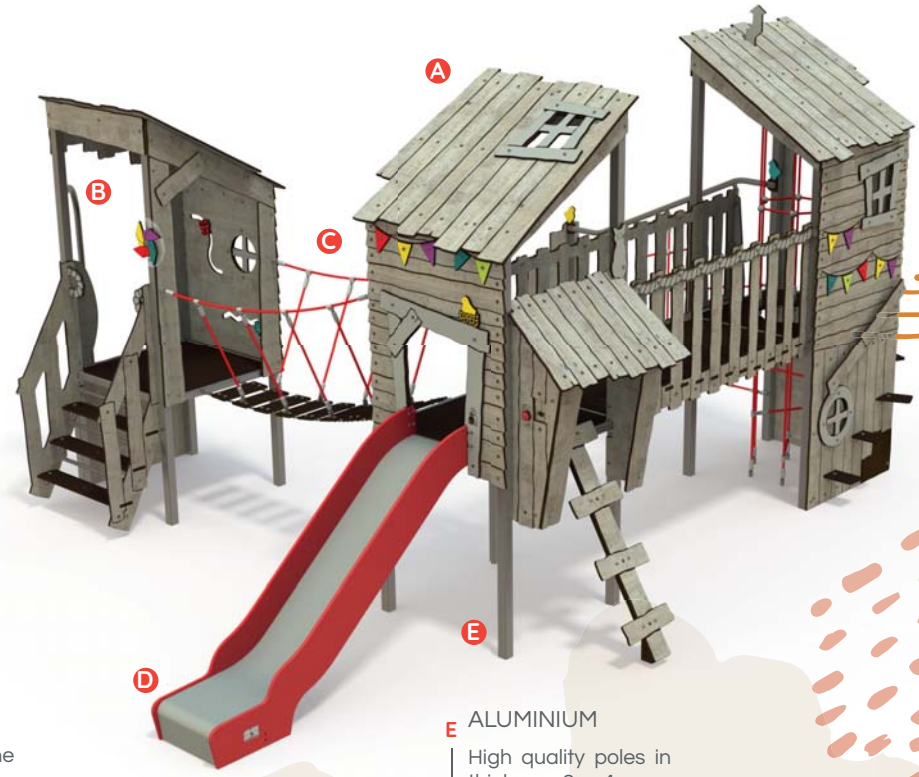
The production off-cuts are then used in the manufacture of backfill for road design, it can also be incinerated and produce energy thanks to its high calorific value

B STAINLESS

Certifications ISO/TS 16949, ISO-9001:2000, Ü-Zeichen, Certificats B & Management of Total Quality.

100% recyclable.

Its longevity and resistance to external influences are highly sought after. Stainless steel is a green material.



C ROPES

The outer strands are covered with polyamide wire.

The quality of the inner wires is in accordance with standard EN 10264.

100% recyclable.

Polyamide fibers can be recycled via mechanical processes for use in the plastics industry.

D HDPE POLYETHYLENE

Specific polyethylene, using the exclusive process of production named K-Stran®.

100% recyclable.

In recycling center, HDPE is isolated, stored, crushed, washed, dried and then transformed into flakes and incorporated into new products.

E ALUMINIUM

High quality poles in thickness 2 or 4 mm.

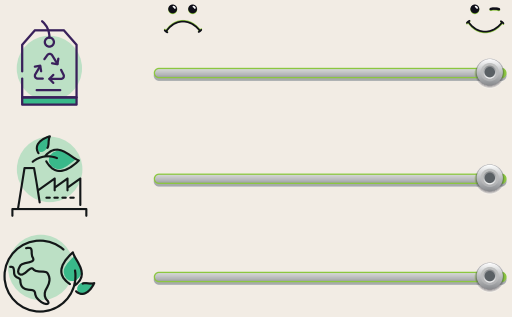
Aluminium is **100% recyclable** over and over again, without loss of its physical and chemical qualities.

Recycling **consumes only 5%** of the energy initially required e.

GALAVANIZED STEEL

Galvanizing extends the useful life of steel products, while allowing them to retain their original quality.

Galvanized steel is a **100% recyclable** material that contributes economically to the preservation of resources.



CARBON FOOTPRINT



The QUALI-Cité® group has long been committed to reducing its carbon footprint.

Whether it is a question of its working methods, its vehicles or its infrastructure, the company is working tirelessly to reduce its energy consumption by finding ever more sustainable and environmentally friendly solutions through concrete commitments.

Limit our carbon footprint :



ON OUR PLANT

The pooling of spaces and infrastructures makes it possible to limit carbon expenditure by avoiding a multiplication of installations and therefore of impacts.

- green plant
- thermal energy autonomy
- state-of-the-art construction
- double skin façade cladding
- presence detector for lighting
- Interior and exterior led lighting
- soundproofing



ADMINISTRATIVE WORKS

Office pollution is a very important factor to consider for limiting the carbon footprint.

- office consumables (paper, ink, etc.)
- group purchase
- choice of materials
- managing water and energy consumption for the operation of our facilities
- limiting mailings
- dematerialization of commercial materials



TRANSPORT

Commercial vehicles, vans and logistics trucks that meet the latest environmental standards.

- network of sales offices throughout the country
- customer/supplier proximity
- regular renewal of the vehicle fleet
- favouring car-pooling



OUR HERITAGE

our environment

The QUALI-Cité® production site is located in the heart of the Golf du Morbihan.

This living environment contributes to the development of our employees and meets our attachment and commitment to the protection of the environment and the planet of the planet.



www.quali-cite.com



Statement of Compliance

Fahr Industries Ltd, manufacturers of children's playground components and equipment follow the codes and practices outlined in the relevant British and European Standards. Therefore all equipment manufactured by Fahr Industries Ltd. for play areas is designed to meet the requirements of BS EN 1176-1 General safety and test methods (and all other parts where applicable).

Fahr Industries can state that the Densetec HDPE materials it uses are produced with raw materials that meet or exceed the standards of the Federal Food, Drug and Cosmetic Act in the USA.

No heavy metal substances including lead are added to these products during our manufacturing process. The raw materials used have been tested utilizing X-ray Fluorescence (XRF) and have found that they contain less than 20 ppm total heavy metals. Thus are considered FREE OF LEAD HAZARD as defined by 16CFR 1303 ban of Lead-Containing Paint and certain consumer products banning Lead-Containing paint.

Fahr Industries can also state that there is no use of raw materials that contain any of the substances listed below, nor are any added during the manufacturing process. Therefore our products are considered FREE OF PHTHALATE HAZARD as defined by the Consumer Product Safety Improvement Act of 2008 and the California Health and Safety Code, Section 108935-208939 Stats.2007 C.672,A.B.1108

- benzyl butyl phthalate (BBP),
- dibutyl phthalate (DBP)
- di-(2-ethylhexyl) phthalate (DEHP),
- diisodecyl phthalate (DIDP),
- diisononyl phthalate (DINP)
- di-n-octylphthalate (DnOP)

This information is based upon current formulation data and information received from our raw material suppliers. We shall advise you promptly of any changes that would affect the status of our product'(s) compliance.

Russell Funnell
CEO/Chairman

Fahr Industries Ltd
Spitfire Road, Old Sarum,
Salisbury, Wiltshire SP4 6GB
United Kingdom

Registered in England No: 4260918
Registered Office: 155a High Street, Aldershot, Hampshire GU11 1TT
VAT No: 781 5283 13

Tel: +44 (0)1722 349793
Fax: +44 (0)1722 349792
Web: www.fahr-industries.com

Sustainability Commitment

Concern for the environment and promoting a broader sustainability agenda are integral to Fahr's activities and ongoing management of the organisation.



WE care about the planet, just like you



Waste Reduction

Fahr have recycled 99% of all its HDPE waste material and off cuts from the very formation of the company, and it is our policy to maintain this industry leading standard. In addition, our in-house design team ensure our products are optimised to best utilise materials and minimise waste.

Recycling Policy

At Fahr, we take pride in offering HDPE recycling services to our valued customers who are looking for a responsible way to dispose of their old or damaged 'Fahr' HDPE panels. With our recycling services, we ensure that the HDPE material returned to us is recycled efficiently and effectively. This practice saves HDPE from landfill, allowing it to be reused to create new products.





Recycled Materials

At Fahr we supply and utilise an extensive range of recycled materials. We've made it easy to identify these materials, and their use in our products, with our 'Eco' logo. This allows customers to easily identify, and confidently specify sustainable products. This is becoming ever more important due to increasing government legislation, tendering criteria, and corporate responsibility targets.

Service Life

Fahr design and manufacture our products to last. We use only the best and most durable materials for each application. Our ethos is to ensure our products provide year after year of play value in any setting. Fahr is proud to have products still in service from its inception in 2001 that continue to provide fun and engaging experiences for children worldwide. Increasing service life is one of the most effective ways to reduce a product's environmental impact.





To find out more about Eco materials, or to enquire about sustainable product options, contact our sales team at: **sales@fahr-industries.com**
or call : **+44 (0)1722 349793**

Recycled Materials

At Fahr we supply and utilise an extensive range of recycled materials, the demand for which continues to grow worldwide. We've now made it easier to identify these with our 'Eco' logo. The logo ensures customers can quickly identify and specify sustainable products to meet required legislation and tender criteria. Help contribute to a circular economy by choosing 'Eco' materials and products.



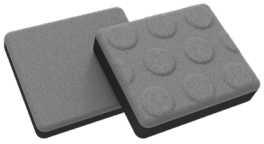
XD-Eco



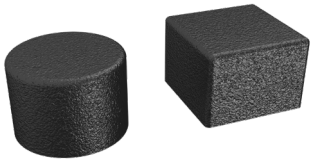
The same highly durable, graffiti resistant and rigorously tested High Density Polyethylene (HDPE), but with **100%** recycled black core. Made from high grade waste PE chippings which saves countless tons of scrap material being sent to landfill. The material is virtually unbreakable to withstand tough conditions and is UV stable for use even in the sunniest of countries. Not only is XD-Eco made from recycled PE but is also recyclable. Production waste, offcuts and old panels from play areas can be reused again and again.

Polydek-Eco

100% recycled HDPE black panel with a 2mm soft touch, slip resistant thermoplastic elastomer (TPE) top layer. Available in either smooth, or button texture for excellent grip in wet conditions. Polydek-Eco can be used for platforms, walkways, ramps, steps, balance beams, or anywhere where slip resistant properties are required.



Eco-Posts



100% recycled plastic posts made from high grade raw materials sourced from Western Europe. Our Eco-Posts offer a distinct advantage over traditional alternatives, including resistance to rotting, oxidising, cracking, splitting, and splinters. By choosing recycled plastic, customers benefit from increased durability and reduced maintenance requirements. Eco-Posts provide a convenient solution to complete projects with more environmentally friendly materials.



To find out more about Eco materials, or to enquire about sustainable product options, contact our sales team at: **sales@fahr-industries.com** or call : **+44 (0)1722 349793**

Percussion Play Outdoor Musical Instruments

Maintenance Instructions & Warranty Information



www.percussionplay.com

Percussion Play Limited. t. UK/ ROW +44(0)1730 235180 | USA/CAN +1 (886) 882-9170 |
e. info@percussionplay.com
Registered Office: Harwood House, 43 Harwood Road, London, SW6 4QP.
Registered in England No. 07639169

Percussion Play Outdoor Musical Instruments
Maintenance Instructions & Warranty Information

Thank you for choosing Percussion Play Outdoor Musical Instruments to enhance your outdoor area. Percussion Play products are not only built to last, they're also extremely easy to take care of. A little routine care and maintenance will guarantee the highest performance from them, keep them playing in tip-top condition and ensure they continue to create a special musical experience. The durability of Percussion Play products can only be guaranteed if you carry out regular inspections and maintenance. This is the best way to preserve your Percussion Play product.

Hardwood Notes

All our timber notes are made from Padauk. About as heavy, but stronger than oak, padauk is known for its bright orange-red heartwood. The timber is strong, durable and extremely resistant to rot or termite attack with excellent weathering properties. Left to nature, the UV sunrays and traditional weathering, the Padauk's appearance will change from vivid red toning down to dark purple-brown. Padauk has excellent tonal qualities. It is most frequently used in high-end joinery and cabinetry, but is also used in boat-building, agricultural implements, decking and flooring. This extremely stable timber with high strength properties.
The only maintenance required is to wash the timber once or twice a year using a brush and mild antibacterial detergent and rinse with clean cold water. Do not use bleach, solvent or acid-based cleaners. This will remove algae and lichens where required.
For minor repair of scratches or damage due to misuse rub the surface lightly in the direction of the wood grain using a light sandpaper.

Aluminium Notes

The aluminium notes of Percussion Play products have an extremely high resistance to corrosion due to an anodic coating that cannot be peeled off or flake away. It is highly durable and resistant to most atmospheric attacks.

Your aluminium notes or chimes can be kept clean with soapy water or a mild antibacterial detergent solution followed by rinsing with clean cold water. After drying, a good household wax spray polish may be used. Grease and dirt deposits may be removed by using solvents such as white spirit in conjunction with a soft cloth or soft bristle brush. On no account should harsh abrasives be used for cleaning. As the notes are permanently exposed to some atmospheric weathering, they should be regularly cleaned, and we recommend not less than four times a year.

(GRP) Fibreglass Notes

GRP stands for 'Glass fibre Reinforced Plastics', also referred to as 'Fibreglass'. Once cured, GRP will remain in its original condition (with exception of some colour deterioration) with only chemical or mechanical damage resulting in any change of this condition. A popular choice where exposure to harsh environments is likely it's UV resistant has excellent resistance to extreme temperatures, salt air, and a variety of chemicals. Because GRP is chemically inert and corrosion-resistant coupled with being low maintenance it serves as an excellent component in Outdoor Musical Instruments. To keep the notes of your instrument looking their best simply wipe clean with a mild antibacterial detergent and rinse with clean cold water. Do not use bleach, solvent or acid-based cleaners.

Plastic Products

Made with UV stable plastic these products are extremely low maintenance. To keep them looking their best, simply wipe clean with a mild antibacterial detergent and rinse with clean cold water. Do not use bleach, solvent or acid-based cleaners. If the product has been painted then touch up paints are available from Percussion Play Ltd (or your chosen distributor) should you wish to cover any blemishes which may be caused over the years, either by misuse or accidental damage.

Stainless Steel Products

Many Percussion Play products are made of Stainless Steel. Stainless steel is anti-allergenic and has enhanced corrosion resistance making it suitable for aggressive atmospheric environments. All our products made from stainless steel are extremely low maintenance but must be kept clean for a long material life.

To keep your product looking its best, simply wipe clean with a mild antibacterial detergent and rinse with clean cold water. All cleaning solutions including acid based (except hydrochloric acid) are suitable, as long as thoroughly rinsed with clean water afterwards. Stainless steel polish can be used should you wish to cover any blemishes which may be caused over the years, either by misuse or accidental damage. Stainless steel is very low maintenance but in external areas it is recommended to be checked for blemishes or surface scratches – see maintenance schedule.

Timber Products

All timber frames are made from pressure treated European redwood and are guaranteed against rot and fungal decay for 10 years. As timber is a natural product it will continue to adapt to atmospheric conditions i.e. in warm dry weather the timber shrinks and in wet weather the reverse applies. This movement will cause some cracking and splitting in the timber, however these are always allowed for when calculating the required strength of each component within the structure.

You do not need to renew the wood protection provided by the treatment process. The effects of weather and direct sunlight become visible by way of an outside deterioration of the cell structure, constituents such as tannic acids are extracted, and the result is a greying of the material. However, this affects the outside only and represents no reduction of quality, stability or wood protection.

If your timber frame has become dirty or attracted some surface algae, then we recommend cleaning it with a soap-based biodegradable outdoor cleaner available at DIY stores or Garden Centres. Simply mix the solution to the recommended dilution, saturate the affected areas using a watering can fitted with a rose or compression sprayer and leave. The product is best applied during a dry spell. The degree of timber maintenance required depends on the location, amount of sun received and general wear and tear.

Maintenance for Instruments with timber stands/posts installed below ground level

The supporting posts are essential to the stability and safety of the equipment and therefore require your particular attention. You must regularly free the posts of moss or other objects that may allow humidity to penetrate the wood. The posts must be checked for their stability both during the Monthly & Annual Inspections.

The post must be replaced immediately if it shows excessive weathering or the first signs of a fungal attack, damage by animals or strimmers, or in case of any other signs indicating a possible instability. Below is a test procedure that allows you to inspect the timber installed:

Remove surfacing surrounding the post to check the state of the post at foundation level.
Use a blunt tool such as a hammer and knock on the wood. The sound must be uniform throughout the entire post (unless the wooden part has holes or wet parts)
Try to penetrate the surface of the wood with a pointed object such as a screwdriver. The surface should show resistance.

If the timber component does not pass all of the above tests, it must be replaced.

Maintenance for Instruments with metal stands/posts installed below ground level

Metal posts for Percussion Play instruments are made from either aluminium or stainless steel. These should to be checked every month to see whether particular conditions (e.g. salt water, electrolytic corrosion) have caused pitting or a weakening of the installed post at ground level. Below is a test procedure that allows you to inspect the posts installed:

Remove surfacing surrounding the post at foundation level to check for anomalies or damage from vandalism. If posts weaken or are subject to vandalism, the instable post has to be repaired by an expert, or be replaced. Percussion Play Ltd can replace items under warranty terms, if outside of the terms certain charges will apply.

Alterations to Percussion Play Equipment

Alterations to the instruments, frames or structures that could affect the essential safety or sound of the equipment should only be carried out after consultation with Percussion Play Limited; any other alterations may affect the warranty of your product.

Repairs & Replacement Parts

Percussion Play Instruments are designed for permanent outdoor installation and use extremely hardwearing materials especially designed to give maximum protection.

Spare parts and additional beaters/paddles are available from Percussion Play Ltd or your chosen distributor.

All repair and warranty questions should be directed to the distributor from whom the instrument was purchased. If needed, they will contact Percussion Play about the repair. However, should you experience any difficulties then please contact us directly and we will be pleased to assist you in any way that we can.

Warranty

Percussion Play warranty our materials and workmanship against defects from the day of consignment, subject to installation being carried out by competent persons in accordance with the manufacturer's installation instructions.

We reserve the right to refuse any claim if you cannot provide evidence of the execution of regular inspection and maintenance works.

Products and/or components may be repaired or exchanged on an Ex Works basis and may be subject to the defective parts being returned to Percussion Play or its authorised Agent.

This guarantee does not affect your statutory rights.

Limited Twenty Five (25) Year Warranty - Percussion Play offers an unrivalled Limited 25 Year Warranty on metalwork used in the supporting structure of stands and frames against structural failure caused by deterioration due to exposure to weather or by defective materials or defective workmanship.

Limited Ten (10) Year Warranty – on timber, composite, aluminium and stainless steel components (includes notes and fixings) against structural failure caused by deterioration due to exposure to weather or by defective materials or defective workmanship.

Limited Two (2) Year Warranty – on mallets and components used in the initiation of percussive sound on our instruments and associated fastening hardware, on fastening hardware associated with notes.

These Limited Warranties do not include fading of colours, damage due to excessive wear and tear, vandalism, or negligence.

EN1176 Requirements (Applies to Children's Playground Equipment)

All children's playground equipment is subject to regular inspections and maintenance works.

The maintenance of your Percussion Play Ltd products according to these instructions is prerequisite to the Percussion Play Ltd warranty and adheres to the definitions given in EN1176. Full copies of the European Playground Standards can be purchased from the British Standards Institute website.

Excerpt from EN 1176-7:
Section 7 - Inspection schedule
7.1. To avoid accidents, the operator has to make sure that an adequate inspection schedule is developed and adhered to for each playground. In such a schedule, all local conditions and manufacturer's indications that may have an influence on the necessary maintenance frequency, have to be taken into consideration.

The inspection schedule should list all parts, which have to be checked during the different inspections, and the inspection procedures.

7.2. If severe and safety-endangering defects are discovered during an inspection, they should be eliminated immediately. If they cannot be repaired or replaced at once, the respective equipment has to be excluded from use, e.g. by dismantling or closing it down. If an equipment component has to be removed, e.g. for maintenance works, all anchoring or foundations that remain in the ground have to be removed also or be made inaccessible by means of covers. The construction site should then be secured.

As stated in the standards, we recommend a weekly 'Routine Visual Inspection' of your playground. In cases of heavily used or high-risk (e.g. vandalism) playgrounds or if the age of the equipment requires more frequent checks, you may want to increase the frequency of these inspections to daily. An 'Operational Inspection' should be carried out every month and after 12 months at the latest you are required to carry out an 'Annual Inspection' (for best effect this should be completed after the winter months).

Records should be kept alongside these instructions of all actions taken as part of safety management. On the last pages of these maintenance instructions you are offered a Maintenance Record Sheet for the entry of your maintenance report results.

Daily/Weekly Visual Routine Inspection

The routine maintenance of your Percussion Play Ltd instruments consists of preventative measures to maintain their level of safety and performance. On a 'Daily/Weekly Visual Routine Inspection' you should be checking for visible damage and loose parts;

Are there any exposed foundations?
Can you see sharp edges, broken, frayed or missing parts?
Are components overly worn and torn

We strongly recommend the daily inspection of heavily used or high-vandal-risk playgrounds or those that have already been in service for a certain period of time. All damages and defects have to be eliminated immediately in order to guarantee the safety and functional reliability of your Percussion Play Ltd products.

Record your findings and any action taken in the Maintenance Record Sheet on the last page of this document.

Monthly Operational Inspection

As for the "Weekly Visual Routine Inspection", the following checks have to be carried out during the Monthly Operational Inspection:

Are there any exposed foundations?
Can you see sharp edges, broken or missing parts?
Are components overly worn and torn?

The Monthly Operational Inspection requires the following supplementary checks:

Are all wooden components acceptable? (E.g. no splinters or other damages)
Are all metal parts well connected and not worn down?
Are all screwed connections and bolted joints tight? If not, please tighten them.
Are all plastic and/or rubber components satisfactory?

All damages and defects have to be eliminated immediately in order to guarantee the safety and functional reliability of your Percussion Play Ltd products.

Record your findings and any action taken in the Maintenance Record Sheet on the last page of this document

Annual Inspection

You should carry out the 'Annual Inspection' after the winter or at least after 12 months. In addition to those of the 'Daily Visual Routine Inspection' and the 'Monthly Operational Inspection', the following checks are required:

Are all foundations stable and the equipment well anchored?
Replace joints that show severe corrosions or heavy wear and tear.
Wooden components: All wooden components exposed to weather conditions have to be checked.

All damages and defects have to be eliminated immediately in order to guarantee the safety and functional reliability of your Percussion Play Ltd products.

Record your findings and action taken in the Maintenance Record Sheet on the last page of this document. We recommend you copy the Maintenance Record Sheet or create your own for ongoing Maintenance reporting.

Date of Inspection	Inspection (Daily/ Weekly/ Monthly /Annual)	Name of Inspector	Name of Instrument Inspected	Details of Defect Found	Action Taken	Date Defect Resolved

Adrian Nicoll A976 LN/42/004

Maria Lane

Attachment 9.3.5A

From: Britta Loy <loyebs@googlemail.com>
Sent: Wednesday, 26 April 2023 8:54 AM
To: Shire
Subject: ICR16636 - Local Planning Strategy 2023-2038

SynergySoft: ICR16636

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

I am writing in regards to the "Draft Local Planning Strategy 2023-2038".
My husband and I own the vacant land of 24 Williams street.

First of all the plan to rezone it from "special rural" to "residential" is a plan which we support.
There is one thing we are not sure about though which I hereby would like to have information on (or put our wishes forward).

We initially bought the block to build our house on and to have our horses at home. It's not a big herd (currently 2, might grow by one or two max.), nor do we plan on having many horses so we don't need, nor want to keep all the land for grazing if we don't have to.
When we bought the land we already started to look into subdividing a good part of it as it exceeds our need in size.

We are not even sure for how long we would keep horses there. Plans change, circumstances change. Hence we fully support the idea of rezoning the whole block.
Our question is, is there a possibility to still have horses on it when rezoned to residential land if for example the remaining block not yet subdivided would have a certain size (say for example could it include a clause that states "keeping of livestock allowed if land is or exceeds 5 acres")?

Thank you. I am looking forward to your response.

Best wishes

Britta Loy

Planner

LN142/004

RECEIVED
31 MAY 2023

BOYUP BROOK TOURISM ASSOCIATION INC.
P.O. Box 47
Boyup Brook WA 6244

Telephone 9765 1444
E-mail: bbvisitor@wn.com.au
www.boyupbrooktourism.com.au

31 May 2023

Shire Council of Boyup Brook
Abel Street
Boyup Brook

RESPONSE TO THE BB SHIRE 2023 STRATEGIC PLAN

We, the Boyup Brook Tourism Association Inc., welcome Council's interest in encouraging tourism as it brings opportunities and economic wealth to the district. These include interest in our heritage, historic and Aboriginal, nature trails and pathways, and good accommodation. We agree with all points dealing with tourism and would like to work with Council to improve these attractions for both locals and the travelling public.
We do however have some concerns which are addressed below.

CASE AGAINST THE URBANISATION OF THE LAND ALONG THE BOYUP BROOK

1. Much work has gone into regenerating the Boyup Brook to make it a place of recognition of the indigenous population. Any structural development will cut access and line of sight to the Brook (which is our namesake) from the Town and in doing so will snub the only tangible recognition of our aboriginal heritage in the entire Shire and detrimentally impact the ambience of the Town

2. It is adjacent to a flood plain area which may bring a class action against the Council if homes and businesses become inundated at some later date.

3. Any form of sewage disposal will contaminate the soil and waterway unless it is a full blown sewerage system. The State government building laws have decreed that no new development may be made available in town without sewerage being in place.

4. A caravan park within the Railway precinct area
   - Will not provide any privacy for those who stay there.
   - Is in sight and hearing of a thoroughfare carrying heavy traffic at times.
   - The Brook dries up over summer so no asset there.
   - If the other developments suggested are brought to fruition it will have nowhere to expand and have a feeling of being hemmed in by urban infrastructure.
   - Its only asset will be that it is a short (uphill) walk to the shops.

5. Shifting the Caravan Park from its present location
   - Will be severely detrimental to the Country Music Festival whose patrons strongly appreciate the ability to walk to the Music Park.

   As well as taking away the advantages of a short walk
   - to the Swimming Pool
   - to picturesque walk trails and
   - exercise areas for dogs.
   - and the 'on the doorstep' easy access to river activities such as canoeing.

6. Conversations with patrons identifies that they enjoy the ambient feeling of privacy and peace and most find the stroll down town to be pleasant and beneficial exercise on relatively flat land. Those who have mobility issues are quite happy and always going to drive as they would from the Railway precinct as well.

7. In addition to that, the utilisation of the few remaining Flax mill buildings which house a museum with scale models of historic entities of Boyup Brook's past and other items of historical value and attract visitors, the premises will be out of sight and out of mind which will become an excuse to allow it to deteriorate.

8. The present area has the potential to become the 'GO TO' caravan park in the South West inland and the perfect place to break a journey from Perth to Albany. The opportunity to utilise the River for activities such as canoeing and the feasibility to enhance this asset is of significant importance. Any funds flagged for a replacement to the land in question would be better spent on improving what we have, which is a unique setting few other Local Governments have at their disposal.

    - We recommend this precinct to be a tribute to our railway past – the very thing that brought prosperity to this area.

    - We recommend that it be kept as a nature reserve – close to town for all to enjoy.

    - **We request that this precinct be eliminated from the 'Potential expansion of homes and businesses' and be included in the development as a place of heritage and natural vegetation.**

Equally the bush blocks along the Bridgetown Road, which are equivalent to our own 'Kings Park', should be retained as natural vegetation to protect the threatened flower species and as a refuge for birds and other small creatures. Of interest, 19 different orchids have been photographed in this area which are included in the over 200 flowering understory plants.

<u>These sentiments are supported in the Strategic Plan in the following inclusions</u>
Build Form and Character. The character of Boyup Brook is one of the key attractions for residents and tourists to the Shire and is recognised as a rural character with high quality visual landscapes and small scale built form.
The characteristics which draw residents and tourists to the Shire are the rural nature with high quality visual landscapes,

4.2.3 Cultural Heritage (Historic and Aboriginal Heritage) Existing historic buildings, industries and meeting places, such as the Boyup Brook Town Hall, Norlup Homestead and Flax Mill, enrich the characteristics of the region and provide benefits to the economy through tourism and community wellbeing.
d. Develop paths linking residential and tourist areas to commercial and recreation areas; e. Provision of facilities within parkland (sporting, play equipment, passive);
g. Better promote business and tourism opportunities around town (advertising).

4.3.4 Tourism P 79
The Shire of Boyup Brook has key tourism attractors including nature trails; the Blackwood River and a role as the country music capital of the Western Australia. The Shire hosts a number of events including the Country Music Festival and Awards; Blackwood Marathon Relay; Harvey Dickson's Rodeo and Upper Blackwood Agricultural Show. The idyllic natural environment of the Shire also makes it a holiday location for farm stays and bed and breakfasts for people looking to escape to the peaceful, quiet surrounds. 4.3.4.1
Tourism - Issues and Opportunities Within the Shire of Boyup Brook: There needs to be adequate accommodation for tourism to allow the growth of Boyup Brook for a range of holiday makers. Appropriate variety of tourism opportunities need to be supported which requires long-term land use planning to support the growth of the tourism industry.

PINE PLANTATIONS

We would strongly hope that every possible effort to establish agro forestry in the Boyup Brook Shire is discouraged. Many of us have been there and done that and know from experience that large acreages of trees is seriously detrimental to the economy, culture, community wellbeing and ambience of Boyup Brook as a whole. Every facet of the character of Boyup Brook was diminished by the advent of the Blue Gum Plantations era.

Respectfully submitted by the Boyup Brook Tourism Association Inc.

Lyn Willet- Secretary
Shirley Broadhurst – President
.

Yours sincerely

S R Broadhurst

Shirley Broadhurst
President





Adrian Nicoll LN/42/004
ICR16722

Maria Lane

From: DFES Land Use Planning <advice@dfes.wa.gov.au>
Sent: Thursday, 11 May 2023 9:43 AM
To: 'Adrian Nicoll'
Cc: Executive Assistant
Subject: LN/42/004 - Draft Local Planning Strategy - DFES Response

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

DFES Ref: D28294

Dear Sir/Madam,

I refer to your email dated 29 March 2023 in relation to the referral of a Draft Local Planning Strategy for the Shire of Boyup Brook.

It is unclear from the documentation provided if the Shire of Boyup Brook has applied *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) to this proposal.

Given the Draft Local Planning Strategy seeks to increase the provision of accommodation and vulnerable land uses within the area, as well as other changes that may increase the development potential of lots within bushfire prone areas, the strategy provides an opportune mechanism for the coordination of bushfire risk to ensure that it does not result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ.

SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.

A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas above BAL–LOW or areas with a bushfire hazard level above low (refer to clause 6.2b). A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.

The BMP should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases. The level of detail provided within a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the (Shire) endorsement of the Local Planning Strategy.

Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process. Please do not hesitate to contact me on the number below, should you require clarification of any of the matters raised.

Kind regards

Michael Ball
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164
T: 08 9395 9819 | **E:** advice@dfes.wa.gov.au | **W:** dfes.wa.gov.au

Adrian Nicoll LN/42/004
ICR16730

Department of
Education

GOVERNMENT OF
WESTERN AUSTRALIA

Your ref: LN/42/004
Our ref: D23/1126702
Enquiries: Joshua Gould

Chief Executive Officer
Shire Boyup Brook

Email: shire@boyupbrook.wa.gov.au

Attention: Adrian Nicoll
Shire Planner

Dear Sir / Madam

Draft Local Planning Strategy

Thank you for your letter dated 29 March 2023 requesting preliminary comments on the abovementioned proposal.

The Department of Education (the Department) has reviewed the draft Local Planning Strategy and provides the following comments:

- It is noted that the Strategy identifies the potential for future residential growth. Based on the existing provision of infrastructure, an estimated 961 additional lots can be accommodated under the current Town Planning Scheme No. 2 with additional lots capable of being accommodated subject to the provision of suitable sewerage infrastructure. In addition to this, 19 different investigation areas have been considered suitable for further investigation for future growth. The investigation areas would potentially have an estimated lot yield of 640 additional lots.

  The Department acknowledges that the rate of development will be influenced by varying factors which makes it difficult to predict when the potential lot yield would be achieved. It is imperative to understand the implications of increasing residential densities as they have a correlation with the student enrolment demand within the region.

- Within the Shire of Boyup Brook there is only one government school – Boyup Brook District High School (DHS). Based on current demographic and development trends, and the existing excess capacity at the school, Boyup Brook DHS is considered to be able to cater for student demand in the long-term.

  However, if the potential future lot yield is to increase, the Department recommends that the Shire forward plan and make provision for sufficient number of public schools as per the rate prescribed in the Western Australian Planning Commission's Operational Policy 2.4 – Planning for School Sites (OP 2.4). The Department welcomes an ongoing collaborative approach with the Shire to ensure adequate long-term school facilities are provided to accommodate student growth within the region.

- The Boyup Brook DHS site has been identified as Planning Area - 4. Beatty Street for further detailed investigation for future development. The Department has not identified this as surplus land and a potential future rezoning is not supported at this stage.

Whilst the Department has no in principle objections to the prospective residential growth, the Department does not support the proposed rezoning of the portion of Boyup Brook DHS. The Department requests that the Shire of Boyup Brook undertake further consultation with the Department on the provision school sites as per OP 2.4 as the estimated dwelling yield is further investigated.

Should you have any questions in relation to the above, please do not hesitate to contact Joshua Gould, Senior Consultant - Land Planning on 9264 4008 or email joshua.gould@education.wa.edu.au.

Yours sincerely

M Turnbull

Matt Turnbull
Manager Land and Property

10 May 2023

LN142004
ICR16771

Peter Clarke
Acting Chief Executive Officer
Shire of Boyup Brook
shire@boyupbrook.wa.gov.au

Dear Peter

Draft Shire of Boyup Brook Local Planning Strategy – Lots 51, 1007 and 1118 Boyup Brook-Arthur Road, Boyup Brook

1. Introduction

I refer to the Shire's invitation for submissions on the draft Strategy. On behalf of Leafield Pty Ltd, the purpose of this submission is to support the inclusion of Lots 51, 1007 and 1118 Boyup Brook-Arthur Road (the site) as 'Residential/Rural Residential' and support the site's inclusion within Planning Area 16 in the advertised Strategy and in the final endorsed Local Planning Strategy.

2. Background

Based on Figures 3, 6 and 7 of the draft Strategy, the western boundary of the site adjoins the Boyup Brook townsite.

The Council at its meeting on 16 February 2023 adopted Scheme Amendment No. 24 to amend the *Shire of Boyup Brook Local Planning Scheme No. 2* through rezoning the site from the 'Rural' zone to the 'Special Use (SU2)' zone to facilitate residential and rural residential subdivision/development. The Shire administration's report to Council noted the site has opportunities and manageable constraints to accommodate residential and rural residential subdivision/development. In support, the Scheme Amendment No. 24 documentation incorporated technical investigations and a Local Structure Plan.

The site is owned by a landowner who has the will, experience and financial capacity to develop the site.

3. Draft Local Planning Strategy

The draft Local Planning Strategy seeks to facilitate population growth, job creation, economic development and support facilitates and services in Boyup Brook.

www.edgeplanning.com.au
134 Hare Street, Mount Clarence, Albany, WA 6330
T: 9842 2269 M: 0409 107 336 E: steve@edgeplanning.com.au
ABN: 51 473 192 534

The draft Strategy notes that people are moving to the region and taking up residence on the fringes of the Boyup Brook townsite, on rural lifestyle properties. The draft Strategy notes that Boyup Brook needs more lots in the vicinity of around 2000m^2 – 5000m^2. The draft Strategy supports a diversity of lot sizes including 4000m^2 – 5000m^2.

The draft Strategy outlines no State Government funding has been provided to provide reticulated sewerage or a hybrid Septic Tank Effluent Disposal (STED) system to the Boyup Brook townsite. There is no indication there is State Government funding support to provide reticulated sewerage or a STEM system in the foreseeable future.

It is noted that even if reticulated sewerage is eventually provided, it is expected that infill subdivision and development in the Boyup Brook townsite will be low. This includes a low demand (as people generally want space in a country town), along with viability constraints given development costs may be potentially greater than the sale price. Infill subdivision/development, to create conventional residential densities are constrained by low commercial return on subdivision and development. Additionally, infill development may be opposed by the community as cut/fill, retaining walls and other modern building practices could threaten the country vernacular of Boyup Brook.

While noting, on paper, there is a generous land supply (page 73), there are considerable constraints including servicing (availability, extensions and headworks), topography and other natural limitations, addressing relevant planning considerations, landowner interest and financial capacity and viability. Table 17 outlines a high estimated lot yield for residential land in Boyup Brook, which does not appear implementable. Having land zoned for residential or rural living purposes, of course, does not result in capital investment and lot creation. This is reflected in Boyup Brook where certain land parcels have been zoned for decades with no on-the-ground development.

It is suggested that without landowners/developers willing to 'play the long game', committing to investing in Boyup Brook over the long-term and having experience in delivering larger scale subdivisions, it is expected that lot creation and associated population growth (if any) will be low. Practically, there are considerable risks, high upfront costs and a delay in generating a profit in undertaking land development in Boyup Brook.

As outlined on Figures 3, 6 and 7 in the draft Strategy, the site is classified as 'Residential/Rural Residential' and within Planning Area 16 – Boyup Brook North Residential Expansion (Residential/Rural Residential). The draft Strategy also summarises planning considerations and issues/opportunities for the site.

4. Suitability and capability of site for Residential/Rural Residential

The classification of the site as 'Residential/Rural Residential' and inclusion within Planning Area 16 are supported.

The site's suitability and capability for residential and rural residential subdivision/development includes:

- It is consistent with the planning framework. Various planning policies and strategies support residential and rural residential subdivision adjoining or in close proximity to existing towns. The site adjoins the Boyup Brook townsite and accordingly is near the town's associated educational, medical, community, recreational and retail services;
- It will integrate with and complement the Boyup Brook townsite;
- The site provides a suitable interface between the Boyup Brook townsite and rural residential development and agricultural areas;

- Development will be compatible with adjoining and surrounding land uses;
- Appropriate buffers can be provided to adjoining and nearby uses;
- The technical investigations, undertaken to support Scheme Amendment No. 24 and the Local Structure Plan, reveal the site is capable of accommodating residential and rural residential development. More detailed investigations will occur at the subdivision stage;
- It promotes and delivers on new investment and population growth which is consistent with the vision of the draft Local Planning Strategy and the Council's Strategic Community Plan;
- Proposed lot sizes are appropriate for a country town and market expectations;
- Most the site has been previously cleared. Remaining environmental assets, focused on riparian vegetation and water resources, can be appropriately conserved;
- There are opportunities for revegetation/environmental repair;
- The technical investigations confirm subdivision/development will address on-site sewage disposal requirements and bushfire risks;
- It is overall moderately sloping land, with suitable soil types for development;
- It will be appropriately serviced in accordance with local government and State Government guidelines;
- Traffic impacts will be manageable, and traffic can readily be accommodated on Bode Street/Boyup Brook – Arthur Road as evidenced by a traffic impact assessment;
- There is no direct access between lots and Bode Street/Boyup Brook – Arthur Road;
- The site is not located in a public drinking water source area;
- Bushfire management measures will comply with the objectives of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the *Guidelines for Planning in Bushfire Prone Areas*. This includes access routes in different directions;
- There will be manageable landscape impacts, when associated with the preparation and implementation of a landscape plan. The site's attributes, along with landscaping and design guidelines will create a unique 'sense of place';
- It assists to provide a variety of housing and lifestyle choices near Boyup Brook;
- There are opportunities for enhanced walking and cycling connections including along the Blackwood River and Ritson Street;
- There will be enhanced public access to the Blackwood River;
- The development will complement Boyup Brook increasing its overall viability, vitality and prosperity, increasing the economic viability of existing services and adding to the range of services that can be provided;
- Approval and implementation will assist to support the viability and sustainability of local services, facilities and businesses;
- It assists to 'rebrand' Boyup Brook through providing a different product including a range of lot sizes, lifestyle opportunities, affordability and housing choices to suit a wide range of people. This includes lot sizes not currently available in Boyup Brook;
- It provides families, empty nesters, first homebuyers and others wishing to relocate to Boyup Brook with greater spaciousness and lifestyle options;
- The site is attractively located on the Blackwood River and there are a range of views which will be attractive to the market;
- It provides community benefits including ceding land adjoining the Blackwood River free-of-cost to the Crown. Securing public land adjacent to the Blackwood River offers conservation, recreation and accessibility opportunities to the community; and
- It will provide a new standard of subdivision in Boyup Brook.

5. Minor modification

The only requested minor modification is on page 52, for Planning Area 16, in changing the estimated lot yield from '111' lots to '360' lots (subject to detailed structure planning). This reflects the Concept Subdivision Plan submitted with the Scheme Amendment No. 24

documentation. Subject to Council requirements, there may also be a need to update Table 17.

6. Conclusion

Inclusion of the site as 'Residential/Rural Residential' and inclusion within Planning Area 16 are supported and will be of strategic significance to Boyup Brook. Planning is progressing for the site based on the draft Local Planning Strategy with a goal to producing additional lots and new housing.

As outlined in this submission, we respectfully seek the Shire's support to allocate Lots 51, 1007 and 1118 Boyup Brook-Arthur Road as 'Residential/Rural Residential' and include the site within Planning Area 16 in the final endorsed Local Planning Strategy. The only modification is changing the lot yield from '111' lots to '360' lots on page 52.

7. Next steps

Should you have any queries, or require any clarification in regard to this submission, please contact me on steve@edgeplanning.com.au or 0409107336.

On behalf of our client, Edge Planning & Property look forward to the Shire's support as outlined in this submission.

Yours sincerely



Steve Thompson
SENIOR PARTNER

11 May 2023

Adrian Nicoll LN/42/004 ICR/6721

Maria Lane

From: Daniel Wong <daniel.wong@dwer.wa.gov.au>
Sent: Wednesday, 10 May 2023 4:49 PM
To: Shire
Subject: Draft Local Planning Strategy for Shire of Boyup Brook (PA 055468 , DWERT1841~9 ; Shire ref: LN/42/004)
Attachments: Draft LPS Comments LN-42-004 - Shire of Boup Brook.pdf

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10th May 2023

Our Reference: PA 055468 , DWERT1841~9

Your Reference: LN/42/004

(: Shire of Boyup-Brook

From: Department of Water and Environmental Regulation

Attention: Adrian Nicoll

RE: Draft Local Planning Strategy for Shire of Boyup Brook

Dear Adrian,

Thank you for providing the above proposal for the Department of Water and Environmental Regulation (Department) to consider.

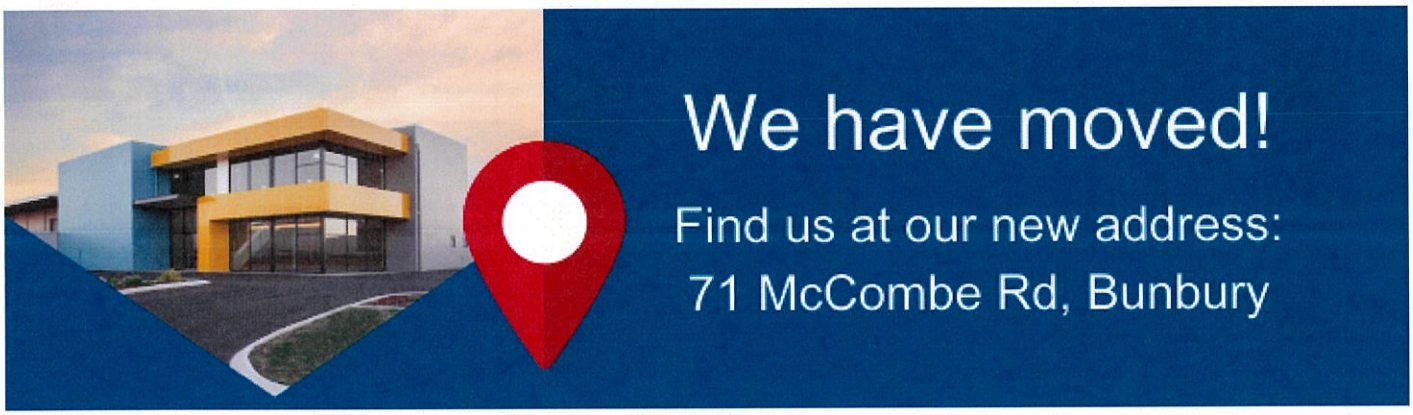
Please find the Department's comments in the PDF file attached in regards to the *Shire of Boyup Brook - Local Planning Strategy 2023-2038 – Draft for Public Comment* (March 2023).

(ank you.

Yours sincerely,

Daniel Wong
Environmental Officer
Department of Water and Environmental Regulation
Planning Advice South West Region

Email: daniel.wong@dwer.wa.gov.au
Phone: 08 9726 4113
Fax: 08 9726 4100
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Location: 71 McCombe Road, Bunbury, WA 6230



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Page/Section of PDF document	Topic	Issue	Suggested changes. DWER's comments for Shire to note/consider in brown text DWER recommended changes in green text Shire's existing text in the draft Strategy in black text
p10 - Vision	Vision (Environment)	The tributaries of the Blackwood, Collie and Warren Rivers are not covered.	Add green text to the following strategy statement: • "Managing and enhancing the environmental integrity of the Blackwood River, and other waterways."
p26 - **Natural Resources – Table 3, First row**	Natural Environment	Waterways can be impacted from extractive industry operations, such as sediment transportation and turbidity from extraction areas.	Add green text to the following strategy statement: • "Extraction of natural resources can impact the natural environment, cause land and water resource impacts and loss of amenity."
p26 - **Agricultural and Rural Land Uses – Table 3, Second row**	Natural Resources	Water supply has not been considered for agricultural and rural landuses	Add green text to the following strategy statements: • "Action: Prepare provisions for the new Local Planning Scheme and/or local planning policies which provide guidance on the assessment of development applications with respect to the protection of agricultural productivity of rural areas, ensuring an adequate and fit-for-purpose water supply, management of environmental degradation, additional tourism uses which may assist in and protection from inappropriate development which may compromise continued agricultural and rural operations." • "Rationale: Ensuring an adequate and fit-for-purpose water supply is an important consideration to ensure the viability of agricultural and rural land uses."

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p27 - **Landscape and Visual Management – Table 3, First row**	Landscape and Visual Management	Waterways: Ensuring adequate land is set aside for riparian protection	Add green text to the following strategy statements: • "Consider including provisions within the new local planning scheme or developing a local planning policy to protect riparian vegetation, remnant trees and require further planting, throughout Boyup Brook, especially for industrial areas, riparian areas adjacent to the Blackwood River, road verge areas and at main entrances to the Boyup Brook townsite." As there is an overlap of protecting waterways and their riparian zones (and their buffers) with landscape and visual management objectives, ensuring that adequate land is set aside is an important consideration. An adequate riparian zone (foreshore) is important for waterway ecological functioning and ensuring impacts from adjacent landuses can be mitigated. DWER's '*Operational policy 4.3: Identifying and establishing waterways foreshore areas*' (Sept 2102) provides guidance on ensuring this outcome.
p27 - **Landscape and Visual Management – Table 3, Second row**	Landscape and Visual Management	Flood prone land	DWER advice to Shire to note: DWER **does not have data** for the entire Shire with regards to the location of flood prone land, and there is **risk** that there may be certain areas **not identified** in a Special Control Area may also be flood prone land.
p30 - **Public Utilities – Table 4, Second row**	Water supply	Water supply has only been mentioned for residential uses only	Have any considerations been made to include fit-for-purpose water supplies for other landuses such as Commercial, Industrial and Public Purposes (e.g. such as irrigation of Public Open Space)? Are there any considerations for Boyup Brook dam as this is a Public Drinking Water Source Area (PDWSA)?

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p43 - **6. Williams And Short Street**	Planning Areas	Flood, stormwater and groundwater management. Water supply Flood and stormwater management at Lot 23 Williams Street, Boyup Brook  	The screenshot in the previous column shows darkened areas, which appear to be subject to inundation and part of the creekline system. In view of the 154 residential lots are proposed, there is likely to be increased stormwater volumes with an increase in impervious surfaces. Consideration is therefore required for stormwater management and quantification of the localised flood risk. The potentially high groundwater table and creekline are likely to have implications to compliance with the Government Sewerage Policy 2019 (such as fill requirements to achieve an adequate vertical separation to groundwater), and the required 100m setback to the waterway; and importantly site and site evaluation (SSE) requirements. As the Government Sewerage Policy 2019 is the relevant policy, the following is recommended instead: • Item 4. Compliance with the Government Sewerage Policy 2019 Consideration of locating POS adjacent to creek – south east corner, as stated in the Strategy is supported by DWER on the basis of improved water quality outcomes and stormwater management. To further minimise the potential for clearing of native vegetation, the inclusion of the riparian vegetation (see screenshot in previous column highlighted yellow) is recommended. In addition to the above, the following insertion is recommended: • Item 5: Suitable setbacks to, and management of, the adjacent creekline.

