

Appendix A

Stakeholder Consultation 1 & 2 Outcomes



Boddington Ranford Townsite Strategy

Stakeholder Consultation Outcomes – Needs & Issues

18th & 19th November 2008 – Shire of Boddington Offices

Education & Youth – Lee Jones Hogg (High School Principal), Mark Hughes (President P&C), Peter Haas (Youth Centre Committee)

Mining:

- » Rapid mining based population growth - population could reach 7000-8000
- » Worsley and Newmont's infrastructure needs may never include Boddington – most maintenance work is sent to Mandurah
- » The outcomes of the projected expansion are exciting
- » The Riding Club want to relocate (not corroborated by the Riding Club)
- » Marradong production commencement (bauxite) in approx 2010 – minimum 60 houses will be required
- » Newmont production commencement in 2008/9 – 650 workforce (already have 450, rest by end of quarter)

School:

- » Half of the community wants to pull down old school building, the other half want it to stay
- » Is a private school going to come to town? Do we need provision for this?
- » The school has currently planned for an additional 150-200 students
- » There are currently 300 students from Kindergarten to Year 12
- » Years 11 & 12 are vocational and traineeships are also offered
- » Some parents would like the TEE run in the school
- » A senior high school will be required in 20 years, maybe a full TAFE facility, based on projected growth figures
- » The school is built on a low lying swamp area
- » During the day the ovals and courts are leased out
- » Parking and access for the school in the current growth plan is not satisfactory
- » The current car parking situation at the school is an issue – bus, car and children movements all happen at once, twice a day
- » A bus only road is a good option to alleviate potential risks
- » Some consideration of the relocation of the smaller oval to the eastern side of school, on riding area
- » Security is an issue at the school - fencing may be required, but it is not desirable



- » DET have a plan for 10 transportable to accommodate the overflow of primary school schools – these don't include toilet blocks or offices

TAFE:

- » TAFE currently operates out of the old school and to permanently shift their operations to the current school
- » TAFE are waiting for Newmont and Worsley to identify their requirements for traineeships
- » TAFE courses currently provided are based on computer skills and horticulture e.g. housewives learning computer skills – 5-10 people
- » TAFE is a marginal player within the regional infrastructure needs
- » 6 students are currently taught through TAFE – courses are funded by Newmont
- » Most of the TAFE activities that occurs in town happens in the new school as it has the facilities
- » If numbers grow, this may effect the efficiency of this collocation
- » TAFE want to build a big shed for metal fabrication, building construction courses and activity on an as needs basis, however cost is an issue
- » The TAFE is connected to Challenger TAFE in Peel, who have to sign for units of competency
- » The CY O'Conner TAFE in Northam meet the needs for heavy diesel maintenance
- » Collocation of Year 12 and TAFE is an option
- » A full TAFE facility in Boddington is unlikely due to proximity of multiple choices readily accessible in the region (Mandurah, Rockingham, Perth)

Recreation Centre

- » The planned new recreation centre could be the 'nerve centre' of town – currently planned for west of the current school playing fields near Club Dr
- » Locating some facilities in Ranford may be an option – two discrete communities
- » There is currently a submission to the State government for funds to engage consultants to design the new recreation centre
- » Football, cricket, the bowls club, soccer will all use it – collcation of all facilities at new centre

Ranford

- » Ranford has sewerage issues

Child Care

- » Boddington Bear is only child care centre in town and is basically a community day care centre – funded by Worsley
- » It is open 9am-3pm – this is an issue for everybody
- » If and when another child care centre is built, there may be a requirement at TAFE for training
- » The Shire is looking at locating a child care centre near the school as the Shire doesn't own land to locate anywhere else. The pool is only other land owned by Shire



Mining – Greg Robertson (Worsley), Liz Graham (Worsley), Jim Nelson (Worsley – Community Liaison Committee Chair), Annette Dix (BGM – Manager Social Responsibility), Steve Thompson (Shire of Boddington Planner)

Truck Movements:

- » There may be up to 20 road train movements a day on average through the townsite
- » Schedule will be based upon the safety of school children and will be monitored and changed if necessary
- » First run approx 4am-6am- 3 empty trucks
- » 9am-12pm - 3 loaded trucks
- » 4pm – 6pm - 3 empty trucks
- » The rest of the trips would occur at nighttime
- » This schedule is by no means confirmed and is an early estimate
- » A study on Main Street by Connell Wagner has been completed

Boddington Gold Mine:

- » There is a OHS requirement for employees working 12 hour shifts not to travel more than 1 hour for accommodation after their shift
- » Industrial area for contractors
- » The BGM mine has a planned for a life of 20 years minimum, which is exceptional for gold mines and indicates the significance of the size of the ore
- » BGM have a target of 65% of their workforce to live locally and would required approx 420 dwellings within 50km (within 5 years)
- » BGM would be responsible for generating 1142 new flow on jobs (all trades & services)– calculated as 1.7 new jobs for every 1 mining job (DOIR figures))
- » 65% of 1142 flow on jobs results in 740 dwellings (e.g. Boddington Crane Hire)
- » Examples of flow on jobs would be electrical services, metal fabrication, maintenance - crusher repairs, processing equipment
- » BGM offer an employment subsidy to locate close to the mine i.e. in Boddington
- » It is BGM's hope that Boddington will create a legitimate lifestyle choice for their employees in the future
- » Would require commercial space in town of approx 500m2 for an office, training, information and education centre