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p44 - **7. Abel And Short Street**	Planning Areas	Sewage disposal separation distance to waterway  	DWER notes a reduced separation distance to the waterway, noting the lot dimensions do not allow for the 100 metre separation distance as per the GSP 2019. To ensure the risks of on-site sewage disposal can be adequately mitigated, the following additional item is advised: • Item 3: Compliance with the Government Sewerage Policy 2019

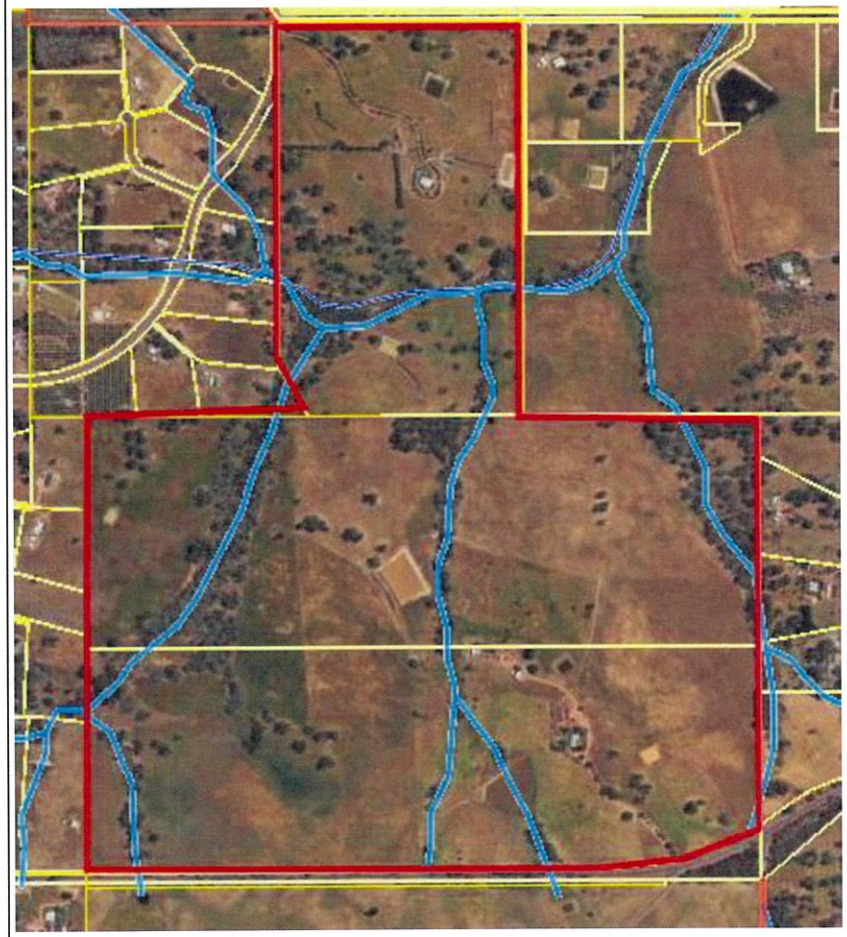
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p46 - **9. Boyup Brook North Industrial – Lot 208 Bode Street**	Planning Areas	Localised flooding, high groundwater, sewage disposal and water supply 	Our GIS imagery (see screenshot on the left) shows damp areas (darkened zones) that are areas likely subject to localised inundation/waterlogging and have a high watertable. As such, there are likely to be site constraints related to achieving a sufficient vertical separation to groundwater for sewage disposal – and fill is likely to be required. On-site sewage disposal should be consistent with the Government Sewerage Policy, including achieving the 100 metre separation to the waterway, avoiding areas subject to flooding and a 'site and soil evaluation' (SSE). DWER does not have flood information for this area. DWER understands that 'effluent disposal' relates to both sewage and industrial (trade) wastewater In view of the above, the following additions are advised: Insert the green text: • "3. Management of stormwater, groundwater and effluent disposal." Insert the additional issues/opportunities: • 6. Compliance with the Government Sewerage Policy 2019 • 7. Ensuring a suitable fit-for-purpose water supply

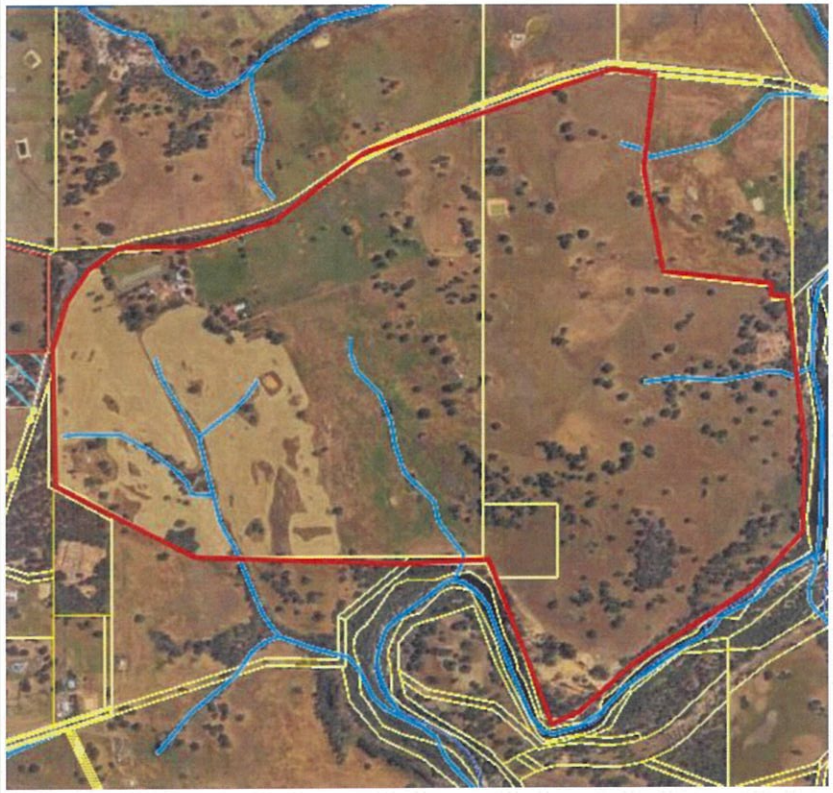
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p47 – **10. Donnybrook - Boyup Brook Road – Lot 10 & 12**	Planning Areas	Waterway protection (foreshore), localised flooding and on-site sewage disposal. 	Same as above.

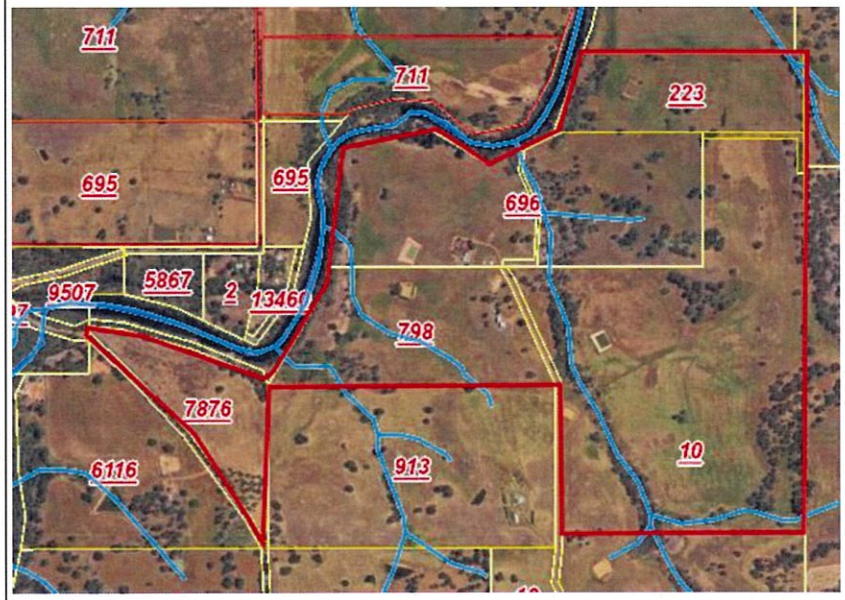
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p48 – **11. Boyup Brook – Kojonup Road – Lot 10 Boyup Brook-Kojonup Road, Boyup Brook**	Planning Areas		30 industrial lots with an average area of 1ha are proposed – which would have ablution facilities and on-site sewage disposal. Desktop analysis indicates that this site is **highly constrained** due to the confluence of several waterways draining from the upstream catchment area. The Shire should be aware that as per Clause 5.1.1 (7) of the Government Sewerage Policy 2019, where land is being rezoned for the creation of lots less than one hectare and the highest groundwater level is less than 0.5m below the natural ground level, unsewered development is not supported. Due to the site constraints, a SSE would be critical in ensuring the land can support the proposed development – consistent with the Government Sewerage Policy 2019 DWER supports these strategy statements: • "4.Setbacks to boundaries to achieve suitable buffers to sensitive land uses and water course." • "7 Site potentially affected by high groundwater, with fill and drainage to be addressed." DWER does no have flood data for this area, and the use of fill may have flood implications to the flooding regime of the area – which can result in upstream flooding and risk to neighbouring properties. Recommend the following issues/opportunities: • Flood protection/studies • Compliance with the Government Sewerage Policy 2019

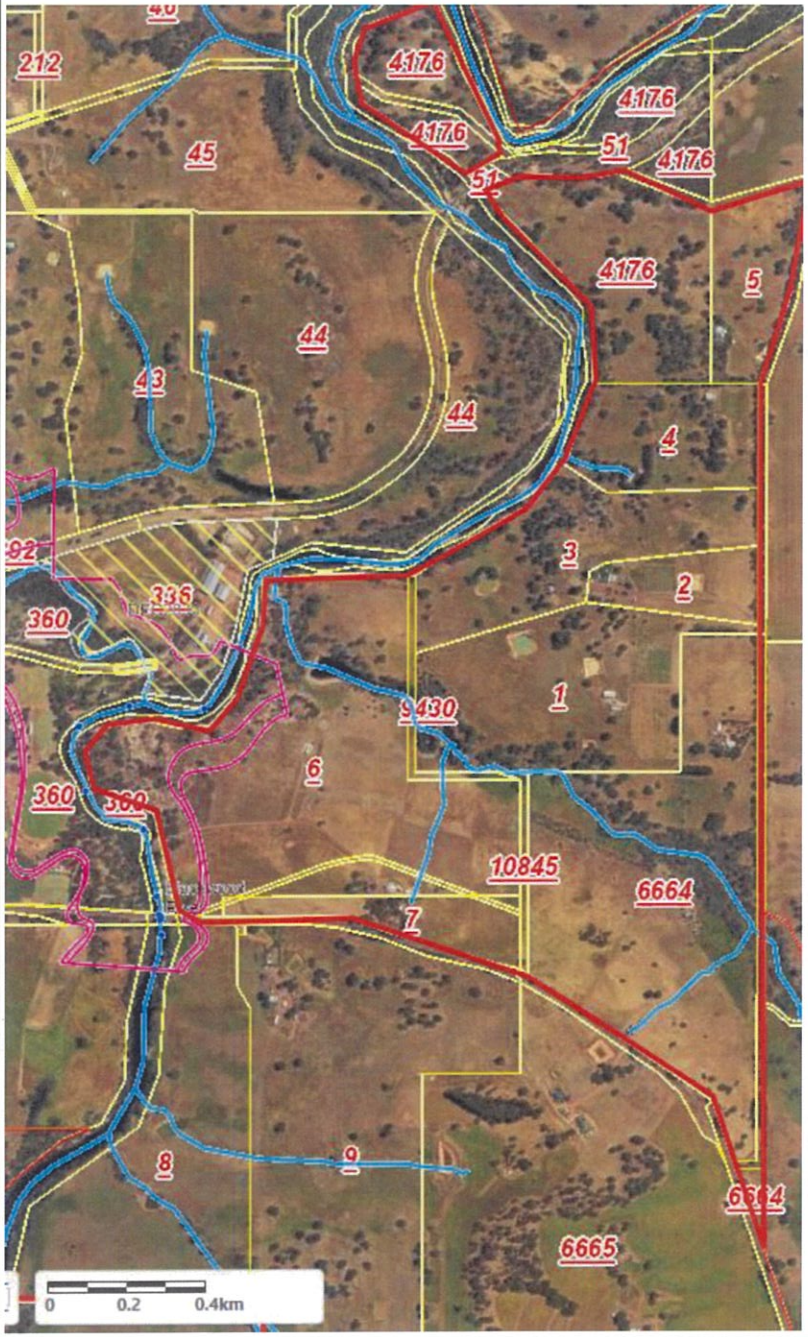
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p49 – **12. Banks Road – Lot 28 Banks Road, Boyup Brook**	Planning Areas	High groundwater, localised flooding and stormwater managment  	Based on the darkened areas from our GIS imagery, and low lying nature of the land, it is likely this lot would be subject to localised flooding and waterlogging – which may necessitate the need for fill to satisfy development requirements (including separation to the highest groundwater to comply with the Government Sewerage Policy). There is a waterway on the subject lot, to which consideration is required for adequate development setbacks for on-site sewage disposal – which is expected to be considered in the Structure Plan design. Based on the site situation, the addition of the following is advised: Insert the green text: • Management of stormwater and groundwater • Flood protection/studies

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P50 – **13. Rusmore Road – Lot 800 Rusmore Road, Lots 695 & 711 Terry Road, Boyup Brook**	Planning Areas	Waterway protection, and stormwater conveyance 	108 rural residential lots are proposed, with a minimum 1.5 ha size. It should be noted the Structure Plan designs should take into account matters, such as, but not limited to ensuring stormwater conveyance, and protection of the waterways Recommend the following issues/opportunities: • 3. Compliance with the Government Sewerage Policy 2019 • 5. Vegetation and waterway protection

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p51 – **14. Bridgetown – Boyup-Brook Road – Lot 735 Banks Road, and Lots 721 & 720 Bridgetown-Boyup Brook Road**	Planning Areas	Waterway protection, cumulative impacts of on-site sewage disposal, localised flooding & high groundwater 	113 rural residential lots of 1ha are proposed from the current 'Special Rural' 2ha minimum lot size – with future structure planning to occur. The Shire note the future structure planning design should take into account that here are constraints related to localised flooding & localised high groundwater – particularly for the darkened areas in the vicinity of the waterway and conveyance of stormwater across the waterways and lots. There are a number of tributaries, which flow to the Blackwood River in this development. Any nutrient/pathogen emissions from the on-site sewage disposal areas into these tributaries would likely be carried into the Blackwood River. As such, the future Structure Planning should consider 'suitable setbacks' in relation to the creeklines (Item 5 of 'Issues/opportunities). This includes sufficient land being set aside for a suitable foreshore width and buffer in accordance with our *Operational policy 4.3 - Identifying-and-establishing-waterways-foreshore-areas* (Sept 2012) – to ensure the Blackwood River is adequately protected from on-site sewage disposal impacts. Due to the large number of lots (113), and hydrological connectivity of the Blackwood River, the Shire should note that the Site and Soil Evaluation is expected to cover matters such as, but not limited to the cumulative impacts from on-site sewage disposal, fill requirements and developable area (based on localised site constraints). As part of the flood protection/studies, it is expected future structure planning to take into account conveyance of stormwater across the future rural residential lots. In view of the above, DWER recommends the following issues/opportunities: • 3. Compliance with the Government Sewerage Policy 2019 • 4. Vegetation and waterway protection • 6. Flood protection/studies

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p53 – **16. Boyup-Brook North Residential Expansion – Lots 51, 1007 & 1118 Boyup Brook-Arthur Road**	Planning Areas	Waterway protection, cumulative impacts of on-site sewage disposal, potential for erosion 	111 rural residential lots of 1ha are proposed from the current 'Rural' zoning – with detailed structure planning to follow Consideration is required at Structure Plan stage for the on-site waterways in relation to ensuring: • stormwater flow paths across the proposed future lots are not obstructed • appropriate lot layout design against erosion/sediment transport (due to the sloping nature of the land) • adequate setbacks of sewage disposal areas (consistent with the Government Sewerage Policy 2019) to avoid contamination of the Blackwood River with nutrients Regarding the Issues/Opportunities Item 4. "Suitable setbacks to, and landscape management near, the Blackwood River", to protect the Blackwood River from the impacts of on-site sewage disposal, Structure Planning design should take into account an adequate foreshore width and buffer, consistent with DWER's Operational Policy 4.3 (as explained above for p51). Due to the large number of lots, the Site and Soil Evaluation as part of the Structure Planning process (apart from the land capability assessment, waterway separation distances to LAA) should also consider the cumulative impacts of all the lots to the Blackwood River. In view of the above, DWER recommends the following changes to issues/opportunities: • 2. Compliance with the Government Sewerage Policy 2019 • 3. Vegetation and waterway protection

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p54 – **17. Stanton, Terry and Fern Valley Road – Various lots**	Planning Areas	Flood and waterway protection  	7 'Rural Small Holdings' lots are proposed with an average size of 20 Ha. It should be noted that there may be localised there may be matters related to erosion due to the sloping nature of the land. The Blackwood River can be impacted from landuse practices if contaminants are released from these activities if there is an insufficient separation between these activities and creeklines (which drain into the Blackwood River) – noting the importance of adequate buffers to waterways, particularly the creekline traversing Lot 10 an Lot 696. In addition, although there is a 'Floodplain Development Control Area' for the Blackwood River, our GIS shows there is no specific flood data for the area to inform future development – noting that future structure planning should take into account flood studies In view of the above, DWER recommends the following changes to issues/opportunities: • 6. Flood protection/studies • 7. Protection of remnant vegetation and waterways

p55 – **18. Asplin Siding Road –Various lots**	Planning Areas	Flood and waterway protection  	10 'Rural S[illegible]l Holdings' lots are proposed with an average size of 20 Ha. Flood data does not cover the entire area. Protection of remnant vegetation should include the protection of the Blackwood River foreshore area, and the waterway traversing Lot 6664, Lot 1 and Lot 6 – with an appropriate future structure planning design. In view of the above, DWER recommends the following changes to issues/opportunities: • 2. Flood protection/studies • 7. Protection of remnant vegetation and waterways

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General comments		It is expected that evidence of a secure water supply (including fit-for-purpose water) will be identified further down the planning process. Due to the low lying nature of the land/high groundwater in some areas, fill may be required in as described above. It is expected the Scheme/Structure Planning to follow will expand upon further development requirements, such as, but not limited to the site constraints and recommendations described above.	

Emailed to Planner.

LN/42/004
ICR 16699

Government of **Western Australia**
Department of **Health**

Our Ref: F-AA-05223 D-AA-23/171412
Contact: Chris Hill/ Phill Oorjitham 9222 2000

Mr Dale Putland
Chief Executive Officer
Shire of Boyup brook
PO Box 2
BOYUP BROOK WA 6244

Attention: Adrian Nicoll

Via email: shire@boyupbrook.wa.gov.au

Dear Mr Putland

PROPOSED LOCAL PLANNING STRATEGY

Thank you for your letter of 29 March 2023, requesting comments from the Department of Health (DoH) on the above proposal.

The DoH provides the following comment:

1. Water Supply and Wastewater Disposal

Potable water must be of the quality as specified under the *Australian Drinking Water Quality Guidelines 2011*.

For non-scheme water connected areas, the development is to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2011*.

The necessary requirements may be referenced and downloaded from:
http://ww2.health.wa.gov.au/Articles/A_E/Drinking-water-quality-management
http://ww2.health.wa.gov.au/Articles/A_E/Drinking-water-guidelines-and-standards

In relation to the management of wastewater, the DoH appreciates the long-term objectives for the town in considering the installation of a deep sewerage system. However, as highlighted in the supporting documentation, the future lots would probably be restricted to R15 and R20 zoning because areas for septic tanks and associated setbacks are still required.

Until such time that a deep sewerage system is installed, and made available for connection, it is important to acknowledge there appears to be significant geographical and topographical limitations in and around the town site, therefore, this is subject to ensuring and demonstrating the following for each site:

189 Royal Street East Perth Western Australia 6004
Telephone (08) 9222 2000 TTY 133 677
PO Box 8172 Perth Business Centre Western Australia 6849
ABN 28 684 750 332
www.health.wa.gov.au

a) Lot specific site and soil evaluation (SSE) report will be required for the above proposal (proposed disposal location/s), to be undertaken by a qualified consultant that is conducted during the wettest seasonal time of the year (mid-July/August) as per AS/NZS 1547:2012 requirements.
b) The volume of the wastewater treatment system needs to accommodate the number of personnel or purpose based on the current health sewage legislation (*Health (Treatment of Sewage and Disposal of Effluent and Liquid Wastes) Regulations*, 1974). This applies to residential, commercial including grouped dwellings using a common system, schools, reserves and industrial proposals.
c) The disposal area is required to be adequately sized based on the SSE report permeability findings for the natural soil and above volumes.
d) To determine if the proposal is located within a public drinking water catchment area or sewerage sensitive area as outlined in the Government Sewerage Policy (GSP. At present, Boyup Brook is not currently captured under these catchment areas.
e) Site 18: - Able and Short Streets (Bridgetown-Boyanup Rd). The light industrial proposal may not have sufficient onsite wastewater management capacity. Of importance, lots used for wastewater production are to be the same lot used for effluent disposal. There appears to be two lots that may need to be amalgamated if these have not already been done. In addition, the DoH would recommend undertaking ground water sampling to ensure water tables/aquifer, that could be used in the future for water extraction are not a public health risk from any potential contamination from the old power station.
f) To ensure all minimum setback requirements to winter creeks, rivers, wetlands and other water bodies, ground water and perched water meet the GSP requirements.
g) Consideration of nuisances such as odours, noise and vibration in relation to the location of the wastewater treatment plant and disposal areas to accommodation or sensitive land users.
h) Plans to scale detailing the proposed building envelopes, land application area/s, trafficable areas and exclusion zones with all measurements for each proposal.
i) All wastewater treatment systems and disposal areas whether used for construction purposes, accommodation, wash down bays, office use, mobile-temporary or permanent are required to submit a formal application to the local government Environmental Health Officer (EHO) for assessment, that may be required to be forward onto the Department for assessment and approval depending on volumes and purpose.

2. *Public Health Impacts*

DoH recommend that all 18 specific land allocations within the plan incorporate appropriate separation distances as set out in EPA (2005) Separation Distances between Industrial and Sensitive Land Uses to ensure that encroachment between incompatible land uses is managed, and associated community concerns, nuisances and public health risk are minimised.

The Local Plan already includes policies around Bushfire assessment and protection and Flood assessment and protection.

Contaminated Sites

Department of Water and Environmental Regulation (DWER) Contaminated Sites Database do not record any sites classified within the planning area. The Council is advised, however to obtain a Basic Summary of Records (BSR) https://www.der.wa.gov.au/images/documents/your-environment/contaminated-sites/Forms/Form-2.pdf particularly for their 18 specific land allocations, to complete their submission.

Where it is proposed to demolish or reuse any existing buildings or structures as part of any redevelopment, they should be subject to a detailed inspection to identify and remove any hazardous materials including asbestos, prior to the commencement of works. This will minimise the creation of new contaminated sites and protect the risks to public health during these works.

Specific Land Allocations

Area 1 – The site is former railway land to be rezoned to holiday accommodation. Railway land is a land use associated with hydrocarbon contamination, organochlorine pesticides and asbestos contamination. The Council should conduct a contaminated sites risk assessment and investigation to determine the site's suitability for use. In addition, any development of this area may general significant dusts, including potentially hazardous dust associated with historical land uses. Adequate monitoring and management is necessary during the developing period. An effective and timely community engagement strategy will need to be implemented prior to any works to minimise adverse impacts to the health and amenity of the local community.

Area 2 to 7 - No specific issues.

Area 8 – The site is a former wastewater treatment facility to be rezoned to Industrial use. The site comprised a large area of irrigation/infiltration ponds which were subsequently removed in 2021. Wastewater treatment is a land use associated with organic/nutrient contamination of soils and groundwater. Any subsequent capping of this area may result in the generation of hazardous ground gases (e.g., methane, hydrogen sulphide) which may accumulate in enclosed spaces with the proposed development. The Council should conduct a contaminated sites investigation and risk assessment to determine the site's suitability for use.

Area 9 to 18 – No specific issues.

DoH has a document on '*Evidence supporting the creation of environments that encourage healthy active living*' which may assist you with planning elements related to this strategy. A copy may be downloaded from:
https://ww2.health.wa.gov.au/Articles/F_I/Health-risk-assessment

3. *Medical Entomology*

Any future developments outlined in the LPS ensure proposed infrastructure and site works do not create additional mosquito breeding habitat as follows:

- Changes to topography resulting from earthworks (e.g., the installation of pipelines, footpaths, roads etc) must prevent run-off from creating surface ponding as it may become mosquito breeding habitat;
- Water tanks and other water-holding containers must be sealed or screened to prevent mosquito access and breeding. Regular monitoring for mosquito larvae and treatment with larvicide may also be required;
- Waste items (tyres, drums and other water holding receptacles) should be filled with sand/soil; kept undercover or punctured to reduce the chances of these items holding water and becoming mosquito breeding habitat;
- Constructed water bodies (drainage infrastructure, infiltration basins and swales, settling ponds, wetlands, etc) must be located, designed and maintained so they do not create or contribute to mosquito breeding;
- Constructed water bodies (drainage infrastructure, infiltration basins and swales, settling ponds, wetlands, etc) may require regular monitoring and application of herbicides and/or removal of invasive vegetation to prevent the harbourage of mosquito larvae; and
- The *Chironomid midge and mosquito risk assessment guide for constructed water bodies* should be referred to during the early stages of planning to ensure that the potential for on-site mosquito breeding is minimised. This document is available at: Chironomid-midge.pdf (health.wa.gov.au)

4. *Land Use Planning for Natural Hazards*

A document *'Land Use Planning for Natural Hazards* can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as flooding (including storm surge), fire, landslide, earthquake, strong wind and erosion. Available for download from:
https://knowledge.aidr.org.au/resources/land-use-planning-for-natural-hazards-handbook/

Should you have any queries or require further information please contact Chris Hill or Phill Oorjitham on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely



Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

05 May 2023

LN/42/004

Maria Lane

From: Daniel Lawrence <Daniel.Lawrence@watercorporation.com.au>
Sent: Thursday, 6 April 2023 11:02 AM
To: Shire
Subject: ICR16453 - DRAFT LOCAL PLANNING STRATEGY
Attachments: Draft Local Planning Strategy - Boyup Brook - WC Comments.pdf; Boyup Brook Chlorine Buffer.pdf

SynergySoft: ICR16453

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Hi there,

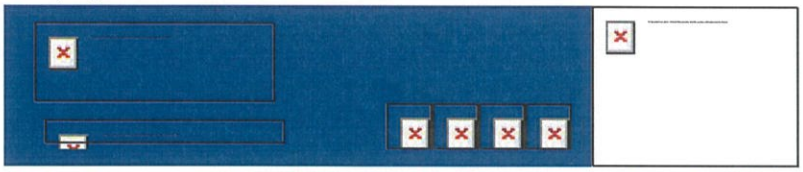
Please find attached our comments on the Draft Local Planning Strategy.

Let me know if you wish to discuss any of this further.

Kind Regards

Daniel Lawrence
Snr Plnr - Land Planning
Development Services

E Daniel.Lawrence@watercorporation.com.au
T (08) 9420 3257



Water Corporation acknowledges the Traditional Owners throughout Western Australia and their continuing connection to the land, water and community. We pay our respects to all members of the Aboriginal communities and their cultures and to Elders past, present and emerging.

The Water Corporation respects individuals' privacy. Please see our privacy notice at What about my privacy

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Development Services
629 Newcastle Street Leederville WA 6007
PO Box 100 Leederville WA 6902
T (08) 9420 2099
F (08) 9420 3193

Your Ref: LN/42/004
Our Ref: 149864646 - LPS397246
Enquiries: Daniel Lawrence
Direct Tel: 9420 3257
Email: land.planning@watercorporation.com.au

06 April 2023

Chief Executive Officer
Shire Of Boyup Brook
PO BOX 2
BOYUP BROOK WA 6244

Attention of: Adrian Nicoll

Re: Draft Local Planning Strategy - Boyup Brook

Thank you for your letter dated 29 March 2023. We offer the following comments regarding this proposal.

Planning Areas

6. Williams and Short Street
This is a significant increase in yield, we will need to investigate how this can be incorporate into our Long-Term Scheme planning. It is worth noting that, given the proximity to existing services, this will likely be much more efficient to service compared to some of the other sites.

12. Banks Rd
Not serviced with scheme water and will be very costly to extend services.

13. Rusmore Rd
We will need to undertake investigations to determine how this parcel of land can be supplied with water.
A small portion near our water tank and Chlorinator is impacted by a 100m safety buffer from the Chlorinator due to the storage of Chlorine gas. It is recommended that the LPS should include some commentary about the chlorine safety buffer and a recommendation that no further subdivision or sensitive land uses should be allowed within the buffer area.

14. Bridgetown – Boyup Brook Rd and Banks Rd
We will need to undertake investigations to determine how this parcel of land can be supplied with water.

16. Boyup Brook North Residential Expansion
Servicing of this site with scheme water has been previously investigated and is expected to cost approximately $7m, this is not in our Capital Investment Program and therefore must be funded by the proponent. We encourage the Shire to explore alternative options to address the need for residential land.

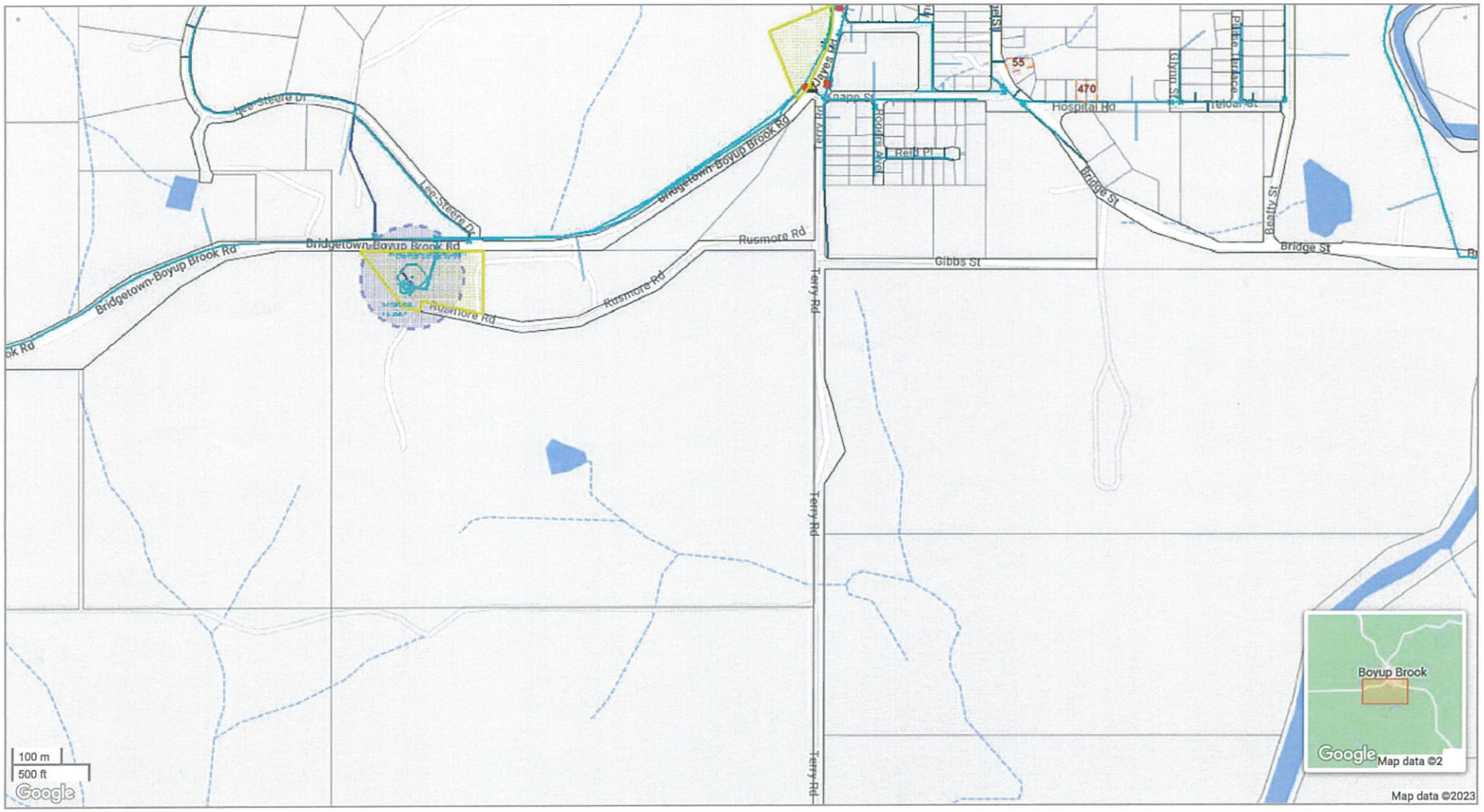
General Comments

Water Corporation is supportive of expansion of the town in an frontal and orderly manner and in accordance with SPP 3.0 Urban Growth and Settlement as it allows

for an efficient use of existing services and delivers a more affordable and sustainable outcome for growth of the town. The town currently has 38 vacant serviced lots according to our account data, the Shire could consider incentives like differential rating to encourage owners of these lots to develop.

The information provided above is subject to review and may change. Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Daniel Lawrence
Senior Planner
Development Services



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LN/42/004
ICR17169

RECEIVED
29 July 2023

McAlinden WA 6225

26th June 2023

The Chief Executive Officer

P.O Box 2

Boyup Brook

For your attention

We are writing this submission on the behalf of the majority of residents in the localities of McAlinden, and the Boyup Brook Shire Community in response to the Shire's call for submissions for the Draft Local Planning Strategy.

This submission calls for the urgent need to seal the section of gravel road at the northern end of Boyup Brook Nth Road (from W Tree Gully Road to McAlinden-Bowelling Road) and the section of gravel road on the McAlinden-Bowelling Road (from Boyup Brook Nth Road to McAlinden road).

The following are the reasons and concerns why this matter needs to be addressed, as a matter of priority by Council/Shire.

1) Safety – these sections of road are unsafe at best and dangerous at worst

In summer, the dust load (in a dieback declared area) reduces visibility to dangerous levels.

In winter, due to the lack of actual gravel and heavy haulage use, the clay base can become too unsafe to use these roads.

The addition of a 'drive to conditions' sign is insufficient. It is clear that the only reason there has not been a serious accident is due to the skill and good fortune of the drivers on these roads.

Should an accident occur, road condition will be taken into account as it forms part of a police accident report, and the Council/Shire will be solely responsible for this.

2) Heavy haulage increase – these portions of road are already extensively used by heavy haulage, which causes increased damage to the roads. This heavy haulage use will only continue to increase with the number of Pine Plantations now in existence in the area (approx. an extra 8,000 acres of plantation due to the purchase of two large farms in McAlinden in 2022 and 2023).

3) Ongoing maintenance and grading – the current grading schedule is totally insufficient for these roads, whilst it is acknowledged that the works department responds, in due course, to calls for grading, the demonstrated effectiveness of same is approx. seven days in summer before more work is needed and approx. 10 days in winter.

4) Vehicle damage and maintenance – there is a quantifiable increase to vehicle damage and a higher need for maintenance directly due to the poor condition of these roads, at the expense of the rate payers involved and people frequenting the area, including tourists.

Also, employment potentials are reduced as contractors and employees refuse to travel in this area due to the increased cost for maintaining and repairs to their vehicles whilst travelling these roads.

5) Damage to potential business i.e. – tourism – by way of example I (Lisa McBeath) purchased my block with the aim of introducing Eco Tourism to the area, I am unable to pursue this primarily due to the dust levels created in summer and the unsafe road conditions in winter. Please note, prior to purchasing this block I was advised by Council/Shire that sealing of these roads was part of their '5-Year-Plan' (in 2006).

The above form our initial submission to Council/Shire, further discussion is welcomed.

In summation, these roads are extremely unsafe, cause ongoing cost to Council/Shire, and cause ongoing cost to the road user. They will continue to degrade further with the increase in forestry, they are damaging business potential and the Council/Shire's plan has not been met.

I respectfully ask that this be raised as an urgent matter for consideration. We are rate payers in this Shire that receive very few direct services and are only asking for a safe transit road, and this would be a superb improvement for the area.

Regards McAlinden Residents

Name: Lisa McBeath

Address: Boyup Brook Nth Road McAlinden

Moved to Area: 2007 Phone: 0401 053 517

Signature:

Name: Ann-Marie Bass

Address: 660 McAlinden Road McAlinden

Moved to Area: August 1998 Phone: 0429 361 971

Signature:

Boyup Brook Shire - Road Upgrade Petition

Name: Tracey Clarke.
Address: 174 Chapman Rd McAlinden 6225
Moved to Area: 2015 Phone: 9732 2305
Signature: T. Cl

Name: Tony Clarke
Address: 174 Chapman Rd McAlinden 6225
Moved to Area: 2015 Phone: 9732 2305
Signature:

Name: Ian Field
Address: 2/204 Chapman Rd
Moved to Area: 2014 Phone: 0455 222599
Signature:

Name: Dea Parker
Address: Lot 3746 Bowelling McAlinden Rd
Moved to Area: 2014 Phone: 0400 4500 43
Signature: Parker

Name: Stephen Parker
Address: Lot 3746 Bowelling McAlinden Rd
Moved to Area: 2014 Phone: 0414946573
Signature: S Parker

Name: TONY ALLIA
Address: 984 Mcalinden rd
Moved to Area: 02/2023 Phone: 0409 884 867
Signature:

Name: Naomi van der Wielen
Address: 1410 RMB McAlinden Rd
Moved to Area: 2007 Phone: 043 992 8810
Signature: NvanderWielen

Name: Darren van der Wielen
Address: 1410 RMB McAlinden Rd
Moved to Area: 2007 Phone: 041 991 5340
Signature: DvanderWielen

Name: PETER BLACKBURN
Address: 444 CHAPMAN ROAD
Moved to Area: 2006 Phone: 0428 909 599
Signature:

Boyup Brook Shire - Road Upgrade Petition

Name: Devon Kirk
Address: 451 McALINDEN RD McALinden
Moved to Area: 2004 Phone: 0429318363
Signature: D. Kirk

Name: Wendy Kirk
Address: 451 McALINDEN RD McALinden
Moved to Area: 2004 Phone: 0427547555
Signature: W. A Kirk

Name: Glenn Kirk
Address: 487 McALINDEN Rd Mc Alinden
Moved to Area: 2013 Phone: 0408 318 188
Signature: G Kirk

Name: Tegan Kirk
Address: 487 McALINDEN RD McALINDEN
Moved to Area: 2013 Phone: 0429 146760
Signature: T L Kirk

Name: Deb Ryan
Address: Lot 2823 Chapman Rd
Moved to Area: Mc Alinden. Phone: 0458191998
Signature: D M Ryan.

Name: Annette Weste
Address: 240 Chapman Road McAlinden
Moved to Area: Nov 2021 Phone: 0457334075
Signature:

Name: Cherie Mayne
Address: 240 Chapman Rd McAlinden
Moved to Area: Nov 2021. Phone: 0429354837
Signature:

Name: Nick Bass
Address: 660 McALINDEN Rd.
Moved to Area: MAY 2016 Phone: 0479553670
Signature:

Name: SHARON TEDORE
Address: 440 CHAPMAN RD
Moved to Area: SEPT 2021 Phone: 0401732123
Signature: S. Tedore

Boyup Brook Shire - Road Upgrade Petition

Name: Janine Wooding
Address: RMB. 2290 Bowelling/McAlinden Rd
Moved to Area: in the family 1907 Phone: 0438565540
Signature: J Wood

Name: Ethan Bass
Address: 660 McAlinden rd, McAlinden
Moved to Area: 2005 Phone: 0897322186
Signature: EN

Name: JODI WILDY
Address: 2206 BOYUP BROOK NTH RD
Moved to Area: 2003 Phone: 0428171560
Signature: J Wildy

Name:
Address:
Moved to Area: Phone:
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Moved to Area: Phone:
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Boyup Brook Shire - Road Petition

Name: Audrey Faed
Address: Lot 2 204 Chapman Rd
Moved to Area: 2017 Phone: 0427 992 163
Signature: AFaed.

Name:
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LN142/004
ICR7214

Nicola Jones

From: WAPCreferrals <WAPCreferrals@pta.wa.gov.au>
Sent: Friday, 7 July 2023 11:37 AM
To: Shire
Cc: Executive Assistant
Subject: Public Transport Authority Referral Response - Draft Local Planning Strategy (LPS)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Adrian Nicoll,

With regards to your correspondence dated 29 March 2023, the Public Transport Authority (PTA) has reviewed the Shire's Draft Local Planning Strategy (LPS).

1. Figures and text throughout the LPS identifies the rail corridor as having a proposed land use of 'Mixed Use'. Rail Corridor land identified by the *Rail Freight Systems Act* is protected and is not available for excision from the rail corridor. The LPS should be amended to remove reference to the rail corridor as 'Mixed Use'.

2. Noise sensitive proposals adjacent to the railway corridor will need to be supported by an acoustic assessment prepared by a suitably qualified professional and in accordance with State Planning Policy 5.4 – *Road and Rail Noise*.

3. Vibration should also be addressed in future developments given the distance the developments would be from the rail corridor the actual and perceived vibration levels in sensitive land uses.

Kind regards,

Rashidah MacLeod
Transport and Land Use Planner | Infrastructure Planning and Land Services
Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 9326 5658 Fax: (08) 9326 2000
Email: WAPCReferrals@pta.wa.gov.au | Web: www.pta.wa.gov.au



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SHIRE OF BOYUP BROOK
LOCAL PLANNING STRATEGY 2023 – 2038

Schedule of Submissions

Submission Number	Submission Details	Summary of Submission	Comment and Recommendations
1	Britta Loy 24 Williams Street, Boyup Brook	Landowner within proposed Planning Investigation Area 6 supportive of the identification of the Planning Investigation Area and the potential future change in zoning from 'Special Rural' to 'Residential'.	Noted. No action required within the Local Planning Strategy.
2	Boyup Brook Tourism Association PO Box 47, Boyup Brook	General support for the intent of the Local Planning Strategy in encouraging tourism within the Shire of Boyup Brook	Noted. No action required within the Local Planning Strategy.
		Concerns raised about the impact of urbanisation adjacent to the Boyup Brook as proposed in Planning Investigation Area 1 on the following grounds: • Potential impact of development on the Aboriginal Heritage of the Brook; • Potential visual impact of development for view lines to the Brook from the Town; • Sewerage management; and • Potential impacts of shifting the existing Caravan Park. Ultimate request to remove Planning Investigation Area 1 from the Local Planning Strategy for the land to remain as it currently is.	Dismiss. The Shire acknowledges the considerations raised in the submission are valid. The identification of Planning Investigation Area 1 for a Special Use precinct which could support tourism accommodation would require additional supporting documentation as identified in the issues and opportunities – including, but not limited to, bushfire management planning, environmental surveying, and hydrological surveying. Any proposed development would be required to be compliant with government sewerage policies and demonstration of this compliance would be required as part of any future development application. It would also need to be compliant with requirements under the relevant legislation for Aboriginal Heritage, including any requirements for development within ACH-00017491 or adjacent to ACH-00020434. The identification in the Local Planning Strategy of the site as a Special Use precinct to allow future tourism accommodation does not limit the site to relocating the existing Caravan Park to the site. The planning investigation area would allow consideration of a broad range of development opportunities

	including those which could expand tourism offerings within the townsite.
Concerns raised about the potential of development on “bush blocks” along Bridgetown – Boyup Brook Road which are considered to have threatened species and significant native wildlife but are identified in Planning Investigation Areas 8, 14 and 15.	Noted. As part of future planning processes, environmental surveying and reporting would be required. Unless an exemption applied – such as to ensure compliance with bushfire requirements – a clearing permit would need to be sought from the Department of Water and Environmental Regulation prior to clearing any vegetation on site.
Discourage the establishment of tree farms on the following grounds: • Previous experience within the Shire is that large acreages of trees are detrimental to the economy, culture, community wellbeing and ambience of Boyup Brook as a whole; and • When Blue Gum Plantations previously became common in the region, the character of Boyup Brook was diminished.	Noted. Tree farms are a land use capable of approval under the Shire’s Local Planning Scheme and any application for a tree farm would need to be assessed in accordance with the requirements of the State and Local Planning Framework. The Shire’s concerns about the potential impact of tree farms are recognised within the Local Planning Strategy specifically as they relate to a potential issue for the economy and employment based on experience with Blue Gum Plantations. It is recognised that a loss of employment may impact the community more broadly through reduction in population if broadacre farms are displaced and people move out of town to find employment elsewhere. In response to these concerns, the Shire – through the Local Planning Strategy – proposes the following: • The preparation of a local planning policy to guide the Council’s consideration of any application for development approval for tree farms, including how the Council may exercise their discretion and outlining the matters that must be addressed by applications; and • Further research to be conducted by the Shire to understand the potential impacts of tree farms on employment and population to assist in devising

			interventions to limit these impacts if tree farms are approved within the Shire.
3	Department of Fire and Emergency Services (DFES) Land Use Planning	DFES provided comment on the requirement to apply State Planning Policy 3.7 – Bushfire Prone Areas within the Shire of Boyup Brook and specifically suggested: • Given the Strategy's intent to seek provision of accommodation and vulnerable land uses, there should be a coordination of bushfire risk to ensure it doesn't result in introduction or intensification of development or land use in an area that will have high BAL levels • A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications in areas with a bushfire hazard.	Not supported. The Local Planning Strategy requires that future planning for investigation areas consider SPP3.7 and associated guidelines and any future proposal (scheme amendments, subdivisions, development applications) would be required to prepare a Bushfire Management Plan. The Shire is acutely aware of the bushfire management needs of the area and works closely with DFES to ensure its own management programs, outside of the planning framework, are fit for purpose. Given the size of the Shire, and the vast predominance of broadacre agriculture throughout the Shire, the imposition of a requirement for a BMP over the whole of the Shire area is highly onerous and unnecessary and is considered unlikely to add any value to the management regime already in place outside of the planning framework. The Shire recognises that more comprehensive bushfire management requirements will be required within areas identified for change or development and considers that later stages of planning where proposals are site specific provide a more appropriate time to prepare Bushfire Management Plans.
4	Department of Education (DoE) Land Planning	DoE raised the following matters for consideration based on the Local Planning Strategy: • There is a significant potential estimated lot yield identified in the Strategy. Whilst the Department acknowledge the rate of development is difficult to predict, the implications of increasing residential density need to be understood as they have a correlation on the student enrolment demand.	Noted. As recognised by DoE, the rate of development is difficult to predict however it is: a) not expected that the full potential yield of 640 additional dwellings will be achieved in the Shire in the 15-year lifespan of the Local Planning Strategy; and b) OP2.4 states that in general, the provision of governmental school sites for primary schools is one school site for every 1,500 dwellings. In the unlikely event that the full potential

		• Based on current demographic and development trends, Boyup Brook District High School is considered to be able to cater for student demand. However, if the potential future lot yield is to increase, the Department recommends that the Shire forward plan and make provision for sufficient number of public schools as per Operational Policy 2.4 – Planning for School Sites.	yield was achieved, the Shire would still have less than 1,500 dwellings. Structure planning within the Shire's identified residential investigation areas will be referred to DoE and as structure planning occurs, if concerns about demand and provision of schools arise the Shire will work with DoE to ensure adequate land is identified for schools.
		Planning Investigation Area 4 – Beatty Street identified a portion of the existing Boyup Brook District High School Site for investigation for future residential development. DoE advises that they have not identified the land as surplus to their needs and do not support the inclusion of the Investigation Area on the Local Planning Strategy.	Agreed – modification to Local Planning Strategy Proposed. **Modification 1.** Modify the Local Planning Strategy to remove Planning Investigation Area 4 from all Strategy Maps and Text to recognise the land is not surplus to DoE needs and will not be considered for residential development within the lifespan of the Local Planning Strategy.
5	Edge Planning on behalf of Leafield Pty Ltd Lots 51, 1007 and 1118 Boyup Brook-Arthur Road	The classification of the sites on the Boyup Brook-Arthur Rd as 'Residential/Rural Residential' and inclusion within Planning Area 16 is supported.	Noted. No action required within the Local Planning Strategy.
		Request changing the estimated lot yield from '111' lots to '360 lots' subject to detailed structure planning.	Agreed - modify the estimated lot yield from '111' lots to '360' lots. A site and soil evaluation assessment will ultimately determine lot yield potential. **Modification 2** – Modify Local Planning Strategy to amend the text for Planning Area 16, under the heading – Planning Considerations, as follows: Lot size / Density: min 2000m^2. Estimated Lot Yield: 360 lots (subject to detailed structure planning)
6	Department of Water and Environmental Regulation	A number of text modifications were proposed throughout to add additional appropriate language to manage water and environmental considerations.	Agreed – modification to Local Planning Strategy Proposed. **Modification 3** – Modify Local Planning Strategy to include text as per red text:

	Planning Advice South West Region	*Page 10 - Vision* Managing and enhancing the environmental integrity of the Blackwood River, and other waterways. *Page 25 - Natural Resources – Table 3, First row* Extraction of natural resources can impact the natural environment, cause land and water resource impacts and loss of amenity. *Page 25 - Agricultural and Rural Land Uses – Table 3, Second row* Action: Prepare provisions for the new Local Planning Scheme and/or local planning policies which provide guidance on the assessment of development applications with respect to the protection of agricultural productivity of rural areas, ensuring an adequate and fit-for-purpose water supply, management of environmental degradation, additional tourism uses which may assist in and protection from inappropriate development which may compromise continued agricultural and rural operations. Rationale: Ensuring an adequate and fit-for-purpose water supply is an important consideration to ensure the viability of agricultural and rural land uses. *Page 26 - Landscape and Visual Management – Table 3, First row* Consider including provisions within the new local planning scheme or developing a local planning policy to protect riparian vegetation, remnant trees and require further planting, throughout Boyup Brook, especially for industrial areas, riparian areas adjacent to the Blackwood River, road verge areas and at main entrances to the Boyup Brook townsite. *Page 43 – Planning Investigation Area 6 Williams and Short Street*

Item 4. Compliance with the Government Sewerage Policy 2019
Item 5: Suitable setbacks to, and management of, the adjacent creek line.

Page 44 – Planning Investigation Area 7 Abel and Short Street
Item 3: Compliance with the Government Sewerage Policy 2019

Page 46 – Planning Investigation Area 9 Boyup Brook North Industrial – Lot 208 Bode Street
3. Management of stormwater, groundwater, and effluent disposal.
6. Compliance with the Government Sewerage Policy 2019
7. Ensuring a suitable fit-for-purpose water supply

Page 47 – Planning Investigation Area 10 Donnybrook - Boyup Brook Road – Lot 10 & 12
3. Management of stormwater, groundwater, and effluent disposal.
6. Compliance with the Government Sewerage Policy 2019
7. Ensuring a suitable fit-for-purpose water supply
Page 48 – Planning Investigation Area 11 Boyup Brook – Kojonup Road – Lot 10 Boyup Brook-Kojonup Road, Boyup Brook
8. Flood protection/studies
9. Compliance with the Government Sewerage Policy 2019

Page 49 – Planning Investigation Area 12 Banks Road – Lot 28 Banks Road, Boyup Brook
6. Management of stormwater and groundwater
7. Flood protection/studies

Page 50 – Planning Investigation Area 13 Rusmore Road – Lot 800 Rusmore Road, Lots 695 & 711 Terry Road, Boyup Brook
3. Compliance with the Government Sewerage Policy 2019
5. Vegetation and waterway protection

		Page 51 – Planning Investigation Area 14 Bridgetown – Boyup-Brook Road – Lot 735 Banks Road, and Lots 721 & 720 Bridgetown-Boyup Brook Road 3. Compliance with the Government Sewerage Policy 2019 4. Vegetation and waterway protection 6. Flood protection/studies *Page 52 – Planning Investigation Area 16 Boyup-Brook North Residential Expansion – Lots 51, 1007 & 1118 Boyup Brook-Arthur Road* 2. Compliance with the Government Sewerage Policy 2019 3. Vegetation and waterway protection *Page 53 – Planning Investigation Area 17 Stanton, Terry and Fern Valley Road – Various lots* 2. Flood protection/studies 7. Protection of remnant vegetation and waterways *Page 54 – Planning Investigation Area 18 Asplin Siding Road – Various lots* 2. Flood protection/studies 7. Protection of remnant vegetation and waterways
	In relation to Landscape and Visual Management issues and opportunities (as outlined in Table 3 of the Local Planning Strategy), DWER provide advice to the Shire that there is an overlap of protecting waterways and their riparian zones (and their buffers) with landscape and visual management objectives. As such, ensuring adequate land is set aside is an important consideration in planning processes. An adequate riparian zone (foreshore) is important for waterway ecological functioning and ensuring impacts from adjacent land uses can be mitigated. DWER's 'Operational Policy 4.3 Identifying and establishing waterways foreshore areas' (September 2012) provides guidance on ensuring this outcome.	Noted. As per Modification 2, a modification is proposed to the Local Planning Strategy but it is recognised that throughout the Shire, DWER Operational Policy 4.3 will provide guidance in planning for riparian zones for land use planning adjacent to waterways.

		In relation to Landscape and Visual Management issues and opportunities (as outlined in Table 3 of the Local Planning Strategy), DWER provide advice to the Shire that DWER does not have data for the entire Shire with regards to the location of flood prone land and there is a risk that certain areas not identified within a Special Control Area may also be flood prone land.	Noted. Throughout the planning process, the Shire or proponents of planning proposals may be required to undertake technical studies to determine potential flood prone areas. Referral to government agencies, including DWER, will occur when planning proposals are formally submitted.
		In relation to Public Utilities issues and opportunities, DWER noted that water supply has only been mentioned for residential use and questioned if considerations had been made to include fit-for-purpose water supplies for other land uses such as Commercial, Industrial and Public Purposes (for example irrigation of public open space). DWER also queried if there are any considerations for Boyup Brook dam as this is a public drinking water source area.	Noted. The Shire uses its existing water catchment and storage facilities to irrigate recreation areas. The Shire is investigating the potential to expand its irrigation system.
		General commentary has been provided to note that: 1. It is expected that evidence of a secure water supply (including fit-for-purpose water) will be identified further down the planning process. 2. Due to the low lying nature of the land/high groundwater in some areas, fill may be required. 3. It is expected that the Scheme and Structure Planning following the Local Planning Strategy's adoption will expand upon further development requirements including addressing site constraints.	Noted. It is expected that a number of site constraints would be further investigated through the review of existing Local Planning Scheme No. 2 and, if required, through the development of a new Local Planning Scheme as well as through any Structure Planning of Planning Investigation Areas. The result of these investigations are expected to provide greater guidance to ensure environmental protection, adequate servicing and appropriate development requirements.
7	Department of Health Environmental Health Directorate	In relation to water supply the Department of Health (DoH) advise that potable water must meet the quality specified under the *Australian Drinking Water Quality Guidelines 2011*. Where there are non-scheme water connected areas, any proposed development is required to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2011.*	Noted. No action required within the Local Planning Strategy but will form a servicing consideration for planning proposals.
		In relation to the management of wastewater, the DoH appreciate the long-term objectives for the town but note that	Agreed – modification to Local Planning Strategy proposed.

there will be restrictions to lot sizes to allow room for septic tanks and associated setbacks.

Until such time as a deep sewerage system is installed and made available for connection, the DoH suggests there are significant geographical and topographical limitations in and around the town site. Development would be subject to ensuring the following for each site:

- Lot specific site and soil evaluation (SSE) reporting as per AS/NZS 1547:2012 requirements.
- The capacity of wastewater treatment systems need to accommodate the number of personnel or purpose based on current health sewerage legislation and have an adequately sized disposal area based on SSE report permeability findings.
- To determine if the proposal is located within a public drinking water catchment area or sewerage sensitive area as outlined in the Government Sewerage Policy 2019 (although it is noted that at present Boyup Brook is not currently within these catchment areas).
- To ensure all minimum setbacks to winter creeks, rivers, wetlands and other water bodies, ground water and perched water must meet the Government Sewerage Policy requirements.
- Consideration of potential impacts including odour, noise and vibration in relation to the location of the wastewater treatment plant and disposal areas to accommodation or sensitive land uses.
- Development plans to scale detailing the proposed building envelopes, land application area/s, trafficable areas and exclusion zones with all measurements for each proposal.
- All wastewater treatment systems and disposal areas whether used for construction purposes, accommodation, wash down bays, office use, mobile-temporary or permanent are required to submit a

Modification 4

Modify the Local Planning Strategy to include the following issues/opportunities within each planning investigation area:

1. A site and soil evaluation (SSE) is required to determine land capability for subdivision or development.
2. In the absence of a reticulated sewerage system, development should be required to demonstrate compliance with the Government Sewerage Policy and Dept of Health requirements for on-site effluent disposal.

Other modifications as proposed by the Department of Water and Environmental Regulation are proposed which include additional wording about compliance with Government Sewerage Policy 2019.

		formal application to the local government Environmental Health Officer (EHO) for assessment, that may be required to be forwarded onto the DoH for assessment and approval depending on volumes and purpose.	
		In relation to potential public health impacts, the DoH recommend that all 18 planning investigation areas incorporate appropriate separation distances as set out in the EPA (2005) Separation Distances between Industrial and Sensitive Land Uses to ensure that encroachment between incompatible land uses is managed, and associated community concerns, nuisances and public health risk are minimised. The Local Plan already includes policies around bushfire assessment and protection and flood assessment and protection.	Dismissed The document referred to is one of a number of instruments that address the matter of interface between different uses, and the specific circumstances of each investigation area will be different in this respect. The identification of investigation areas has already taken into consideration the potential for land use conflicts, and where considered appropriate, identified the need for setbacks to achieve suitable buffers to sensitive land uses, creeklines etc under Issues/Opportunities. Referencing one specific document in relation to this issue may imply that other relevant instruments aren't applicable or are less important.
		In relation to potential public health impacts, the DoH advise that the DWER Contaminated Sites database does not record any sites classified within the planning areas proposed in the Local Planning Strategy, however, recommends, that the Council obtain a Basic Summary of Records (BSR) for the areas. DoH also advise that where it is proposed to demolish or reuse any existing buildings or structures as part of any redevelopment, they should be subject to a detailed inspection to identify and remove any hazardous materials including asbestos, prior to the commencement of works to minimise the creation of new contaminated sites and protect the risks to public health during these works.	Noted. The Shire will require that, where appropriate, any planning proposals within the investigation areas consider the possibility of site contamination and may require proponents to provide a Basic Summary of Records, or undertake specific site assessment, as part of their proposal. Noted. This is a detailed planning requirement and does not warrant inclusion in the Local Planning Strategy.

		Planning Investigation Area 1 is noted as former railway land to be rezoned to mixed use land with the intent to consider the land for holiday accommodation. DoH note that railway land is a land use associated with hydrocarbon contamination, organochlorine pesticides and asbestos contamination. DoH recommend that the Shire conduct a contaminated sites risk assessment and investigation to determine the site's suitability for use. In addition, any development of this area may generate significant dusts, including potentially hazardous dust associated with historical land uses. Adequate monitoring and management are necessary during the developing period. An effective and timely community engagement strategy will need to be implemented prior to any works to minimise adverse impacts to the health and amenity of the local community.	Agreed – modification to Local Planning Strategy proposed. **Modification 5** Modify the Local Planning Strategy to include an additional item under issues/opportunities for Planning Investigation Area 13 stating: 4. A contaminated sites risk assessment and investigation is to be undertaken to determine the suitability for redevelopment including any potential remediation or management required.
		Planning Investigation Area 7 – Abel and Short Streets are noted by DoH as potentially lacking sufficient onsite wastewater management capacity for light industrial development. DoH note that lots used for wastewater production are to be the same lot used for effluent disposal and that two lots may need to be amalgamated. In addition, DoH recommend undertaking ground water sampling to ensure water tables/aquifers that would be used in the future for water contamination are not a public health risk from any potential contamination from the old power station.	Noted. The Planning Investigation Area has been utilised for light industrial for more than a decade and inclusion in the Strategy seeks to move to formalising this use. Consideration will be given to wastewater management prior to any formal rezoning.
		Planning Investigation Area 8 is a former wastewater treatment facility noted for investigation for industrial use. The site comprised a large area of irrigation/infiltration ponds which were subsequently removed in 2021. Wastewater treatment is a land use associated with organic/nutrient contamination of soils and groundwater. Any subsequent capping of this area may result in the generation of hazardous ground gases (e.g., methane, hydrogen sulphide)	Noted. Following the gazettal of Scheme Amendment 21, the site has already been assessed and rezoned to Light Industry (WAPC Ref TPS/2848). The Shire also has no evidence that the site was ever developed with large irrigation / infiltration ponds.

		which may accumulate in enclosed spaces with the proposed development. DoH recommend that the Shire should conduct a contaminated sites investigation and risk assessment to determine the site's suitability for use.	
		DoH advise that any future developments outlined in the Strategy need to ensure proposed infrastructure and site works do not create additional mosquito breeding habitat.	Noted. No action required within the Local Planning Strategy
		DoH advise that a document 'Land Use Planning for Natural Hazards' can also guide the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards.	Noted. No action required within the Local Planning Strategy
8	Water Corporation Development Services	The Water Corporation is supportive of the expansion of Boyup Brook in an orderly manner that considers the efficient use of existing services to deliver an affordable and sustainable outcome for the growth of the town. The town currently has 38 vacant serviced lots and encourage the Shire to incentivise development by implementing differential rates.	Noted. The Shire agrees that efficient connection to existing services will assist in the growth of the town. Some of the investigation areas identified are recognised for their proximity to existing services and would therefore have an advantage over land that is remote from services. However, incentivisation of development of existing vacant serviced lots, through financial or other inducements, is not a matter that warrants inclusion in the Local Planning Strategy.
		Planning Investigation Area 6 – Williams and Short Street is noted as having a significant increase in yield which would require investigation as to how it can be incorporated into the Water Corporation's Long Term Scheme Planning. It is recognised that given the proximity to existing services, this investigation area will be more efficient to service than others.	Noted. The Shire agrees that efficient connection to existing services will assist in the growth of the town and have identified some of the investigation areas with the expectation they would have servicing benefits.
		Planning Investigation Area 12 – Banks Road is not serviced with scheme water and it would be costly to extend services.	Noted. Planning Investigation Area 12 is identified as an area for potential rural residential development with minimum lot sizes of 1.5 hectares. It is expected that water supply for any future subdivision will be by way of on-site roof catchment and water tanks. It is acknowledged that the ultimate lots sizes will need to demonstrate suitability in accordance with SPP 2.5 Rural Planning.

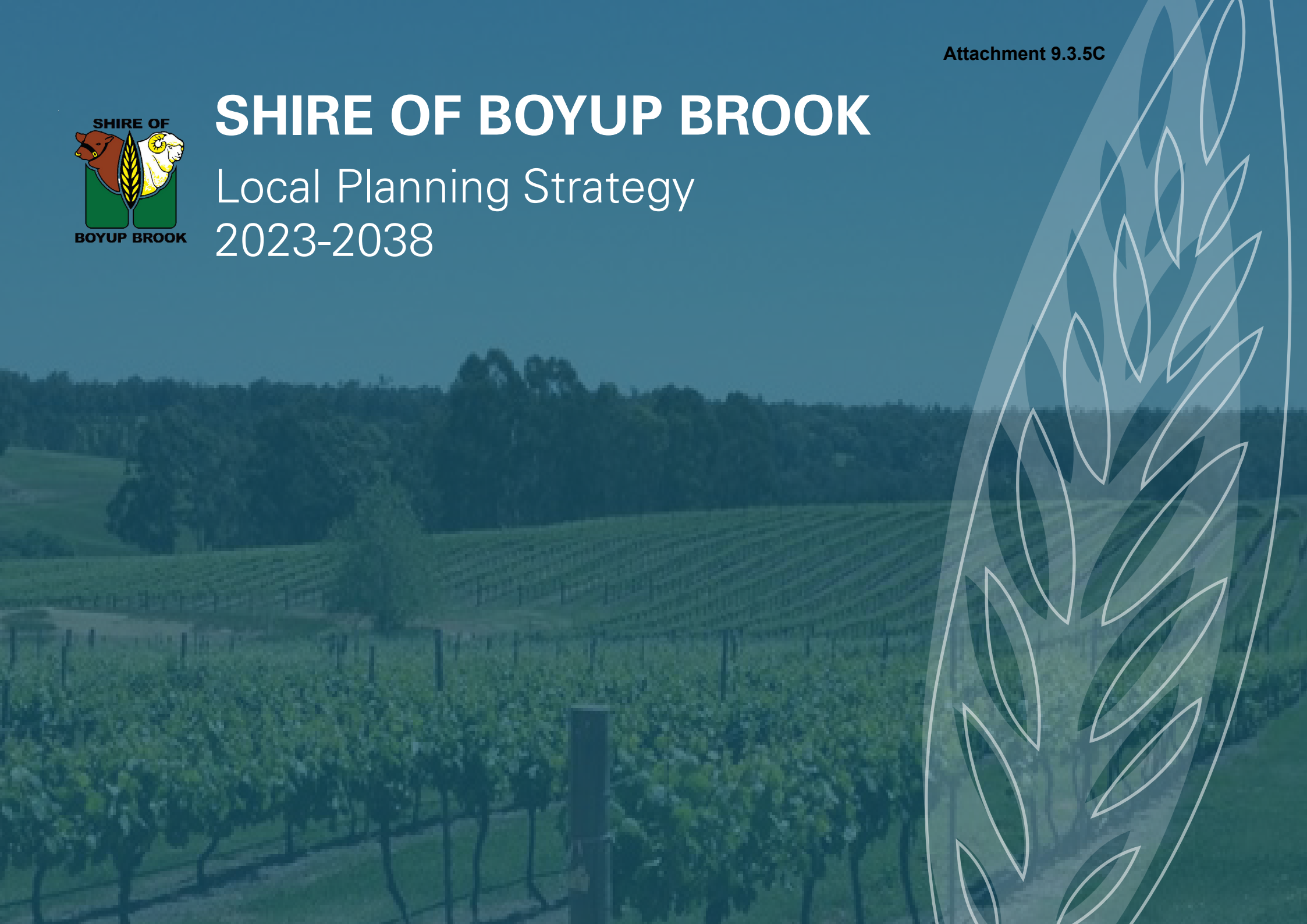
		Planning Investigation Area 13 – Rusmore Road will require investigations to determine how the land can be supplied with water. A small portion of the area near the water tank and Chlorinator is impacted by a 100m safety buffer and it is recommended that the Strategy include commentary to state that no further subdivision or sensitive land uses should be allowed within the buffer area.	Agreed – modification to Local Planning Strategy proposed. **Modification 6** Modify the Local Planning Strategy to include an additional item under issues/opportunities for Planning Investigation Area 13 stating: 6. No further subdivision or sensitive land uses should occur within a 100m buffer area to a Water Corporation Chlorinator, located on the Reserve 48822, Rusmore Rd.
		Planning Investigation Area 14 – Bridgetown – Boyup Brook Road and Banks Road will require investigations to determine how the land can be supplied with water.	Noted. Planning Investigation Area 14 is identified as an area for potential rural residential development with minimum lot sizes of 1.5 hectares. It is expected that water supply for any future subdivision will be by way of on-site roof catchment and water tanks. It is acknowledged that the ultimate lots sizes will need to demonstrate suitability in accordance with SPP 2.5 Rural Planning.
		Planning Investigation Area 16 – Boyup Brook North Residential Expansion has been investigated previously by the Water Corporation for servicing purposes and costed at approximately $7,000,000. The funding for the servicing of the site with scheme water is not in the Water Corporation Capital Investment Program and therefore would require a proponent of development to fund the servicing of the development with scheme water. The Water Corporation encourage the Shire to explore alternative options to address the need for residential land.	Noted. A proponent is currently progressing a scheme amendment for Planning Investigation Area 16 which will confirm servicing and land use capability of the investigation area. Noting the concerns raised and the significant cost of connection to scheme water, it is proposed that the designation of the land in the Local Planning Strategy remain as 'Rural Residential' or 'Residential' with lot sizes of 1ha and an estimated lot yield of 111 lots subject to detailed structure planning. While the Local Planning Strategy does identify provision of a licensed water supply as an Issue/opportunity, It is expected that larger Rural Residential lots may not require connection to scheme water if the are development subject to developing water tanks.
9	McAlinden Residents Lisa McBeath Boyup Brook North Road Ann-Mare Bass 660 McAlinden Road	A request was made to seal the section of gravel road at the northern end of Boyup Brook North Road and the section of gravel road on the McAlinden-Bowelling Road based on concerns for safety; an increase in heavy haulage use; ongoing maintenance and grading issues; damage to vehicles using the	Noted. The Shire takes road safety seriously and has recognised both Boyup Brook North Road and McAlinden-Bowelling Road as sub-standard with a need to reconstruct, realign, widen and

		road; and damage to potential business based on road safety issues.	seal the road as per the Transportation Issues / Opportunities in the Local Planning Strategy (page 30). As per the Action listed for the Issue / Opportunity, the Shire will where possible seek to advocate for additional funding to upgrade regional road linkages to improve safety and / or for State Government agencies to fund upgrading of its road network.
10	Public Transport Authority	The Local Planning Strategy identifies the rail corridor as 'Mixed Use' in Planning Investigation Area 1 – Railway Parade. Rail Corridor land identified by the Rail Freight Systems Act is protected and is not available for excision from the rail corridor. The Strategy should be amended to remove reference to the rail corridor as 'Mixed Use'	Dismiss. The Donnybrook – Katanning Railway is no longer in use and given the location of the lots and their servicing, identification of Planning Investigation Area 1 for Mixed Use will allow the prospect of a renewed use of the land to be considered. As the land is owned by the State, consultation would be required to discuss tenure prior to any development of the site and cultural and environmental matters would also be examined. This is therefore considered a legitimate opportunity that is worthy of further examination.
		Noise sensitive proposals adjacent to the railway corridor will need to be supported by an acoustic assessment prepared by a suitably qualified professional and in accordance with State Planning Policy 5.4 – Road and Rail Noise.	Noted. Notwithstanding the Donnybrook – Katanning Railway is no longer in use, SPP 5.4 Road and Rail Noise applies to all stages of planning where a noise-sensitive land use is proposed within the policy's trigger distance and where necessary planning applications would be considered against SPP5.4.
		Vibration should also be addressed in future developments given the distance the developments would be from the rail corridor the actual and perceived vibration levels in sensitive land uses.	Noted. Notwithstanding the Donnybrook – Katanning Railway is no longer in use, SPP 5.4 Road and Rail Noise applies to all stages of planning where a noise-sensitive land use is proposed within the policy's trigger distance and where necessary planning applications would be considered against SPP5.4.

Attachment 9.3.5C

SHIRE OF BOYUP BROOK

Local Planning Strategy
2023-2038



Preparation

The Shire of Boyup Brook Local Planning Strategy has been prepared in accordance with Part 3 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The Shire of Boyup Brook was assisted with the preparation of the Strategy by:

Taylor Burrell Barnett

Project Reference: 21/035

Version Control Table

Reference	Version	Date
Version 0.1	Draft for Council Consideration	December 2021
Version 0.2	Draft for Council Advertising	May 2022



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SHIRE PRESIDENT'S MESSAGE

Welcome to the draft Shire of Boyup Brook Local Planning Strategy.

The preparation of a new local planning strategy sets a framework for the Shire to update our local scheme and policies to reflect the community's aspirations and priorities. Developing a vision that reflects the unique character of our community is an essential part of future planning for our Shire.

The Shire of Boyup Brook is embracing the opportunities presented by our unique rural lifestyle. The local planning strategy provides guidance to deliver on the community aspirations of our Strategic Community Plan through our local planning framework, making Boyup Brook the place to live.

The local planning strategy will influence the form of our future growth, ensuring that we can maintain our rural lifestyle and character while we create vibrancy and services to achieve a balanced population structure in the long term. Our future growth will be achieved by continuing growth in the agricultural sector, with additional investment in tourism and small business development, and creating rural lifestyle opportunities to attract and retain a vibrant, engaged community.

The draft local planning strategy not only guides the review of our local planning scheme and planning policies to achieve the community's strategic priorities, but it identifies other strategic projects and opportunities to enhance infrastructure and liveability in our town, settlements, and rural lands.

I am confident that the implementation of the local planning strategy will provide certainty for local business, encourage investment, protect our rural character, and achieve vibrant, rural lifestyle opportunities for our community.

I encourage you to read the draft local planning strategy and provide a submission so that your views are captured in the finalization of the strategy for implementation.

Cr Richard Walker
Shire President







Image: Local Government Context for South-West Region of Western Australia (WALGA, 2021)

LOCAL PLANNING STRATEGY

PART 1

1.0 INTRODUCTION

The Shire of Boyup Brook Local Planning Strategy comprises:

- Part 1 – Strategy; and
- Part 2 – Background Information and Analysis

The Local Planning Strategy applies to the area shown in **Local Planning Strategy Map** (Section 4.0).

This Local Planning Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the Local Planning Strategy is to:

a) Set out the long-term planning directions for the local government;

b) Apply any state or regional planning policy that is relevant to the local planning strategy; and

c) Provide the rationale for any zoning or classification of land under the local planning scheme.

The Local Planning Strategy forms the strategic basis for the preparation, implementation and review of the Shire of Boyup Brook *Local Planning Scheme No. 2* (LPS 2).

2.0 VISION

The vision of the Boyup Brook Local Planning Strategy is to encourage growth of the Boyup Brook townsite as the primary settlement and to maintain the primacy of agriculture throughout the remainder of the Shire. This will be supported by the continued development of existing Rural Residential areas, and smaller areas identified for Residential Expansion of the Boyup Brook townsite.

Central to the growth of the Boyup Brook townsite is acknowledgement that delivery of public utilities in some locations is a challenge. This is partly due to the landscape (topography and localised granite outcrops) and a lack of government services (deep sewer). As such, and where appropriate, on-site supply of water and effluent disposal may need to be considered as a mechanism to support development and subdivision.

Key Goals

1. Development of accommodation for aged persons and tourists;
2. Creating a community and recreation hub within the Boyup Brook Townsite;
3. Encouraging infill of existing Residential and Rural Residential areas;
4. Achieving residential and industrial development through limited fronts.



Image: The Shire of Boyup Brook Visitor Centre welcomes tourists throughout the year.

DEVELOPMENT

- Develop land that is owned by the Shire and/or Crown to facilitate the creation of affordable housing.
- Develop community, recreation and business support facilities and services.
- Support/encourage continued development and consolidation of existing Rural Residential land uses, and the Residential expansion of the Boyup Brook townsite.

ECONOMY

- Develop Shire owned land to accommodate industrial uses and to ultimately attract business activity and stimulate employment growth.
- Ensure rural industry has the potential to develop and grow.
- Support industrial enterprise lots where residents can live and work on the same lot.

COMMUNITY

- Maintain and improve community health services – especially recreation and mental health care.
- Co-locate community and recreation assets in the one precinct (Recreation precinct located adjacent to Blackwood River).

ENVIRONMENT

- Protect remnant vegetation throughout the Shire through protection of existing habitat, revegetation where appropriate and management of the local environment across Shire and private land.
- Managing and enhancing the environmental integrity of the Blackwood River.

INFRASTRUCTURE

- Advocate for development of reticulated sewerage.
- Advocate for improvement to telecommunications- NBN
- Improve recreation facilities and maintain heritage assets.

3.0 ISSUES AND OPPORTUNITIES

3.1 Overview

This section provides an overview of the issues and opportunities for land use planning and development throughout the Shire which have been taken into consideration in the preparation of this Strategy.

Consistent with the State Planning Framework, planning issues of relevance to the Shire are presented under the following themes:

- Community, Urban Growth and Settlement
- Economy and Employment
- Environment
- Infrastructure

Each of these themes has been considered individually, with clear planning directions identified and actions attributed to the Shire and other stakeholders, including landowners, developers and State Government agencies.

3.2 Community, Urban Growth and Settlement

3.2.1 Summary of Issues and Opportunities

Community growth and settlement is perhaps the most critical element of the Local Planning Strategy, and the one which requires the greatest focus over the next 5-10 years.

Whilst population growth has been steady over the past 5-10 years, there are a number of issues within the Boyup Brook townsite and surrounds which require further interrogation and proactive measures to be taken by the Shire, including the following (with references in **Figure 1**):

A Opportunities for further urban residential development exist throughout the Boyup Brook Townsite, but require support to bring these opportunities to market, as the very low value of housing makes new land development unviable.

B Boyup Brook has an ageing population and needs to provide opportunities for the development of aged and dependent persons accommodation, but these sites need to overcome the financial constraints required to make them development ready.

C There is an increasing demand for rural residential and rural living development opportunities to leverage the lifestyle benefits of the local natural environment, but these opportunities need to be considered in the context of environmental sustainability, service feasibility/capacity and environmental risk.

D Protection of the character and heritage of Boyup Brook townsite is important to the community, and as such new built form proposals need to reflect and respond to the local character.

The opportunities and issues for community growth and settlement are further explored in **Table 1.**



Image: Example of existing residential character at Rylington Park Farm.

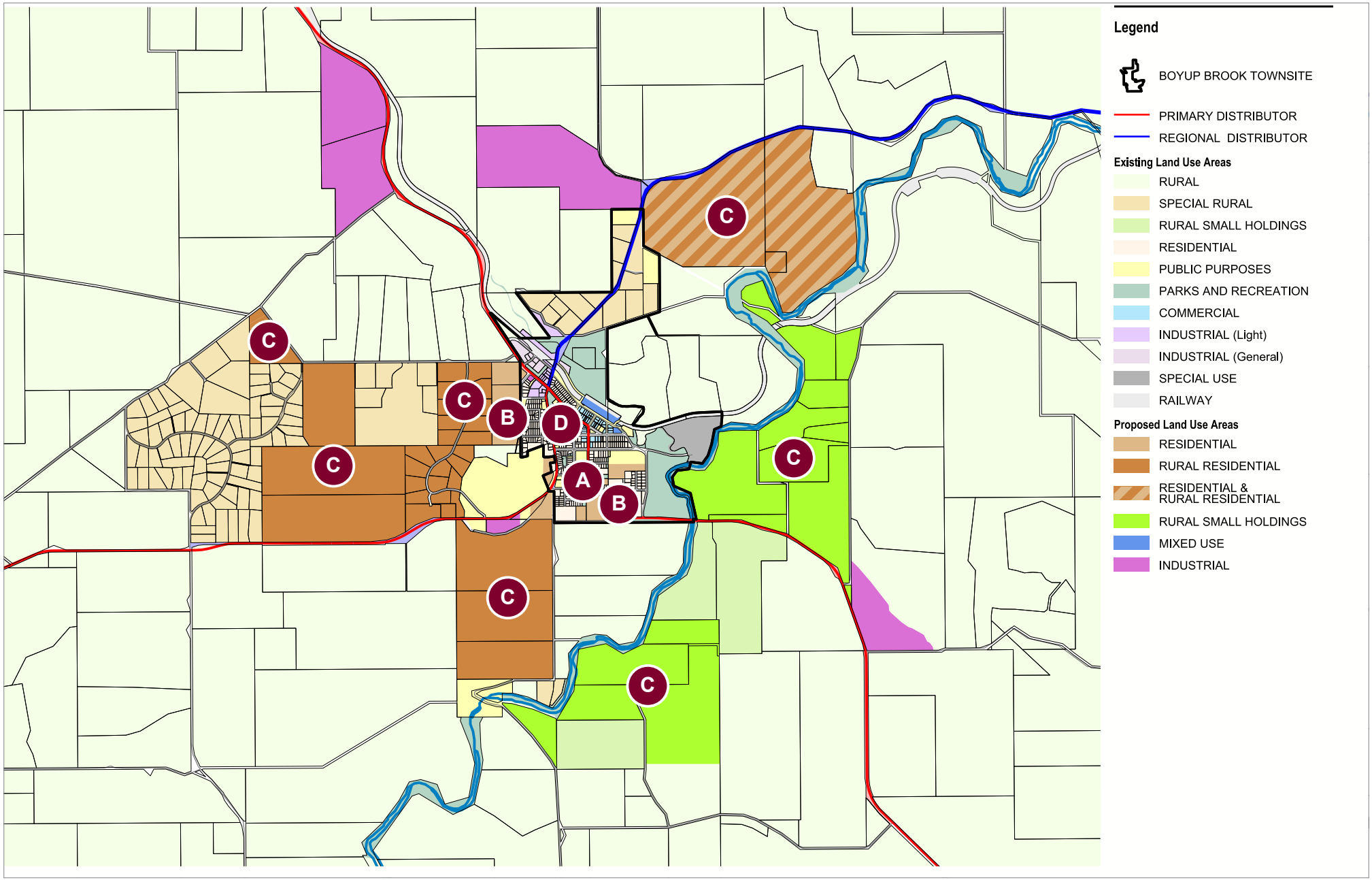


Figure 1: Issues and Opportunities with respect to Community, Urban Growth and Settlement (Boyup Brook Townsite and Surrounds)

Table 1: Issues and Opportunities with respect to Community, Urban Growth and Settlement

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Boyup Brook Townsite (Principal Settlement Area)			
Urban growth and conventional residential densities are constrained by: • Lack of reticulated sewerage; • Low commercial return on subdivision and development; • Natural limitations such as rocky outcrops, steep topography and unsuitable (impermeable) soils.	Ensure a sufficient supply of unencumbered land is available in a variety of locations (as identified in the 'Planning Areas') to provide opportunity for urban development should demand arise. Investigation of each of the identified Residential Planning Areas is to be undertaken to assess suitability to facilitate residential growth through modifications to the Local Planning Scheme and planning framework.	Conventional urban growth does not fit within the character of Boyup Brook. It has evolved as a town with lesser servicing and now achieving 'urban' type development is constrained. As such, growth within the existing townsite, except for large parcels, is generally limited and it is necessary to identify alternative residential land options that are more suited to manage the local constraints.	**Short Term** (1-3 Years)
Whilst Boyup Brook continues to have a country vernacular, this could be threatened by increasingly modern building practises and design which does not respond to the landscape.	Develop a planning policy framework to support the Local Planning Scheme that encourages development that is sympathetic to and contributes to sense of place (through tree planting, sensitive colour palette and design elements on building fascia).	The character of Boyup Brook is what attracts residents and tourists alike. This should be protected through the planning framework.	**Short Term** (1-3 Years)
The ongoing need to ensure new development is sustainable.	Develop a local planning policy framework to support the Local Planning Scheme that encourages sustainable development through design.	Encouraging the use of sustainable design will ensure that buildings are efficient to live in and/or run, are more responsive to local conditions and benefit the household through reduced financial liability in the long term.	**Short Term** (1-3 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Rural Townsites			
The Shire's rural townsites (Hamlets) are all without significant social, recreation and commercial services. Occupants travel to the Principal Settlement or surrounding local governments to acquire goods and for recreation, schooling and social interaction.	Plan for limited growth within the Shire's rural townsites.	The minor settlements lack adequate utility services and community facilities to support major future urban expansion. Some limited growth may naturally occur, however, this will not require additional planning investigation.	**Short Term** (1-3 Years)
Large areas of land exist within rural settlements that are either vacant or unallocated Crown land which is zoned 'Urban'. This land is surplus to demand and needs to be rationalised to avoid unsustainable urban expansion.	Develop a Settlement Strategy for the Shire to determine the future size of rural townsites based on servicing capability, viability and liveablity.	Further strategic analysis is required to confirm the suitability of each rural townsite for growth. On completion of analysis and development of a Settlement Strategy, future actions may vary based on townsite specific considerations.	**Short Term** (1-3 Years)
Residential Development			
Limited ability for consolidation due to lack of reticulated sewer.	Provide for a range of residential densities up to R60. Densities above R10 require a wastewater disposal system approved by DoH and/or licensed by ERA.	If a reticulated sewerage system was to be developed this would enable opportunities for consolidation within the existing townsite. This will lead to better environmental outcomes, provide a greater diversity of housing choice, enable transitional and affordable housing to be provided and provide for aging in place. It would also reduce pressure on the development of unserviced residential land uses on the fringe of the settlement.	**Long Term** (5+ Years) To be dependent on State Government infrastructure investment
Restriction of further infill within existing town due to the limitations of topography, remnant vegetation and rocky outcrops.	Investigate the provision of larger residential lots (between 2000m² and 5000m²) to create a land product that is more affordable and matches the country vernacular of Boyup Brook.	Identifying opportunities for aged/affordable accommodation to provide for these housing stock options if a reticulated sewerage system does not become available.	**Ongoing** To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Residential Development			
In some cases, housing stock is dated and dilapidated. Renewal/renovation of housing stock is not occurring as in most cases the cost would be higher than relocating to a vacant lot with a new build.	Promote potential for subdivision where land is appropriately zoned and services and infrastructure currently exist or are proposed.	The commercial realities of a small rural town can prevent subdivision of fully serviced land. Accordingly, by providing some larger lot sizes, without compromising the growth of the town, a housing product that can be affordably developed.	**Ongoing** To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0
There is a lack of aged accommodation and the ability to age in place is restricted by the minimum lot size requirements due to lack of reticulated sewer.	Investigate the use of Shire or Crown land to determine suitability for aged and tourist accommodation, to be driven by the Shire, given the low commercial incentive for these uses to be provided by private landholders.	In exploring the provision of aged/affordable accommodation, the Shire acknowledges that the commercial delivery of these services is in many cases unviable. However, the provision of aged/affordable accommodation to support vulnerable members in the community is essential.	**Ongoing** To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0
Heritage			
Property owners are reluctant to maintain heritage buildings in need of repair compounded with low funding opportunities means heritage buildings and heritage character areas are at risk of becoming unsightly, left vacant and falling out of flavour.	Prepare information through hard copy and digital means to encourage property owners to maintain and repair heritage buildings, and provide assistance with seeking grant funding where available.	Land owners need to be encouraged to conserve the significance of heritage places through; • Entry into the State Register of Heritage Places to provide maximum encouragement to the owner to conserve the significance of the place; • Conserving the significance of a heritage place through photographic evidence and recognition with a plaque, place name, or reflection in urban or architectural design; • Detailed assessment of impacts when considering a development application.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.
The Shire's Heritage Inventory is potentially outdated and does not reflect the current extent of heritage buildings and landmarks throughout the Shire.	Undertake a review of the heritage inventory to ensure it is updated to reflect the extent of heritage within the Shire and complies with the relevant State legislation requirements.	The Local Government needs to review its heritage inventory to: • Align with the standard criteria developed by the State Heritage Office; • Ensure the evaluation of each place is accurate, consistent and up-to-date; • Include new places, precincts and areas; and • To enforce protection of heritage through scheme and policy provisions.	**Medium Term** (3-5 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Rural Residential Development			
Existing or committed 'Rural Residential' development areas contain stands of remnant vegetation.	When assessing planning proposals for the development of already identified Rural Residential land, development must recognise the landscape significance of remnant vegetation and not compromise its character.	Landscape and remnant vegetation preservation form an essential component of the rural residential landscape. Some areas of vegetation may be subject to Western Australian or Australian Government clearing laws.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.
Rural Residential areas bring potential for land use conflict with surrounding 'Rural' activites.	• Support the consolidation and potential expansion of existing identified Rural Residential areas, through modifications to minimum lot size, as well as comprehensive structure planning and community consultation. • Ensure when planning for Rural Residential land uses there is a sufficient separation distance to 'Rural' zone uses. If required, consider the use of buffering mechanisms, as well as notifications on title to ensure agricultural uses are protected and are not unnecessarily required to modify operations.	There are opportunities for consolidation of the existing Rural Residential areas. Opportunities for consolidation would have to be carefully examined to determine if relevant land capability, landscape, access and planning outcomes can be achieved. It is important to ensure sufficient separation distances are achieved between agricultural and residential land uses, as outlined in the Department of Health's Guidelines for Separation of Agricultural and Residential Land Uses. This ensures that residential land uses introduced into the rural landscape do not subsequently affect neighbouring agricultural land uses.	**Ongoing** To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0
Rural Small Holdings			
Large areas for Rural Small Holdings have been identified via Structure Plan areas on the Scheme Map and may be compromised by access issues and the ability to achieve compliance with the Guidelines for Planning in Bushfire Prone Areas.	Investigate as to whether options exist to ensure access compliant with the Guidelines for Planning in Bushfire Prone Areas for 'Rural Small Holdings'.	Any applications will need to comply with the requirements of State Planning Policy No.3.7 as the application area is identified as bushfire prone.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.
Proposals for structure planning have progressed where the proposal does not result in full rationalisation or provision of the district road network.	Ensure that where proponents do not achieve the highest potential lot yield, that applications provide for future road network access so future proposals by neighbouring landowners are not compromised.	By ensuring proposals do not compromise future subdivision outcomes, this future proofs development of the locality.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.

3.3 Economy and Employment

3.3.1 Summary of Issues and Opportunities

Economic and employment retention and growth is critical to ensuring the viability of the Shire into the future. The Shire is currently home to a number of economic activities and employment generators, predominantly driven by agriculture and viticulture. There are many opportunities which the Shire may be able to capitalise upon in the future including the potential to expand on existing dominant sectors and use locational advantages to attract new economic and employment investment.

This can be assisted through modifications to the planning framework, along with modifications to planning processes to incentivise and assist businesses in establishing and thriving within the Shire.

In considering economic and employment growth the following opportunities and issues are noted, with references in **Figure 2**:

A With an older and aging population, there is demand and opportunity for the Shire to provide not only aged care accommodation, but associated supporting health services and amenity for retired persons.

B The Shire has a very attractive and diverse natural environment and attracts a significant number of tourists each year, but needs to provide greater short stay accommodation and specific attractions to encourage tourists to stay within the local area (e.g. restaurants, festivals, community infrastructure, outdoor social activities, micro brewery, etc.).

C There is demand for additional industrial land supply given the network of major freight routes throughout the Shire and the need to support local agri-businesses, raw materials production and other industrial needs. The periphery of the Boyup Brook townsite provides many opportunities for additional industrial land supply, but these landowners require support to bring these opportunities to market.

D There is demand for commercial development and redevelopment opportunities within the Boyup Brook townsite, which would aid in not only revitalising local businesses but attracting new business growth and investment.

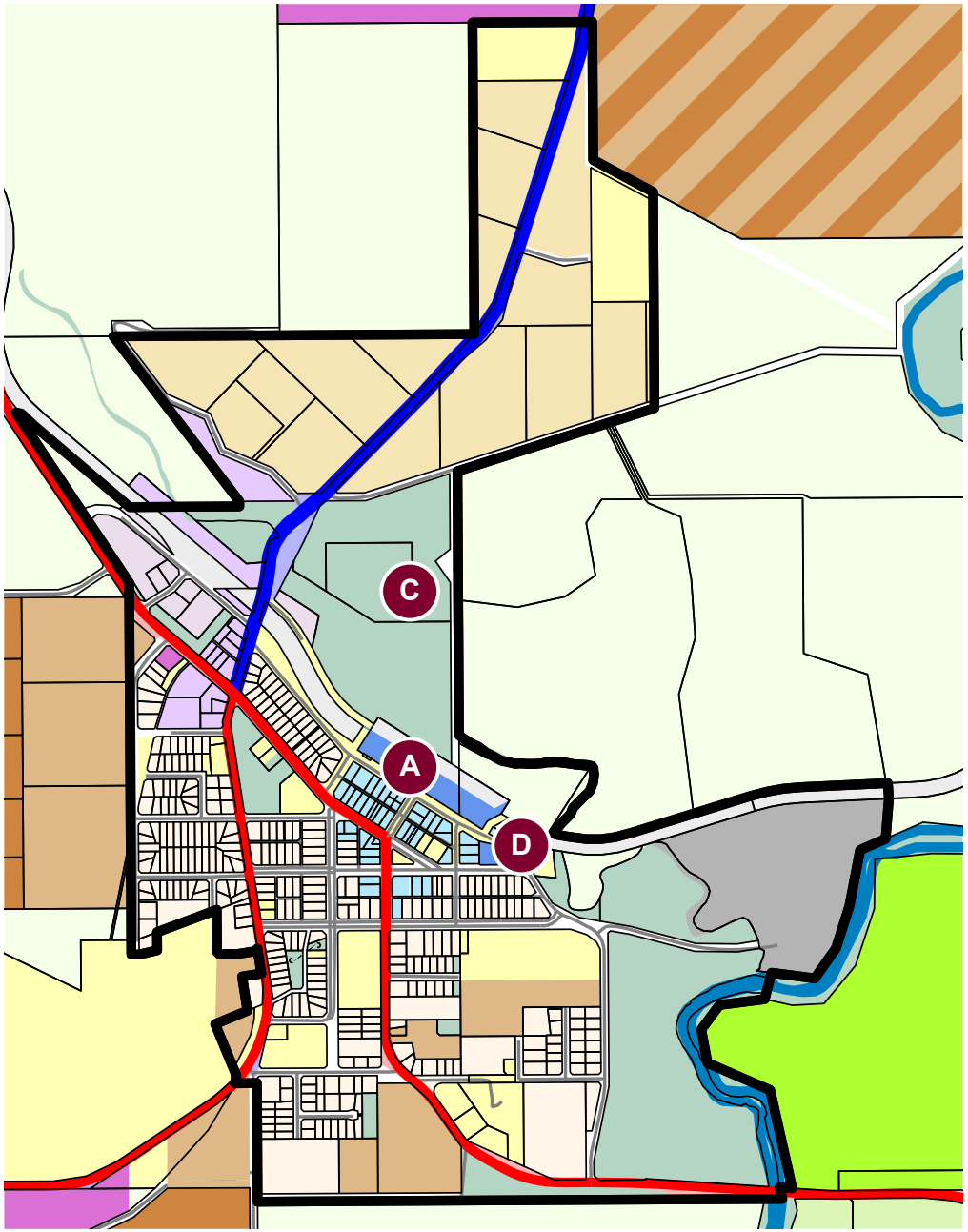


Figure 2: Issues and Opportunities with respect to Economy and Employment (Boyup Brook Townsite subset)

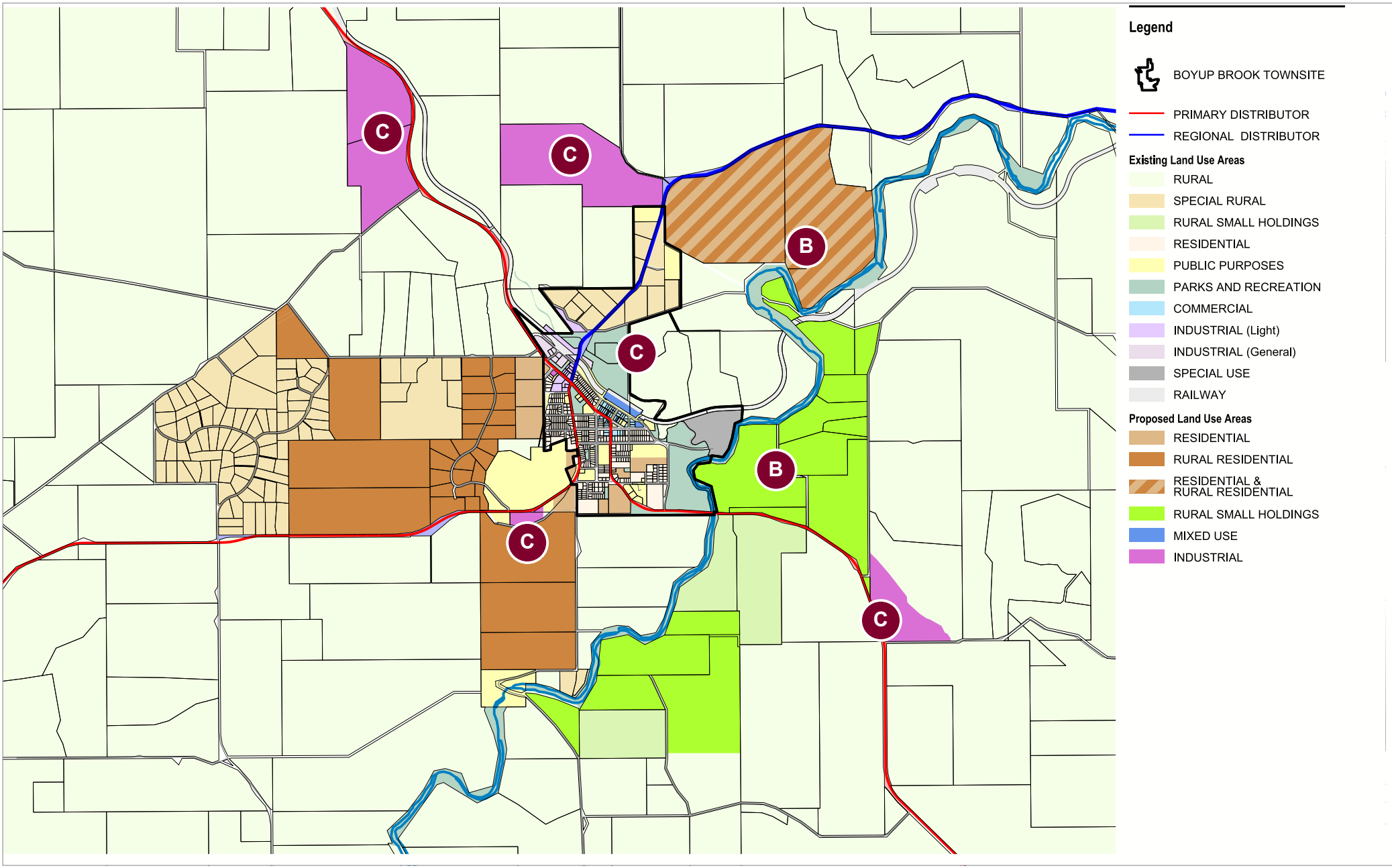


Figure 2: Issues and Opportunities with respect to Economy and Employment (Boyup Brook Townsite and surrounds)

Table 2: Issues and Opportunities with respect to Economy and Employment

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Commercial / Mixed Use			
Attracting commercial growth, given the small population base and static population growth.	Undertake preparation of an Economic Development Strategy to further interrogate opportunities and constraints for economic development and identify key actions to encourage and support economic growth. Investigate acquiring land within rail reserve adjacent to the Boyup Brook town centre, for the expansion of the town centre through rezoning to 'Mixed Use'. Consider ways to allow flexibility in the Local Planning Scheme to keep opportunities open for tourism and commercial uses.	Thorough analysis of the opportunities and constraints for economic development within the Boyup Brook townsite and surrounds will be essential in prioritising initiatives and maximising return for the Shire. Allowing for the expansion of the town centre in adjacent vacant land. The types of land use in this area (rail reserve) will be driven by demand.	**Short Term** (1-3 Years)
Inadequate commercial land supply for growth in Boyup Brook.	Consider rezoning land currently zoned as 'Commercial' by Town Planning Scheme No.2 to 'Mixed Use' to reflect the desired use of the land.	The 'Mixed Use' zone is consistent with the Model Provisions contained within the *Planning and Development (Local Planning Schemes) Regulations 2015*. Mixed uses reflect the types and variations of uses that are present within the town centre.	**Short Term** (1-3 Years)
Potential for rationalisation of existing commercial land uses is limited due to the low commercial incentive and return to developers.	Introducing suitable provisions to a new Local Planning Scheme which address land use mix and ensure flexibility within a new 'Mixed Use' zone and specify the vertical separation of uses.	Acknowledging that whilst desirable, vertical separation of land uses (commercial ground storey/residential first storey) is generally not commercially viable within Boyup Brook (in new developments) but that horizontal separation is more likely to be the outcome.	**Short Term** (1-3 Years)
Improving streetscape outcomes in the Boyup Brook town centre.	Consider incorporating the following provisions for development within the Scheme or a Local Planning Policy to apply to the 'Mixed Use' zone: a) Commercial street frontages built to within 2.5m of the front boundary shall incorporate a verandah or roof overhang to provide pedestrian shelter over the adjacent footpath with a minimum footpath overhang of 3 metres and a minimum height of 3 metres. b) Incorporate landscaping between the parking area and street boundary equal to 5% of the site area of the car park and shade trees at a rate not less than one tree every six bays within the parking area.	By introducing these provisions into the Scheme, or via a Local Planning Policy, key streetscape elements can be maintained and enhanced, whilst also providing a pleasant environment for pedestrians and alfresco dining.	**Short Term** (1-3 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Industrial			
Inadequate industrial land supply for growth in Boyup Brook.	Undertake preparation of an Economic Development Strategy to further interrogate opportunities and constraints for industrial development and identify key actions to encourage and support economic growth. Investigate the use of Shire and/or Crown Land within and surrounding the Boyup Brook townsite for the provision of industrial land uses (e.g. old sale yards). Consider, on merit, the identification of 'Rural Enterprise' land uses within some Rural Residential areas. A 'Rural Enterprise' zone would enable Light Industry land uses with ancillary residential accommodation for those running those businesses. A 'Rural Enterprise' zoning would have to consider separation of land uses, buffers to sensitive land uses, and provision of suitable on-site effluent disposal capability.	Thorough analysis of the opportunities and constraints for industrial development within the Boyup Brook townsite and surrounds will be essential in prioritising initiatives and maximising return for the Shire. Given the likely low return associated with the development of industrial land, the Shire wishes to investigate whether it has ability to provide land for these uses.	**Short Term** (1-3 Years)
Potential for rationalisation of existing industrial land uses is limited due to the low commercial incentive and return to subdividers.	Where required, encourage and support structure planning and local development planning for industrial areas.	Ensuring that landowners and developers have an appropriate level of officer support in preparing applications for subdivision or development of industrial land.	**Ongoing** To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0
There are two industrial zones (Light Industrial and General Industrial) that do not conform to the Planning and Development (Local Planning Schemes) Regulations 2015.	In a new scheme, replace the 'General Industrial' and 'Light Industrial' zones with 'General Industry' and 'Light Industry', and reflect the model objectives for those zones as included within the Model Provisions.	The modification of the zoning names and objectives is consistent with the Model Provisions contained within the Planning and Development (Local Planning Schemes) Regulations 2015.	**Short Term** (1-3 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Agricultural and Rural Land Uses			
Trends have shifted over the years in the Agricultural sector and where possible protections should exist to support the industry within Boyup Brook. Many of the changes occurring in the rural economy are beyond the scope of the planning system to resolve, including: • Commodity price fluctuations; • Changing demand; • Losing inter-generational continuity of farming families; • Economic pressures; • Technological advances; and • High labour costs.	Consider modifying any reference to subdividing rural land within a new Local Planning Scheme to complement Western Australian Planning Commission policy and outline that subdivision within the 'Rural' zone will only be supported by exception in accordance with the requirements of State Planning Policy No.2.5 and Development Control Policy No.3.4.	The applicable planning framework includes: • State Planning Policy No.2.5 – Rural Planning. • Development Control Policy No.3.4 – Subdivision of Rural Land.	**Short Term** (1-3 Years)
The growing global demand for food may generate a turn-around in the economy with demand for perennial and intensive livestock farming. These uses often generate off-site impacts for sensitive land uses (odour, spray drift, etc). However, given low intensive agricultural levels in the Shire at the moment, this may be a future issue if increased intensity occurs in the agricultural sector.	Continue to protect the primacy of agriculture as a key economic and social driver for the Shire of Boyup Brook.	Agriculture is the biggest industry within the Shire, accounting for 35 percent of employment and generating $48 million worth of value annually. It should be protected from inappropriate subdivision and development.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.
The Shire has concerns about the potential loss of employment, should land be converted from extensive agriculture to tree farming. Tree farms typically require less staff than agricultural pursuits and the intent of this Local Planning Strategy is to grow the employment opportunities in the Shire. Notwithstanding the Shire's concerns, tree farms are a land use capable of approval under the local planning scheme, so any tree farm proposal would need to be assessed in accordance with the requirements of the Scheme or any local planning policy.	Prepare a local planning policy to guide Council's exercise of discretion for tree farms in line with the requirements of SPP2.5, the objectives of this Strategy and the requirements of the Scheme. The LPP is to ensure applications address: • Fire management; • Biodiversity impacts; • Visual impact and landscape; and • Suitability of the proposed transport network, where there may be haulage issues. Relevant industry standards should be considered in the development of the LPP and during future reviews of the LPP.	Based on historical experiences, the Shire has concerns that tree farms may have an impact on further employment and subsequently may also alter the social fabric of the Shire. Further research is required to demonstrate whether this is the case, and to devise potential interventions.	**Short Term** (1-3 Years)



3.4 Environment

3.4.1 Summary of Issues and Opportunities

The Shire of Boyup Brook has a diverse environment ranging from pristine forest reserves to undulating farmlands. Ongoing management and protection of this environment is very important from an environmental sustainability perspective, but also extremely important in maintaining the significant economic value derived from agricultural operations and tourism.

In considering the management and protection of the environment the following issues and opportunities are noted:

a) Management of farming practices to ensure that they do not detrimentally impact areas of environmental significance remains a critical planning issue for the Shire;

b) Extraction of natural resources, and in particular mineral extraction through mining, has the potential to detrimentally impact the natural environment and compromise the local landscape, and requires careful consideration in this context.

c) Clearing of vegetation continues to be an issue throughout the Shire and requires intervention and control to ensure it doesn't compromise the natural environment or the local landscape.

d) Subdivision and development within the rural areas needs to be considered in the context of the limitations on essential servicing and the risk posed both by and to the local natural environment.

The extensive rural and forest areas throughout the Shire are shown in **Figure 3**, along with the network of rivers and creek lines which traverse the natural environment.

Opportunities and issues for environmental management are further considered in **Table 3**.



Image: An example of the beautiful undulating natural environment within the Shire of Boyup Brook.

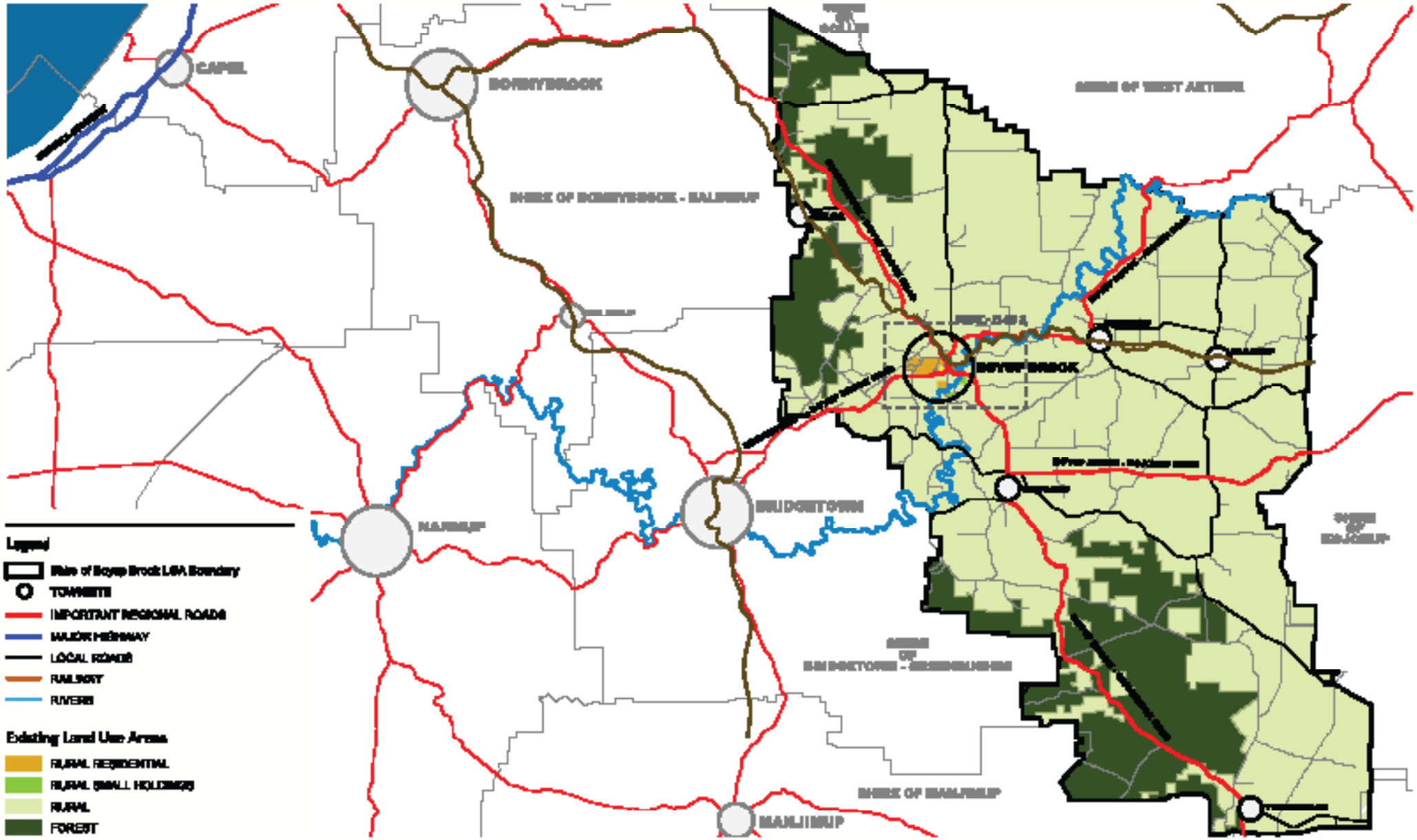


Figure 3: An overview of the extensive rural and forest environments throughout the Shire of Boyup Brook.

Table 3: Issues and Opportunities with respect to the Environment

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Natural Environment			
1. Farming practices, including clearing of vegetation, use of chemicals and livestock grazing amid remnant vegetated areas and river systems, have the potential to impact on the environment (biodiversity of life) and the longevity of agricultural practices. 2. Sustainable and environmentally friendly farming management practices such as fencing off remnant vegetation, incorporating suitable vegetated buffers to water courses, capturing and breaking down soil contaminants prior to reaching water courses and planting of trees on escarpments and low areas subject to soil acidification, are lacking in some areas. 3. Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change. 4. The high levels of salinity in some waterways adversely affects a wide range of community values and opportunities, including agricultural production, riparian vegetation, visual landscape, community facilities and tourism. 5. Riparian areas are under threat from weed infestation and livestock grazing.	Prepare provisions for the new Local Planning Scheme and/or local planning policies which provide guidance on the assessment of development applications with respect to the protection of vegetation, revegetation where appropriate and feasible, protection of riparian environments and land use management practices which promote environmental integrity and protection.	1. Introducing measures to protect the environment will benefit the community in the long term. 2. State Planning Policy No.2 – Environment and Natural Resources Policy sets out the planning framework for the consideration of environmental resources, which is then elaborated upon through more detailed state planning policies. 3. It is a goal of the Shire to improve land use and environmental management to ensure resources are protected for future generations.	**Short Term** (1-3 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Natural Resources			
Extraction of natural resources can impact the natural environment, cause land use impact and loss of amenity.	Prepare provision for the new Local Planning Scheme and/or local planning policies which provide guidance on the assessment of development applications for extractive industries, including consideration of required setback distances from sensitive uses, consideration of visual impact and requirements for rehabilitation.	1. Draft State Planning Policy 2.4 – Basic Raw Materials Policy provides guidance on the assessment of development applications for extractive industries where required by the Planning and Development Act 2005 or the Local Government Act 1995. 2. Provisions within the new local planning scheme will enable a merit based assessment of the proposals.	**Short Term** (1-3 Years)
Agricultural and Rural Land Uses			
The planning system is rigid in accommodating the needs of intensified agricultural production.	Prepare provisions for the new Local Planning Scheme and/or local planning policies which provide guidance on the assessment of development applications with respect to the protection of agricultural productivity of rural areas, management of environmental degradation, additional tourism uses which may assist in and protection from inappropriate development which may compromise continued agricultural and rural operations.	• The erection of more farm dwellings than necessary is a concern and should be controlled through any new local planning scheme, particularly where is a high vacant housing stock in the agricultural area. • Tourism uses ancillary to the main agricultural use of the land are supported, given the likely impact is less than agricultural uses.	**Short Term** (1-3 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Landscape and Visual Management			
There is an ongoing degradation of landscape through clearing or man-made modification.	• Consider including provisions with any new local planning scheme which establish a 'Special Control Area – Landscape Amenity' which seeks to maintain or enhance the conservation or landscape amenity of key public land and landscaped areas. • Consider including provisions within the new local planning scheme or developing a local planning policy to protect remnant trees and require further planting, throughout Boyup Brook, especially for industrial areas, areas adjacent to the Blackwood River, road verge areas and at main entrances to the Boyup Brook townsite.	• State Planning Strategy highlights that significant landscapes should be identified and protected. • The manual for Visual Landscape Planning in Western Australia provides the framework for visual landscape evaluation and visual impact assessment, followed by guidelines for location, siting and design.	**Short Term** (1-3 Years)
There is a need to ensure that private landholdings and public infrastructure is protected from the Blackwood River floodway, and that flood prone land is clearly identified and given appropriate regard in decision making.	Consider introducing into the new Local Planning Scheme a Special Control Area for floodprone areas which clearly identifies the areas at risk and ensures planning applications are considered in the context of this risk.	Protection of property from flood is paramount. State Planning Policy No.2.9 – Water Resources outlines that flood paths and areas should be identified and it should be ensured that no development is in a flood path that could carry increased risk to life or property. Where it is proposed to build in these areas, this should be properly managed through a Special Control Area.	**Short Term** (1-3 Years)
There is a need to manage subdivision and development considerate of risk to property and life due to bushfire prone vegetation.	Enforce the requirements of *State Planning Policy No.3.7 – Planning in Bushfire Prone Areas* and the associated Guidelines for Planning in Bushfire Prone Areas.	*State Planning Policy No.3.7 – Planning in Bushfire Prone Areas* requires enforcement and its requirements relating to development are written into the Shire's town planning scheme through Part 10A, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. When commenting or making recommendation on other types of planning proposals, this issue should be considered and assessed against the relevant requirements if the land is identified as bushfire prone.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Land Use Conflict Management			
Need to consider land-use impacts of State Forest and Environmentally Sensitive Areas on neighbouring agriculture production and vice versa.	Consider introducing into the new Local Planning Scheme or Local Planning Policy(s) which guide development adjacent to State Forest and other Environmentally Sensitive Areas to ensure these areas are protected.	To ensure that development risk is managed adjoining a conservation area, and to ensure that, in-turn, development does not impact a conservation area negatively.	**Short Term** (1-3 Years)

3.5 Infrastructure

3.5.1 Summary of Issues and Opportunities

Servicing within the Shire currently meets the basic needs of residents and business operators, but there are a number of deficiencies which limit the quality of these services, and restrict the potential for growth of our communities.

With respect to infrastructure the following issues and opportunities are noted and further outlined in **Table 4**:

- **Potable Water:** Potable water is available to the Boyup Brook townsite via an extension to the Bridgetown water supply main. The source of this supply is Millstream Dam located near Balingup. Water from this dam is pumped to Hester, ten kilometres north of Bridgetown, and gravity fed to storage tanks located at the western entrance to the Boyup Brook townsite. Storage tanks and a large dam supplement the Bridgetown supply. The dam has the potential to supply industrial growth with a current capacity of 127,000,000 litres.
- **Electricity:** Electricity is generated at the Muja Power Station. The present capacity for the town is 440/240 volts AC 50 cycles. Current capacity is reserved to cover natural load growth. For growth to occur, existing single phase connections and transformers may need to be upgraded to three phase overhead power supply.
- **Reticulated Sewerage:** The Boyup Brook townsite and the remainder of the Shire are serviced by on-site effluent disposal and there is no reticulated sewerage network. A large majority of these on-site systems are traditional septic tank and leach drain, some of which may be degraded and or inappropriately located.
- **Natural Gas:** There is no reticulated gas service provided within the Shire, and residents and business currently relying on natural gas for energy have this provided via cylinder delivery from a local provider.
- **Telecommunications:** Boyup Brook townsite is covered by a fixed wireless NBN network. Rural areas receive satellite NBN coverage. The town is covered by Telstra and Optus, with the majority of the Shire having telstra coverage. However, there are a number of "blackspot" areas where mobile telephone coverage is unavailable.
- **Major Road Network:** Several of the Shire's major commuter and freight routes require upgrades to meet current and future demand, and assist in encouraging further economic development. In particular, Boyup Brook - Cranbrook Road and Boyup Brook - Arthur River Road are both Shire roads which have regional functions and any upgrades would have to be funded through rates or potential grants.
- **Community Infrastructure:** The Shire is reasonably well serviced by a diversity of community infrastructure and facilities, but needs to ensure these continue to be well maintained and expanded upon to meet community need and attract economic and population growth.



Image: The Shire's Community Swimming Pool is a well used and much loved community asset.

Table 4: Issues and Opportunities with respect to Infrastructure

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Public Utilities			
The Water Corporation has outlined that a STED system for the Boyup Brook townsite is no longer a priority, and as such the ultimate funding may not be achieved until the medium to long term. In designing a STED system, consideration needs to be given to any identified future residential and industrial growth areas as a component of the Local Planning Strategy.	• Continue to seek the support of the Water Corporation in the design and delivery of the STED system, particularly in the context of facilitating development of the identified planning areas. • Consider introducing into the new Local Planning Scheme provisions which guide connection to sewerage and the acceptability of onsite effluent disposal.	Where there is an ability and it is supported within the planning framework, on-site service provision (particularly water and on-site effluent disposal) should be seriously considered to encourage growth.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.
The Warren Blackwood regional water supply scheme supplies the towns of Manjimup, Bridgetown, Nannup, Greenbushes, Boyup Brook, Balingup and Hester. In early 2022, it was expanded to also supply Mallalyup and Kirup with the completion of Greenbushes to Kirup pipeline. The scheme currently relies mostly on groundwater from the region's deepest aquifer, the Yarragadee aquifer, via a bore near Nannup. A further 25% of water supply comes from the larger local dams - Millstream Dam, Manjimup Dam and Tanjannerup Dam. Originally, the bore was only used for backup supply, but now it is the main source. Like many towns relying on a combination of ground and surface water, Boyup Brook residents experience seasonal variation to their water supply. Planning is underway to develop a sustainable water supply for this water supply scheme.	Where a licenced water service is available, existing and future sites for residential development are expected to connect to that service. Fit-for-purpose infrastructure may be considered where a service is not available. Council may also introduce requirements for households to capture rainwater via the use of water tanks.	On-site water capture may be an option where a licensed service is not available, and households may elect to capture rainwater in addition to licensed services. Council will consider scheme provisions to encourage capture of rainwater.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Transportation			
The Boyup Brook North, Bowelling-McAlinden, Cardiff-McAlinden Road and McAlinden Road pavements and alignments are sub-standard for the volume and type of traffic accessing the route. Several sections of the roads require reconstruction, realignment and widening to a seven metre wide sealed standard to cater for passenger vehicles, heavy freight and school bus traffic mix. Cardiff-McAlinden Road width is currently satisfactory, but failed pavement sections need reconstructing and resealing.	1. Ensure, where possible, the Shire imposes conditions on development to contribute to the upgrade of adjacent roads. 2. Ensure, where possible, the Shire requests the Commission to impose conditions on subdivision to contribute to the upgrade of adjacent roads. 3. Advocate for additional funding to upgrade regional road linkages to improve safety and/or for State Government agencies to fund upgrading of its road network. 4. Advocate/plan for a pedestrian access link over the Blackwood River on Boyup Brook-Kojonup Road. 5. Enhance and encourage the further development of nature base walk and mountain-bike trails in and around the Boyup Brook townsite.	1. The applicable planning framework includes: • Development Control Policy 1.7 – General Road Planning • State Planning Policy No.5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning & draft State Planning Policy No.5.4. 2. Where development or subdivision is resulting in an increased use of a road, which requires upgrading, there is a direct nexus and as such contributions should be sought where reasonable. 3. If the Shire sees fit, it can request contribution to the adjoining road network through the subdivision process where it is properly justified. 4. There are deficiencies in the road network which could be improved, but do not form part of the Shire's road network.	**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.
The Greenbushes – Boyup Brook Road alignment in places is substandard for the volume and type of traffic using the road. Re-construction, widening and re-alignment of various sections to a uniform two lane sealed standard is required to cater for the passenger vehicle, heavy freight and school bus traffic mix.			**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.
Lack of available funding for road construction, maintenance and repairs has seen a decline in the standard of the network of state and local roads in recent years.			**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.
There is mounting community opposition to the increase in heavy haulage transport on the regional roads due to the deteriorating standard of the road network and the perceived threat to the safety of local and tourism traffic.			**Ongoing** To be considered in the context of new development applications and opportunities which arise within the Shire.

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Community Infrastructure			
Financial revenue streams for the Shire are limited by the ability to source external funding from grant programs and how much the community can sustain in the way of rate increases.	1. Introduce provisions into the new Local Planning Scheme, consistent with State Planning Policy No.3.6 and the Planning and Development (Local Planning Schemes) Regulations 2015 to require developer contributions to community facilities and infrastructure. 2. Seek to prepare developer contribution plan/s and allocate development contribution areas or private developer agreements (if appropriate) throughout the Shire through the local planning scheme for the funding of community infrastructure items. 3. Appropriately seek contributions from developers/subdividers to standard infrastructure, such as the development of pathways and lighting if and where required. 4. Encourage, where possible, consolidation of land uses on the existing road network, such that the renewal cost is then able to be borne by additional ratepayers.	1. In compliance with State Planning Policy No.3.6 – Development Contributions for Infrastructure. A draft revision to this policy is currently being advertised. 2. If desired, the Shire is able to seek development contributions through the subdivision and development processes. The Shire needs to determine whether subdivision and development would be discouraged by a development contribution plan. 3. Any development contribution plan needs to demonstrate the need for the infrastructure in the community. 4. The Shire has the ability to seek contributions to infrastructure, such as footpaths, from adjoining subdivision and development, where the nexus is properly justified, which is a principal upheld within the State planning framework.	**Short Term** (1-3 Years)
Asset Management Planning suggests that the management, replacement and renewal of building and structure assets is catered for with minimal or no funding gap.			**Medium Term** (3-5 Years)
Roads and Bridges Asset Management Planning shows a renewal funding gap that is currently beyond financial capacity and unless the financial management approach is changed, the funding gap will not be closed.			**Short Term** (1-3 Years)
Additional issues as identified by the Shire's, 2013 – 2023 Community Strategic Plan include: • The need for additional youth services (sporting) co-located with other community services in the recreation precinct. • The need for surveillance measures such as lighting in public areas; • Strengthen road safety in town, in the face of increasing heavy haulage; • Develop paths linking residential and tourist areas to commercial and recreation areas; • Provision of facilities within parkland (sporting, play equipment, passive); • Examine the opportunity to expand and enhance refuse sites; and • Better promote business and tourism opportunities around town (advertising).			**Short Term** (1-3 Years)

4.0 STRATEGY MAPS

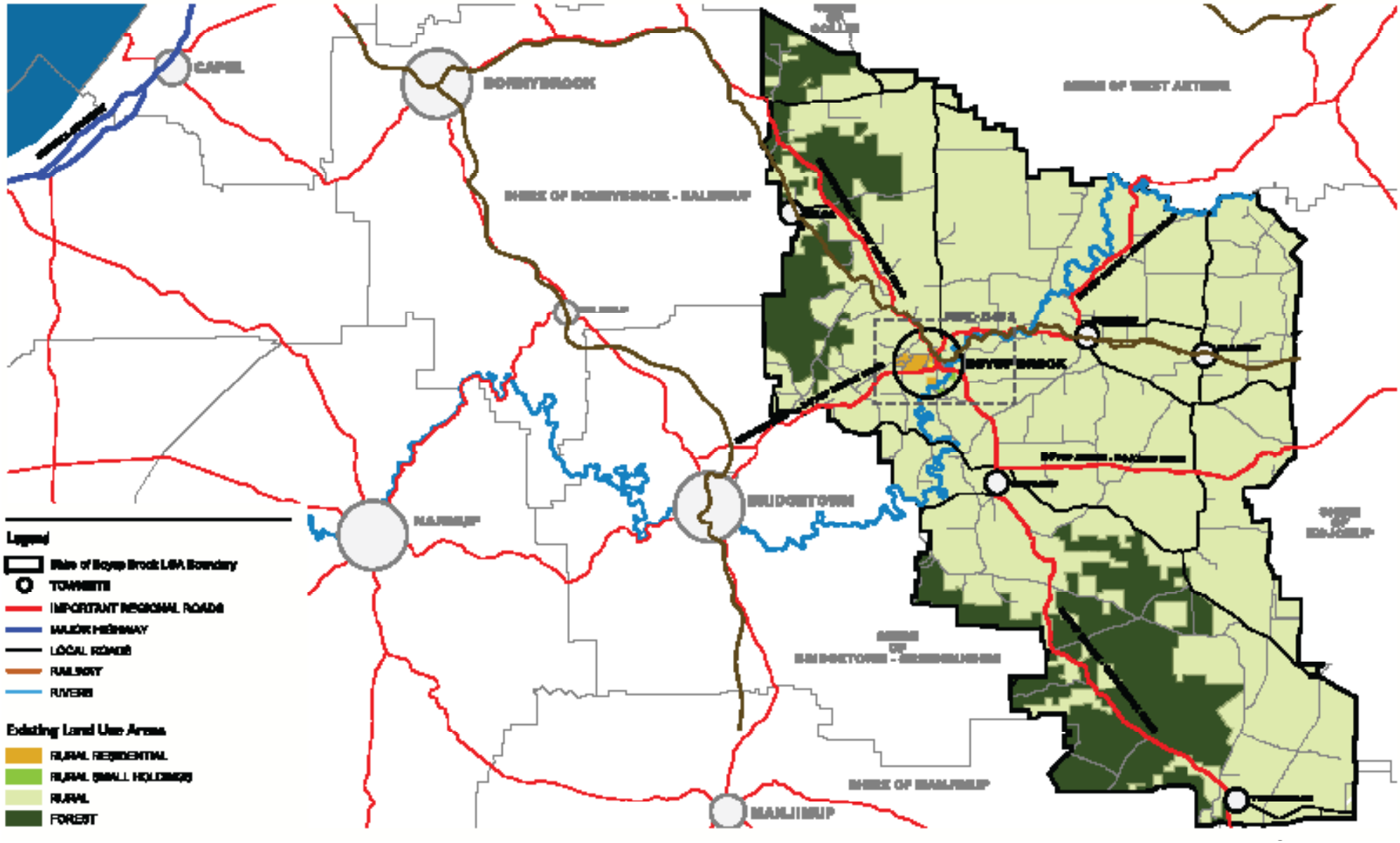


Figure 4: Local Planning Strategy Map for whole of Shire of Boyup Brook

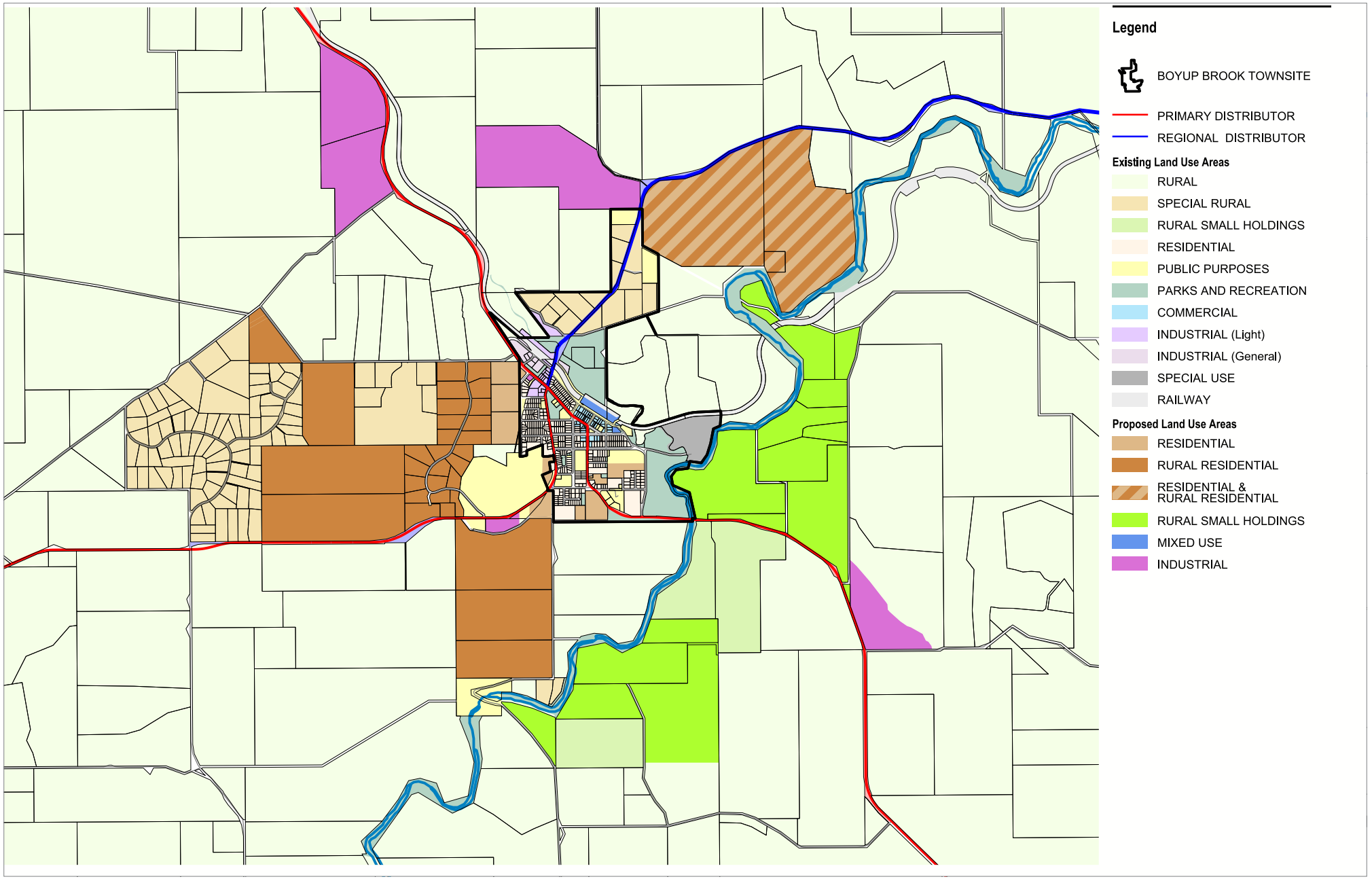


Figure 4: Local Planning Strategy Map for Boyup Brook Townsite and Surrounds

5.0 PLANNING AREAS

5.1 Overview

In addressing the broader issue of growth and regeneration of the local government area, one of the key actions is the identification and facilitation of developable land to accommodate economic and population growth. This section provides a greater level of detail for each of the planning areas, including a spatial plan for each, relevant planning considerations and site specific opportunities and issues.

5.2 Planning Areas

There are a total of 19 identified Planning Areas considered suitable for further detailed investigation for future development. These planning areas are listed below and shown in **Figure 5**, and are divided into five key planning area themes which are further explained in **Table 5.**

Mixed Use

1. Railway Parade
2. Forrest Street

Residential

3. Bridge Street
4. Beatty Street
5. Bridge and Gibbs Street
6. William and Short Street

Industrial

7. Abel & Short Street
8. Bridgetown - Boyup Brook Road
9. Boyup Brook North Industrial
10. Donnybrook-Boyup Brook Road
11. Boyup Brook-Kojonup Road

Rural Residential

12. Banks Road
13. Rusmore Road
14. Bridgetown Boyup-Brook Road & Banks Road
15. Rural Residential Consolidation Area
16. Boyup Brook North Residential Expansion (Residential/Rural Residential)

Rural Small Holdings

17. Stanton, Terry and Fern Valley Rd
18. Asplin Siding Road

Table 5: Planning Area Classification and Key Considerations

PLANNING AREA	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Mixed Use	To provide additional commercial and residential opportunities which support the viability of the Townsite	Investigate the potential of the subject land to accommodate development, and undertake planning framework modifications to facilitate this development.	Demand for additional commercial opportunities is difficult to accommodate due to the lack of suitable sites within the Townsite.	**Short Term (1-3 Years)** depending on outcomes of more detailed analysis and review.
Industrial	To facilitate the expansion of existing local business and attract new businesses to the Shire.		Demand for expansion of existing industrial businesses, or new businesses looking to establish, is currently difficult to accommodate due to a lack of suitable land.	
Residential	To facilitate expansion of the local population and encourage local residents to stay within the Shire.		Population retention and growth is essential to the viability of the Shire, and a diversity of options for residential living is necessary to encourage residents to stay within the Shire and people to move to the Shire.	
Rural-Residential				
Rural Small Holdings				

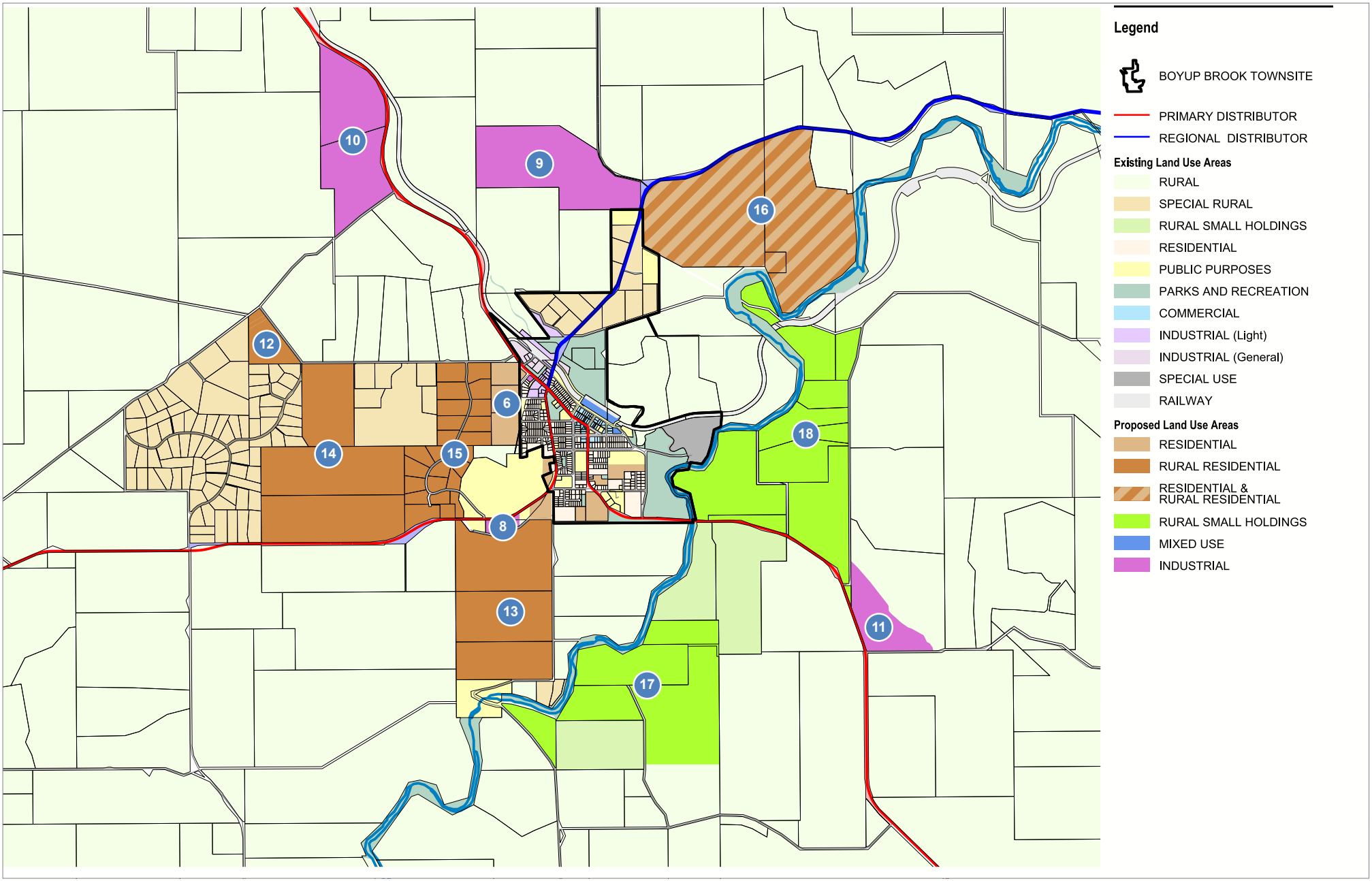


Figure 5: Planning Areas for further investigation.

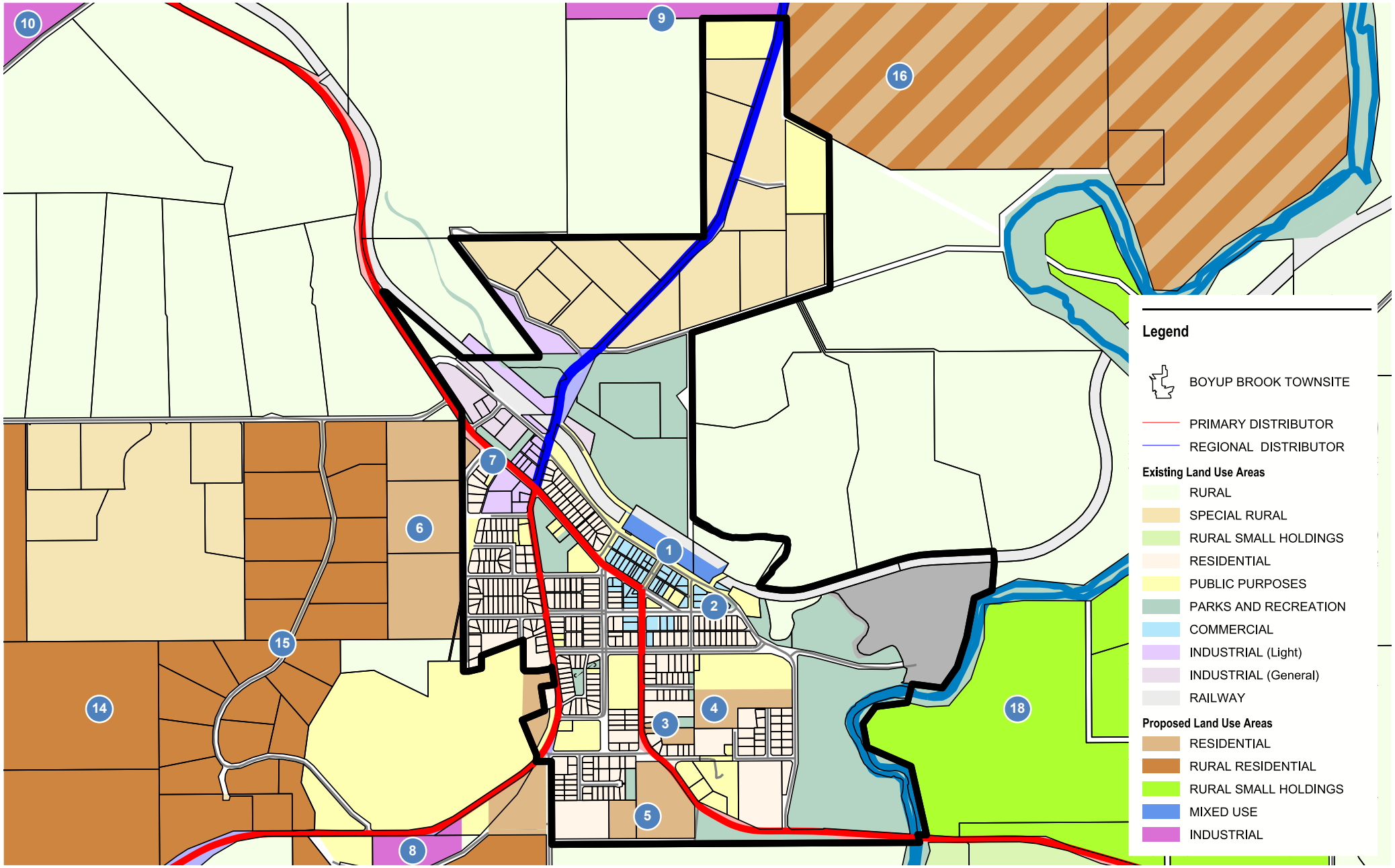


Figure 5: Planning Areas for further investigation.

1. RAILWAY PARADE

Site Details:

Lot 391 (1) Henry Street, Boyup Brook

Lot 169 Henry Street, Boyup Brook

Land Area:

3.96 Ha (gross)

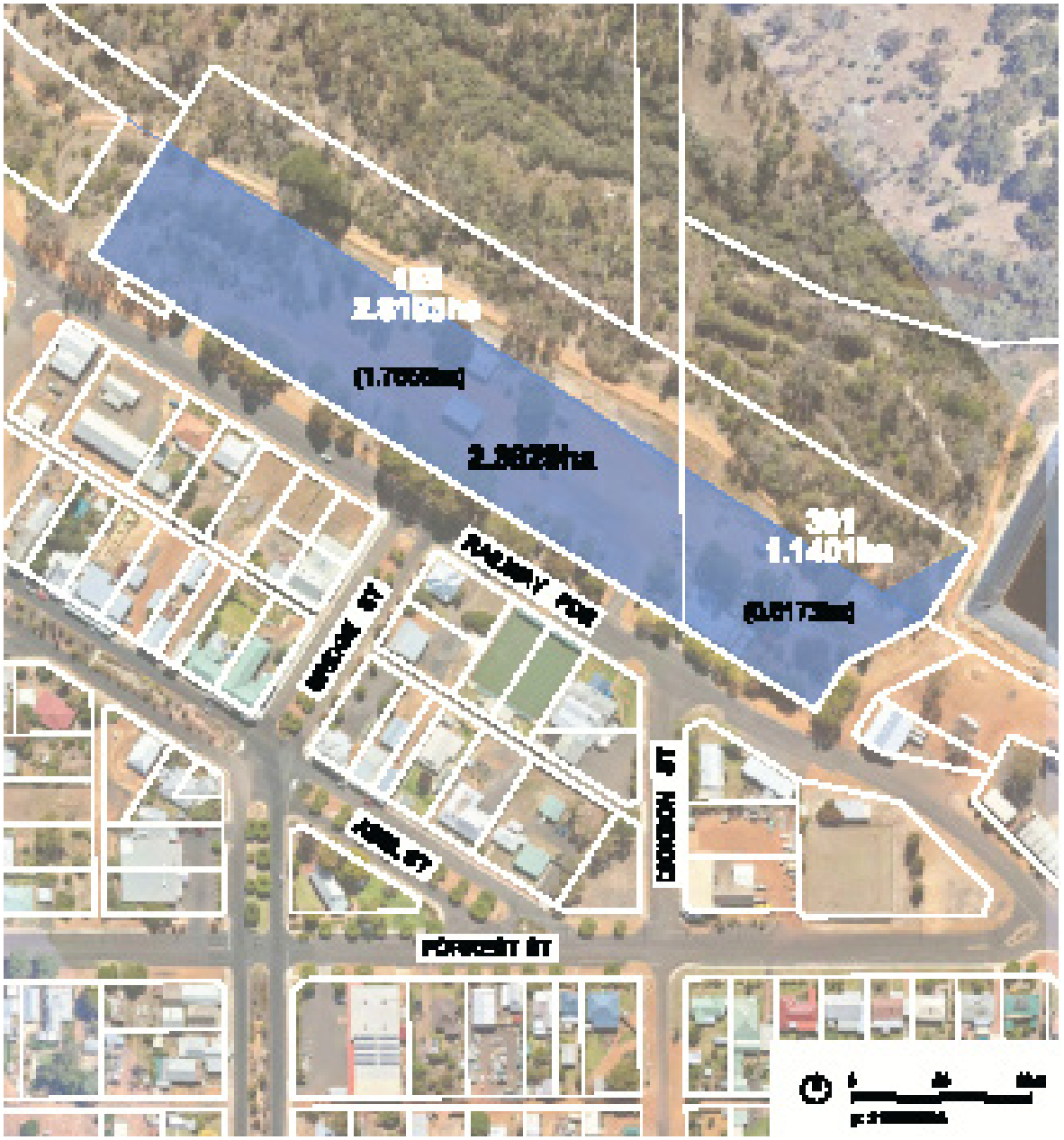
2.76 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Mixed Use' (Commercial and Holiday Accommodation/Caravan Park)
Current Scheme Designation: 'Railway' reserve
Proposed Scheme Designation: 'Special Use' zone
Structure Planning Required: No
Lot Size/Density: N/A
Estimated Lot Yield: N/A

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Locate development adjacent to Railway Parade and away the Boyup Brook (creek) - 1:100yr flood level.
3. Compliance with Government sewerage policies.



2. FORREST STREET

Site Details:

Lot 1 (60) Forrest Street, Boyup Brook

Land Area:

3,785m^2 (gross)

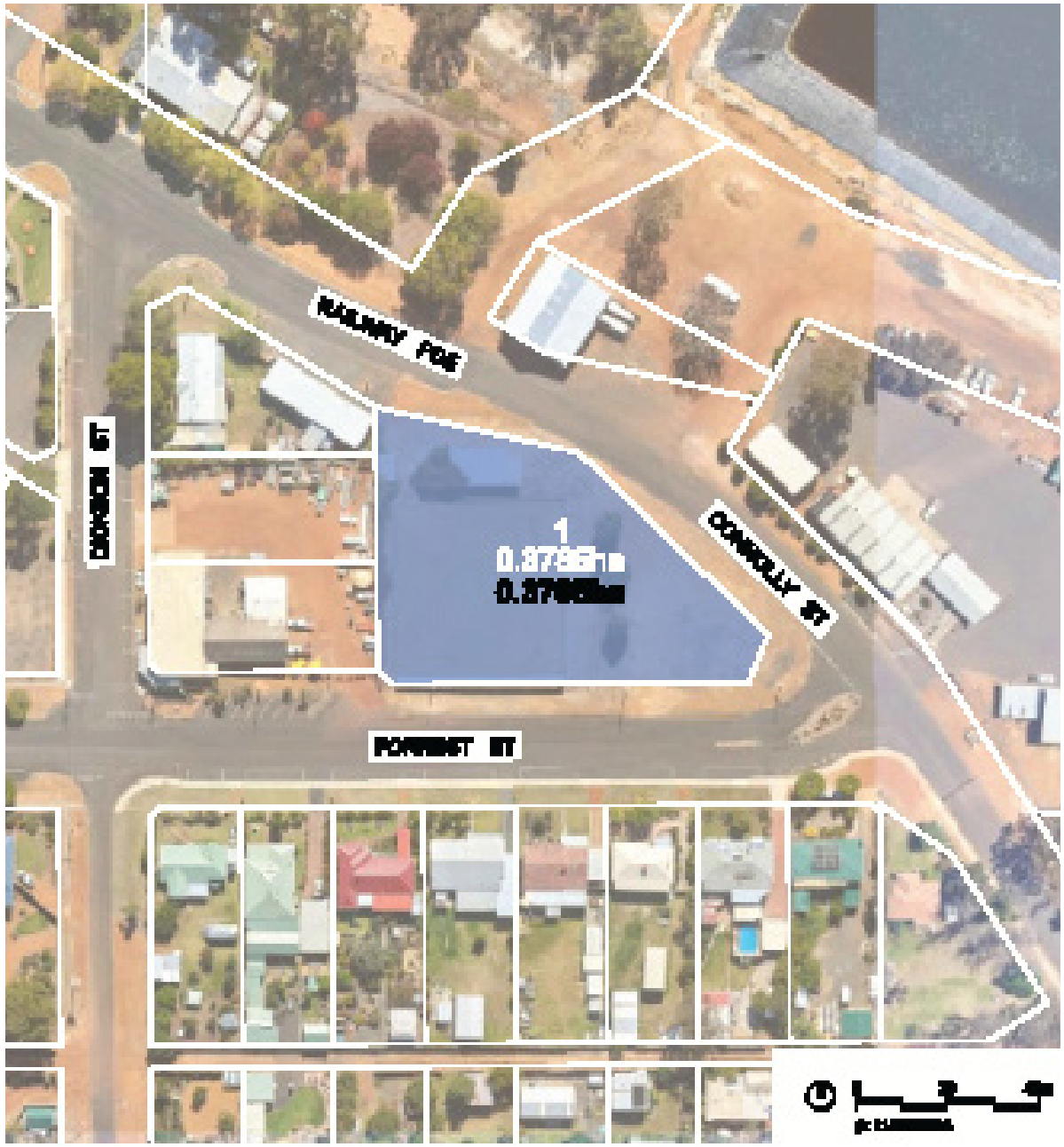
3,785m^2 (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Commercial' or 'Mixed Use'
Current Scheme Designation: 'Residential'
Proposed Scheme Designation: Rezone from 'Residential' to 'Commercial' or 'Mixed Use'
Structure Planning Required: No
Lot Size/Density: N/A
Estimated Lot Yield: N/A

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009;
2. Development in accordance with the Residential Design Codes



3. BRIDGE STREET

Site Details:

Lot 56 (32) Bridge Street, Boyup Brook

Lot 1 (34) Bridge Street, Boyup Brook

Land Area:

1.29 Ha (gross)

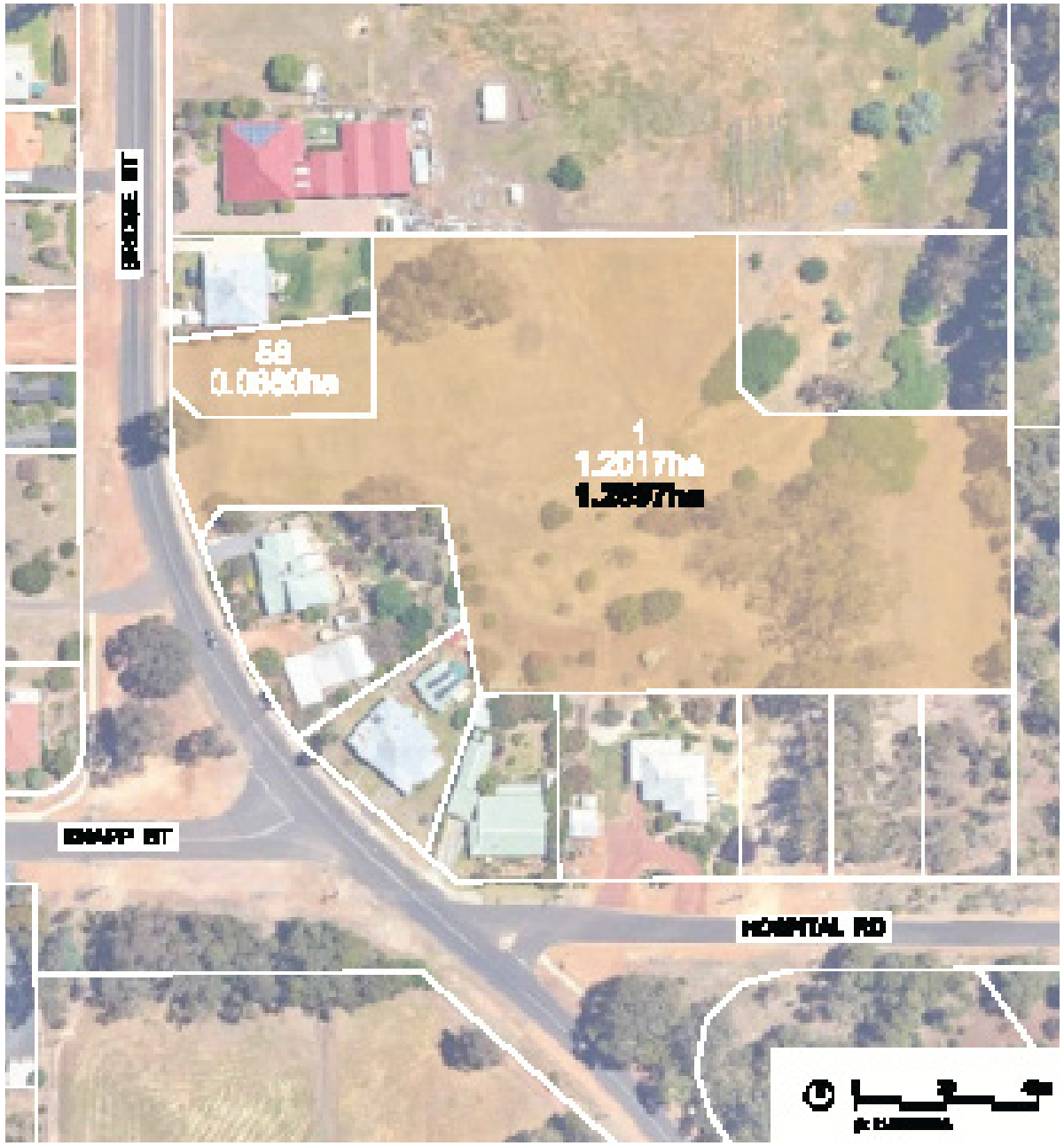
9,675 m^2 (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: Residential (Aged Persons Accommodation)
Current Scheme Designation: Residential R15
Proposed Scheme Designation: Residential R10/60
Structure Planning Required: No
Lot Size/Density: R10/R60
Estimated Lot Yield: Group Housing x 32

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009.
2. Creating a sense of place that's appealing, private, safe, hygienic and sustainable;
3. Achieving affordable accommodation for aged persons;
4. Co-locating with medical facilities being a lodging house and hospital;
5. Providing suitable car parking, private recreation, solar/passive design, access and streetscape design.
6. Compliance with Government sewerage policies



4. BEATTY STREET

Site Details:

Lot 500 (77) Beatty S Street, Boyup Brook

Land Area:

3.73 Ha (gross)

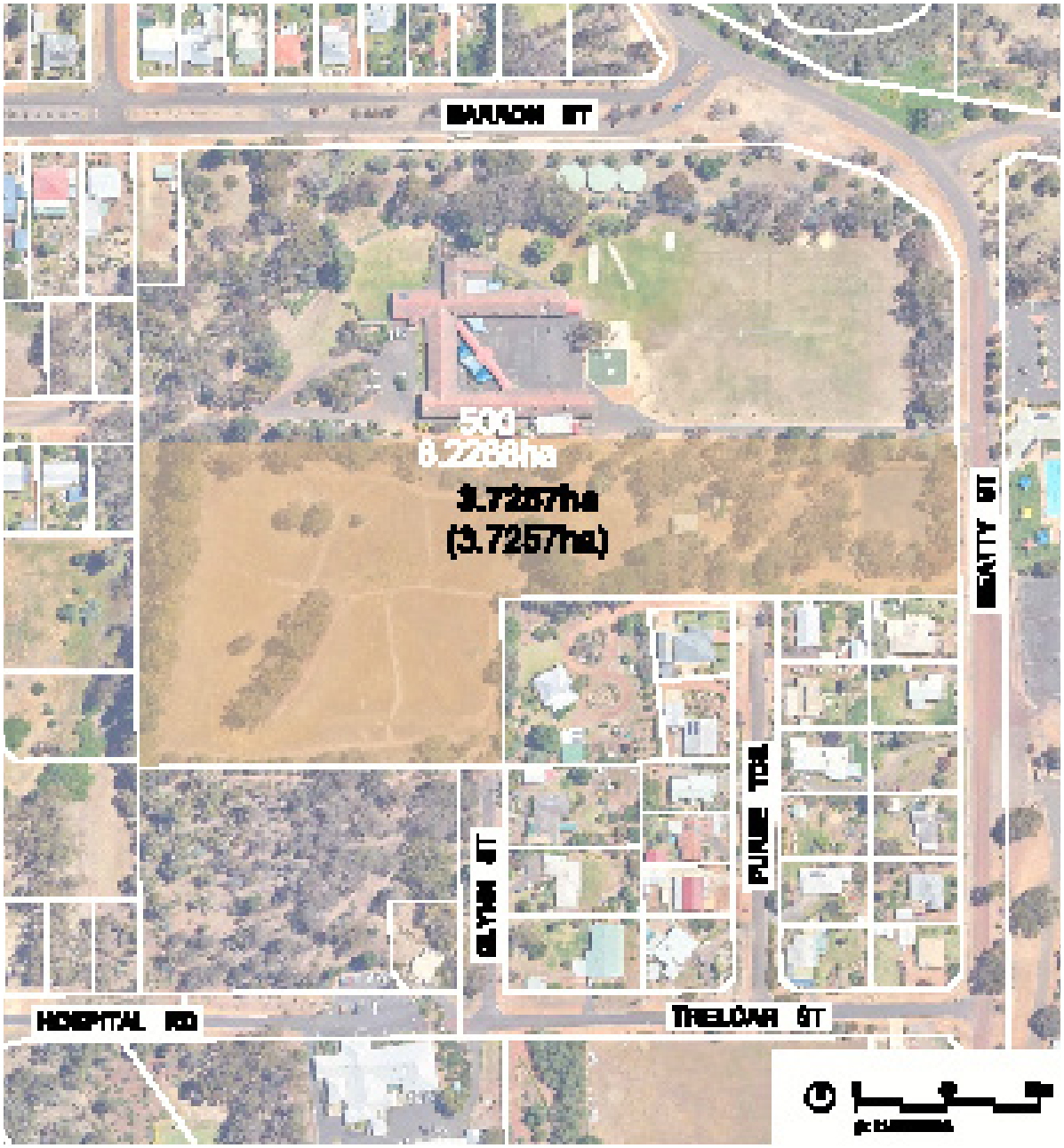
2.61 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: Residential
Current Scheme Designation:' Public Purposes – School Site' reserve
Proposed Scheme Designation: 'Residential' with density coding to be determined by sewer scheme provision.
Structure Planning Required: Structure Plan requirement to be evaluated based on proposals.
Lot Size/Density: R10/20
Estimated Lot Yield: 23 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. If land is required for educational uses.
3. Consider linking adjacent roads, including Nix, Beatty, Glynn and Purse.
4. Clearing of established trees.
5. Compliance with Government sewerage policies.
6. Land is currently vested with the Department of Education as a school site. Use for residential purposes is subject to confirmation from EDWA that it is surplus to needs and needs to be assembled as a freehold lot.



5. BRIDGE AND GIBBS STREET

Site Details:

Lot 186 (95) Bridge Street, Boyup Brook

Lot 1 Gibbs Street, Boyup Brook

Land Area:

6.60 Ha (gross)

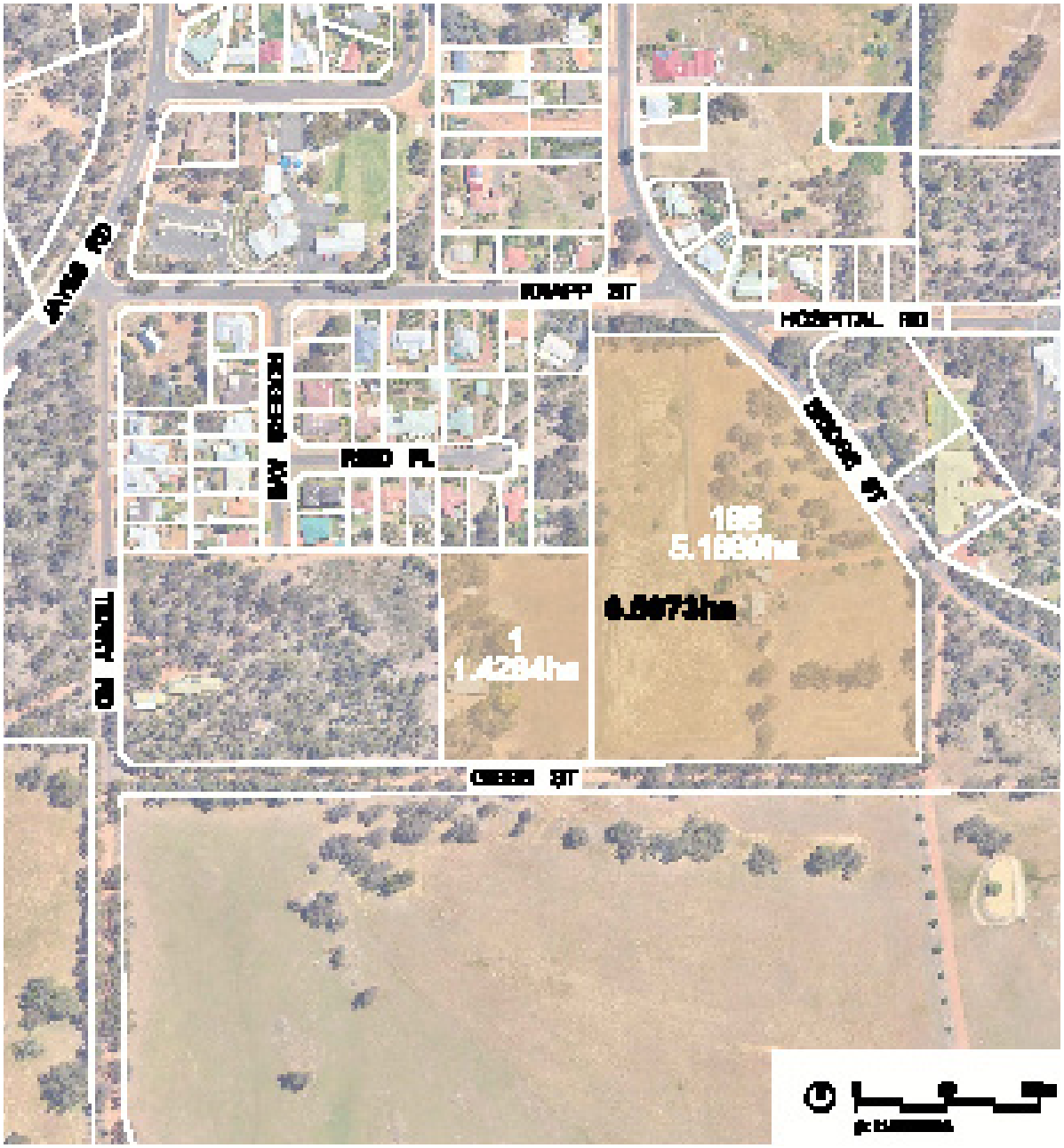
5.28 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: Residential
Current Scheme Designation: 'Residential' zone
Proposed Scheme Designation: 'Residential'
Structure Planning Required: No
Lot Size/Density: R10/20
Estimated Lot Yield: 46 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Ability to clear/retain remnant vegetation.
3. Development in accordance with Residential Design Codes.
4. Consider Liveable Neighbourhoods for lot, road and POS design.
5. Land capability for development.
6. Compliance with Government sewerage policies.



6. WILLIAMS AND SHORT STREET

Site Details:

Lot 33 (1) Short Street, Boyup Brook
Lot 23 Williams Street, Boyup Brook
Lot 24 Williams Street, Boyup Brook
Lot 25 (264) Banks Road, Boyup Brook

Land Area:

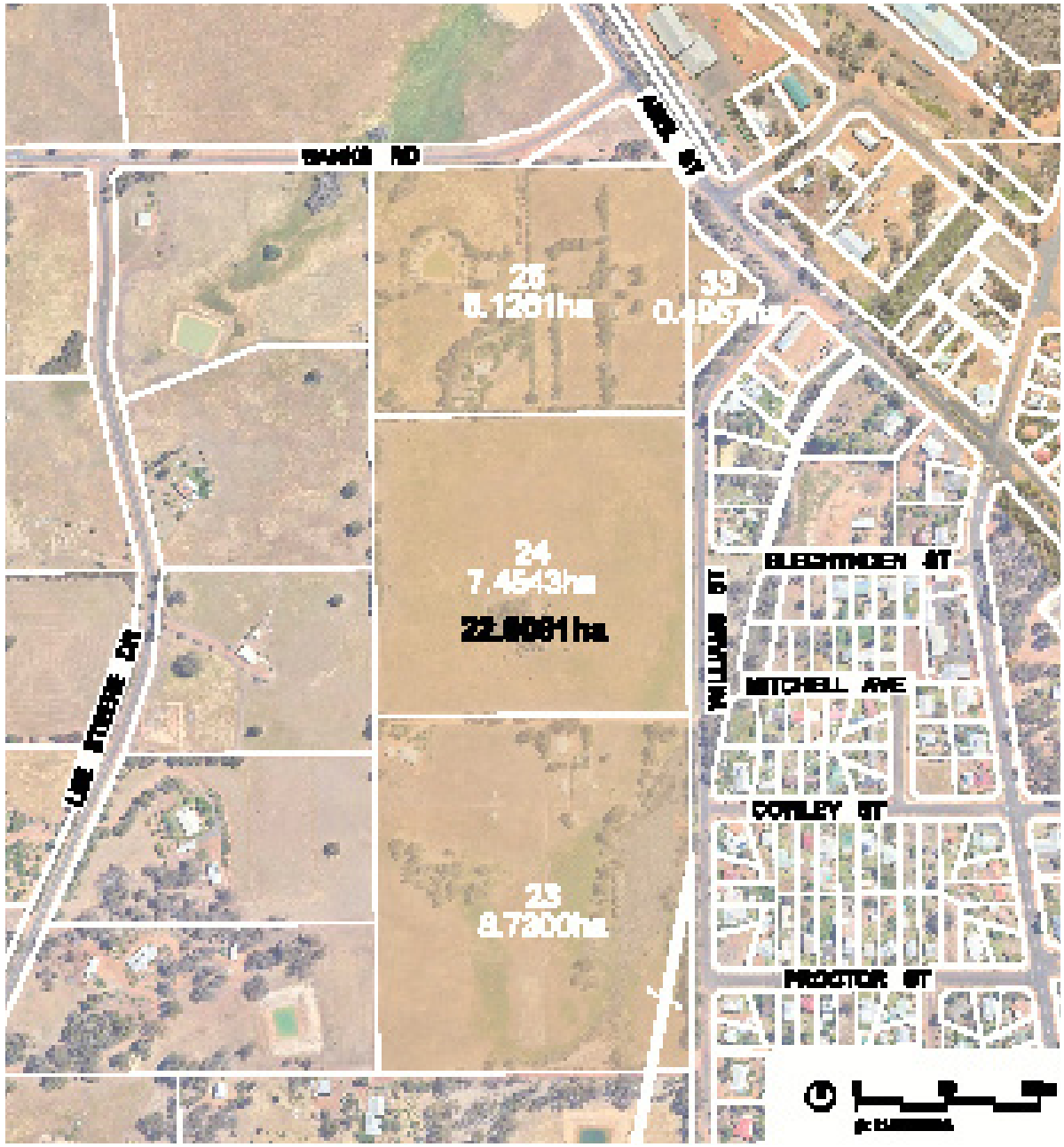
22.8 Ha (gross)
20.5 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: Residential
Current Scheme Designation: 'Special Rural'
Proposed Scheme Designation: 'Residential'
Structure Planning Required: Structure Plan requirement to be evaluated based on proposals.
Lot Size/Density: R10
Estimated Lot Yield: 154 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Development in accordance with Residential Design Codes.– consider locating POS adjacent to creek – south east corner.
3. Land capability for development.
4. Compliance with Government sewerage policies.



7. ABEL AND SHORT STREET

Site Details:

Lot 5 (19) Abel Street, Boyup Brook

Land Area:

2,693m^2 (gross)

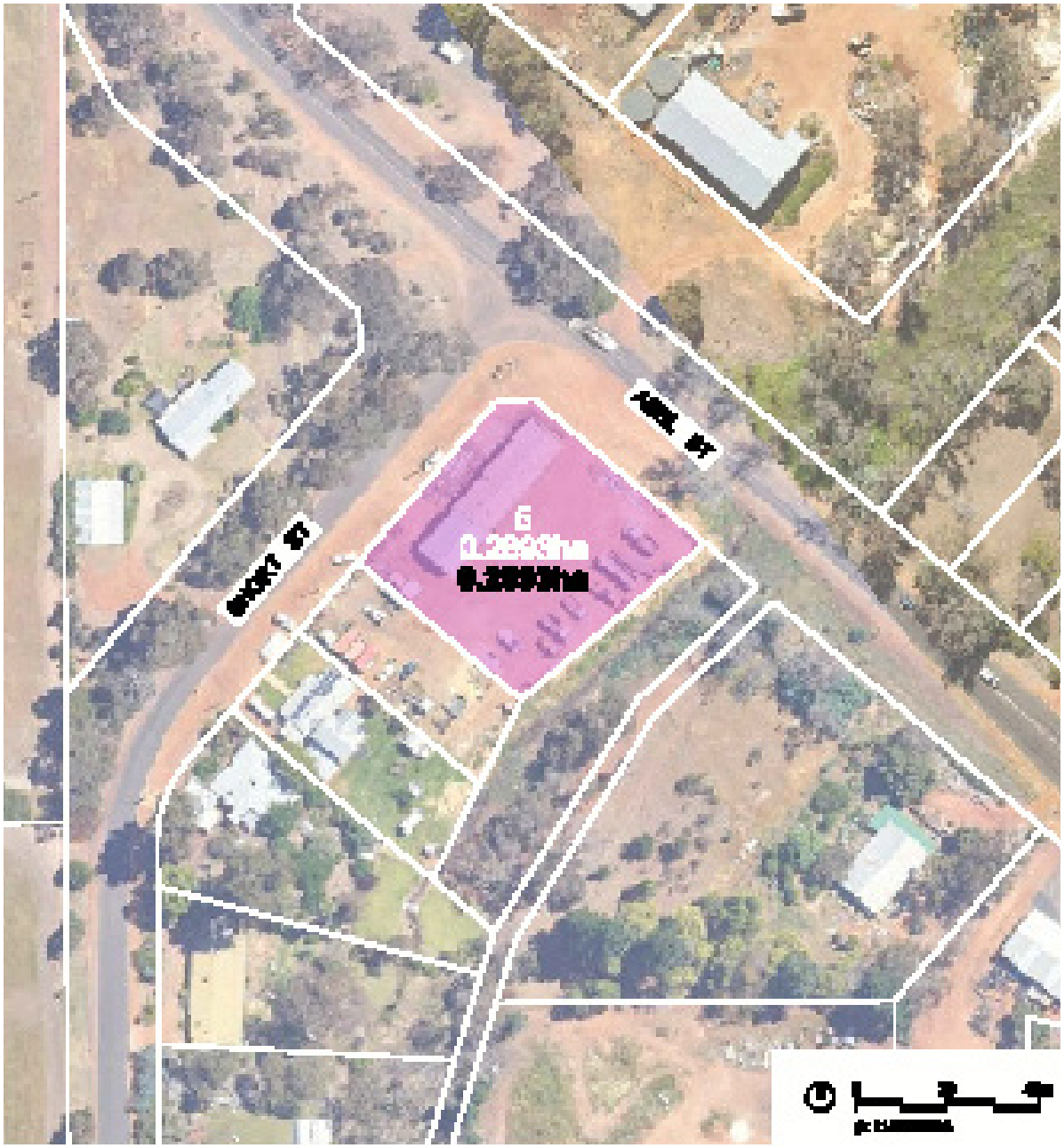
2,693m^2 (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Light Industrial'
Current Scheme Designation: 'Residential'
Proposed Scheme Designation: 'Industry - Light'
Structure Planning Required: No
Lot Size/Density: Average 1,000m^2 lot area
Estimated Lot Yield: 3 lots

Issues/Opportunities:

1. Ensuring that neighbouring residential land uses are not impacted by light industry land uses.
2. Suitable setbacks to, and management of, the adjacent creekline.



8. BRIDGETOWN - BOYUP BROOK ROAD

Site Details:

Lot 13129 Bridgetown-Boyup Brook Road, Boyup Brook

Lot 13506 Bridgetown-Boyup Brook Road, Boyup Brook

Land Area:

6.15 Ha (gross)

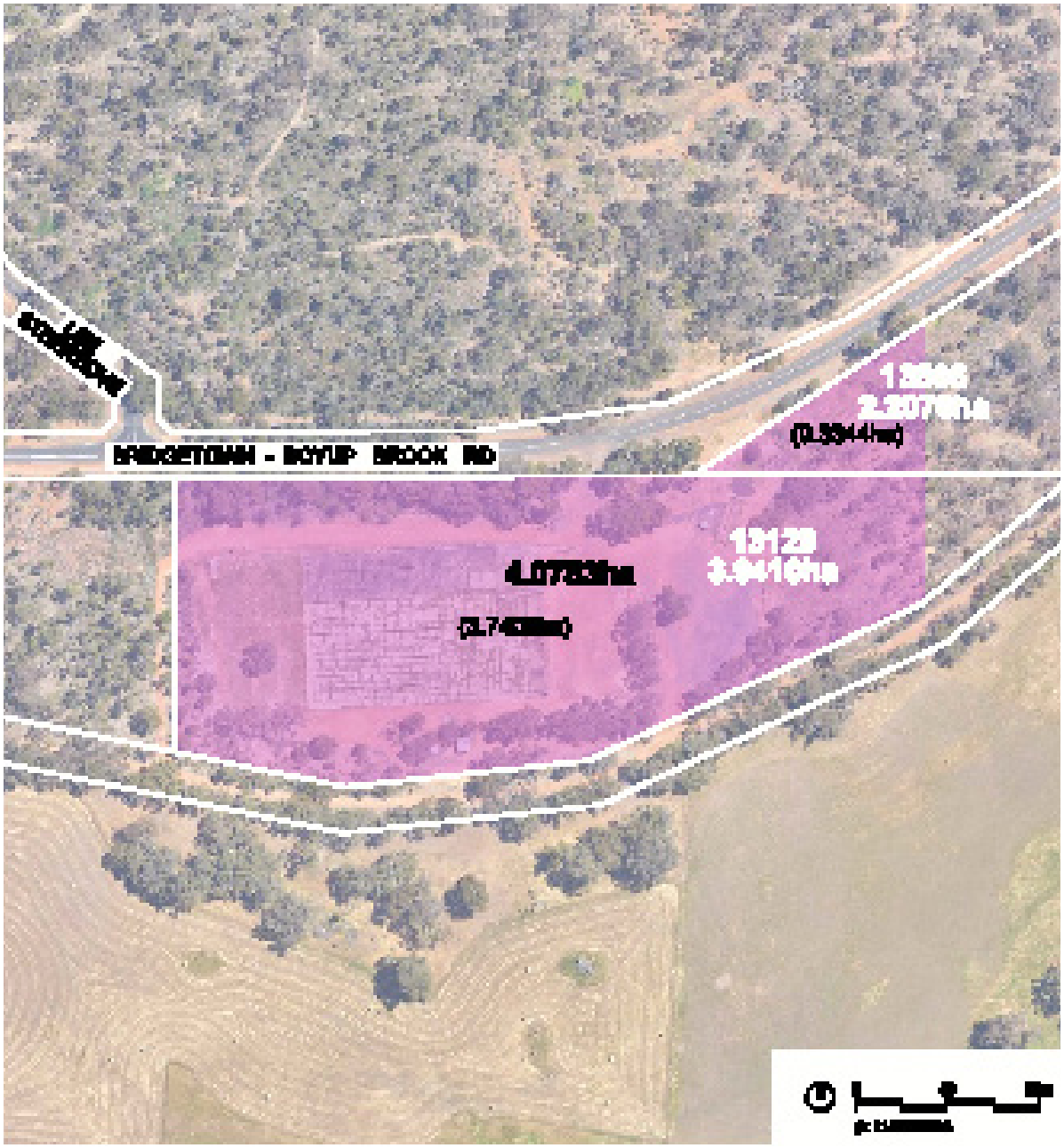
4.08 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Industrial'
Current Scheme Designation: 'Rural' and 'Public Purpose - Water Parkland' reserve
Proposed Scheme Designation: 'Industry - Light'
Structure Planning Required: No
Lot Size/Density: Average 5,000m^2 lot area
Estimated Lot Yield: 8 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Management of stormwater and effluent disposal.
3. Suitable access including establishing a suitable intersection treatment with Bridgetown-Boyup Brook Road for intensification of land.
4. Setbacks to boundaries to achieve suitable buffers to sensitive land uses.
5. Visual landscape protection to Bridgetown-Boyup Brook Road.



9 BOYUP BROOK NORTH INDUSTRIAL

Site Details:

Lot 208 Bode Street, Boyup Brook

Land Area:

89.02 Ha (gross)

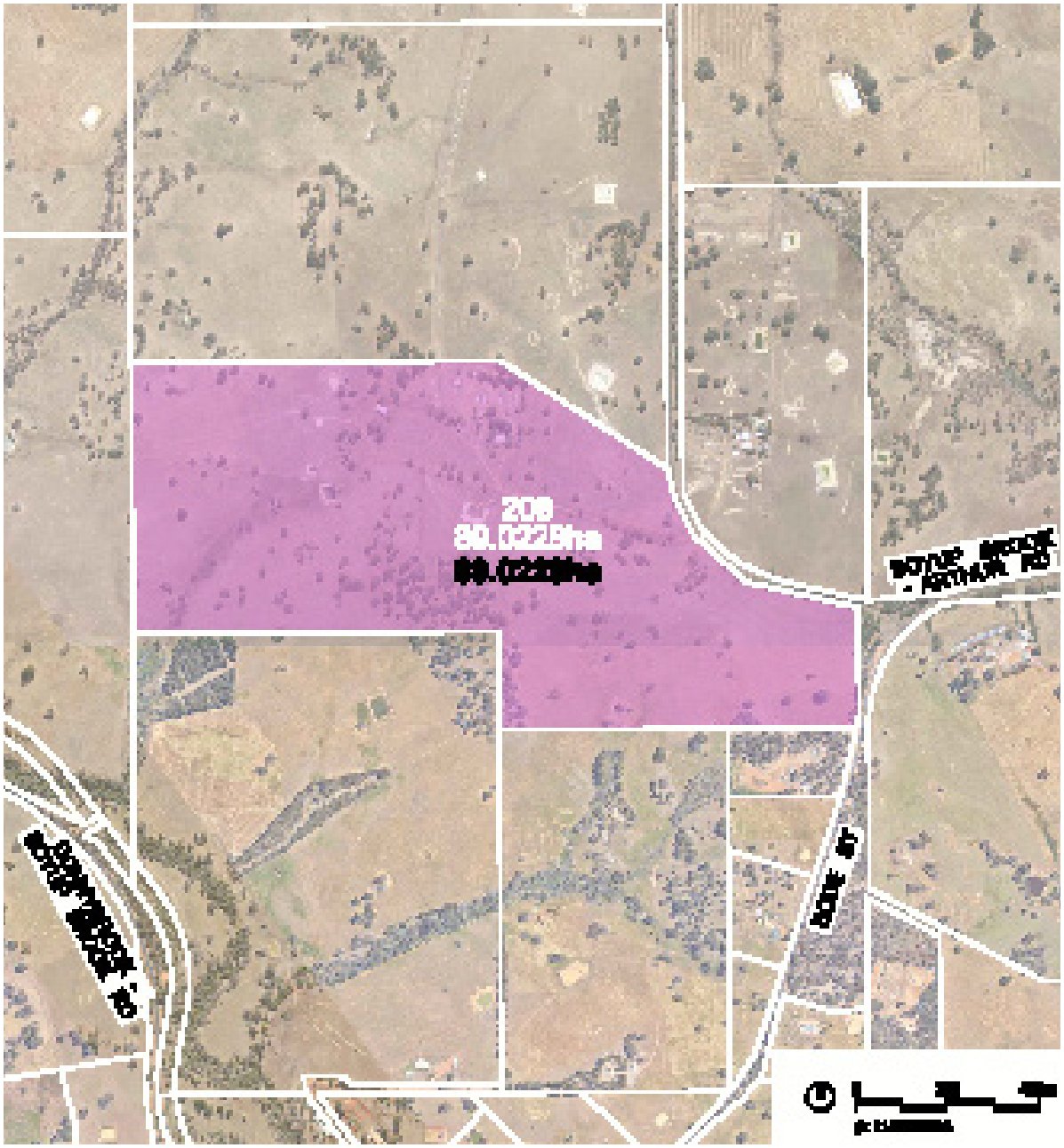
44.5 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Light Industrial'
Current Scheme Designation: 'Rural'
Proposed Scheme Designation: 'Industry - Light'
Structure Planning Required: Structure Plan requirement to be evaluated based on proposals
Lot Size/Density: Average 1 Ha area
Estimated Lot Yield: 44 lots

Issues/Opportunities:

1. Compatability with surrounding rural land uses
2. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
3. Management of stormwater and effluent disposal.
4. Suitable access.
5. Setbacks to boundaries to achieve suitable buffers to sensitive land uses.



10. DONNYBROOK - BOYUP BROOK ROAD

Site Details:

Lot 10 Donnybrook-Boyup Brook Road, Boyup Brook

Lot 11 Donnybrook-Boyup Brook Road, Boyup Brook

Land Area:

89.05 Ha (gross)

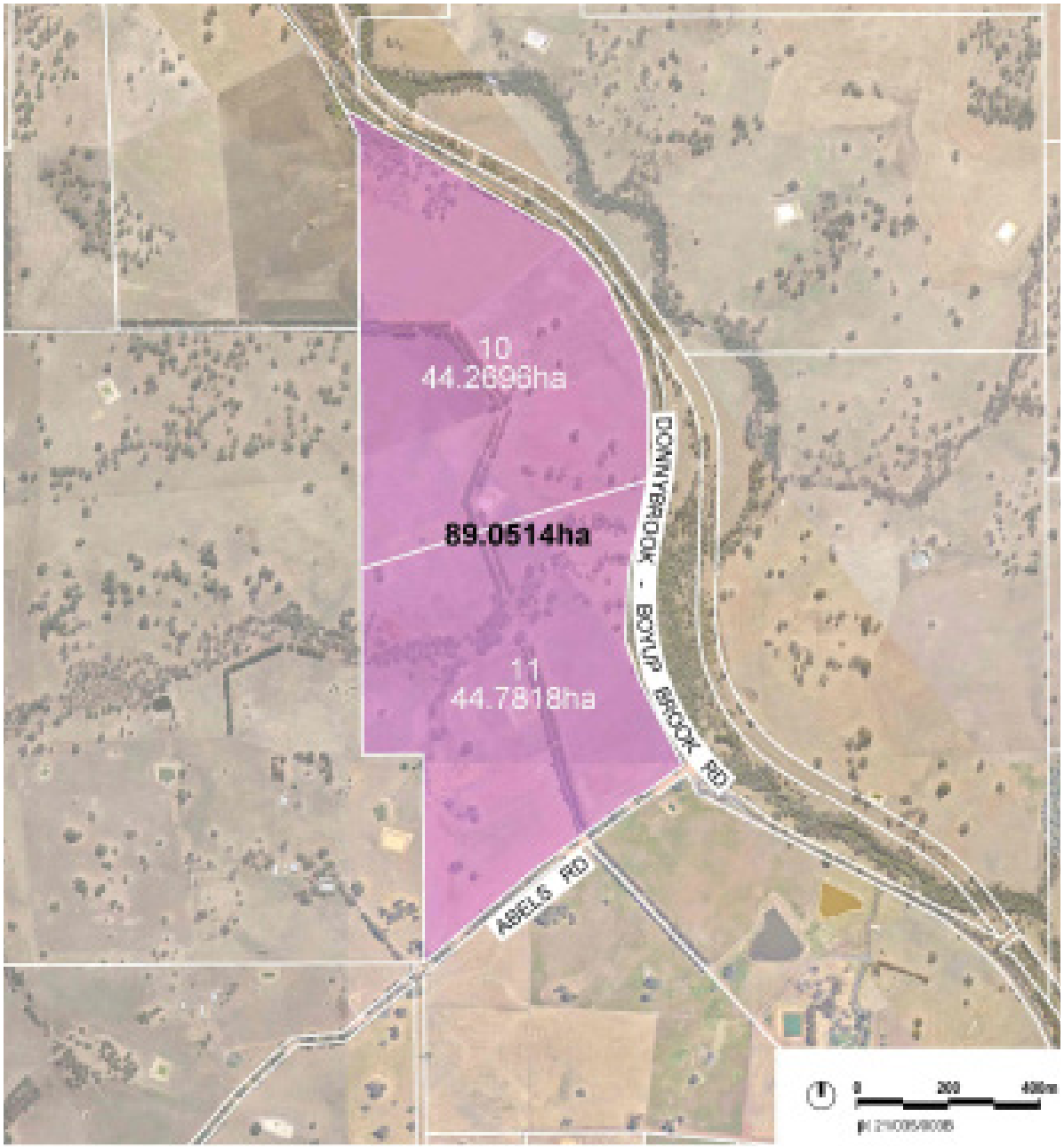
44.5 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Industrial'
Current Scheme Designation: 'Rural'
Proposed Scheme Designation: 'Industry - Light'
Structure Planning Required: Structure Plan requirement to be evaluated based on proposals
Lot Size/Density: Average 1 Ha area
Estimated Lot Yield: 44 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Management of stormwater and effluent.
3. Suitable access.
4. Setbacks to boundaries to achieve suitable buffers to sensitive land uses.
5. Servicing.
6. Visual landscape protection to Donnybrook - Boyup Brook Road.



11. BOYUP BROOK - KOJONUP ROAD

Site Details:

Lot 10 Boyup Brook-Kojonup Road, Boyup Brook

Land Area:

89.21 Ha (gross)

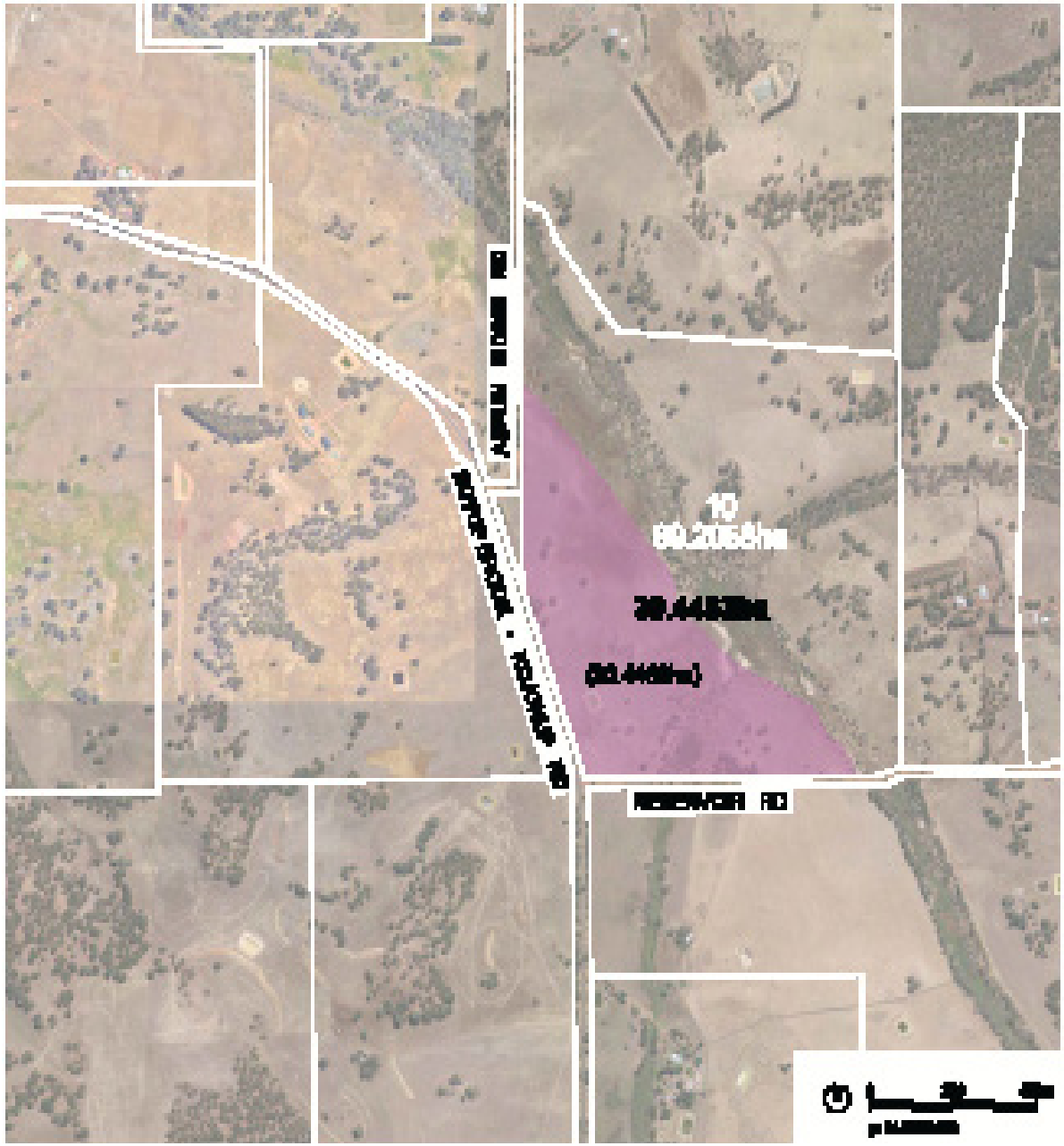
30.45 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Industrial'
Current Scheme Designation: 'Rural' and 'Structure Plan Area 3'
Proposed Scheme Designation: 'Industry - Light'
Structure Planning Required: Structure Plan requirement to be evaluated based on proposals
Lot Size/Density: Average 1 Ha area
Estimated Lot Yield: 30 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Management of stormwater and effluent.
3. Suitable access.
4. Setbacks to boundaries to achieve suitable buffers to sensitive land uses and water course.
5. Servicing.
6. Visual landscape protection to Boyup Brook-Kojonup Road.
7. Site potentially affected by high groundwater, with fill and drainage to be addressed.



12. BANKS ROAD

Site Details:

Lot 28 Banks Road, Boyup Brook

Land Area:

16.49 Ha (gross)

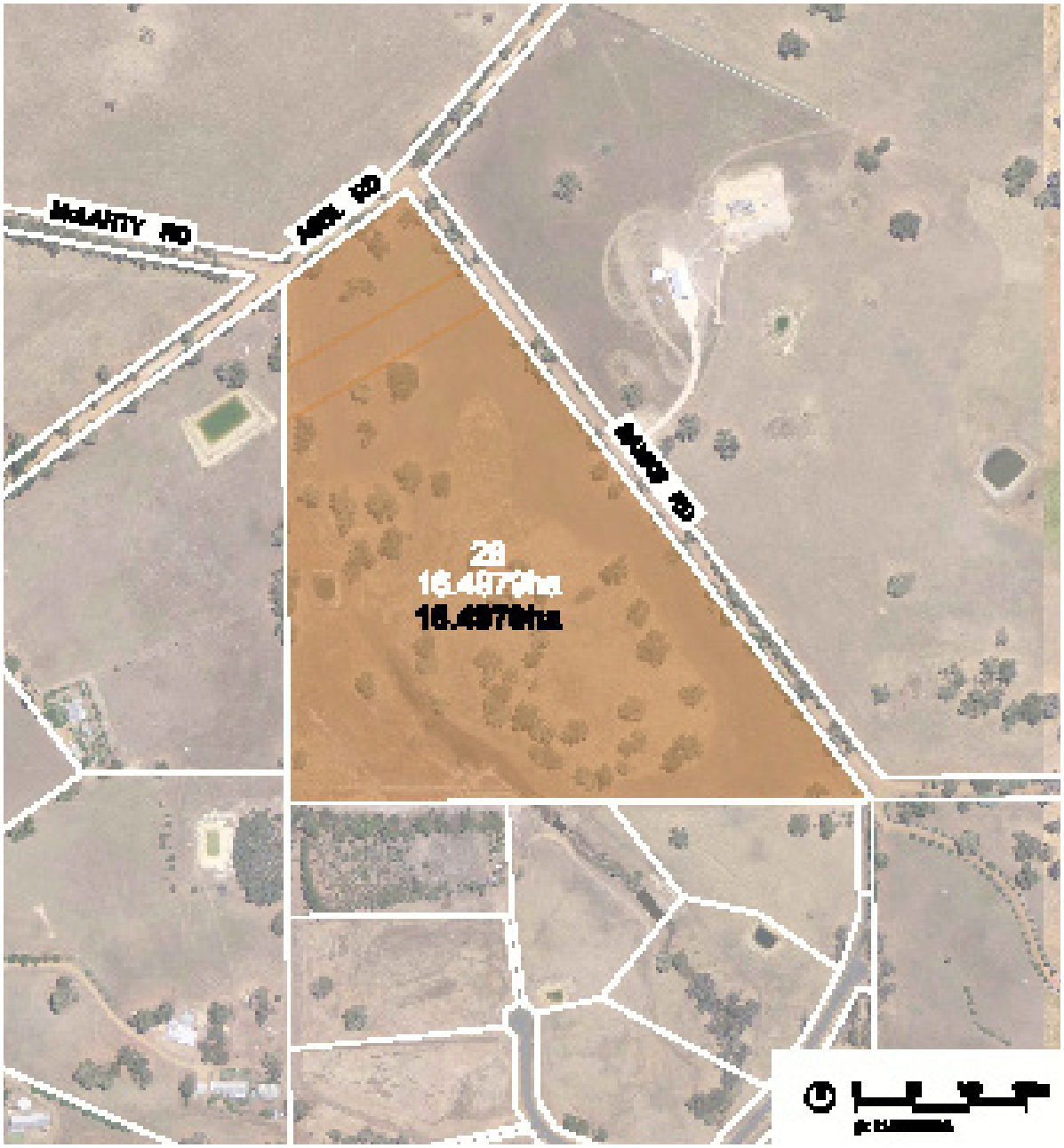
16.49 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: Rural Residential
Current Scheme Designation: 'Rural' with Structure Plan Area Designation
Proposed Scheme Designation: 'Rural Residential'
Structure Planning Required: No
Lot Size/Density: Minimum 1.5 Ha
Estimated Lot Yield: 10 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Land capability for development
3. Compliance with Government sewerage policies.
4. Vegetation protection.
5. Infrastructure contributions (Abel Road and Banks Road).



13. RUSMORE ROAD

Site Details:

Lot 800 (81) Rusmore Road Boyup Brook
Lot 695 (855) Terry Road Boyup Brook
Lot 711 Terry Road Boyup Brook

Land Area:

162.21 Ha (gross)
162.21 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Rural Residential' (possible 'Rural Enterprise on Lot 800 Rusmore Road)
Current Scheme Designation: 'Rural' and 'Rural Residential' with Structure Plan Area Designation
Proposed Scheme Designation: 'Rural Residential' and 'Rural Enterprise'
Structure Planning Required: Structure Plan requirement to be evaluated based on proposals.
Lot Size/Density: Minimum 1.5 Ha
Estimated Lot Yield: 108 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Land capability for development
3. Compliance with Government sewerage policies.
4. Buffers for any proposed industrial development and appropriate setbacks.
5. Vegetation protection.



14. BRIDGETOWN - BOYUP BROOK ROAD AND BANKS ROAD

Site Details:

Lot 735 (68) Banks Road, Boyup Brook
Lot 721 (2609) Bridgetown-Boyup Brook Road, Boyup Brook
Lot 720 Bridgetown-Boyup Brook Road,Boyup Brook

Land Area:

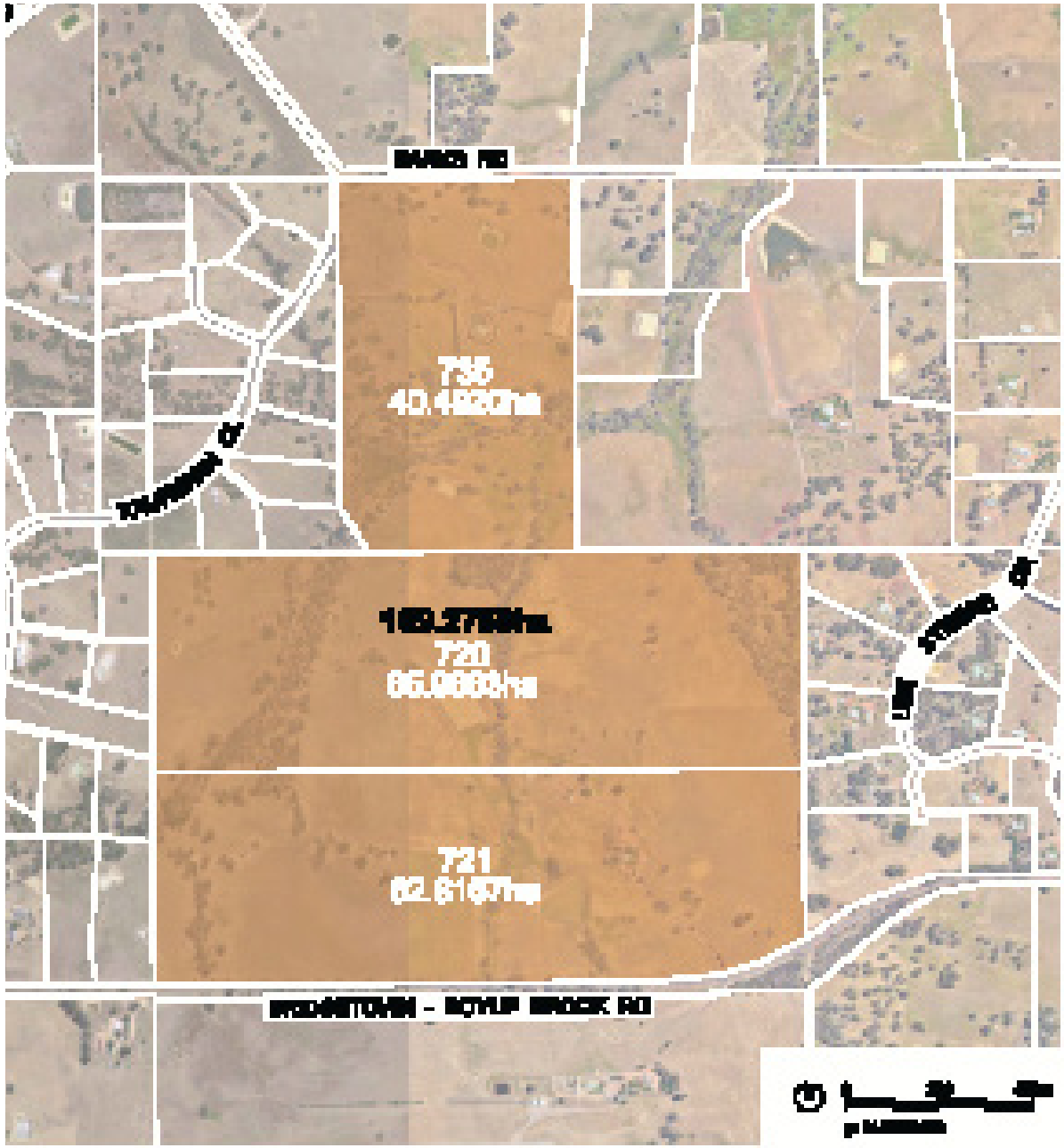
169.27 Ha (gross)
169.27 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: Rural Residential
Current Scheme Designation: 'Special Rural' with 2ha minimum lot size
Proposed Scheme Designation: 'Rural Residential' with 1ha minimum lot size
Structure Planning Required: Structure Plan requirement to be evaluated based on proposals.
Lot Size/Density: Minimum 1.5 Ha
Estimated Lot Yield: 113 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Land capability for development.
3. Compliance with Government sewerage policies.
4. Vegetation protection.
5. Suitable setbacks and landscape management in relation to the creeklines.



15. RURAL RESIDENTIAL CONSOLIDATION AREA

Site Details:

Various Lots - Lee Steere Drive, Boyup Brook

Land Area:

81.57 Ha (gross)

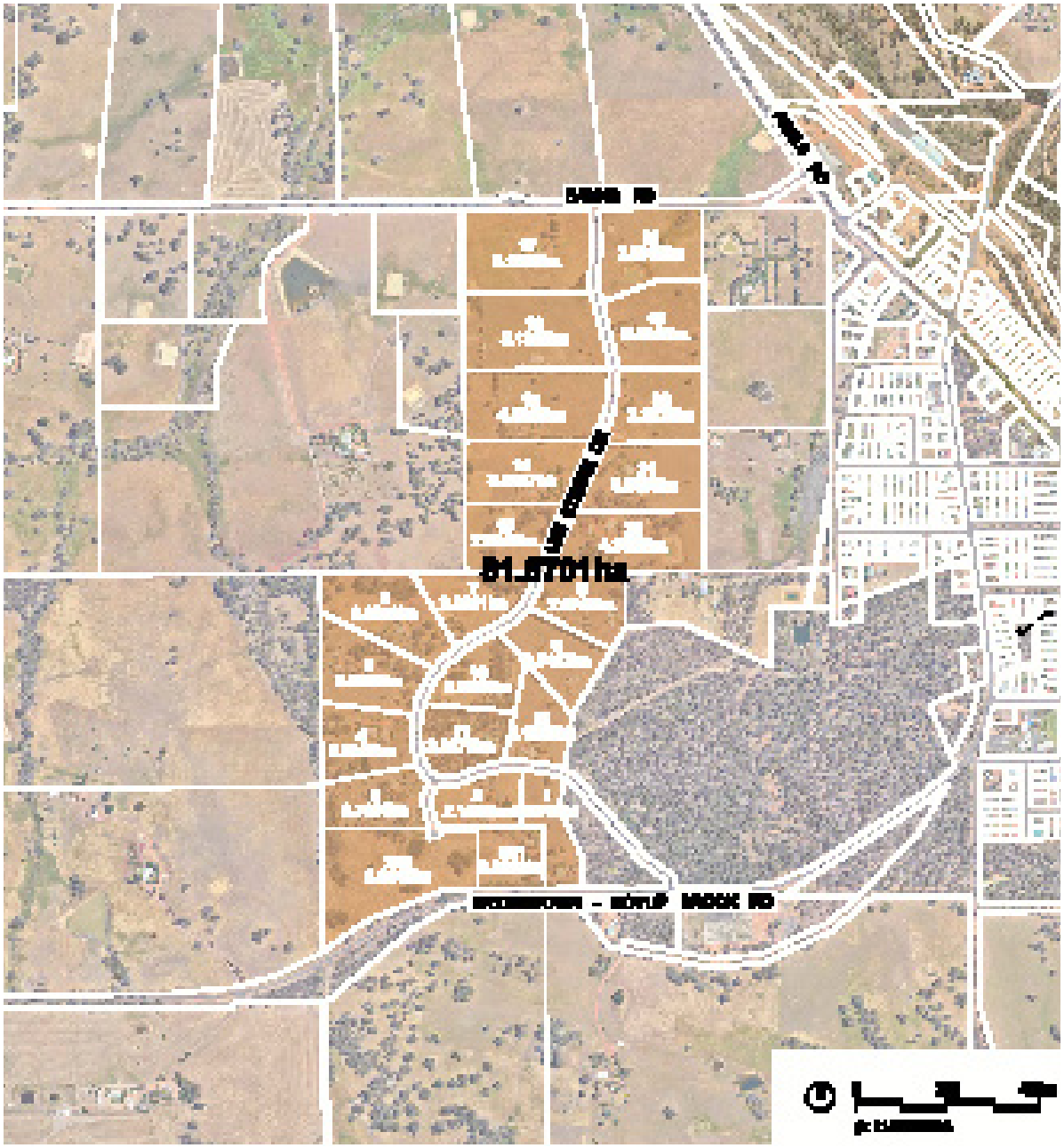
30.0 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Rural Residential'
Current Scheme Designation: 'Rural Residential'
Proposed Scheme Designation: 'Rural Residential' but examine a reduction in the minimum lot size of existing developed areas, subject to future structure planning
Structure Planning Required: Structure Plan requirements to be evaluated based on proposals.
Lot Size/Density: 1 Ha
Estimated Lot Yield: 26 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Land capability for development.
3. Compliance with Government sewerage policies.
4. Vegetation protection.
5. Suitable setbacks and landscape management in relation to the creeklines.
6. Maintenance of amenity and streetscape minimising the use of battle-axe lots.
7. Planning Area 16 consists of two separate estates and associated permissibility's need to be reviewed.



16. BOYUP BROOK NORTH RESIDENTIAL EXPANSION

Site Details:

Lot 51 (4) Boyup Brook-Arthur Road, Boyup Brook
Lot 1007 Boyup Brook-Arthur Road, Boyup Brook
Lot 1118 Boyup Brook-Arthur Road, Boyup Brook

Land Area:

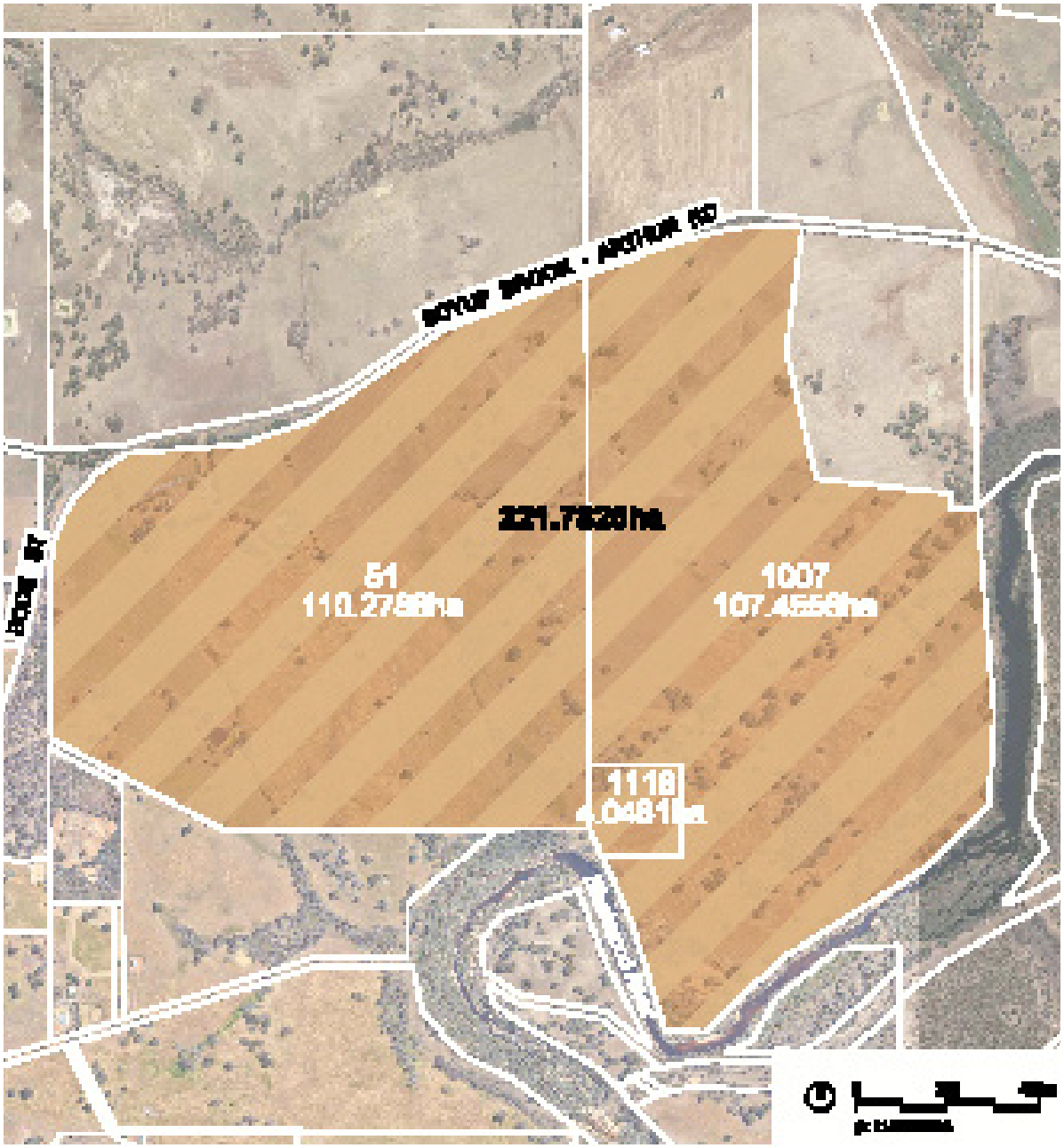
221.78 Ha (gross)
110.89 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Rural Residential' or 'Residential'
Current Scheme Designation: 'Rural'
Proposed Scheme Designation: 'Rural Residential' or 'Residential'
Structure Planning Required: Yes (identify as 'Special Control Area - Structure Plan')
Lot Size/Density: 1 Ha (subject to detailed structure planning)
Estimated LotYield: 111 lots (subject to detailed structure planning)

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Compliance with Government sewerage policies.
3. Vegetation protection.
4. Suitable setbacks to, and landscape management near, the Blackwood River.
5. Provision of licensed water supply.
6. Consideration of suitable development standards to occur through detailed structure planning.
7. Environmental Impact Assessment for any development in close proximity to the Blackwood River.



17. STANTON, TERRY AND FERN VALLEY ROAD

Site Details:

Various Lots - Stanton Road, Terry Road and Fern Valley Road

Land Area:

161.9 Ha (gross)

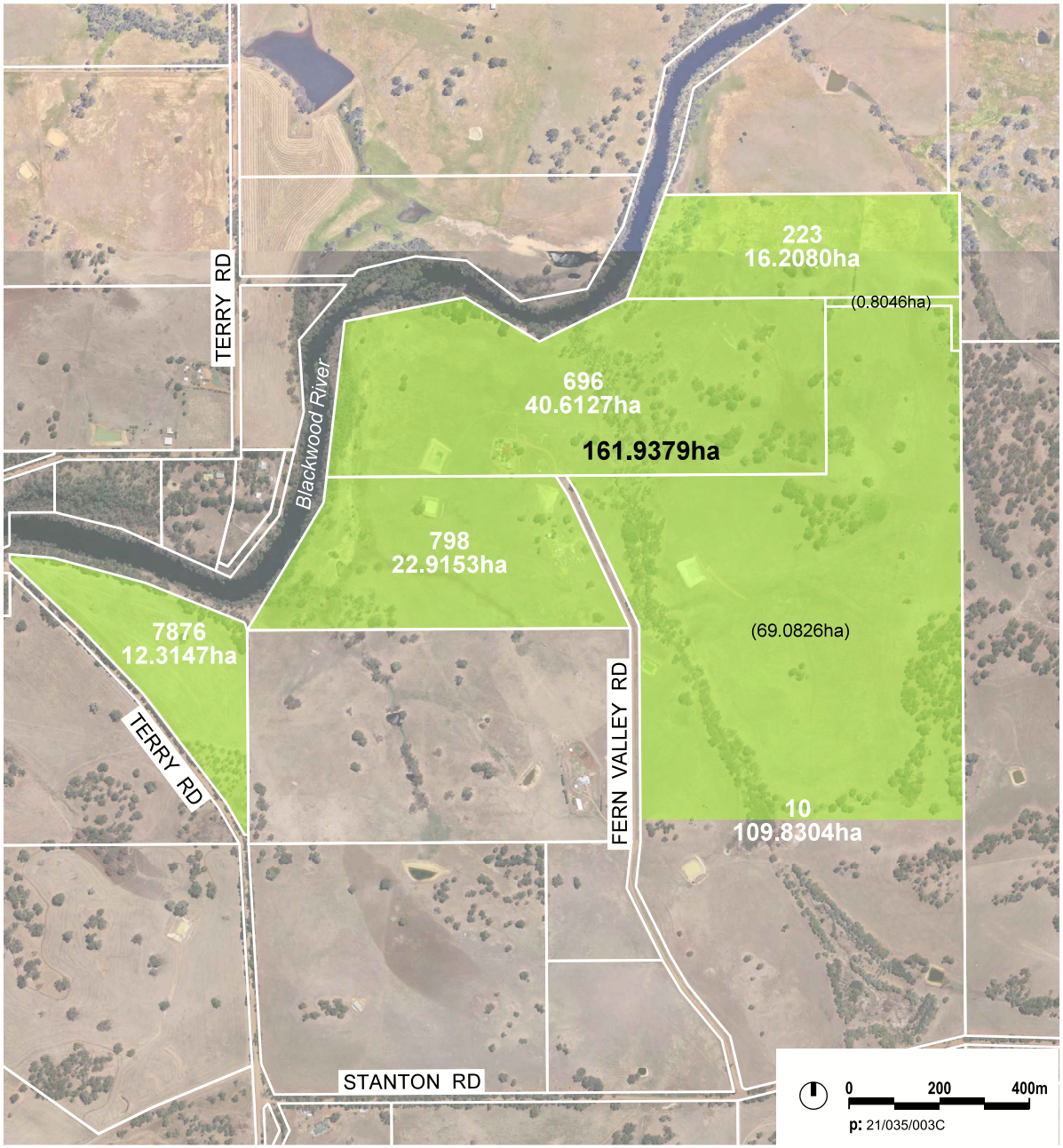
161.9 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Rural Small Holdings'
Current Scheme Designation: 'Rural'
Proposed Scheme Designation: 'Rural Small Holdings'
Structure Planning Required: Structure Plan requirements to be evaluated based on proposals.
Lot Size/Density: Average 20 Ha
Estimated Lot Yield: 7 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas, SPP 2.5 Rural Planning and DCP 3.4 Subdivision of Rural Land.
2. Flood protection.
3. Land capability for development.
4. Internal access/road pattern.
5. Lot design.
6. Infrastructure contributions (Terry Road and extension/ intersection of Fern Valley Road and Boyup Brook-Kojonup Road).
7. Protection of remnant vegetation.
8. Structure planning to address essential service requirments.



18. ASPLIN SIDING ROAD

Site Details:

Various Lots - Asplin Siding Road and Boyup Brook-Kojonup Road

Land Area:

207.2Ha (gross)

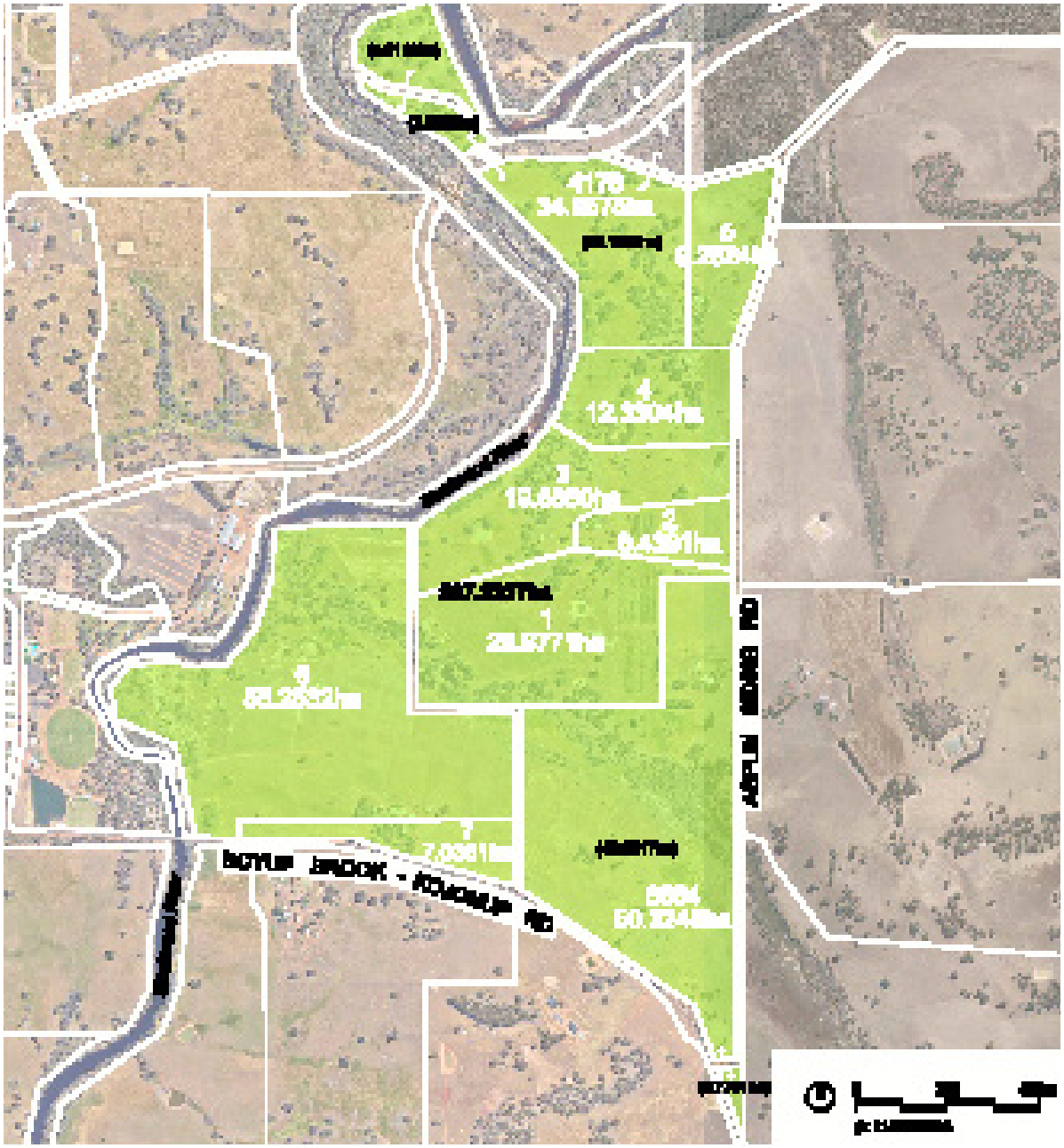
180.0 Ha (estimated Net Developable Area)

Planning Considerations:

Proposed Land Use: 'Rural Small Holdings'
Current Scheme Designation: 'Rural'
Proposed Scheme Designation: 'Rural Small Holdings'
Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').
Lot Size/Density: Average 20 Ha
Estimated Lot Yield: 10 lots

Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas, SPP 2.5 Rural Planning and DCP 3.4 Subdivision of Rural Land.
2. Flood protection.
3. Land capability for development.
4. Internal access/road pattern.
5. Lot design.
6. Infrastructure contributions (Asplin Siding Road).
7. Protection of remnant vegetation.



6.0 IMPLEMENTATION AND REVIEW

A summary of the key actions for implementation of the Local Planning Strategy, inclusive of prioritisation, is outlined in **Table 6** below.

The Local Planning Strategy will be reviewed periodically to ensure it reflects the key planning opportunities and issues arising within the Shire, with a interim review to be undertaken 5 years from final approval, and a comprehensive review to be undertaken 10 years from final approval.

Table 6: Summary of Implementation Actions arising from the Local Planning Strategy

SUMMARISED ACTION	RESOURCES REQUIRED	PRIORITISATION
Detailed analysis and progression of Planning Areas to support landowners in overcoming site and planning constraints and bring these sites to market for their highest and best use.	• Landowner support and assistance • Servicing agencies input on utility infrastructure capacity and feasibility • Environmental agency input on environmental constraints and considerations. • DPLH assistance in progression of Scheme amendment(s) or other planning framework modifications.	**Short Term** (1-3 Years)
Preparation of an Economic Development Strategy to identify and strategise methods of retaining and growing local business activity and employment generation, and create a clear action plan for the Shire to implement.	• Economic development consultant assistance in the preparation and engagement for the Strategy. • Input from the local business operators and potential investors. • Input from State Government agencies with respect to grant opportunities and further business support opportunities.	**Short Term** (1-3 Years)
A **comprehensive review of the Shire's Local Planning Scheme** to ensure that it addresses the current shortfalls identified in this Strategy, and facilitates development opportunities throughout the Shire and particularly within the Boyup Brook Townsite and Surrounds.	• DPLH assistance in the review of the Local Planning Scheme to ensure that provisions are well considered and efficiently progressed. • Landowner support and assistance in the identification and progression of rezonings for identified development opportunities.	**Short Term** (1-3 Years)
A **review of the Shire's Local Planning Framework**, and particularly the guidance provided through Local Planning Policies and proponent information to ensure that it reflects the key concerns and priorities of the Shire and provides useful, easy to understand and supportive information to residents and investors to assist in their efforts to grow and enhance the local community.	• Input from the local business operators and potential investors on the information required to assist in facilitating their proposals. • Input from local residents to ensure an understanding of their key concerns with respect to the protection of local heritage, character and the natural environment. • Input from the DPLH in the implementation of State Planning Policy requirements through the local planning framework.	**Short Term** (1-3 Years)

SUMMARISED ACTION	RESOURCES REQUIRED	PRIORITISATION
Investigate options for infrastructure funding arrangements and implement preferred options to ensure that funding opportunities can be capitalised upon when available.	• Planning resources to investigate and outline options for funding (development contribution arrangements, alternative property rating, grant funding, etc.) • Planning resources to undertake a Community Needs Analysis to determine the full extent of community infrastructure likely to be required. • Input from the Department of Planning, Lands and Heritage in the context of State Planning Policy 3.6.	**Short Term** (1-3 Years)
Progression of maintenance and upgrades to the major road network to maintain the efficiency of resident, visitor and freight vehicle movements throughout the Shire, and assist in encouraging further growth of these movements into the future.	• Internal Shire resources to monitor traffic volumes and asset standards and undertake detailed planning for works where necessary or beneficial. • Input from proponents on traffic demands and road standard requirements in the context of new subdivision or development proposals.	**Ongoing** To be progressed based on opportunities arising over the timeframe, and with specific reference to the progression of Planning Areas.
Continue to **work collaboratively with utility service providers to enhance and expand the capacity of utility service networks** throughout the Shire, with particular focus on the Boyup Brook townsite and the envisioned residential and economic growth proposed.	• Input from the servicing agencies to ensure that issues in service provision can be overcome and opportunities for expansion of their networks can be efficiently capitalised upon. • Input from proponents on the predicted demands on servicing infrastructure of major subdivision or development proposals.	**Ongoing** To be progressed based on opportunities arising over the timeframe, and with specific reference to the progression of Planning Areas.
Provide **ongoing review of planning practices throughout the Shire** to ensure that the objectives and goals of this Strategy are being met, and the ease of proponents interacting with the Shire is increased.	• Internal Shire resources to undertake periodic and ongoing reviews of practices and customer service with respect to planning matters.	**Ongoing** Continuous improvement of planning processes and information sharing.

BACKGROUND INFORMATION AND ANALYSIS

PART 2

1.0 INTRODUCTION

The purpose of Part 2 is to provide the rationale and evidence base for Part 1. It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1 of the local planning strategy.

This part provides a summary of the relevant State, regional and local planning contexts and their implications for the local planning strategy. A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of the Shire and the key planning issues and opportunities influencing future development and land use of the Shire.

2.0 STATE AND REGIONAL PLANNING CONTEXT

2.1 State Planning Strategy 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia at regional and local levels. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

2.2 State Planning Policies

State Planning Policies (SPPs) are prepared under Part 3 of the Planning and Development Act 2005 and provide the highest level of planning policy control and guidance in Western Australia. Local governments must have due regard to SPPs in the preparation of planning strategies and during decision making on planning matters. SPPs considered to be specifically relevant to the Shire are outlined and described in **Table 7.**

Table 7: State Planning Policy Overview and local planning strategy implications and responses

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP2.0 Environment and Natural Resource Policy	SPP2.0 defines principles and considerations of responsible planning in relation to environmental and natural resource issues. The policy aims to integrate environment and natural resource management into broader land use planning; protect, conserve and enhance the natural environment; and promote and assist in sustainable natural resource management.	The LPS needs to incorporate protection of the key Shire of Boyup Brook environmental areas including but not limited to the dominant river stems passing through the Shire; large vegetated areas of State Forest; the Blackwood Valley; and areas identified as being Environmentally Sensitive under the Environmental Protection Act.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP2.5 Rural Planning	SPP2.5 provides policy guidance to protect and preserve rural land assets for rural purposes including primary production; basic raw materials; regional facilities; and protection of biodiversity and landscape.	Within SPP2.5, clear guidelines are established for the requirements of Local Planning Strategies for planning of rural land. The LPS is required to identify rural land for rural living zones in accordance with the clauses of SPP2.5 and SPP3; identify rural land appropriate for conservation to other land uses; indicate separation distances and/or buffers for land uses; and provide soil and land capability information.
SPP2.7 Public Drinking Water Source	SPP2.7 aims to protect public drinking water supply areas (PDWSAs) and ensure land use and development within these areas are compatible for long term management of water resources. There are three classifications of PDWSAs based on the prioritisation of the protection required. PDWSAs prioritisation levels guide the land use, development and management of the areas which are required to be shown as special control areas within the local planning scheme.	Potable water is available to the Boyup Brook townsite via an extension to the Bridgetown water supply main. The source of this supply is Millstream Dam located near Balingup. Water from this dam is pumped to Hester, ten kilometres north of Bridgetown, and gravity fed to storage tanks located at the western entrance to the Boyup Brook townsite. Storage tanks and a large dam supplement the Bridgetown supply. There are two PDWSAs in the Shire of Boyup Brook – one near Hester and one over the Boyup Brook dam – both of which are protection area priority 1 (P1). The protection of the public water supply in P1 outweighs all other considerations for the land and must be low-intensity, low-risk land use. The local planning strategy for the Shire must recognise the importance of protection of these areas.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP2.9 Water Resources	SPP2.9 outlines measures for the planning, protection and management of surface and groundwater catchments, including availability of water and waterways management, wetlands, waterways, and estuaries and their buffers. The policy also seeks to implement water cycle management principles in the land use planning system. The total water cycle management principles assist in accommodating competing water interests. SPP2.9 is supported by the Better Urban Water Management (2008) which provides guidance on the implementation of SPP2.9 and facilitates management of our urban water resources by providing a framework to integrated an appropriate level of consideration to total water cycle at each stage of the planning system.	Protection of property from flood is paramount. State Planning Policy No.2.9 – Water Resources outlines that flood paths and areas should be identified and it should be ensured that no development is in a flood path that could carry increased risk to life or property. Where it is proposed to build in these areas, this should be properly managed through a Special Control Area

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP3.0 Urban Growth and Settlement	SPP3.0 provides principles and considerations to plan for sustainable patters of urban growth and settlement and provide policy to accommodate growth and change. The key objectives of SPP3.0 include: promoting sustainable, well planned settlement with sufficient suitable land for housing, employment, recreation and open space; responding to the social and economic needs of the community; coordinating services and infrastructure; and managing rural residential growth.	The local planning strategy is identified as a key mechanism to implement SPP3.0 and the Shire of Boyup Brook Local Planning Strategy must address key urban issues and opportunities within the Shire, in particular within the Boyup Brook townsite and for rural residential areas.
SPP3.4 Natural Hazards and Disasters	SPP3.4 outlines that planning for natural hazards and disasters is a fundamental consideration when preparing all strategic and statutory planning documents to minimise the potential adverse impacts. The policy guides the natural elements that may combine to create hazards and which need to be given regard.	Within the Shire of Boyup Brook, the key hazards which may be applicable including flooding and bushfires. The local planning strategy needs to ensure development is protected from the Blackwood River floodway and ensure future planning enforces the requirements of SPP 3.7 – Planning in Bushfire Prone Areas to manage subdivision and development.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP3.5 Historic Heritage Conservation	SPP3.5 provides principles for conservation and protection of Western Australia's historic heritage.	Under SPP3.5, the Shire is required to have regard to heritage places and areas in formulating the local planning strategy. Planning must attempt to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives. The Shire of Boyup Brook has a heritage inventory which includes one State registered heritage site. Historic buildings, industries and meeting places enrich the characteristics of the region and provide benefits to the economy through tourism and community wellbeing and should be protected.
SPP3.6 Development Contributions for Infrastructure	SPP 3.6 sets out the principles and requirements to create a transparent framework for the establishment and collection of infrastructure contributions. The policy applies where new development results in a demand for additional infrastructure, services and facilities. Developers are responsible for the provision of infrastructure where their development generates the demand for the additional infrastructure.	The Shire's LPS identifies potential investigation areas which may – if developed – place additional demand on infrastructure.
SPP3.7 Planning in Bushfire Prone Areas	SPP3.7 applies to all land designated as bushfire prone and guides the implementation of risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.	The Local Planning Strategy needs to consider the bushfire context of the Shire and appropriate bushfire management as it applies to the Shire, with particular focus on the Boyup Brook townsite and other settlement areas.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP4.1 State Industrial Interface	SPP4.1 develops a framework to address the protection of industrial zones and any other specific land use that may generate pollutant emissions. The policy establishes objectives and principles for securing on-site and offsite buffer areas and provides for the safety and amenity of surrounding land uses. Draft State Planning Policy 4.1 Industrial Interface was advertised in 2018 and proposes a broader application of the policy to planning for industrial zones and infrastructure reserves. The draft also proposes new policy measures for planning for transitional zones and an implementation section which outlines planning approaches for each stage of the planning framework.	The strategy identifies a number of industrial investigation areas for economic and employment benefit of the Shire. In investigating future land use, potential buffer areas will need to be investigated and suitably planned for. The interface of industrial and other land uses is also critical for the Shire.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP5.4 Road and Rail Noise	SPP5.4 applies where a noise-sensitive land use is proposed within the policy's trigger distance of specified transport routes. The policy aims to protect the community from unreasonable levels of transport noise; protect strategic and other significant freight transport corridors from incompatible urban encroachment; ensure transport infrastructure and land-use can mutually exist within urban corridors; ensure that noise impacts are addressed as early as possible in the planning process; and encourage best practice noise mitigation design and construction standards.	The local planning strategy should aim to avoid the risk of future land-use conflict with noise by identifying the location of relevant transport corridors and distinguishing their function. Within the Shire of Boyup Brook, Donnybrook-Boyup Brook Road, Bridgetown-Boyup Brook Road, and Boyup Brook – Kojonup Road are recognised as 'Other significant freight/traffic route' which are within the 200m trigger distance under the policy.
SPP7.0 Design of the Built Environment	SPP7.0 seeks to deliver economic, environmental, social and cultural benefits by addressing design quality and built form outcomes in WA. This policy sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.	The Strategy recognises that the ten principles of the SPP will underpin the Shire of Boyup Brook approach to the design of built form and integrate into the new Scheme and any future or amendment planning policies.
SPP7.3 Residential Design Codes	SPP7.3 Volumes 1 and 2 provide residential design provisions for residential development across Western Australia and are used for the assessment of residential subdivisions.	The R-Codes apply to all 'Residential' zoned land within the Shire and guide the future development potential of land as noted in the Strategy, particularly within the Boyup Brook townsite.

2.3 Regional Planning Context

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including:

- Regional and Sub-regional planning strategies and structure plans
- Regional Planning Schemes

Regional planning instruments considered to be specifically relevant to the City/Town/Shire are outlined and described in **Table 8**.

Table 8: Regional planning instrument overview and local planning strategy implications and responses

REGIONAL PLANNING INSTRUMENT	REGIONAL PLANNING INSTRUMENT OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
South West Regional Planning and Infrastructure Framework (December 2015)	The South West Planning and Infrastructure Framework provides an overall strategic context for land-use planning in the South West region. The Framework identifies population growth; building sustainable communities; building inclusive communities; sustainable environment; climate change; natural hazards and disasters; natural resources and agriculture; economy and employment; transport and infrastructure; and heritage and culture as key areas of focus in the planning of the region.	For the stability of Boyup Brook, the Framework identifies that diversification and strengthening of the Warren-Blackwood sub-region's economy is necessary - particularly to provide opportunity for young adults. The Local Planning Strategy seeks to identify land use opportunities that can promote the local economy and increase employment opportunities to retain and attract young adults to the Town.

2.4 Development Control and Operational Policies

Operational policies guide decision making in relation to subdivision and development applications. Those operational policies considered relevant to the local planning strategy are listed and described in **Table 9**.

Table 9: Operational policies

POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
OP1.1 Subdivision of Land-General Principles	OP1.1 establishes the general principles used by the Western Australian Planning Commission (WAPC) in determining applications for the subdivision of land. The policy also indicated the basic requirements for the creation of new lots.	The Strategy prepares for the potential growth of Boyup Brook including recognising areas of potential expansion. The Strategy recognises any subdivision of land will need to address OP1.1.
DCP1.7 General Road Planning	DCP1.7 establishes the requirements for land contributions and the construction of various categories of roads. It also outlines principles that apply to aspects of the planning and provision of all types of roads and clarifies the role of roads as service corridors for public utilities.	The Strategy outlines growth opportunities within the Shire and deficiencies in the current road network. Any necessary changes to the road planning within the Shire will need to consider DCP1.7.
DCP2.2 Residential Subdivision	DCP2.2 sets out the WAPC's requirements for landowners intending to subdivide residential land. It assists to create a diversity of lot and housing types throughout the State.	The Strategy prepares for the potential growth of Boyup Brook including recognising areas of potential expansion. The Strategy recognises any subdivision of land will need to address DCP2.2.

POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
DCP2.3 Public Open Space in Residential Areas	DCP2.3 requires that 10 percent of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space.	Any future subdivison of land within Boyup Brook as per planning investigation areas in the Strategy will need to comply with DCP2.3 to ensure adequate POS provision remains within the Shire.
DCP2.6 Residential Road Planning	DCP2.6 sets out the WAPC's requirements for the planning and design of roads in residential areas and provides guidelines for the design and layout of residential road.	The Strategy prepares for the potential growth of Boyup Brook including recognising areas of potential residential expansion which require road planning in line with DCP2.6..
DCP3.4 Subdivision of Rural Land	DCP3.4 guides the subdivision of rural land to achieve the key objectives of State Planning Policy 2.5: Rural Planning, The policy clarifies that rural living is considered a residential land use and not a rural land use and the policy does not apply to rural living proposals or subdivision.	The Local Planning Strategy recognises that Agriculture is a key industry for the Shire and any future subdivision within rural zoned land to support primary production will be subject to consideration under DCP3.4.
DCP4.1 Industrial Subdivision	DCP4.1 provides guidance on the matters considered by the WAPC when determining applications for industrial subdivision throughout the State. These include such matters as the design and shape of industrial lots, road layout, servicing and open space requirements.	The Strategy outlines industrial growth as necessary for economic and employment within the Shire. Future industrial subdivision must comply with the requirements of DCP4.1

2.5 Position Statement and Guidelines

Position statements are prepared by the WAPC to set out the policy position or advice of the WAPC with respect to a particular planning practice or matter. Guidelines are prepared by the WAPC to provide detailed guidance on the application of WAPC policies. Those position statements or guidelines of the WAPC that are considered relevant should be included in **Table 10**.

Table 10: Position statement and guidelines

POSITION STATEMENT/ GUIDELINES	OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Residential Accommodation for Ageing Persons	The position statement outlines the WAPC requirements to support the provision of residential aged care within the local government planning framework in WA. The position statement recognises that with WA's ageing population matters such as land use, residential accommodation needs for older people and supporting community services need to be planned for.	As of 2016, the Shire of Boyup Brook had a median age of 49 - significantly above the State median of 36 - and 31.9% of the population was aged over 60, compared to 19.3% in WA. Based on the population composition of the Shire, the Strategy recognises there is a need to address future requirements for the residential accommodation needs for older people.
Tourism in Bushfire Prone Areas	The position statement provides guidance for tourism land uses within bushfire prone areas. The position statement maintains primacy for the protection of life but also recognises that the protection of property or infrastructure may be secondary to the social and economic development of a region.	Much of the Shire of Boyup Brook is located within Bushfire Prone Areas and tourism is a key attractor for the Shire which the Strategy recognises needs to continue as the Shire grows.

3.0 LOCAL PLANNING CONTEXT

3.1 Strategic Community Plan

The Shire's Strategic Community Plan was adopted on 7 October 2021. Key themes and outcomes which are relevant to land use planning are outlined in **Table 11.**

Table 11: Shire of Boyup Brook Strategic Community Plan

THEMES	OUTCOMES	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Built Evironment	1. Provide sustainable infrastructure that serves the current and future needs of the community. 2. Create a safe and inviting community for locals and visitors. 3. Preserve the history and heritage of the built environment.	Plan for short-, medium- and long-term community needs in relation to infrastructure and land use planning. Promote the development and activation of nodes and precincts to support effective land management and town planning.
Social/ Community	1. Support a healthy, active, vibrant community. 2. Promote quality education, health, childcare, aged care and youth services. 3. Encourage the preservation of our culture, heritage and history.	Facilitate development opportunities that assist in retaining and growing the population including childcare and aged care.
Economic Development	1. Make land available for economic growth, development and improvement. 2. Be a business friendly Shire and create conditions for economic growth. 3. Support a strong and inclusive economy.	Identify planning investigation areas which could increase land availability for industry, housing, and the tourism sector.
Natural Environment	1. Manage natural resources sustainably. 2. Deliver a sustainable and progressive approach to waste management. 3. Manage responsible growth with respect for Boyup Brook's natural environmental heritage.	Investigation, management and conservation of the natural environment, lands and water is necessary prior to development in any investigation areas. Preservation of significant places of interest for both the local community and tourists to assist in growth of the Shire.

3.2 Previous local planning strategy(s)

There is no previous local planning strategy.

3.3 Local Planning Scheme

Local Planning Scheme No.2, adopted on 7 November 1997 is the primary document for controlling land use and development within the Shire. A new local planning scheme is to be prepared to align with the Local Planning Strategy.

3.4 Local Planning Policies

Local planning policies can be prepared by the Shire in accordance with Division 2 of Schedule 2 of the Regulations in respect to a particular class or classes of matters specified in the policy; and may apply to the whole Scheme area or part of the Scheme area. An overview of the Shire's local planning policies and implications for the local planning strategy are provided in **Table 12.**

Table 12: Local planning policies

NAME OF LOCAL PLANNING POLICY	DATE OF ADOPTION/ LAST AMENDMENT	PURPOSE OF LOCAL PLANNING POLICY	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
P.01 Landscaping	17 June 2004 (adopted) 21 December 2007 (amended) 18 June 2020 (reviewed)	P.01 aims to improve or maintain the appearance of commercial and industrial development through a requirement for 5% landscaping of lots to be included in commercial or industrial sites.	When determining investigation areas and potential yield, the Strategy needs to recognise the impact a 5% requirement may have on lot sizes and the footprint commercial and industrial buildings may need.
P.02 Subdivisions – Drain and Fill Conditions	17 June 2004 (adopted) 16 February 2017 (amended) 18 June 2020 (reviewed)	P.02 provides guidelines for subdivisions which require drain and fill. The guidelines outline requirements for fill levels; compaction; drainage; and drain and fill in non-urban areas.	The Strategy recommends development should be limited outside of urban areas, instead focusing residential, commercial and industrial development near urban areas.
P.03 Subdivisions and Amalgamations	17 June 2004 (adopted) 16 February 2017 (amended) 18 June 2020 (reviewed)	P.03 provides guidance for matters to be considered in the assessment of subdivisions and amalgamations within rural land.	Future development planning within the Strategy proposes development should be focused in urban areas with limited development of rural land.
P.05 Bed and Breakfast Accommodation	17 June 2004 (adopted) 16 February 2017 (amended) 18 June 2020 (reviewed)	P.05 facilitates alternative tourist accommodation types for a range of locations whilst maintaining the amenity of those locations for permanent residents. The policy provides a number of minimum standards and conditions which must be met for the operation of bed and breakfast accommodation.	The Strategy recognises the importance of Tourism for the economy and the growth of the Shire of Boyup Brook. Alternative tourism accommodation must be supported to ensure a broad tourism market is accommodated for.
P.07 Feedlots Animal Husbandry- Intensive	17 June 2004 (adopted) 21 December 2007 (amended) 16 May 2019 (amended) 18 July 2019 (amended) 18 June 2020 (reviewed)	P.07 protects the natural environment and amenity of rural land by creating guidelines for feedlots in the 'Rural' zone to ensure they do not adversely impact on the rural activities carried out on the land and neighbouring farms.	The Shire has a predominantly Agriculture based economy and therefore, the Strategy recognises the importance of protecting Agricultural activities whilst seeking to prevent land use conflict that could impact growth opportunities.
P.10 Fire	27 August 2015 (adopted) 18 June 2020 (reviewed)	P.10 details requirements for all scheme amendments, structure planning, subdivision, building envelope relocation, planning consent and building permit applications in relation to bushfire management.	The majority of the Shire of Boyup Brook is located within a Bushfire Prone Area as defined by the Department of Fire and Emergency Services. Planning for future growth needs to comply with P.10 as well as State Planning Policy 3.7 and should consider WAPC Position Statement 'Tourism in Bushfire Prone Areas'.

3.5 Structure Plans

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide the basis for zoning and subdivision of land. An overview of the structure plans within the Town, and implications for the local planning strategy are provided in **Table 13**.

Table 13 – Structure plans

NAME OF STRUCTURE PLAN	DATE OF WAPC APPROVAL/ LAST AMENDMENT	PURPOSE OF STRUCTURE PLAN	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Boyup Brook District Structure Plan Area No. 4 (WAPC SPN 0496)	Approval May 2016	The district structure plan provides guidance for the preparation of local structure plans as part of a process of developing 'rural' zoned land south of the Boyup Brook townsite into 'rural small holdings'.	The Strategy recognises that larger lots and a rural lifestyle are attractors for potential population growth and some areas of strategically located 'rural small holdings' growth may support the future needs of the Shire.
Lot 913 Fern Valley Road, Boyup Brook (WAPC SPN 2221)	Approval October 2019	The local structure plan is required to facilitate the future subdivision, development of infrastructure servicing of the subject land into two lots measuring approximately 20.24 hectares and 20.33 hectares, respectively.	The Strategy recognises that there is sufficient supply of 'Rural Small Holdings' land. The land has been rezoned but not yet subdivided and the land will contribute to the Shire's rural land holding supply to ensure it remains sufficient.

3.6 Local Development Plan

Local development plans can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide guidance for future development in relation to site and development standards and any exemptions from the requirement to obtain development approval. No local development plans have been approved within the Shire of Boyup Brook Local Planning Scheme No. 2 area.

3.7 Other Relevant Strategies, Plans and Policies

Table 14 outlines other strategies, plans and policies that are relevant to the local planning context within the Shire of Boyup Brook.

Table 14: Other relevant strategies, plans and policies

NAME OF STRATEGY, PLAN, POLICY	DATE APPROVED	PURPOSE	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Shire of Boyup Brook Local Rural Strategy 2010	May 2010	The Local Rural Strategy is intended to act as a supporting document for the Shire's Local Planning Scheme and provide rationale for zones and policies that affect the use and management of rural land within the Shire. The Rural Strategy is designed to provide a community vision for the future of rural areas; an outline the relationship between State government plans, strategies and policies affecting rural areas; an overview of physical and socio-economic attributes of rural areas; an analysis of rural planning and land use issues; and context sensitive guidelines for decision making in rural areas.	The Rural Strategy is not intended to be a Local Planning Strategy as it does not address townsite planning and development matters, however given the predominantly rural nature of the Shire it provides support to the Local Planning Strategy. The rural strategy recognises the protection of agricultural land as a key focus which aligns with the local planning strategy's recognition of the importance of the agricultural industry to the Shire.

4.0 LOCAL GOVERNMENT PROFILE

The Shire of Boyup Brook comprises an area of 2,838km^2 and is located in the Warren-Blackwood sub-region of the South West Region of Western Australia. The Shire's principal centre, Boyup Brook townsite, is located 270 kilometres south of Perth and 119 kilometres south east from the South West's principal regional centre of Bunbury. The Shire of Boyup Brook adjoins Bridgetown-Greenbushes and Manjimup to the south-west, Donnybrook-Balingup and Collie to the north and West Arthur, Kojonup and Cranbrook to the south-east.

The Shire is predominantly rural with livestock (meat and wool) and cropping being the mainstay of the local farming economy. Local farm industries include: Vineyards, Olives and Orchards; Timber Plantations; Feedlots (Sheep, Cattle and Pigs); Grain Harvesting, storing and wholesaling; and Cottage Industries (machinery manufacturing).

Its natural elements, including large areas of State Forest, undulating landscapes and river systems, are appealing to tourists and persons seeking a rural lifestyle in a naturally enhanced setting.

The climate of the Region is a warm temperate Mediterranean type with distinct seasons characterised by cool, wet winters and warm to hot, dry summers. Community services including civic, education, sporting, commercial and industry are available in the Boyup Brook townsite, which provides social and economic wellbeing to persons living and working in the region.

4.1 Demographic Profile and Population Forecast

4.1.1 Demographic Profile

The Shire of Boyup Brook's demographic profile is used to inform future planning for housing, community, infrastructure, open space, service infrastructure, transport and the local economy. **Table 15** provides an overview of the distribution across the settlement areas of the local government and **Figure 9 and 10** provide an overview of key demographic characteristics and trends within Boyup Brook as compared to Western Australia.

Table 15: Shire of Boyup Brook Population Distribution

SETTLEMENT	POPULATION (2021 CENSUS)
Boyup Brook	938
Mayanup	174
Dinninup	161
Kulikup	143
Wilga	71
Tonebridge	20
Remainder of LGA	*327*
TOTAL	**1,834**

DEMOGRAPHICS		BOYUP BROOK (LGA)	WESTERN AUSTRALIA
POPULATION	Population (2021)	1,834	2,474,410
	Population change 2011 - 2021	+ 15.2%	+ 18.8%
AGE	Median Age	47	38
	Children aged 0-14	19.6%	19.0%
	Teens 15-19	3.9%	5.8%
	Adults aged 20-39	17.1%	27.5%
	Adults aged 40-59	27.3%	25.9%
	Adults >60	31.8%	21.8%
HOUSEHOLD COMPOSITION	Couples without children	36.8%	27.2%
	Families with children	34.6%	42.9%
	Lone person household	27.8%	25.4%
	Average house size (people)	2.3	2.5
ETHNICITY & MIGRATION PATTERN	Language other than English spoken at home	2.6%	18.7%
	People born outside of Australia	25.2%	38.0%
DWELLINGS	Occupied	81.2%	89.1%
	Unoccupied	18.8%	10.9%
	Separate house	98.5%	79.7%
	Rented	17.3%	27.3%
	Median monthly mortgage repayment	$1,212	$1,842
	Median weekly rent	$220	$340

*Statistics as per ABS 2021

DEMOGRAPHICS		BOYUP BROOK (LGA)	WESTERN AUSTRALIA
	Unemployment Rate	4.0%	5.1%
	Employed Full-Time	60.1%	60.2%
	Employed Part-Time	31.0%	33.7%
	Managers	34.4%	12.3%
	Labourers	12.9%	9.4%
EMPLOYMENT 	Agriculture, Forestry and Fishing	44.1%	2.3%
	Primary School Students	35.5%	27.4%
	High School Students	19.0%	20.4%
EDUCATION 	Highest education level: Bachelor degree or above	10.4%	20.5%
	Median weekly personal income	$705	$848
	Median weekly family income	$1,581	$2,214
INCOME 	Median weekly household income	$1,265	$1,815

*Statistics as per ABS 2021

4.1.1.1 Demographic Issues and Opportunties

Population

The population demographics of the Shire indicate an ageing population and a lack of late teens and young adults and a median age 9 years above the Western Australian average. For the growth of the Shire, young residents need to be retained and attracted to the Shire with education and employment opportunities.

The Shire must also plan for an ageing population by ensuring adequate community services and housing for aged persons requiring varying levels of support.

Community Services

Infrastructure at the Boyup Brook townsite sporting precinct is ageing and in need of redevelopment. Consideration should be given to seeking funding and co-locating recreation/sporting and community services in the one location.

With an increasing adolescent and aged population, demand for services such as medical, aged accommodation and recreation is expected to increase.

Accommodation

There is limited amount, variety and quality of short-term accommodation for tourists and business entrepreneurs. Improvements to existing hotel accommodation and provision of additional self-contained units within the Boyup Brook townsite centre and caravan park have the potential to attract tourists to the region.

Housing

The housing stock within the Boyup Brook townsite and for some rural properties is ageing and in need of redevelopment. The development of a reticulated sewer system, has the potential to entice redevelopment, subdivision and grouped housing development. Depressed house prices have been a disincentive to redevelopment or refurbishment compounding the deterioration of the housing stock.

4.1.2 Population Forecast

Population forecasts relevant to the timeframe of the local planning strategy are fundamental to identifying the number of new dwellings required for supporting the future population and for defining the extent to which residential intensification and other land use change is required to be identified by the local planning strategy.

To calculate the population forecast for the Shire of Boyup Brook, WA Tomorrow data from Population Report No. 11 - Medium Term Population Forecasts for Western Australia 2016 to 2031 has been utilised. **Table 16** highlights the potential population growth across 5 scenarios representing low, medium-low, medium, medium-high and high forecasts (Bands A to E respectively).

Table 16: Shire of Boyup Brook WA Tomorrow Population Forecast 2016-2031

YEAR	BAND A	BAND B	BAND C	BAND D	BAND E
2016	1,690	1,690	1,690	1,690	1,690
2021	1,325	1,590	1,725	1,865	2,185
2026	1,220	1,575	1,735	1,895	2,325
2031	1,220	1,605	1,760	1,930	2,355

Extrapolation of the population forecast provided by WA Tomorrow to align with the Shire of Boyup Brook's Local Planning Strategy's timeframe of 2021-2036 provides an estimated population in the local government area of 1,830 people by 2036.

4.1.2.1 Population Forecast - Issues and Opportunities

Land Supply

Within the Boyup Brook townsite, land supply is available for residential development, but has not been developed, due to low demand, housing vacancy, static population growth and constraints to development.

Constraints to Development

In recent, the majority of housing development has occurred on 'Rural Residential' and 'Rural' zoned land adjoining the Boyup Brook townsite, rather than 'Residential' zoned lots in the heart of the Boyup Brook townsite. This has been mainly due to the lack of available land and subdivision viability associated with the cost of servicing and low return on investment.

Lots are not currently serviced with reticulated sewer, meaning consolidation opportunities are limited. Whilst the Water Corporation has previously identified the Boyup Brook townsite for a sewerage treatment system, the Corporation has since advised that this project is unlikely to be undertaken.This will influence the form and density of future land and housing development.

Housing Diversity

Single, detached housing is the predominant housing type within the Shire, representing 97.4% of dwellings (ABS, 2016).The constraints on development including land availability, zoning and servicing and lack of demand have contributed to low levels of new housing approvals. From 2011-2017 the majority of dwellings were approved in rural and Rural Residential zones. There were 40 new dwellings approved in the rural zone and 16 new dwellings approved in the Special Rural zone between 2011 and 2017. The lack of diversity in the housing stock in the Shire may limit who is attracted to the area and may present challenges for those who may wish to downsize and no longer live on larger properties or who want to move for a semi-rural lifestyle away from large cities.

4.1.3 Yield Analysis

Analysis of residential, commercial and industrial yield recognises where issues and opportunities may exist and where the Local Planning Strategy needs to address investigation areas to support potential growth opportunities within the Shire. **Tables 17, 18 and 19** represent an overview of the potential yield within the Shire of Boyup Brook.

4.1.3.1 Yield Analysis - Issues and Opportunities

Residential Yield

Based on Scheme zones and standards, there is the potential for an additional 961 lots to accommodate living in the Shire of Boyup Brook, however, increased densities in the Boyup Brook townsite are dependent upon the provision of a reticulated sewerage scheme.

There is land appropriately zoned to accommodate population growth. Land and housing affordability, growth in employment opportunities and a continuation of servicing are essential elements to help stimulate growth.

Commercial and Industrial Yield

The potential for additional commercial and industrial lots is limited due to the use of available land and low commercial incentive to rationalise/subdivide underutilised land. There has been external interest in commercial/industrial opportunities within the Shire, however, with a lack of suitably zoned land, new businesses cannot move into the Shire and existing businesses cannot expand. This limits economic and employment growth within the Shire.

Table 17: Shire of Boyup Brook Residential and Rural Living Dwelling Yield

INVESTIGATION AREA	INVESTIGATION LAND AREA (HA)	DEVELOPABLE AREA (HA)	DENSITY (R-CODE)	LOT SIZE (MIN. & AVG)	ESTIMATED LOT YIELD
Boyup Brook *'Residential' Investigation Area*	34.41 Ha	29.37 Ha	Varies	Varies (as per R-Codes)[2]	Current number of lots – 315 Potential additional yield – 255 **Total Potential lots – 570**
Boyup Brook *'Rural Residential' Investigation Area*	651.33 Ha	488.87 Ha	N/A	Assumes minimum 1.5 Ha lot size	Current number of lots – 122 Potential additional yield – 368 **Total Potential lots – 490**
Boyup Brook *'Rural Small Lot Holding' Investigation Area*	356.85 Ha	356.85 Ha	N/A	Assumes average 20 Ha lot size	Current number of lots – 13 Potential additional yield – 17 **Total Potential lots – 30**
Mayanup Settlement-*'Urban' zone*	274ha	-	-	-	Current number of lots – 55
Dinninup Settlement-*'Urban' zone*	15ha	-	-	-	Current number of lots – 41
Kulikup Settlementt- *'Urban' zone*	143ha	-	-	-	Current number of lots – 44
Wilga Settlement-*'Urban' zone*	3.54ha	-	-	-	Current number of lots – 24
Tonebridge Settlement-*'Urban' zone*	37.32ha	-	-	-	Current number of lots – 23
TOTAL RESIDENTIAL AND RURAL LIVING DWELLING YIELD					**Current number of lots – 637 Potential additional yield – 640 Total potential lots – 1,277**

Table 18: Shire of Boyup Brook Commercial Floorspace Yield

INVESTIGATION AREA	INVESTIGATION LAND AREA (HA)	DEVELOPABLE AREA	ESTIMATED YIELD
Boyup Brook Townsite- *'Commercial' or 'Mixed Use' zone*	4.34 Ha	3.14 Ha	Estimated 1.57 Ha NLA

Table 19: Shire of Boyup Brook Industrial Floorspace Yield

INVESTIGATION AREA	INVESTIGATION LAND AREA (HA)	DEVELOPABLE AREA	ESTIMATED YIELD
Boyup Brook Townsite- *'Light Industrial' and General Industrial' zone*	273.70 Ha	123.84 Ha	Based on a range of 1,000m^2 to 1 Ha lot, estimated yield of 129 lots

4.2 Community, Urban Growth and Settlement

This section outlines the key issues and opportunities with respect to housing, built form, public open space and community infrastructure which inform the relevant direction and actions in Part 1 of the Strategy.

4.2.1 Housing

Single, detached housing is the predominant housing type within the Shire, representing 97.4% of dwellings (ABS, 2016), however, the majority of housing development has occurred in rural and Rural Residential areas on the fringe of the Boyup Brook townsite. Refer to Section 4.1.2.1 for further details on housing trends in the Shire. These trend are expected to continue with persons moving to the region for a change from urban to rural lifestyle living.

4.2.1.1 Housing - Issues and Opportunities

There is a need to attract more housing development in the Boyup Brook townsite and to encourage diversity of lot sizes (4000m2 – 5000m2) as an extension to the existing developed areas. As there is no available reticulated sewer, the Shire's Scheme restricts development to one dwelling for every 666m2 (R15), meaning marginal potential for subdivision or infill development and ultimately accommodation for aged persons. This may change in the long term with the development of a sewer scheme that enables subdivision or group housing. Various parcels of land exist in and around the Boyup Brook townsite, with the opportunity for residential and rural lifestyle structure planning, subdivision and development. The rural lifestyle areas are within easy reach of services in the Boyup Brook townsite and retain a natural appeal and in some instances, an outlook over the Blackwood River. The residential precincts offer opportunities for affordable housing (Shire owned land) and grouped housing for aged persons and tourists.

4.2.2 Built Form and Character

The character of Boyup Brook is one of the key attractions for residents and tourists to the Shire and is recognised as a rural character with high quality visual landscapes and small scale built form. Lot sizes are large and allow a rural lifestyle with a focus on connection to and prioritisation of the natural environment.

4.2.2.1 Built Form and Character - Issues and Opportunities

Conventional urban growth does not fit within the character of the Shire of Boyup Brook or the Boyup Brook townsite. The characteristics which draw residents and tourists to the Shire are the rural nature with high quality visual landscapes, small scale built form and large lots.

As the Shire has evolved without access to full servicing that would be required for more typical urban development, there are now constraints on achieving the typical urban development, particularly within the Boyup Brook townsite, where growth would be expected to occur. Growth within the existing townsite, except for large parcels, is generally limited and an ability to identify a variety of different land supplies is required within the Strategy to provide for future residential growth opportunities.

Growth opportunities must also respect the established built form and character of the Shire as they act as an attractor for residents and tourists and therefore growth should allow larger lot sizes, small scale built form and connection to and celebration of the natural environment.

4.2.3 Cultural Heritage (Historic and Aboriginal Heritage)

Existing historic buildings, industries and meeting places, such as the Boyup Brook Town Hall, Norlup Homestead and Flax Mill, enrich the characteristics of the region and provide benefits to the economy through tourism and community wellbeing.

The Heritage of Western Australia Act 1990 requires local governments to identify buildings of cultural heritage significance through a Municipal Inventory. Identifying, grading and documenting the places and areas in the Municipal Inventory is undertaken in accordance with the 'Criteria for the Assessment of Local Heritage Places and Areas', State Heritage Office, WA.

4.2.3.1 Cultural Heritage (Historic and Aboriginal Heritage) - Issues and Opportunities

Throughout the Shire, whilst there are good examples where heritage is preserved, degradation of some heritage places is occurring through:

a. Gradual degeneration of the heritage asset;

b. Poor maintenance;

c. Poor knowledge of the significance of the place, either by the community or by the owner;

d. Poor record of the places being maintained by the relevant authorities or those places not being registered in any manner; and

e. Inadequate funding.

The Local Government needs to review its heritage inventory to:

a. Align with the standard criteria developed by the State Heritage Office;

b. Ensure the evaluation of each place is accurate, consistent and up-to-date;

c. Include new places, precincts and areas; and

d. To enforce protection of heritage through scheme and policy provisions

Aboriginal Heritage is not currently well recognised within the Shire's planning framework.

4.2.4 Activity Centres (Residential and Community)

Within the Shire of Boyup Brook, there is one 'Principal Centre' (Boyup Brook townsite) and five small rural settlements. **Table 20** provides an overview of these settlements and the activities which they support.

Table 20: Shire of Boyup Brook Activity Centres and Services

SETTLEMENT	COMMERCIAL AND COMMUNITY SERVICES
Boyup Brook	• Supermarket; • Commercial shops and service outlets; • Hospital and aged care/lodging; • Recreation precinct; • Administration centre; • Communiy Resource Centre, Museum and Tourist Centre; and • Primary and High Schools
Mayanup Dinninup Kulikup Wilga Tonebridge	• Community Hall(s) • Mayanup has an arena for holding horse (camp-draft) eventing. • Dinninup holds the annual Shire agricultural show.

4.2.4.1 Activity Centres (Residential and Community) Issues and Opportunities

Boyup Brook Townsite

Urban growth and conventional residential densities are constrained by:.

a. Lack of Reticulated Sewerage;

b. Low commercial return on subdivision and development; and

c. Natural limitations such as rocky outcrops, steep topography and unsuitable (impermeable) soils.

Whilst Boyup Brook continues to have a country vernacular, this could be threatened by increasingly modern building practises and design which does not respond to the landscape. There is an ongoing need to ensure buildings are sustainable and relevant to the locality.

Rural Settlements

The Shire's rural townsites (Hamlets) have limited social, recreation and commercial services. Residents within the rural towsites are required to travel to the the Boyup Brook townsite or surrounding local government area to accessv many of these services.

Large areas of land exist within rural settlements that are either vacant or unallocated Crown land which is zoned 'Urban'. This land is surplus to demand and needs to be rationalised to avoid unsustainable urban expansion.

4.2.5 Rural Land Uses

The Shire of Boyup Brook is predominatly rural in nature with land used for Agriculutral purposes which creates the backbone of the Shire's economy and is central to the Shire's character. As per the Shire's Local Rural Strategy (2010), the rural areas are intended to have a well managed landscape which provide opportunies for agricultural uses and an attractive environment for rural settlement, however, there is no expected growth of the rural townsites.

4.2.5.1 Rural Land Uses - Issues and Opportunities

Thete are a number of key planning issues related to rural land within the Shire including:

a. Protection of Agricultural Land
b. Farm Restructuting
c. Housing and Homestead Lots
d. Conservation Lots
e. Rural Residential and Rural Small Holdings
f. Tree Plantations and Farm Forestry
g. Avoidance of Land Use Conflict
h. Catchment Management
i. Land Degredation and Agricultural Management
j. Tourist Development
k. Industrial Development
l. Settlement Strategy.

These issues and strategies for their proactive resolution are handled in depth in the Shire of Boyup Brook Local Rural Strategy (2010).

4.2.6 Public Open Space and Community Facilities

Community spirit is strong and represented by many groups and facilities as outlined in **Table 21**.

Table 21: Shire of Boyup Brook Community Organisations and Facilities

CLUBS AND FACILITIES	
Sporting	Badminton Bowling Football Clay target Croquet Golf Hockey Cricket Camp-draft Netball Pony club Swimming Tennis Water polo
Social	Town halls (Principal centre and rural settlements) Community Resource Centre Country Music Girl Guides Country Women's Association Lions Club Mayanup Progress Boyup P&C Family Playgroup Returned Soldiers League Childcare Tonebridge Country Club Various Other Social Committees
Medical	Hospital; Doctors X2 Aged Persons Lodge – 12 person capacity St John Ambulance Pharmacy

CLUBS AND FACILITIES	
Tourism	Boyup Brook Tourism Association; Caravan Park – at Flax Mill Harvey Dickson's Country Music Centre Boyup Brook Museum
Economy	Upper Blackwood Agriculture Society
Environment	Blackwood Basin Group
Administration Centre	Transport Rates Development and landuse Community events Post Office

The Shire of Boyup Brook Strategic Community Plan has been developed (2013-2023) and aims to: 'Build a safe and secure community, and grow the population through commercial and employment diversity'.

Key priorities of the Community Plan include:

a. Preserve and sustain the natural environment;

b. Maximise development opportunities and diversify economic capacity;

c. Build local area employment opportunities;

d. Strengthen service delivery and advocacy, whilst not losing identity and history.

4.2.6.1 Public Open Space and Community Facilities - Issues and Opportunities

Financial revenue streams for the Shire are limited by the ability to source external funding from grant programs and how much the community can sustain in the way of rate increases. Asset Management Planning suggests that the management, replacement and renewal of building and structure assets is catered for with minimal or no funding gap.

Additional issues as identified by the Shire's, 2013 – 2023 Community Strategic Plan include:

a. The need for additional youth services (sporting) co-located with other community services in the recreation precinct.

b. The need for surveillance measures such as lighting in public areas;

c. Strengthen road safety in town, in the face of increasing heavy haulage;

d. Develop paths linking residential and tourist areas to commercial and recreation areas;

e. Provision of facilities within parkland (sporting, play equipment, passive);

f. Examine the opportunity to expand and enhance refuse sites;

g. Better promote business and tourism opportunities around town (advertising).

4.2.7 Bushfire Planning

Due to the highly vegetated nature of the Shire of Boyup Brook and the location of significant State Forests, a large proportion of the Shire is located within Bushfire Prone Areas as designated by the Department of Fire and Emergency Services (DFES). The Shire has an endorsed Bushfire Risk Management Plan which creates a coordinated and efficient approach to identification, assessment and treatment of assets exposed to bushfire risk within the Shire.

4.2.7.1 Bushfire Planning - Issues and Opportunities

Future planning and development within Bushfire Prone Areas of the Shire will need to meet the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas.

Planning investigation areas identified within the Strategy will require prior to subdivision and development that bushfire mitigation can occur.

4.3 Economy and Employment

This section provides an overview of the key issues and opportunities impacting economic activity within the Shire of Boyup Brook and inform the relevant direction and actions in Part 1 of the Strategy.

4.3.1 Activity Centes (Retail, Commercial and Entertainment)

The Boyup Brook townsite acts as the key retail, commercial and entertainment centre for the Shire. There are some employment opportunities within the townsite in service industries, however, the majority of employment within the Shire is in the Agriculture, Forestry and Fishing industries (as per ABS employment industries) for which jobs are not centrally located in the Boyup Brook townsite.

4.3.1.1 Activity Centres (Retail, Commercial and Entertainment) - Issues and Opportunities

There are limited opportunities for growth within the retail, commerical and entertainment sector based on current land use constraints and availability in the Shire. The growth of the Shire will require these industries to provide services to the broader community and needs to be supported through the development of future growth plans.

4.3.2 Agriculture and Food

In the Shire of Boyup Brook, the main farming produce inclusing cereals (wheat, barley, canola, lupins and chick peas); Meat (beef, lamb, goat and pig); Perennials (vineyards); and Timber.

Farming practices are sound and include minimum tillage and grazing which is beneficial to maintaining soil structure; regular crop rotation and avoidance of stubble burning; and application of gypsum (hydrated calcium sulphate).

The majority of the region is at low risk of structure decline and acidification (Department of Agriculture and Food, 2008). The soil conditions are suited to the growing of perennial plants such as grape vines for wine making and fruit trees for food consumption (Department of Agriculture and Food, 2008). Perennial plants are long lived and therefore generally deeper rooted than annuals. Perennial horticulture generally requires irrigating and higher initial capital costs.

The vast majority of land parcels in the Shire of Boyup Brook are more than 40ha and a large majority of those are more than 80ha. Conflict between sensitive land use such as rural living and farming operations is expected to be less where large farm landholdings are in operation. Intensification and diversification within a large landholding can occur inclusive of buffers to sensitive areas. Large land holdings provide greater economic security. With a growing demand for food, greater opportunities are expected for intensive agricultural pursuits such as free range pigs and chickens and perennials.

The Shire has concerns about the potential loss of employment, should land be converted from extensive agriculture to tree farming. Tree farms typically require less staff than agricultural pursuits and the intent of this Local Planning Strategy is to grow the employment opportunities in the Shire.

Notwithstanding the Shire's concerns, tree farms are a land use capable of approval under the local planning scheme, so any tree farm proposal would need to be assessed in accordance with the requirements of the Scheme or any local planning policy.

Several commercial activities directly associated with the district's primary production are established within the Boyup Brook townsite. These include machinery dealers, agricultural suppliers, stock agents, livestock transporters and real estate agents. Major distributor roads provide access opportunities for produce to various market outlets.

4.3.2.1 Agriculture and Food - Issues and Opportunities

Trends have shifted over the years in the agriculture and food industry. Many of the changes occurring in the rural economy are beyond the scope of the planning system to resolve, including:

a. Commodity price fluctuations;
b. Changing demand;
c. Losing inter-generational continuity of farming families;
d. Economic pressures;
e. Technological advances; and
f. High labour costs.

The growing global demand for food may generate a turn-around in the economy with demand for perennial and intensive livestock farming. Irrigation and chemical spraying of perennials and odours produced by intensive livestock generates a need for stringent management practices and setbacks to sensitive land uses.

There is a potential for land use conflict between rural lifestyle landholders and neighbouring agricultural land as a result of agricultural practises. The farming community, local government and the general population need to work together to lower the risk of land use conflict, to ensure agriculture prospers. Well managed enterprises minimise the occurrence of land use conflicts. There needs to be sufficient flexibility in the planning system to accommodate the needs of intensified agricultural production. Especially considering there is limited high capability production land in the Shire. (Planning, 2004).

Static population growth over the last 20 years has affected the economic and social fabric of the Shire's principal centre and other smaller rural settlements throughout the district (Planning, 2004).

4.3.3 Industry

The key industry of employment within the Shire of Boyup Brook is Agriculture, Forestry and Fishing (as per ABS employment industries) with 46.4% of employed persons within the Shire working in the sector (ABS, 2016). Other key industries of employment within the Shire include Health Care and Social Assistance; Education and Training; Retail Trade and Public Administration and Training.

4.3.3.1 Industry- Issues and Opportunities

The Shire of Boyup Brook has a key locational advantage which may present opportunity to attract new industry to the area based on the transport network and proximity to Bunbury and Albany. The Shire also has a vast area which could present opportunities for businesses providing complementary services to the Agriculture, Forestry and Fishing industries (as per ABS employment industries) to locate within the Shire.

One of the key constraints for attracting new and diverse industry is the lack of approriately zoned land. The Shire has a lack of land zoned for industrial and commercial purposes for the expansion of existing businesses or the attraction of new business to the Shire.

4.3.4 Tourism

The Shire of Boyup Brook has key tourism attractors including nature trails; the Blackwood River and a role as the country music capital of the Western Australia. The Shire hosts a number of events including the Country Music Festival and Awards; Blackwood Marathon Relay; Harvey Dickson's Rodeo and Upper Blackwood Agricultural Show. The idyllic natural environment of the Shire also makes it a holiday location for farmstays and bed and breakfasts for people looking to escape to the peaceful, quiet surrounds.

4.3.4.1 Tourism - Issues and Opportunities

Within the Shire of Boyup Brook, there needs to be adequate accommodation for tourism to allow the growth of Boyup Brook for a range of holiday makers. Appropriate variety of tourism opportunities need to be supported which requires long-term land use planning to support the growth of the tourism industry.

4.4 Environment

This section outlines the key environmental issues and opportunities which inform the relevant direction and actions in Part 1 of the Strategy.

4.4.1 Natural Environment

Temperatures in the Shire range from a minimum of 4.3°C in winter to more than 30°C during summer (ABS). Annual rainfall is 700mm compared to 1000mm in south coastal regions (WA) and 500mm in inland regions (Katanning and Narrogin). Less rainfall predicted by climate change modelling, means increased potential for fire and implications for farming.

High value, biodiverse rich systems include:

a. Two dominant river systems passing through the Shire (Blackwood River and Tone River).

b. Large vegetated areas in Crown ownership (State Forest); and

c. Areas identified by the Environmental Protection Act as being Environmentally Sensitive.

Species of the region listed in the Environment Protection and Biodiversity Conservation Act 1999 as being threatened include the Carnaby's (Black) Cockatoo and the Western Ring Tailed Possum.

The deep and steep sided Blackwood Valley is a landscape character icon with its long valley views and intermix of farming and vegetated areas.

4.4.1.1 Natural Environment - Issues and Opportunities

Farming practices including clearing of vegetation, use of chemicals and livestock grazing amid remnant vegetated areas and river systems, has the potential to impact on the environment (biodiversity of life) and the longevity of agricultural practices.

Sustainable and environmentally friendly farming management practices such as fencing off remnant vegetation, incorporating suitable vegetated buffers to water courses, capturing and breaking down soil contaminants prior to reaching water courses and planting of trees on escarpments and low areas subject to soil acidification, is lacking in some areas. Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change.

4.4.2 Natural Resources and Land Capability

The landform in the Shire of Boyup Brook is typically gently undulating with a low, hilly relief, and broad depressions with swamps. Soils are characterised by laterite, gravels and grey sand on upper areas and sandy, yellow soils on slopes and river terraces (Department of Agriculture and Food, 2008). 3-9% of the Shire has moderate, high or extreme salinity (Department of Agriculture and Food, 2008). High risk areas for the future include the Tweed and Scotts Brook catchments (Blackwood Basin Group, 2015).

With the majority of the middle region of the Shire having been cleared and used for agriculture over a long period, waterway salinity levels have become brackish to saline (Planning, 2004). The water quality of river systems passing down through more forested areas improves, where it is diluted by the inflow of fresher side streams (Planning, 2004). Much of the riparian environment is also moderately to severely degraded in the middle to upper Blackwood river system (Planning, 2004).

Significant biodiversity values in need of protection are located within State forest, which offers a moderate or high level of protection opportunity. Some of the remnant vegetation remaining on freehold land has been degrading as a result of factors such as poor management, overgrazing, weed infestation, rising water tables and salinity levels (Planning, 2004).

Any areas of native vegetation near to Boyup Brook are extremely likely to contain declared rare flora. Rare orchids have constrained development within the Shire already.

50-70% of the Shire of Boyup Brook is capable of growing perennial horticulture. (Department of Agriculture and Food, 2008). The 235 farms in the Shire (147,433 hectares), produced $48million worth of value. (South West Development Commission, 2015).

4.4.2.1 Natural Resources and Land Capability - Issues and Opportunities

Water

The high levels of salinity in some waterways adversely affects a wide range of community values and opportunities, including agricultural production, riparian vegetation, visual landscape, community facilities and tourism. Riparian areas act to filter water runoff from the adjacent land uses, as well as playing a recreational and educational role for the community. These areas are

under threat from weed infestation and livestock grazing. More information, education, incentives, equity and support are needed as ingredients for a partnership in river and wetland care.

Biodiversity

Extraction of natural resources can impact the natural environment, cause land use impact and loss of amenity.

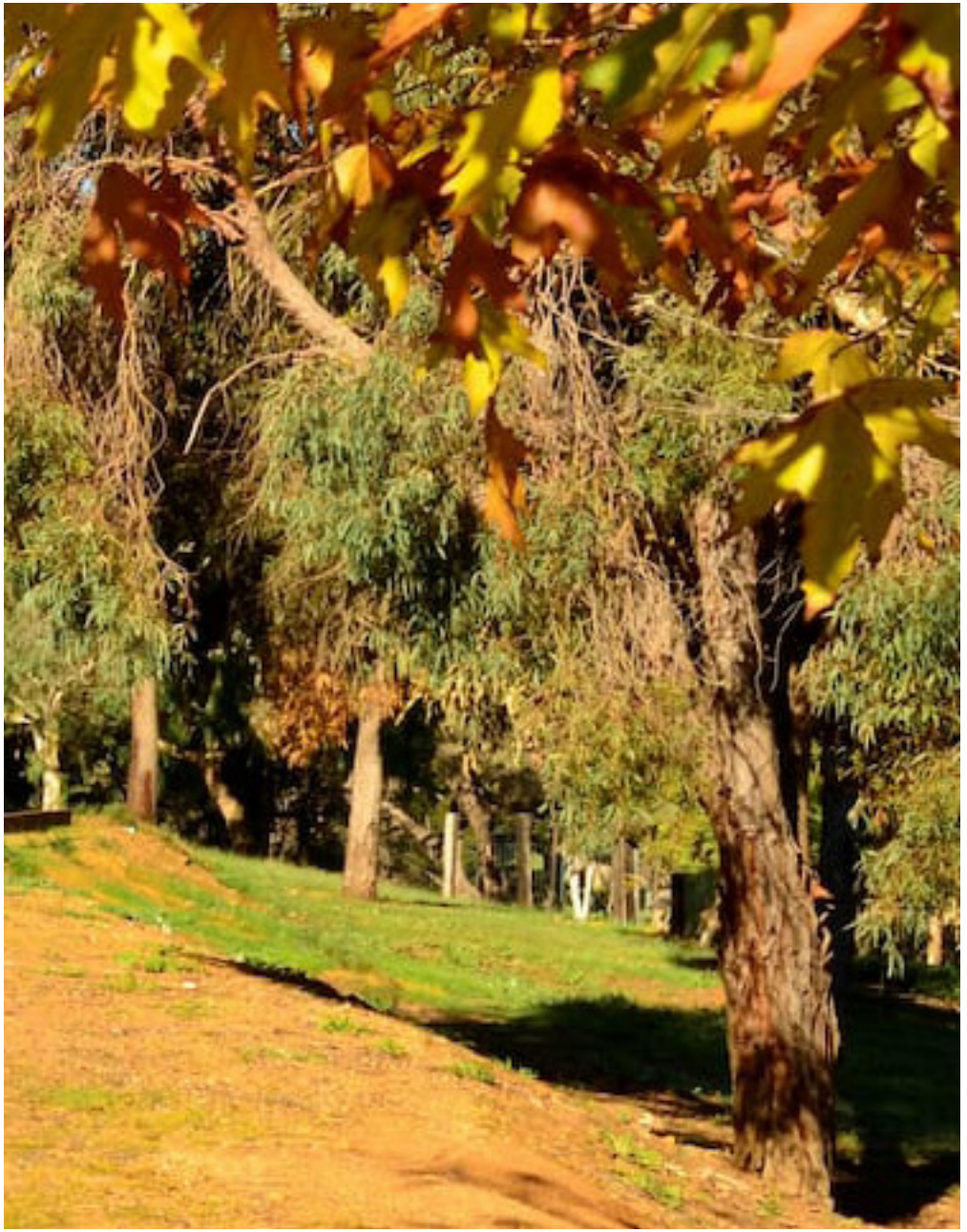
4.4.3 Landscape and Visual Management

The Shire of Boyup Brook is within the Blackwood River catchment area, which is predominantly characterised by cleared agricultural and townsite areas occurring within an undulating landscape and with an expanse of jarrah and marri forest of medium height. The vegetation is represented within state forest areas, tree plantations, roadside reserves, and areas of remnant vegetation on private land. Approximately 40% of the Shire of Boyup Brook remains covered by original native vegetation.

There are a number of areas within the Shire which are vested for the purpose of conservation of flora and fauna. These range in size from significant areas such as the Tone-Perup Nature Reserve, to smaller nature reserves. There are also a number of vested reserves or other lands under the control of the Shire or State Government agencies. The Blackwood River catchment area is predominantly made up of course grained soils (gravel) and granite bedrock. Generally, it can be said that the Blackwood River catchment has considerable water supply, recreational, heritage and environmental values.

4.4.3.1 Landscape and Visual Management - Issues and Opportunities

There is an ongoing degradation of landscape through clearing or man-made modification. Dryland salinity, wind and water erosion, siltation and eutrophication, remnant vegetation decline, stream degradation and water logging have been identified as the key issues of concern in this region. Given the typical soil structure and low annual rainfall, many areas are currently being farmed beyond their capacity. The ongoing threat to the future sustainability of agricultre indicates an important role for planning in promoting the adoption of improved land management and codes of practice.



4.5 Infrastructure

This section outlines the key infrastructure issues and opportunities which inform the relevant direction and actions in Part 1 of the Strategy.

4.5.1 Transport Network

The Boyup Brook - Cranbrook Road and Wingebellup Road form part of an alternative transport route between the Great Southern, South West, and Peel Regions. In addition to through traffic, it services abutting farming properties, private tree plantations and several tourist destinations. The route carries a mix of heavy and light traffic including livestock, timber and tourist vehicles and is a school bus route.

The Boyup Brook - Arthur River Road forms part of an inter-regional link between the South West and Wheatbelt Regions, for the transport of grain, livestock, timber and woodchips.

The Boyup Brook North, Bowelling-McAlinden and McAlinden Roads are heavy haulage routes between the Boyup Brook-Arthur River Road and the Donnybrook-Boyup Brook Road (MO 13) to access the Bunbury Port. Predominately used as a route for the plantation timber industry, averaging 42,500 tonnes (3 year period). The route also carries a mix of heavy and light traffic including livestock, grain, agricultural vehicles and school buses. These roads accommodate heavy haulage and agricultural traffic from the eastern portion of the Shire of Boyup Brook and the western portion of the Shire of West Arthur. Cardiff-McAlinden Road links Collie and Boyup Brook Shires. It provides access to Power House Road, Muja Power Station, Collie Motor Complex and the Muja Coal Mine.

Bridgetown – Boyup Brook Road is an east-west access and forms part of a link from the South West Highway to areas around the Shire of Boyup Brook. Used as a heavy haulage route for the timber industry as well as access to private properties both agricultural and otherwise. It is a strategic heavy vehicle arterial road route in the Shire of Boyup Brook for the transportation of plantation timber to the State Roads accessing the port of Bunbury, averaging 33,000 tonnes (3 year period).

4.5.1.1 Transport Network - Issues and Opportunities

Boyup Brook - Arthur River Road alignment is sub-standard for the volume and type of traffic using the road. Several sections of the road require widening and re-alignment to accommodate the passenger vehicle, heavy haulage freight and school bus traffic mix.

With increasing volumes of heavy traffic servicing the plantation timber, cattle and grain industry and increasing volumes of tourist traffic using the Boyup Brook - Cranbrook Road and Wingebellup Road as part of the Bunbury to Albany route, sections of the road require widening and upgrading to a seven metre sealed road.

The Boyup Brook North, Bowelling-McAlinden, Cardiff-McAlinden Road and McAlinden Road pavements and alignments are sub-standard for the volume and type of traffic accessing the route. Several sections of the roads require upgrading and sealing to cater for passenger vehicles, heavy freight and school bus traffic mix. Cardiff- McAlinden Road width is currently satisfactory, but failed pavement sections need reconstructing and resealing.

The Bridgetown – Boyup Brook Road alignment in places is substandard for the volume and type of traffic using the road. Re-construction, widening and re-alignment of various sections to a uniform two lane sealed standard is required to cater for the passenger vehicle, heavy freight and school bus traffic mix.

Lack of available funding for road construction, maintenance and repairs has seen a decline in the standard of the network of state and local roads in recent years. There is mounting community opposition to the increase in heavy haulage transport on the regional roads due to the deteriorating standard of the road network and the perceived threat to the safety of local and tourism traffic

Roads and Bridges Asset Management Planning shows a renewal funding gap that is currently beyond financial capacity and unless the financial management approach is changed, the funding gap will not be closed (Brook, Shire Boyup Community Strategic Plan, 2013-2023).

4.5.2 Airports

The Shire of Boyup Brook has an airfield located approximately 10km south-east of the Boyup Brook townsite. The airfield does not operate commercial services and is primarily used for light aircaft to support agriculture and recreational use by a parasailing and paragliding club.

4.5.2.1 Airports - Issues and Opportunities

There is not demand for commercialisaton of the Boyup Brook airfield, however, for long term planning within the community, it is important that the airfield is maintained and if necessary upgraded to ensure the continued operations which are critically important for the Shire of Boyup Brook community. Lengthening and upgrading to enable better functioning including safe use by the Royal Flying Doctor Service and water bombers is an important long-term consideration.

4.5.3 Servicing

Table 22 provides an overview of the servicing arrangements within the Shire.

Table 22: Shire of Boyup Brook Servicing arrangements

SERVICE	ARRANGEMENTS
Sewerage	The Boyup Brook townsite and the remainder of the Shire are serviced by on-site effluent disposal and there is no reticulated sewerage network. On-site effluent disposal is controlled by the Shire through delegation from the Department of Health. A large majority of these on-site systems are traditional septic tank and leach drain, some of which may be degraded and or inappropriately located. The Boyup Brook townsite has previously been proposed to receive a Septic Tank Effluent Disposal (STED) scheme (Water Corporation, 2015). STED schemes are designed to take wastewater that has already been partially treated in household septic tanks through a pipeline system to an evaporation and infiltration disposal pond system, removing on-site infiltration through leach drains and achieving a higher standard of treatment overall. Whilst the STED scheme would facilitate increases in urban densities in the Boyup Brook townsite, it is understood that the system is no longer proposed for Boyup Brook.
Potable Water	Potable water is available to the Boyup Brook townsite via an extension to the Bridgetown water supply main. The source of this supply is Millstream Dam located near Balingup. Water from this dam is pumped to Hester, ten kilometres north of Bridgetown, and gravity fed to storage tanks located at the western entrance to the Boyup Brook townsite. Storage tanks and a large dam supplement the Bridgetown supply. The dam has the potential to supply industrial growth with a current capacity of 127,000,000 litres.
Electricity	Electricity is generated at the Muja Power Station. The present capacity for the town is 440/240 volts AC 50 cycles. Current capacity is reserved to cover natural load growth. For growth to occur, existing single phase connections and transformers may need to be upgraded to three phase overhead
Gas	Gas is supplied in cylinders by a local distributor.
Rubbish	Rubbish is collected in the Boyup Brook townsite, Dinninup, Wilga and Kulikup every second week. A free kerbside pickup is also provided in the Boyup Brook townsite for recyclable materials. In addition to the regular rubbish collection, the Council provides a Transfer Station and Recycling Facility situated on the Boyup Brook-Arthur River Road, less than two kilometres from the Boyup Brook townsite

4.5.3.1 Servicing - Issues and Opportunities

The Shire of Boyup Brook is the only municipality in the South West which does not have a reticulated sewerage scheme. The lack of satisfactory sewerage infrastructure is a major impediment to residential development and subdivision within the principal centre. The imposition of large lot sizes to facilitate onsite effluent disposal is restricting the development of smaller lots and unit development, which are more affordable and attractive to aged persons. Whilst the Water Corporation has previously outlined that a STED system for the Boyup Brook townsite, it is understood that the system is no longer proposed for Boyup Brook



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To whom it may concern,

Re Application for development approval

Mitsui are submitting a Development Approval for the planting of an ex-bluegum plantation into Radiata pine.

Please find below pertinent information contained within the planning application for Highfield plantation at Diagram 23118, Volume 2155, Folio 407 and Diagram 163892, Volume 1318, Folio 623 on the Condinup Road, Dinninup.

Consistent with the planning application submitted for Jackson plantation, please note:

- The applicant commits to operating in compliance with the Code of Practice for Timber Plantations in Western Australia, the council's firebreak order and FESA's Guidelines for Plantation Fire Protection;
- The applicant remains a member of the Plantation Managers Fire Cooperative Agreement (PMFA);
- Highfield plantation is in close proximity to FPCs McAlinden appliance, which the applicant has access to via the PMFA;
- A water tank will be installed at time of plantation establishment and multiple dams exists within the plantation (refer to the plantation map);
- The applicant sees no evidence that replanting this site will negatively impact the amenity of the area;
- There are no existing buildings on the site;
- Management of harvest impacts on roads will be handled in compliance with the shire's requirements, consistent with how such matters are handled by BFE currently.

Best regards,

Rayna Barr

Rayna Barr
Forester

PLANTATION MANAGEMENT PLAN

MWO Highfield PROPERTY

P 2024

Prepared by

BUNBURY FIBRE EXPORTS

Last updated 16 October 2023

Bunbury Fibre Exports
Plantation Management Plan

Introduction

Mitsui Bussan Woodchips Oceania Pty Ltd (MWO) owns a property in the district of Dinninup, north of the town of Boyup Brook that has previously grown eucalypts (*E globulus* established under a joint venture with Nippon Paper Resources. These eucalypts have since been harvested and MWO is planning to re-establish 573 hectares with pine softwood (*P radiata*).

Establishment and maintenance of the pine plantation will be conducted by Bunbury Fibre Exports as MWO's appointed property management company.

Situated in the Boyup Brook Shire, the property is located approximately 16km north of Boyup Brook.

This document outlines the following in relation to this plantation –

1. Property summary
2. Land information
3. Plantation Establishment Plan
4. Plantation Tending Plan
5. Fire Management Plan
6. Timber Harvesting Plan
7. Carbon Capture Plan

All relevant maps and plans are attached.

- Contract Map
- Shire Approval Map

References: *- Code of Practice for Timber Plantations in Western Australia*
- Guidelines for Plantation Fire Protection (1998)
- Local Shire Council Firebreak Orders
- Plantation Managers Fire Agreement

1 PROPERTY SUMMARY

Plantation Name:	Highfield
Landowner:	Mitsui Bussan Woodchip Oceania Pty Ltd
Planting Year:	2024
Area:	Approximately 573 ha *(P radiata)*
Location Number:	**Nelson Locations Title:** - **Lot 13 Plan 23118** - **Lot 12179 Plan 163892**
Catchment:	Blackwood River
Avg Annual Rainfall:	645 mm (Boyup Brook Weather Station Ref. No: 9504)
Landscape Position:	Lower to upper slopes
Topography:	Flat to moderate
Aspect:	Mostly northerly with some easterly

2 LAND INFORMATION

2.1 Area

The general area is zoned for the purpose of agriculture/plantations. The area is remaining under plantation with the current short rotation eucalypt plantation being converted to a long rotation pine sawlog plantation.

2.2 Locality plan and access roads

A location plan is attached. Access to the property is from Condinup Road.

2.3 Natural features

2.3.1 Principle soil types:

The soils are predominantly a clayey loam ranging to gravelly loams.

2.4 Improvements

2.4.1 Buildings

There are no buildings within the plantation establishment area.

2.4.2 Roads, bridges, creek crossings

Internal access roads have been upgraded as part of the harvesting and establishment operation; these roads will be retained when the site is re-established allowing adequate access throughout the plantation for fire control purposes.

2.4.3 Fences, gates and dams

There is currently one internal fence on the property because of its previous grazing history. The condition of the external fences is variable with two being not fit for purpose. These fences are the northern section of the southern cell adjoining Condinup Road and a small section of the western portion of the northern section also adjoining Condinup Road. There are dams on the property which hold water throughout the year. These are access gates to the property from Condinup Road.

2.4.4 Powerlines, Telstra cables etc.

There is one powerline on the property.
There is a Telstra cable running along the fence line adjoining Condinup Road.

3 PLANTATION ESTABLISHMENT PLAN – (Summary)

1. Areas of native vegetation, including paddock trees to be cleared

There is no additional native vegetation that requires removal as part of the re-establishment. Best endeavours will be made to have the slash piles from the eucalypt harvest operation removed via biomass chipping from site. If this is not possible, slash piles will be burnt to remove harvested debris prior to ripping or mounding.

2. Management of logging residue (pine sawlog rotation)

This may involve the heaping and burning of debris (leaves, branch material and timber deemed non-merchantable) by BFE.

3. Control of vermin and declared weeds

BFE will take all reasonable steps to control rabbits and other pests.
They will also be responsible for the control of declared plants within the property.

BFE will participate in any community/neighbour based joint fox control.

The site has been checked for the presence of declared weeds.

3.4 Areas to be planted, compartment sizes

The plan attached shows the plantation area; the area has been divided into compartments according to the Guidelines for Plantation Protection.

3.5 Species to be planted and source of seedlings

The site is to be planted with *Pinus radiata* sourced from Tree Breeding Australia seed orchards and raised in a local nursery.

3.6 Direction of planting lines in relation to contours and natural drainage

The direction of the planting lines will be dictated by the existing planting direction, due to the stumps left after harvesting.

3.7 Description of soil preparation methods

The site will be ripped or mounded where necessary using a 4x4-tractor / plough configuration at 4 metre rowing spacing (1111spha) utilizing existing stump lines. Weed control will follow the ripping/mounding operations prior or post planting.

3.8 Description of weed control methods, including herbicide application rates and buffer zones

The Blue gum coppice from existing stumps will be the main issue so far as vegetation growth competing with pine seedling establishment. The post harvest coppice will be sprayed to eliminate this competition.

Pre-planting Coppice
Broadspray using 3 litres per hectare of Glyphosate mixed with 60 grams of Metsulfuron-methyl and 1000ml of Pulse per hectare with a wetting agent in 400 litres per hectare of water.

Strip spraying
To control the occurrence of annual grasses across the site, the post-plant strip spray prescription for mounds/rips is 2 litres per hectare of Amitrole – T, 3kg per hectare of Atrzine and 20g per hectare of Sulfometuron Methyl in 100 litres of water per hectare.

Appropriate buffer zones, in line with label requirements and "Code of Practice for Timber Plantations in Western Australia" guidelines will be observed in order to prevent contamination of waterways. All operations will be carried out in accordance with the weed control guidelines stated in the "Code of Practice for Timber Plantations in Western Australia" by licensed contractors.

3.9 Planting technique

Trees will be planted using a hand-held tree planter. Planting contractors will carry plants from a central plant dump from within the property to sections within the proposed planting area by 4x4 utilities and 4x4 ATV motorbikes.

The proposed plantation is to be planted at 1111 stems per hectare in a 4m x 2.25m configuration.

3.10 Access roads and firebreaks

Access roads and firebreaks are shown on the plans attached. External firebreaks are 15 metres wide with 6 metre wide access roads / firebreaks internally.
Firebreak maintenance to Local Authority guidelines is the responsibility of BFE on behalf of the landowner.

4 PLANTATION TENDING PLAN

4.1 Grazing strategy

The planting area is suitable for grazing by livestock however the condition of the external fences is variable with most being not fit for purpose.

4.2 Pruning and thinning schedule

Only tree branches that intrude onto designated firebreaks will be mechanically pruned to meet Local Authority guidelines. Trees will be thinned twice before the final harvest but no other pruning is scheduled.

4.3 Fertilising schedule

There will be an initial fertilizer application, banded form pre mounding to prevent nitrification of waterways, to raise soil conditions to an appropriate nutrient level for tree establishment. Type and rates of fertilizer used will be determined following nutrient analysis of soil samples.

Fertiliser applications to sustain tree vigour and health will be applied at 15 years of age or post first thinning. The fertiliser will be applied by ground or air. Rates and types of fertilisers will be dependent on results from soil and folia sample analysis.

4.4 Weed management

As part of the ongoing maintenance to the tree crop area a second weed control application will occur during the next winter of the year following planting. (ie winter of year 2025). Weed types will determine the weed control prescription.

4.5 Monitoring and contingencies for diseases and pests

Early Growth Monitoring will occur weekly from the end of planting through to the end of February in the following year. It is not envisaged that any diseases will be found that will affect the plantation or surrounding native vegetation. Upon detection of any pest found to be causing damage to the plantation, an appropriate bait and/or spray will be applied where required.

4.6 *Road and break maintenance*

Access roads and firebreaks are shown on the plans attached. External firebreaks are 15 metres wide with 6 metre wide access roads / firebreaks internally. Firebreak maintenance to Local Authority guidelines is the responsibility of BFE on behalf of the landowner. BFE will monitor firebreak maintenance to ensure compliance.

5 FIRE MANAGEMENT PLAN

5.1 Landowner property details

NAME	Mitsui Bussan Woodchip Oceania Pty Ltd
ADDRESS	Level 15, 101 Collins Street, Melbourne VIC 3000
PHONE NUMBER	MEL: 03 9605 8800 Bunbury: 08 9781 4500
LOCATION NUMBER(S)	Lot 13 on Plan 23118 Lot 12179 on Plan 163892
SPECIES OF TREES PLANTED	*P radiata*
TOTAL AREA PLANTED	573 hectares pines plus any native plantings carried out
PREVIOUS LAND USE AND CONDITION (ie pasture, ex bush)	Eucalypt plantations

5.2 Property details of neighbouring locations

NAME	Phone Number	LOCATION NUMBER(S)
CE & GA Lee Steere (Chris)	0427 069 446	**Lot 6250 on Deposited Plan 81878**
John & Lynne Lawson	0431 988 439	Lot 1528 on Deposited Plan 114615
Michael and Gregory Norton	TBA	Lot 1491 on deposited Plan 229034 and Lot 11992 on Deposited Plan 205682
Malcolm and Barbara Gibbs	TBA	Lot 3544 on Deposited Plan 130962Lot 1238 on Deposited Plan 108534 Lot 8490 on Deposited Plan 254414
Daniel Beatty	TBA	Lot 7 on Deposited Plan 52348
Hugh Rogers	TBA	Lot 6 on Deposited Plan 52348
Rhys Woollard and Katyrzina Mlynkec	TBA	Lot 12 on Plan 23118

5.3 Local fire agencies

AGENCY	ADDRESS	PHONE NUMBER	CONTACT PERSON
DBCA Blackwood District	Kirup	9731 6232	Duty Officer
BFE Pty Ltd	Berth 8 Leschenault Drive Bunbury WA 6230	9781 4500	Manager
Boyup Brook Shire Office	Abel Street Boyup Brook WA 6244	97 651 200	Reception
Chief Bush Fire Control Officer Boyup Brook	Abel Street Boyup Brook WA 6244	0427 673 072	Ben Thompson
Deputy Chief Bush Fire Control Officer Boyup Brook	Abel Street Boyup Brook WA 6244	0497 671 340	Tristan Mead

5.4 Risk of ignition

Potential ignition sources are mainly restricted to lightning strikes, adjoining roads and escapes from burning operations on surrounding land plus machinery caused fires from both plantation and cereal harvesting operations.

5.5 Detection of fires

The landowner, neighbours and passers by, and the existing brigade system will undertake fire detection.

In addition, Department of Biodiversity, Conservation and Attractions (DBCA) spotter aircraft regularly fly within smoke spotting distance of the area and will report all smokes sighted. In the event of a fire, 000 should be immediately called, then the Shire Chief Fire Control Officer should be notified. The CFCO should in turn contact Bunbury Fibre Exports

5.6 Location Of Fire Control Equipment.

Fire units that may be available are both privately owned and volunteer brigade units derived from neighbouring properties and central depots, as well as plantation industry firefighting resources.

In addition, the plantation industry as a whole has recognised the importance of a unified approach to the control and management of fires within or close to its plantation estate and has developed the Plantation Managers Fire Agreement to ensure the most efficient and effective responses are made to wildfires. BFE are one of nine plantation industry signatories to this Agreement. The combined resources of the industry in terms of both manpower and equipment are extensive and are strategically located both in major centres and on or near plantations throughout the South West and Great Southern Regions. In the event of a fire on or threatening these properties BFE can call on the combined resources of the plantation industry in accordance with the protocols laid out in the Agreement. Information relating to suppression resources at an industry level are also tabled below.

Location and capacity of Brigade fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
Dinninup			1

Location and capacity of fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
Ents Forestry Bunbury	2		1
PF Olsen Collie	1		1
WAPRES Manjimup and Bunbury	2		2
BFE Bunbury	3		
FPC Mcalinden			1

Note: WAPRES also have a 950 loader and 10,000 litre water truck located at Manjimup

Location and capacity of DBCA fire appliances:

Location	Light Units Min. 450L	Med. Duty Units Min. 1900L	HD Units Min. 2700L
DBCA Blackwood & Wellington Districts Collie and Kirup	8	2	8

5.7 Initial attacks on fires

In the event that BFE becomes aware of a fire within, adjacent to or approaching the property, staff must first alert the relevant authorities by calling triple zero.

Staff should then identify the most appropriate and available fire attack options, which are likely to be those in closest proximity to the fire, being those located in Boyup Brook or Mcalinden (both within 30 minutes of the plantation). The most appropriate attack option must also consider the suitability of the equipment and personnel in the context of the particular incident.

As the landowner, Bunbury Fibre Exports will be the primary firefighting source supported by other plantation industry operators through its plantation industry agreement and utilising the FPC McAlinden based fire appliance.

Initial attack on fires will be via the Bush Fire Brigade system coordinated by the local Fire Control Officer, Boyup Brook Shire and FESA. The Boyup Brook Shire have advised that they will not enter plantations or forests on private land but are likely to attend the boundary of the property to assist with fire which is burning in adjacent grassland. BFE and the plantation industry will also supply units for fire suppression, mop-up and control.

Initial attack on a fire will be dependent on head fire rates of spread and fire intensities. It is proposed experienced personnel will assess each fire, in response to the following values in order of priority.

1. Human Life.
2. Community assets, property or special values (including environmental values).
3. Cost of suppression in relation to values threatened.

With fire behaviour and values in mind response strategies should follow this order of priority as a guide -

1 Direct attack on headfires where (Head Fire Forward Rate of spread) HFROS allows.
2 Indirect attack on headfire by extinguishing flank fire working towards the headfire.
3 Limit fire spread to pre-determined internal strategic firebreaks.
4 Limit fire spread to compartment breaks.
5 Limit fire spread to property boundary firebreaks where property is block planted.
6 Fall back to neighbouring properties, roads or where fire can be safely extinguished.

5.8 Access in and around plantation

Access to the plantation is via Condinup Road.
The plantation already has trafficable firebreaks in and around the perimeter in accordance with Shire by laws and Guidelines for Plantation Fire Protection.
External breaks will be 15 metres wide, internal 6 metres. Access will also be maintained to water supplies. (See map for details)

5.9 Method of road, track and firebreak maintenance

Most firebreaks will be sprayed in early spring to ensure the appropriate width of mineral earth break is obtained prior to the fire season. Appropriate buffer zones will be observed in order to prevent contamination of waterways.

Grading will be used if required to improve trafficability on the roads and firebreaks and to construct water barriers if required to manage water-flow on the firebreaks and to minimise the potential for erosion

5.10 Measures to protect powerlines and gas pipelines

A powerline exist on the property and will have vegetation sprayed as part of firebreak maintenance.

5.11 Direction indicators of water points, road signs and other features

Water points will be marked on the fire control plan, and will be sign posted in the field with regard to direction and position.

Copies of the maps will also be placed in a waterproof canister at the access to the property on Condinup Road.

5.12 Water supplies

During establishment of the plantation, 50,000L water tank/s will be installed as a dedicated firefighting water supply adjacent to the main entrance. This will be established in consultation with the Shire of Boyup Brook.

The water points on the property will be maintained to provide permanent water supplies throughout the summer months for fire control purposes.

Portable pumps may be required to access water during dry seasons.

5.13 Surrounding fuels

There are no plans, at this stage, to carry out a fuel reduction program on or adjoining the property.

5.14 Fire breaks

Firebreaks will be maintained in accordance with Shire regulations and the Guidelines for Plantation Fire Protection, as shown on the attached map by the landowner.

5.15 Existing plantations in the area

The nearest plantation is 2 kilometres to the West on Condinup Road and is named Armstrong and is managed by Bunbury Fibre Exports

5.16 Surrounding values

The closest house is located adjacent to the plantation with plantation on nearly all sides.

5.17 Proximity to townsites

The plantation is approximately 16 km north of the Boyup Brook town centre via the North Boyup Brook and the Condinup Roads

6. TIMBER HARVESTING PLAN

6.1 Location of harvesting operation

The first and second harvesting or thinning operations on this proposed plantation will take place over the entire area of the plantation as shown on the attached map and will be based on a harvesting plan to be developed closer to the time of harvesting which will be in about 2038. Haulage route will be via Condinup Road.

BFE will liaise with the Shire when submitting application for Shire Endorsement to use Multi Combination Vehicle (MCV) for road haulage.

Condinup Road is currently on the Main Roads WA HVS Rav Network for Network 3 and Network 4 Vehicles with Conditions

6.2 Timetable

Thinning will occur when the plantation is approximately 15 years of age, and a further thinning at 22 years of age with the final harvest at 30 years of age.

6.3 Harvesting operations

Harvesting will be carried out using conventional plantation harvesting equipment. This currently consists of track mounted harvesters fitted with a felling / debarking head which leave processed logs in the plantation to be picked up by an all-wheel drive rubber tyred forwarder which are later loaded on to trucks. The operation will be a clear fall, which means all standing trees will be removed.

6.4 Machinery and transport

Transport will be by truck configurations, which are legal and permitted by Main Roads and Local Authorities.

Condinup Road is currently on the Main Roads WA HVS Rav Network for Network 3 and Network 4 Vehicles with Conditions

6.5 Environmental safeguards

The extraction of timber will be carried out using appropriate equipment for the plantation and soil conditions and competent personnel to achieve the standards of safety, environmental care and economic efficiency.

6.6 Safety

Plantation operations will be as safe as possible and comply with occupational health and safety legislation, and the Safety Code for Western Australian Logging Operations must be observed.

Note: A map including areas to be planted, fire breaks, water points, initial access points and other protective measures must accompany the plan.

Updated by: Rayna Barr 16/10/2023

Approved by Plantation Manager:

Rayna Barr 16/10/2023

Mitsui Bussan Woodchip Oceania Pty. Ltd

ECONOMIC AND SOCIAL IMPACT STATEMENT

Supporting Armstrong plantation proposal

February 2022

1. Background and Scope

The Shire of Boyup Brook has requested Mitsui Bussan Woodchip Oceania (MWO) provide, as part of its planning application to convert the Armstrong plantation in Dinninup to a pine plantation, an Economic and Social Impact Statement (ESIO) with a specific reference to the number of jobs lost or created and the resulting social impact.

The Shire has stated preference to avoid broadscale plantations, to protect the agricultural sector and to promote small-scale forestry / farm forestry within the Shire. While MWO respects the Shire's position to avoid perceived adverse impacts of plantation establishment, MWO agrees with the *FESA Guidelines for Plantation Fire Protection* and other authorities who state that "tree plantings are considered a legitimate rural land use activity".

The scope for preparing any ESIO is broad. In context of the Armstrong plantation, which has been used over the last 20 years as a short rotation Eucalypt plantation, MWO has considered two land uses for comparison in this ESIO. Based on MWO's local experience owning, managing, and disposing of land in the Shire, the two most likely land uses for the Armstrong plantation, given its circumstances and that of the sector, would be:

- Reversion to broadacre farming; and
- Conversion to long rotation (pine) plantation.

The land in question does not include any habitable structures, sheds, or power supply. It does however include established access arrangements around plantation compartments. Considering this, and the general trend of land use discussed further below, "lifestyle" or "mixed farming" is not considered to be a likely land use for this property.

While MWO agrees that small scale forestry / farm forestry would be a positive strategy for the Shire to attract investment, diversify farm incomes, achieve environmental benefits, and enhance productivity of existing farms, the merits of farm forestry as a standalone land use are outside the scope of this ESIO. This said, the viability of small-scale forestry becomes more viable when it is located close to larger scale forestry operations.

2. Approach

MWO has drawn on published reputable information sources to provide an analysis of regional land use trends, to identify and broadly compare the two most likely land uses for the subject property, and finally to describe the contribution of plantation forestry to regional employment and economies. Also provided is some project specific employment and economic contributions.

3. Project contributions to employment and investment

The Armstrong project will contribute significant employment and investment into the region and to the Shire of Boyup Brook. MWO plans to invest approximately $500,000 in

operational expenditure in the first year, and considerably more than that over the life of the project. An indicative sum to be paid to harvest and haulage contractors for thinning and final harvest operations over the rotation of the plantation is over $7 million. Further spending in value adding the logs will occur post-harvest. The project will pay various other contractors for additional services during the rotation.

A summary of the expected employment contribution of the project is provided below. Employment beyond the property in value adding and the building industry is massive, and this is discussed further in this report.

Operation	Employment	Timing	Location
Planning	In-house	Full time	Local and National
Seed growing	Service provider	Continuous	State/National
Nursery (seedlings)	Service provider	Continuous	Local
Weed control	Service provider	Seasonal	Local
Fire break maintenance	Service provider	Seasonal	Local
Planting	Service provider	Seasonal	Local/State
Monitoring	In-house	Continuous	Local
Forest inventory	Service provider	Years 10,15,20	Local/State/National
Thinning/haulage	Service provider	Years 12,18	Local/State
Road maintenance	Service provider	Age 12,18,30	Local
Harvest/haulage	Service provider	Year 30	Local/State
Harvest supervision	In-house	Year 30	Local
Business management	In-house	Full time	Local/State/National
Property maintenance	Service provider	Continuous	Local

MWO (or its subsidiary Bunbury Fibre Exports) plans to employ full time staff to manage the Armstrong property and it is noted that MWO have similar intentions for the other existing plantations they own within the Shire.

4. Societal and land use trends

Trends which MWO considers particularly pertinent to this ESIO are:

- Regional demand for building and forest products; and
- Broadacre farm size and production.

4.1 *Housing and demand for timber products*

Domestic demand for pine sawlogs is growing rapidly. Lumber for Australian housing is predominantly supplied by domestic sawmills, with the balance supplied by imports. The domestic sawn timber industry cannot currently keep pace with demand, which is leading to timber shortages and construction delays (ABARES 2019).
Dwelling unit commencements and new private sector house commencements in the June Quarter 2021 are both up over 50% compared to the same period in 2020 (Australian Bureau of Statistics, Building Activity, Australia June 2021), and this trend is anecdotally continuing with strength. Imports are also currently unable to supply the shortfall of lumber to the Australian building industry.

Given that the building industry generates massive employment and economic activity for WA, and the declining availability of pine sawlogs, the Government of Western Australia has

decided to invest $350m into growing the pine plantation estate. The State Government funds are mentioned only to highlight the acute need for additional plantations in WA, MWO is not currently a recipient of any of these funds.

4.2 Broadacre farm size and production

It is well understood that across regional Australia, production farms are consolidating. The number of farms has dropped by over 50% between 1978 and 2018, while production has continued to grow (ABARES) – meaning less farms producing more output.

The trend of farm consolidation is widely considered to be the result of farmers pursuing economies of scale. This economy of scale is demonstrated by data produced by ABARES in 2021 that showed "the largest 10% of broadacre farms produced around half of total output, while the smallest 50% of farms produced around 10% of total output." Farms are getting bigger and more efficient, and for good reason.

5. Agriculture and Forestry compatibility

While it is the case that farming and forestry compete for land in some regions, the two industries can be compatible and even complimentary.

5.1 Farm forestry

Using livestock to manage fuel loads beneath plantation trees is common. In a plantation nearby the subject plantation, the Forest Products Commission of WA (FPC) has an agreement with a neighbouring farmer to allow stock beneath the plantation for the mutual benefit of farmer and forester. Mitsui is open to a similar approach at a point where trees have grown to a stage which would allow grazing to occur without damaging plantation trees and when doing so doesn't threaten the health of remnant vegetation.

Farm forestry can improve a farms productivity, profitability, resilience, and sustainability. A multi-year or multi-decade crop like a tree plantation allows farmers to diversify their income and adjust the harvest year to when it suits their cash needs or when timber markets are stronger. Successful small scale farm forestry requires forestry expertise, quality seedlings, professional management and efficient operations and logistics.

Small, poorly managed plantations are commonly unsuccessful and financially unviable. Larger plantations such as the one proposed at Armstrong provide the scale necessary to attract and retain the expertise and efficiency to ensure affiliated financially viable small scale farm forestry. MWO is committed to working with local farmers in the region to help them establish farm forestry plantings and assist them to access to the Australian Carbon Credit Unit (ACCU) market.

5.2 Posts and poles

There exists two post and pole producers in South West WA. These are Koppers Wood Products in Picton and Timber Treaters in Bridgetown. The posts and poles are an important source of materials for agricultural businesses in the region. Pine posts and poles are a light, durable and cost competitive fencing material for farmers. Without the pine plantation industry, farmers may be forced to use relatively heavy and expensive concrete or steel posts.

6. Likely land use and employment impact

The trend of consolidation of Australian farms, and the local experience of Mitsui in regional Australia indicates that if the Armstrong plantation, at 373ha was converted to agriculture, it would likely be absorbed into a larger agricultural enterprise. Even if it was not consolidated into a larger enterprise, combined with the parallel trend of increasing farm machinery size and efficiency, it is unlikely any additional or a greater amount of agricultural employment would be generated than compared to the current circumstances.

Similarly, the shift from short rotation Eucalypt to pine does not adjust the jobs involved at a property level. As a standalone plantation, it is also likely Armstrong could only be feasibly developed as a new pine plantation as part of a broader plantation business. Beyond the property level, however, is the multiplier effect of the product being harvested. Virtually all pine sawlogs in the region are processed in South West WA and final timber products consumed by Australian businesses and families. Considering the full life cycle of a pine plantation from seed production to wall-stud installation, Australian employment is generated at every step, mostly regional employment, and a large proportion in South West WA.

The flow on employment of pine saw logs, which are used almost exclusively for domestic processing and consumption - compared to agriculture, from which 70% of products are exported (ABARES), MWO contends that the total employment on a regional scale is arguably greater for pine plantation than broadacre farming.

The quality of employment is also a consideration. Based on ABARES data and research by Schirmer et al. 2017, the plantation forestry industry generates a greater proportion of full-time employment than other sectors of the economy (84% Vs 68% respectively). On a national scale, less than 30% of jobs generated by broadacre farming are full time jobs (ABARES). As a result of plantation forestry's high proportion of full-time employment, plantation forestry workers in WA are less likely to earn lower incomes and more likely to earn higher incomes. This research demonstrates that plantation forestry jobs are of a high quality, providing workers with reliable, disposable income to spend in the wider economy and community.

7. Social impact

Given that is it most likely that both broadacre farming and a standalone plantation forestry project would absorb this property into a larger enterprise, the employment generated by either land use is unlikely to be significant enough to have a material impact on society in proximity of the property. MWO contends that social impact at a local scale is more likely to be connected to the quality of employment generated by the land use. Given that plantation forestry generates more full time, high paying jobs than other sectors in WA (Schirmer et al. 2017), it is unlikely that any negative social impact would result from the plantation being established.

As has occurred before, MWO remains committed to positive social impact and can again sponsor within the local community via its subsidiary Bunbury Fibre Exports.

8. Economic and employment impacts of the pine plantation sector

This section considers two key publications based on social and economic research. One is WA specific and the other considers the South West Slopes region of NSW – where a large

and mature pine plantation sector exists. The periods covered by both publications overlap because they coincide with the publication of, among other things: the ABS' *2016 Census of Population and Housing*, and the *2016 Regional Wellbeing Survey*.

The University of Canberra and Econsearch were commissioned by Forest and Wood Products Australia to complete a socio-economic impact study of Western Australia in 2017 (Schirmer et. al. 2017). The report considers employment from *primary production* (growing and harvesting timber), *primary processing* (sawmilling etc.) and *secondary processing* (cabinetry, etc.). The paper does not include peripheral economic activity generated by plantations such as livestock grazing, seed production, recycling timber products after use, recreation etc. A summary of the findings of Schirmer et al. (2017) are presented here.

8.1 Economic value

The total direct and indirect value of output generated by the WA forest industry at the point of sale of primary processed products in 2015-16 was approximately $1.4 billion. Of this, the greatest share was generated by the pine plantation sector. Using another measure- Gross Regional Product (GRP)- the contribution was $643m generated by the WA forest industry. The greatest proportion was, again, delivered by the pine plantation sector.

The South West of WA (which includes Boyup Brook shire) contributed $327m which represented more than half of the total GRP figure and the greatest share. The pine plantation sector generated the greatest proportion of GRP in the WA forest industry.

8.2 Direct expenditure

Total direct expenditure by the WA forest industry by growing, harvesting and primary processing in 2015-16 was $979m. South West WA accounted for around 60% of this expenditure. Of the nearly $1b of expenditure, the pine plantation sector accounted for $366m. Given the push by industry and the State and Federal governments for an increased investment in softwood plantations, the share of expenditure in the pine plantation sector is expected by MWO to significantly increase in coming years.

8.3 Household income

The WA forest industry generated $354m in household income in 2015-16. Of the three WA regions considered in the research, South West WA received the greatest share of household income at $196m (56%).

8.4 Employment

The WA forest industry contributed 4,570 direct and indirect jobs to the WA economy in the 2015-16. An additional 1,495 jobs were contributed by secondary processing in 2016. Combined, the total employment contribution is around 6,000 jobs in WA. Of these, almost half, or 2,763 jobs were generated in South West WA. A large proportion of jobs are generated during primary processing.

South West WA is a hub for processing, so the proposed plantation will not only generate jobs at a property level, but the harvested logs will also support many more jobs in the region. Although these might not all be for people who reside within the Shire of Boyup Brook, neither are secondary agricultural jobs all self-contained within the Shire boundaries.

Of the total jobs generated by primary processing in the WA forest industry, the greatest proportion of jobs were generated by the pine plantation sector and the greatest proportion were also generated in South West WA.

8.5 Working conditions

The WA forest industry generates more full-time jobs than other industries. The forest industry employs 84% as full-time staff, compared to the broader workforce which employs 68% as full-time staff. The trend for full-time proportion has remained reasonably steady between 2006-2016 for the forest industry and consistent with the trend of the broader workforce of other industries in WA.

In 2016, forest industry workers were less likely than those in other industries to earn lower incomes (less than $649 per week), and more likely to earn higher incomes (more than $1,250 per week). The relatively better incomes are likely to be linked to the high rates of full-time work. The trend between 2006 and 2016 was also positive for both the above metrics – with less workers earning lower incomes and more workers earning higher incomes. Of those earning full-time incomes, the proportion on lower incomes has declined between 2006-2016 and the proportion earning higher incomes has grown over the same period – these are both positive trends.

9. Economic and social impacts of the NSW pine plantation sector

A report published and funded by the NSW Department of Industry and Forest and Wood Products Australia (DPI 2017) investigated the contribution of the large, mature pine industry in the South West Slopes region of NSW in 2015-16. Some key findings are presented below.

- The direct gross output from timber processors in the SW Slopes region was over $1 billion.
- The total gross output by the agricultural sector to the point of farm gate in the same region was approximately half the above.
- The total expenditure of the tourism sector in the Snowy Mountains region (including ski resorts in the Kosciusko region) was less than half the pine plantation sectors direct gross output.
- When indirect gross output is added in the SW Slopes region, the total output by the pine plantation industry doubles to over $2 billion.
- The gross regional product of the pine plantation sector was over $1 billion.
- The household income generated by pine plantation sector was almost $470 million.
- The greatest proportion of forestry industry expenditure (21%) was wages and salaries.
- The above figures are further evidence that the pine plantation sector is a significant contributor to regional and state economies.

10. Summary

The Armstrong project converts an existing plantation operation into a new one. The project relies on significant investment into the Armstrong property, predominantly paid to local contractors. The project will also generate significant employment during its establishment, ongoing management, and harvesting.

MWO is not aware of any evidence that would suggest converting this plantation land to agriculture would generate any more jobs than the conversion proposed from short rotation Eucalypt to longer cycle pine. Jobs are retained by conversion of the Armstrong plantation and the pine plantation sector as a whole, and these jobs are likely to be of a higher quality than other industries in terms of job security (full-time) and income level.

The benefits of relatively high and stable incomes flowing to forestry workers will increase the likelihood of workers having disposable income to spend in the community.

The proposed plantation development will contribute to the pine plantation sector, generating significant ongoing economic activity, employment, and household income for regional WA. The products from the proposed plantation are likely to be processed in South West WA and the products used by the WA building industry to build housing for West Australians.

If agriculture can be incorporated into the management of the property (livestock to control fuel levels etc.), and if the plantation can provide a level of scale which enables smaller farm forestry to also be developed on neighbouring farms, the social, environmental, and economic benefits are likely to be multiplied again.

11. References

Decline in Farm numbers and increase in production: https://www.awe.gov.au/abares/products/insights/snapshot-of-australian-agriculture-2021#employment-on-australian-farms-is-significant-and-varies-throughout-the-year

Production and farm size: https://www.awe.gov.au/abares/research-topics/surveys/disaggregating-farm-size

Schirmer et at 2017. Forestry impact WA: https://www.fwpa.com.au/images/WA_Report_Dec2017_Final.pdf

WA government investment in plantations: https://www.wa.gov.au/government/announcements/premier-announces-softwood-investment#:~:text=The%20Honourable%20Mark%20McGowan%20MLA,Australia's%20softwood%20plantation%20timber%20industry.&text=The%20softwood%20processing%20industry%20currently,State's%20housing%20and%20construction%20market.

ABARES 2019. Demand for timber. https://www.awe.gov.au/sites/default/files/abares/documents/PlantationEstablishmentOutlook2050_v1.0.0.pdf

DPI 2017. SW slopes economic contribution. https://www.dpi.nsw.gov.au/__data/assets/pdf_file/0005/721724/socio-economic-impacts-of-the-softwood-plantation-industry.pdf

Proposed Planting - Highfield

Plantation Details

Address: Condinup Rd,
Dinninup WA 6244
Title: Lot 12179 P163892,
Title Area: 1022.5ha
Land Owner: Mitsui Bussan Woodchip Oceania
Contact: Leon Savage
Phone: 08 9781 4500
Plantation Manager: Bunbury Fibre Exports
Contact: Leon Savage
Phone: 08 9781 4500
Shire: Boyup Brook

Plantation Area

Proposed Pine Plantation Area = 574.2ha
Total Plantation Area: 574.2ha

Legend

- Access Gate
- Main Access Gate
- Permanent Water Point
- Sealed Road - 2 lanes
- Unsealed Road - 2 lanes
- Unsealed Track - 1 lane
- Hydrology
- Dam
- Firebreak
- Native Vegetation
- Native Vegetation HCV
- Unproductive
- Cadastre
- Shire Boundaries
- Powerlines
- Heritage Area

Note: External firebreaks are a minimum of 15m wide and internal breaks are a minimum 6m wide, with a minimum 6m trafficable and 4.5m vertically. All breaks do not exceed a maximum grade of 1 in 8, or a maximum cross fall of 1 in 33.
Internal tracks are a minimum 3m clearance on either side of the pavement with (total 6m) have a minimum 4m vertical clearance and a minimum load limit of 15 tonnes. Turnarounds have a minimum inner radius of 12m.

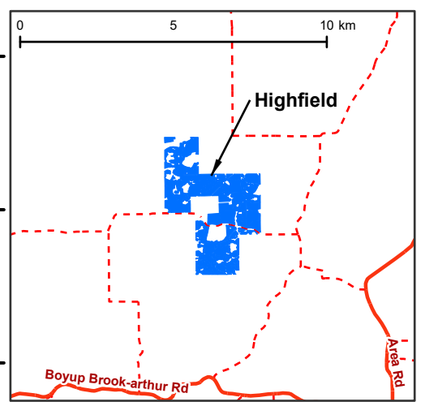
Map Scale: 1:20000 @ A3
Projection GDA94 Zone 50
Author: L Adamson, Esk Spatial, 1300 375 772
Date: 271/09/2023

Firebreak Buffer

Note: Buffer is 300m external and internal to firebreak and demonstrates that all plantation area is within 300m of a firebreak

0 300 600 900 m

0 100 200 300 m



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Attachment 9.4.1B

M.E.GIBBS & CO

6 ROGERS AVE. ABN: 80 301550780

BOYUP BROOK. PHONE: (08) 97 651501 MAL: 0429673067

W.A. 6244 BARBARA: 0429673067. BUCHANAN: 0427320611.

Shire of Boyup Brook

Abel Street

Boyup Brook.W.A. 6244.

Re: Tree Farm – Pine (Mitsui Bussan Woodchip Oceania PTY LTD)

Lots 13 & 12179 Dinninup.

Condinup Road.

Members of the Council.

I realise your hands are tied on this matter of permitting any form of plantation activity within our shire by State Government. How ever this is my opinion.

I am totally opposed to all plantation activity in this shire for the following reasons:

1. Economical Community Support.

   Apart from Harvesting activity I see no economical support given to the local businesses.

   During my time (54 years), as a local farming business I have contributed $2,000,000 dollars in to the local economy. (Accounts are available to support this).

2. Land is tied up in non-productivity.
   26 plus years in eucalyptus plantations, 30 plus years in Pines with little benefit to local economy. Workers for thinning are imported.
   We as local farmers are excluded from economic advancement. Often it is an impossibility to compete with Overseas Capital or Western Australian Government tax payers' capital.

3. Feral animal exclusion. A lack of support with suitable exclusion fencing.
   Prior to this application for pines we were offered Cattle height fencing. Half shared in costs of $3200 per kilometre. This offer never came to reality.
   Due to crop damage, we were force to begin erecting a suitable fence ourselves. So much for Good Neighbour attitude.

4. Fire mitigation.
   I have not seen any support for local bushfire brigades.
   There is little or no water available on these planation properties. The dams are dry or water inaccessible.
   My recommendation is for all tree planation owners to have a heavy fire unit stationed within the local bushfire brigade of the plantation for that brigades use.

5. Part of the Community.
   As part of the Shires rates notice to Plantation owners there should be a levy/contribution to the medical services, local economy, sporting facilities etc.
   They should be part of this community, or made to be.

   If Mitsui Bussan Woodchip Oceania PTY LTD are seeking approval to change from Eucalyptus plantation to pines then I would suggest the Shire not give approval.

   Why are you asking me (the neighbour, the rate payer) to give an opinion?

   These are my recommendation to you, our governing body.
   Please stand up for the rate payers and the local residents.
   These Tree companies do very little for the economy of this Shire.
   They are a hindrance to agricultural pursuits.

   Thank you for this opportunity to voice my opinion.
   Kind regards

Mal Gibbs
For M.E.Gibbs & Co.
0000000000
megibbs@activ8.net.au

TREE FARMS

This fact sheet clarifies the planning arrangements for tree farms, as set out in *State Planning Policy 2.5 – Rural Planning* (SPP 2.5) and the Rural Planning Guidelines. It provides information about the planning issues relevant to tree farming, for application by local governments and other decision-makers.

What is a tree farm?

The Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) defines tree farms as *"land used for commercial tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the Carbon Rights Act 2003, section 5"*.

This definition is applied in local planning schemes as they are reviewed and updated. Schemes that have not been updated may still include historic definitions such as 'plantation' or 'agroforestry'. However, the intent is for a single land use definition, that caters for tree farms for harvesting for timber products and/or in sequestration of carbon, as the land use planning considerations are similar.

Planning context

Where are the current tree farms?

In September 2021 the State Government announced a $350 million investment over 10 years to bolster the State's softwood plantation estate. This was estimated to require an additional 33,000 ha of land for pine trees to support the forestry industry, and provide timber products to the construction industry, while also contributing to carbon capture and storage.

In WA, existing pine tree farms are mostly in the Donnybrook, Bridgetown, Nannup and Margaret River areas. They currently represent approximately 30% of harvestable tree farming, with blue gums comprising 70%. Blue gum plantations make up approximately 160,000 ha with two thirds of plantations planted in the Plantagenet and Albany areas.

Where are the most suitable locations for pine tree farms?

The most suitable location for new pine tree farms is on land with rainfall generally exceeding 600mm and within an approximate 150km radius to the timber processing hub in the Shire of Dardanup.

What are the land use planning considerations with tree farms?

Growing of trees for timber is similar to other crops, however there are some planning issues associated with tree farming that may require further assessment and management, if relevant. As set out in SPP 2.5, these include:

- **Bushfire risk** – tree farms may establish a bushfire risk where not occurring before. The Department of Fire and Emergency Services has published guidelines to assist in the management of bushfire risk for tree farms. Any development conditions to manage bushfire risk should accord with these guidelines.
- **Environmental and economic issues, including planting thresholds** – the location of tree farms relative to environmental and/or biodiversity assets, and management of potential impacts (eg wildling spread). So too, ensuring there is a balanced supply of rural land for other economic activity can be addressed in local planning strategies.
- **Water availability and recharge** – potential impacts on groundwater and surface water systems may need to be considered.
- **Visual landscape impacts** – local governments may identify rural prominent landscapes to exclude tree farms for visual reasons. While the converse

may occur, these areas can be identified in keeping with the Western Australian Planning Commission's (WAPC) Visual Landscape planning manual.

- **Transport impacts** – where tree farming involves harvesting, local governments may need to make arrangements with developers for road and/or intersection upgrades to manage potential haulage impacts.
- **Separation from sensitive land uses** – local governments may establish buffers to exclude tree farming around these land uses eg. electrical substations or transmission lines.

Interpretation of SPP 2.5 Policy measures

SPP 2.5 sets out seven key policy positions to facilitate a co-ordinated approach to tree farms in WA. For the purpose of clarifying the WAPC's position, the intent of each policy statement is explained below:

1. *tree farming is supported and encouraged on rural land as a means of diversifying rural economies and providing economic and environmental benefit* – this means the WAPC supports tree farms in rural areas and will implement this approach in assessment of local planning strategies and schemes;
2. *tree farming should generally not occur on priority agricultural land* – generally, land that is identified for horticultural or food production purposes;
3. *tree farming should generally be a permitted use on rural land, except where development of a tree farm would create an extreme or unacceptable bushfire risk or when responding to specific local circumstances as identified in a strategy or scheme* – this means that tree farms should be a 'P', 'D' or 'A' (permitted or discretionary) uses in local planning schemes, with the local planning strategies and schemes providing additional guidance (as required) to address local planning issues listed below in this fact sheet;
4. *local governments should manage the location, extent and application requirements for tree farming in their communities through local planning strategies, schemes and/or local planning policies* – this means that local governments should use their local planning frameworks to regulate tree farming in their municipality, in keeping with the intent of SPP 2.5, which is to support and encourage tree farms;
5. *in planning for tree farming, local government considerations should include but are not limited to, potential bushfire risk, environmental and economic factors, water availability and recharge, visual landscape impacts, transport impacts of tree farming (where harvesting is proposed), planting thresholds, appropriate buffers, and location relative to conservation estates and sensitive land uses* – this means that local governments should consider tree farms in the context of other existing and proposed land uses in their municipality, and set planning controls as required, based on demonstrated evidence that the control is needed;
6. *where tree farm proposals are integrated with farm management for the purpose of natural resource management and occupy no more than 10 per cent of the farm, the proposal should not require local government development approval* – this means that local governments may consider exemptions for integrated tree farms, related to natural resource management, due to their minimal impact and environmental benefit; and
7. *the establishment of tree farms does not warrant the creation of new or smaller rural lots* – this means that future subdivision of rural land is not warranted based on a tree farm proposal or development.

While the above policy measures relate to all tree farm species and types in Western Australia, **Map 1** shows the main focus area of tree farming in the State.

Do tree farms have an impact on agricultural communities?

The Australian economy has been forced to adjust structurally over time, which has seen ongoing change in the agricultural sector. Research by Rural Industries Research and Development Corporation (RIRDC) in 2001 and 2007 highlights the impacts of globalised economic rationalism on family farms and subsequent issues of their declining viability, leading to farm amalgamation, reduced labour hire and the contraction of local economies.

Tree farms are part of the ever changing agricultural sector. But they are not the underlying cause of the population or economic changes.

For local governments where pine tree farms are likely to be developed, population change data from the Australian Bureau of Statistics (Census 2001 to 2021), indicates that the general trend is for increasing or stable population figures, and the 'family' makeup of households has remained steady at around 70%. Family composition or population has not significantly declined in the last 20 years.

TREE FARMS

Can a local government seek to prohibit or mandate what percentage of a lot can be used for tree farming?

WAPC policy is that tree farms should be supported and encouraged on rural land. Therefore, any local planning strategies or schemes seeking to prohibit or severely restrict tree farming would not be in keeping with State policy.

Some local governments have local planning policies expressing a preference for tree farms to occupy a percentage of the overall land area eg. 10% or 30% of a lot or property. However, if a land use is capable of being approved in a local planning scheme, and a development application has addressed relevant scheme requirements, it may not be open to a local government to prevent a landowner from using the landholding for an approvable land use. Any local planning policy seeking to prohibit or restrict the extent of tree farms would need to have a planning reason for taking such an approach.

In the absence of this, limiting the ability of a landowner to use their land as zoned, may be unreasonable. Local planning policies that refer to a percentage a tree farm cover may also conflict with a local planning scheme, which would render the local planning policy as having no effect. Should a local government refuse a development application for a tree farm, this decision can be reviewed by the State Administrative Tribunal. Such a review provides an independent test of the effectiveness of the WAPC's policy, and its application at a local level.

Local planning approaches

Examples of local planning approaches are included in this section.

Local planning strategy and tree farms:

Local governments may include information about tree farms in their local planning strategies. This could consider:

- the location and extent of existing tree farms;
- analysis of available rural land to support tree farms relative to other rural land uses;
- areas where tree farms may provide environmental benefits such as use of less productive farm land and addressing land degradation such as soil erosion or salinity; and
- areas where tree farms might be unsuitable eg. priority agriculture land, bushfire buffers to sensitive land uses or visual landscape protection.

Local planning scheme and tree farms:

The Planning and Development (Local Planning Schemes) Regulations 2015 requires local planning schemes to use the model definition for tree farm.

In keeping with SPP 2.5, the permissibility of tree farms use in schemes would need to be a 'P' (permitted), 'D' (discretionary) or 'A' (discretionary subject to advertising). For small scale plantings, related to natural resource management, it may be appropriate to exempt tree farms from requiring development approval, as is recommended in SPP 2.5.

The various local planning framework mechanisms to control tree farms can include:

- permissibility in the zoning table, including for rural and priority agricultural land;
- use of Special Control Areas to identify suitable areas, or exclusion areas in and around townsites or areas where viewsheds may be protected;
- exemptions from seeking development approval; or
- local planning policy guidance on discretion, where tree farms are a 'D' or 'A' use, regarding management of bushfire risk, visual landscape amenity or road haulage impacts.

Additional resources

Plantation Management and Industry overview:

- *Code of Practice for Timber Plantations in Western Australia*, Forest Industries Federation of WA (FIFWA). (2014). Code of practice for timber plantations in Western Australia (www.wa.gov.au)
- *Guidelines for Plantation Fire Protection*, DFES 2022. (in preparation).
- *Guidelines for Plantation Fire Protection*, DFES 2011. (current at time of publication). Guidelines Plantation Fire Prctn 2011_P.indd (website-files.com)
- *Plantation fire management and protection*. Plantation information series. Forest Products Commission - Western Australia (2020). Plantation-fire-management-and-protection.pdf (www.wa.gov.au)

TREE FARMS

- *Western Australia Plantations: the Missing Piece of the Puzzle*, Forest Industries Federation of WA (FIFWA), (2016). https://www.forestindustries.com.au/uploads/1/2/3/2/123273289/fifwa-wa-plantations-missing-piece-of-the-puzzle-2016-min.pdf

Structural change and socio-economic impact:

- *Drivers of Structural Change in Australian Agriculture*, Australian Bureau of Agricultural and Resource Economics, Commonwealth of Australia. Rural Industries Research and Development Corporation (2007). 07-057.pdf (agrifutures.com.au)
- *Rural restructuring, policy change and uneven development in the Central Wheatbelt of Western Australia*, School of Social Sciences and Asian Languages, Curtin University of Technology. Tonts, M.A. (1998). Rural restructuring, policy change and uneven development in the central wheatbelt of Western Australia (curtin.edu.au)
- *Socio-Economic Impacts of Farm Forestry*, Rural Industries Research and Development Corporation. Tonts, M. A., Campbell, C. and Black, A. (2001). 01-045.pdf (agrifutures.com.au)
- *Socio-Economic Impacts of Plantation Forestry in the Great Southern Region (WA)*, Forest and Wood Products Research and Development Corporation, Australian Government, (2005). Pn04.4007 great southern region (WA).pdf (fwpa.com.au)

Local Government example local planning policies:

- Shire of Donnybrook–Balingup: road haulage impacts, bushfire protection, water quality impact of works and visual landscape amenity (exclude term 'agroforestry') LPP_9_3_Private_Tree_Plantations_Agroforestry.pdf (donnybrook-balingup.wa.gov.au)
- Shire of Plantagenet: special control areas surrounding townsites for full or partial exclusion; bushfire, amenity and environmental impacts. Microsoft Word - Policy 15 - Commercial Plantations.doc (plantagenet.wa.gov.au)
- Shire Bridgetown-Greenbushes: plantation management plan, minimum application content, example conditions and approval renewal guidance. Microsoft Word - 08 - Policy Manual - Town Planning (bridgetown.wa.gov.au)

TREE FARMS



Map 1: Area of main tree farm focus

Date: **24 November 2023**

To: **Rylington Park Committee**
Shire President
Deputy Shire President
Councillors
Community

MINUTES – RYLINGTON PARK COMMITTEE MEETING

WEDNESDAY 15 NOVEMBER 2023



Leonard Long
Chief Executive Officer

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AGENDA

1. DECLARATION OF OPENING

The Presiding Member declared the meeting open at 6:05pm.

Acknowledgement of Traditional Custodians

We acknowledge and pay our respects to the Traditional Custodians of the land on which we meet and work.

The meeting will be audio recorded for minute taking purposes.

2. RECORD OF ATTENDANCE

2.1 ATTENDANCE

Councillors

Deputy Shire President	Cr Helen C O'Connell
Councillors	Cr Charles A D Caldwell (Presiding)
	Cr Darren E King
	Cr David W Inglis
	Cr Michael J Wright
ECU	Prof. Kerry Brown

Council Officers

Chief Executive Officer	Leonard Long
Rylington Park Farm Manager	Marc Deas
Rylington Park Farm Coordinator	Erlanda Deas (arrived 6.12pm)
Executive Officer	Magdalena Le Grange

2.2 APOLOGIES

Shire President	Cr Richard F Walker
Community Committee Member	Andy McElroy
	James Johnston
	Joshua Stretch

2.3 REQUEST FOR LEAVE OF ABSENCE

Nil

4. ELECTION OF PRESIDING MEMBER

4.1 Cr Caldwell called for nominations for the position of Presiding Member.

- One (1) nomination was received for Cr Walker.
- Cr O'Connell confirmed in Cr Walkers absence that he accepts the nomination.

Moved:Cr O'Connell **Seconded:Cr King**

COMMITTEE DECISION RP23/11/012

That the Committee:

1. **Appoints Cr Walker as the Presiding Member of the Rylington Park Committee for a period of two years.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

4.2 Cr Caldwell called for nominations for the position of Deputy Presiding Member.

- One (1) nomination was received for Cr Caldwell.
- Cr Caldwell accepted the nomination.

Moved:Cr O'Connell **Seconded:Cr Inglis**

COMMITTEE DECISION RP23/11/013

That the Committee:

1. **Appoints Cr Caldwell as the Deputy Presiding Member of the Rylington Park Committee for a period of two years.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

3. PRESENTATIONS

Nil

4. DECLARATIONS OF INTEREST

4.1 FINANCIAL AND PROXIMITY INTEREST

Nil

4.2 DISCLOSURES OF IMPARTIALITY INTEREST THAT MAY CAUSE A CONFLICT

Nil

5. PREVIOUS COMMITTEE MEETING MINUTES

5.1 RYLINGTON PARK COMMITTEE MEETING – 10 OCTOBER 2023

Moved:Cr King **Seconded:Cr O'Connell**

COMMITTEE DECISION RP 23/11/014

That the Minutes of the Rylington Park Committee Meeting held on 10 October 2023 be confirmed as being a true and accurate record.

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

6. BUSINESS ARISING FROM PREVIOUS MINUTES

6.1 RYLINGTON PARK AERATION TRIALS

F*eedback on the aeration of the soil done by Cr King and the progress made on the installation of the fence / cage suggested at the previous meeting.*

No further info.

6.2 DECISION TREE

The grant has been approved and the model has been run by PF Olsen on the areas of interest at Rylington Park.

Progress on obtaining comparison figures on the current income generated from the paddocks being considered for the tree planting.

The CEO received a costing from Wespine Industries (Brad Barr) who would like to present at the following Rylington Park Committee Meeting. Information is being gathered for comparisons over a 5-year period.

6.3 WESTERN AUSTRALIAN AGRICULTURAL COLLABORATION (WAAC) – RESEARCH FUNDING OPPORTUNITIES

Prof. Brown to provide any new updates.

Expression of interest for the restoration of degraded areas. ECU is working with Greening Australia, if the project is approved, the 2nd stage will involve ECU bringing Greening Australia and have a walk-around to identify areas for planting trees.

Greening Australia has committed to raising $500,000 for the project.

ECU has requested $800,000 contribution from the WAAC to conduct the project.

Once the outcome of the funding has been secured, Prof Brown will report back to the Committee.

6.4 ECU DRONE USAGE REPORT

Prof Brown to provide any new update on the usage of the drone.

The success of drone research and the partnership between ECU and Rylington Park Agricultural Research and Training Institute and Boyup Brook Shire is highlighted in this news item from Countryman outlining the drone and sensor research undertaken by ECU and the role of Rylington Park Farm in promoting the research.



DRONES TO HELP WITH LIVESTOCK

AIDAN SMITH

Drones could soon replace the need for farmers to mount quad bikes to check on stock after new camera technology research was able to identify individual sheep in clusters from hundreds of feet up. Farmers in the South West were introduced to the research by Edith Cowan University lecturer Dr David Cook at the Rylington Park annual field day at Boyup Brook in September.

Mr Cook, who was recently awarded Achiever of the Year, and co winner of Transformative Solution of the Year at the WA Information Technology and Telecommunications Awards 2023 in August, said drone technology could soon pay dividends for farmers who were busy and needed detailed information about their flocks in real time.

He said, working in conjunction with Dr David Blake, also of ECU, who owns a few high functioning drones — and having secured some funding from the Shire of Boyup Brook — they were able to flight test the drones, worth from $30,000-$100,000, at Rylington Park.

"You can go down to the shops and buy a recreational drone for $1000 and fly through the air and hopefully it doesn't crash," Mr Cook said. "The kinds of drones we are talking about are at a different level, we are talking about those that fly a lot higher into controlled air spaces, and are able to fly in the wind, beyond the visual line of sight at up to 70 kilometres per hour.

"They can also take a payload of up to 25kg, which will lift some large heavy camera equipment for very unique photographing, or otherwise it could be used for weed spraying or other things like that."

With the drones they focused a part of their research on counting sheep in paddocks.

"One of the things we can do is fly a drone at 120m — we could fly lower but sheep don't like the sound of drones and it makes them move," he said.

"If you want to count them and do it accurately you don't want the sheep scattering off.

"We can take great photographic images at that height."

The images were able to pick up sheep in clusters, or against fences and other objects and identify them individually.

He said this was something that could be a challenge for the naked eye in the field, and which would give sheep producers a better understanding of what was happening with their flocks at real time.

"This is the type of stuff that is emerging — the future is coming and I think drones will play a big part in how we control the movement of sheep," Mr Cook said.

The research included using fixed wing drones that could be used to cover cropping areas at much faster speeds and greater heights to pick out chemical application densities and issues that may be occurring with the crops.

LiDAR drones are any drones made to carry a LiDAR sensor. They offer much better ability for data capture.

ECU is looking at building a research project that is original to Rylington Park – such as water, soil, feral animals etc, and utilise both the LiDAR drone and the shared drone bought with the Shire to conduct detail mapping.

Prof Brown has undertaken to write up a report on a LiDAR drone that the DEPIRD has available for research projects.

6.5 EVOKEAG CONFERENCE OPPORTUNITY FEBRUARY 2024

Moved:Cr Wright **Seconded:Cr King**

COMMITTEE DECISION RP23/11/015

That the Committee:

1. **Recommend to Council to consider sending a representative/delegate from either the Shire of Boyup Brook or Rylington Park Committee to attend the EvokeAG Conference being held on 20 – 21 February 2024 at the Convention Centre in Perth.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

Prof. Brown to provide feedback on the meeting held on 19 October 2023.

Prof Brown suggested a delegate/representative of the Shire of Boyup Brook or Rylington Park Committee attend the EvokeAG conference being held on 20 – 21 February 2024 in Perth.

Prof Brown to send the link to the EvokeAG Conference to be distributed to the Rylington Park Committee.

Prof requested photos of the Launch of the Partnership between the Shire of Boyup Brook and Edith Cowan University that took place on 1 June 2022 be communicated to her to be attached to the EvokeAG Conference website to market/promote a day visit to Rylington Park and raise funding for the event.

6.6 GRASS TREES 7 DAMAGE CAUSED BY PARROTS

Matter has been handed to Prof. Brown to add it to her mapping and identify whether ECU researchers has the expertise. ECU to get in touch with Blackwood Basin Group and Mr Adrian Price.

This item has been dealt with and will be removed from the agenda.

6.7 2023 RYLINGTON PARK FIELD DAY (Keep as a standing item)

Feedback from stall holders (include all Committee members in the review process for feedback):

- *Request an Official response from vendors (run sheet for reviewing at every field day)*
  - *On Shire documents (letterhead), minimum requirement = thank you for coming, your feedback and thoughts on doing things better, participate the following year (verbal feedback to be followed up)*
- *Set up vendors closer together to the shed;*
- *Put together event plans for years to come;*
- *Bring back to Committee in May to start planning for next field day;*
- *Potentially contact McIntosh to see if they can demo an autonomous tractor (active displays keep people there);*

- *Field day to cater to many people's needs (something for everyone);*
- *Remote site (5 min drive) – isolating the genetics involved in the trial (biosecurity where many vehicles drive over paddocks);*
- *Have a bus with a presenter to have a running commentary on what is done in paddocks;*
- *Need to develop a way to get attendance statistics, might need to have someone on the gate.*
- Prof. Brown to check with her team to set up a Rylington Park Team site.

Ms Deas is in the process of preparing letters thanking all stall holders and requesting feedback which will be brought back to the following Rylington Park Committee.

6.8 WATER SECURITY ON FARMS (Keep as a standing item)

Moved:Cr O'Connell **Seconded:Cr Inglis**

COMMITTEE DECISION RP 23/11/016

That the Committee:

1. **Request the Farm Manager to take water samples from the soak in paddock 20 and have the salinity test presented to the Rylington Park Committee meeting in February 2024.**
2. **Request the Coordinator to investigate grants available to address water security on the farm.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

Mr M Deas to provide feedback.

Committee members conducted a tour of the farm and current situation on Rylington Park. Further tours will be conducted in January/February 2024 as needed.

The soak in paddock 20 needs to be investigated. Water has been lying in the soak for many years. Need to determine the salinity level.

Cr Wright enquired on the caption area of the dam? What is the clay like? Is it central to the farm?

Response: It is a low-lying area and does get wet in Winter. It does not have a huge caption area, best to revisit after harvest. Obtain quotes from Blackwood Plant Hire to assess the site for quality to determine catchment ability.

Cr Wright recommended that if the dam is at a good site, to put tanks in that operate with solar pumps and not diesel pumps. Push water to fire trucks along the roadside for emergency water for Rylington Park and the community.

Response: Would there be funding available? Need to determine whether there are water grants available. The CEO cautioned the Committee to stay within Rylington Park Budget.

7. REPORT OF OFFICERS

7.1 RYLINGTON PARK – OCTOBER 2023	
File Ref:	Nil
Previous Items:	Nil
Applicant:	Nil
Author and Title:	Erlanda Deas, Farm Coordinator Marc Deas, Farm Manager
Declaration of Interest:	Nil
Voting Requirements:	Simple Majority
Attachment Number:	7.1A Financials - July to October 2023 7.1B Mobble Report as at 15 November 2023

Moved:Cr O'Connell **Seconded:Cr King**

COMMITTEE DECISION RP 23/11/017

That the Committee:

1. **Receive the Farm Manager's Report in relation to the activities at Rylington Park for the month of October 2023.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

Moved:Cr Inglis **Seconded:Cr Wright**

COMMITTEE DECISION RP 23/11/018

That the Committee:

1. **Sell 400 head cross bread (XB) lambs.**
2. **Authorised the Farm Manager to get a contractor to bale Bali straw this harvest.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

SUMMARY

This report is for the Rylington Park Committee to receive the update on the activities at Rylington Park.

BACKGROUND

The October 2023 activity report of the Management for Rylington Park is below:

Sheep

- Crutched all hoggets
- All rams shorn
- Weaned all merino lambs
- Sold 80 wethers for $40 each
- Sold 300 XB lambs for $92.96
- Started feeding lambs
- Classed hoggets

Cropping

- Crop inspection & worked on plan
- Worked on fertiliser for next season
- Spraying thistles
- Hay was cut and has been baled

Trials

- GRDC oat NVT
- Boyup Brook Ag Supplies trials
- Summit fertiliser retained seed trial
- Phil Nichols (UWA) sub clover variety trial
- Decision Tree – grant application sent in
- DPIRD red legged earth mite trial

Schools / Events

- Shearing school 2-6 October – had a total of 18 students at various times of the week who shore 394 white tag ewes. One lady has only been in Australia for 3 months from NZ and is learning to shear merinos; 2 ladies (1 from Scotland) working for teams and getting stands before the end of the year; 2 boys from Ag schools; 1 farmer from Mount Barker who wants to be able to shear his own sheep when necessary; young boy working in a team who will get some in-shed training before maybe coming to an advance school; a local guy working for a cocky run doing muelsing, crutching and now shearing; 2 guys from Katanning working for a contractor with the promise of stands in January; husband and wife who owns a farm in Three Springs who thought they will be able to shear their own sheep but are now happy to pay for shearing; 2 guys who weren't really interested in the school; 4 back packers for a few days each as a contractor in Frankland is desperate for shed staff.

- Shearing school 23-27 October – had 13 students who shore 346 orange tag ewes, 201 green/purple tag ewes, 160 hoggets and crutched 315 XB lambs. The 2 guys from Katanning and the local guy came back; a young 14 year old boy who goes to school 2 days a week and is in the sheds the rest of the week came with a guardian who works with him and also needed shearer training; 2 pressers who want to shear; a lady rousting in North Hampton who wanted to learn to be able to jump up; 1 ag school girl; 1 young man from Perth who worked in the sheds before and is going back first as rousty and presser; 1 guy shearing in a team who needed to learn to slow down and shear cleaner who will come to the advance school in December; 1 girl (local) and 1 boy wanting to do wool handling – the boy started in a team straight after the school.

- AWI board charman Jock Laurie, CEO John Roberts and WA public relations officer Jodi King visited the last school. Prime Super also had a chat to the students. Ethan Gellatly, old Rylington student and now one of AWI's WA Ambassadors visited both schools and shore all the rams.

- Have people in accommodation for 1 and a half weeks – fertilising for tree companies. They might stay here after the next shearing school as well.

General

- JD 6420 tractor head gasket replaced and head reconditioned
- Ordered extra pump to use from dam in #8
- EvokeAg meetings (Sub-committee consists of Prof Brown, Cr O'Connell & Ms Deas)

What lies ahead

- Checking sheep – flystrike
- Feeding sheep
- Market cull for age ewes
- Market cull hoggets
- Sell XB lambs
- Hay

Calendar:

- Shearing schools dates:
  - 13-17 November 2023
  - 18-20 December 2023 – improver school
  - 15-19 January 2024
  - 26 February – 1 March 2024
  - 15-19 April 2024
- Ladies day – 15 March 2024
  - Funds should be put aside within the budget
  - Ms Deas to enquire from Talison for a grant as $10,000 grants can be approved at management level.

8. GENERAL BUSINESS

- **Trial Agreements**

  No further feedback at this stage.

  CEO is currently reviewing the agreements and will in due course put a 'letter of agreement' in place for all commercial and collaboration agreements and that it encapsulates that results of trials be communicated to the Committee and that researchers should showcase at Rylington Park Field Days.

- **Potential research project proposed by Greening Australia (rehabilitating creek line and establishing a native plant seed bank).**

  Matter is on hold.

  Professor Brown communicated that the collaboration with Greening Australia has been put back due to a delay at government level.

9. FURTHER BUSINESS

9.1 RYLINGTON PARK SCHOLARSHIP 2024 PROCEDURE

Cr O'Connell provided background information on the scholarship to the newly elected Committee members.

The following recommendations were made:

- budgeted amount to be allocated in the budget;
- review and build the scholar application requirements;
- students from year 10 to apply;
- award scholarship to only 1 scholarship or 1st, 2nd & 3rd prices;
- have successful student write a half-time report and another at conclusion with career aspirations (planning on doing research);
- expression of interest, conducting interviews and award the scholarship to be conducted in term 3 of the school year;
- Shire of Boyup Brook to take control of the scholarship process.

Moved:Cr O'Connell **Seconded:Cr Wright**

COMMITTEE DECISION RP 23/11/019

That the Committee:

1. **Recommend that the Chief Executive Officer review the current Scholarship process and prepare procedures and set criteria for 2024.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

9.2 OWNER CLASSER PROCEDURE

Owner classer course fees amounted to $1,030 for 2023. Entrants receive $1,000 from the Shire with an out-of-pocket amount of $30 for the past year.

It is recommended that entrants should pay a % of the course fee as depending on grant funding.

Moved:Cr O'Connell **Seconded:Cr Wright**

COMMITTEE DECISION RP 23/11/020

That the Committee:

1. **Recommend that the Chief Executive Officer review the current Owner Classer process and prepare procedures and set criteria for 2024.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

9.3 RYLINGTON PARK COMMITTEE MEETINGS

Site visits at Rylington Park as required.

Rylington Park Committee meetings are to be held 1 week after an Ordinary Council Meeting.

9.4 SUB-COMMITTEE OF RYLINGTON PARK COMMITTEE

Moved:Cr O'Connell **Seconded:Cr Wright**

COMMITTEE DECISION RP 23/11/021

That the Committee:

1. **Nominate Cr Inglis as an interim member of the sub-committee of Rylington Park Committee until the next Rylington Park Committee Meeting.**

CARRIED 6/0
For: Cr Caldwell, Cr O'Connell, Cr Wright, Cr Inglis, Cr King, Prof Brown
Against: Nil

9.5 INDUSTRY HEMP

Prof Brown and Cr King were approached by Industry Hemp as possibility of Hemp crop at Rylington Park.

Agri Futures Group have $2.5 million for an emerging industry of hemp from seed, production, marketing, business plan etc. and what that outcome would look like, such as a house built from hemp.

Rylington Park Committee authorised ECU and Industry Hemp to conduct a walk-through at Rylington Park. If seen as a viable option, Industry Hemp to conduct a presentation / written submission.

Report at the next meeting.

9.6 SCHOOL VISITS TO RYLINGTON PARK

The CEO get the Education Department on board to offer hands-on education at Rylington Park.

The CEO to write letters to schools in the district to potentially partner in education program at Rylington Park.

9.7 SAFETY PROTOCOLS AT RYLINGTON PARK

Safety protocols need to be upgraded in that 4-wheeler motorbikes or quads are dangerous and need to be replaced with side-by-side/suitable vehicle or have a poker stick/stick-bar/roll-over protection installed.

Once the 4-wheeler is due for replacement, conduct a need assessment, obtain quotes and purchase required side-by-side/suitable vehicle.

The Farm Manager's personal 4-wheeler is not to be used in farming purposes/activities at Rylington Park.

The Shire is working with the Shire of Bridgetown-Greenbushes to have a WHS Officer appointed who would conduct safety assessment at Rylington Park.

Ms Deas to arrange to have a safety assessment be conducted by SafeFarm WA that is farming orientated to which Ryling Park has membership.

Ms Deas to obtain quotes for helmets and to have poker stick/stick-bar/roll-over bar installed/fit-out on both 4-wheelers used at Rylington Park.

10. NEXT MEETING AND CLOSURE OF MEETING

Next meeting to be held on 7 February 2024 at 5pm at the Council Chambers.

There being no further business the meeting closed at 8:01pm.

_____ _____

Presiding Member Date

Exec

From: Grants
Sent: Thursday, 30 November 2023 9:57 AM
To: Nicki Jones
Subject: Quote for interpretative signage - FW: Wiseman Signs
Attachments: interprative signs.jpg

Here's Steve's quote for fabricating the interpretative signage

Kind regards,

Angelika Fawcett
Community Tourism & Economic Development Officer

Shire of Boyup Brook
PO Box 2
Boyup Brook WA 6244
Phone: 08 9765 1200
www.boyupbrook.wa.gov.au

I work part-time on Tuesdays, Wednesdays and Thursdays. If you contact me outside of these days, I will respond to you on my return to work.

From: Steve Wiseman <Steve@wisemansigns.com>
Sent: Friday, August 4, 2023 9:21 AM
To: Grants <Grants@boyupbrook.wa.gov.au>
Subject: Wiseman Signs

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Angelika,
Please find attached proofs & options for signage requested.
Quote 908-4823
Cost to supply...,

1.
ACM panels x 5 $2410+gst
5x galv frames $2200+gst
Galv posts & fittings $880+gst
Total $5490+gst
Travel & installation $1800+gst
The separate signs look good and can be placed in a semi circular or straight setup.

2.
4500x1800 ACM sign $2025+gst
Galv frame $1860+gst
Galv posts & fittings $450+gst
Total $4335+gst
Travel and install $1600+gst

Please contact me if you have any questions.

Regards,



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