Worsley:

- » Worsley will require 20-50 houses within the next 3-5 years
- » Would require a small commercial space for training and meetings

Ranford:

- » A small commercial centre (e.g.a local deli) would serve Ranford well



- » Ranford creates lifestyle opportunities
- » The water supply needs upgrading before anymore significant development takes place, possibly through to Wandering
- » There is currently no sewer – its viability would need investigating
- » Ranford Pool is a popular reserve and should be upgraded into a family recreation area - kayaking, picnic etc,
- » The road to Ranford Pool should be sealed
- » The current walking trail on the river bank and combined walking & bike trail on the old railway reserve should be connected to Ranford Pool
- » There are restrictions on any future connections to the water mains east of Ranford town site placed by the Water Corporation
- » Short stay accommodation may be a possibility, as well as a small restaurant and bed & breakfast
- » The density threshold of the town site was questioned
- » The preservation of the reserve area immediately east of the town site was supported, with possible aboriginal uses for education/cultural centre in the future

Boddington:

- » The town will require approx 500 new dwellings within 5 years to cater for the mining expansion
- » Street parking within Boddington is an issue
- » Areas for commercial development need to be defined – does the current area have the ability to expand, or is a new area needed
- » According to one real estate agent, the average rent is \$750-\$1000pw in Boddington
- » A mix of block sizes should be encouraged
- » There is a need for a clearly defined commercial area
- » Where are the opportunities for the expansion of IGA?
- » A wider and more open main street should be considered for the transport of mining equipment – there should be no islands or roundabouts
- » Is there any potential for widening the main street?
- » Future planning should manage the available space for expansion – there are many vacant blocks at the moment in good locations
- » Is there a need for a cultural centre? Facilities should be collocated
- » The re-routing of the road around the back of the pool is a possibility
- » The attraction of visitors as opposed to just employees needs to be considered and the development of the town's tourism –a cinema is a possibility
- » Relocation of the pony club



Community & Recreation – Mark Shaw (Lions Club), Louise Cheney (Soccer Club), Phil Salmeri (Sports), Paul Martin (Golf Club), John Allert (Riding Club), Barb Yates (Tennis Club), Cr Greg Day (Shire of Boddington)

Riding Club:

- » The Boddington Riding Club occupies the land east of the school grounds
- » The Pony club is now defunct
- » The Riding club has approx 40 members, both social and riders
- » It has a large involvement with the annual Rodeo
- » The Riding club is trying to raise funds to create an all-weather venue
- » The school holds presentation nights there, the 4WD club also uses the venue
- » Other events include weddings, the Worsley Christmas function and private functions
- » The Peel Development Commission appointed a consultant to look at the riding trails throughout region
- » Two 40km temporary riding routes will be set up around the gold mines and Worsley mine
- » The Riding club don't have a lease

Boddington Rodeo:

- » The Boddington Lions Rodeo is the biggest in the State – over 3500 attended this year's
- » It is the single most important event in town and it involves the whole town
- » In its current location, everyone can walk to the rest of town for the additional events
- » It includes a shearing competition

Mining:

- » The main bridge and the main street will need ongoing maintenance with the increasing traffic – who will fund this?
- » Past and current trends suggest that the majority of mining employees will commute from Perth/Mandurah, not live locally

River:

- » Ranford Pool is a popular alternative to the swimming pool because of opening hours restrictions
- » There is up to half a metre of silt in the river in front of Boddington from the weir
- » It should be drained more often to increase its attractiveness for swimming and kayaking
- » The Boddington River Action Group controls weir locally, however DoW has ultimate control

Soccer Club:

- » Soccer is played at the school grounds and there has been talk of getting teams to Boddington to play on a weekly basis
- » This has not happened for 5 years



- » There are 68 full members of the club who travel to Mandurah to play
- » There are 22 children members (social), all from Boddington and they don't travel
- » The club was established in 2002 with 1 team, it now has 6 teams
- » There is a need for 2 rectangular pitches in town – one full size (60x100m) and one small size (50x70m)
- » The club is happy being located near the school
- » The soccer shed has been allowed next to the cricket shed
- » The current change room facilities are in desperate need of an upgrade

Recreation Centre:

- » The new recreation centre being located west of the big school oval is a possibility
- » There is provision for the tennis courts to move closer to this centre in the next 10 years
- » An application for funding has been made, and will hopefully be approved in May, for the design of centre
- » Provision for the expansion of the recreation centre and associated facilities will be made in the future as required
- » The relocation of the pool into this precinct near Club Dr is a possibility
- » A feasibility study for the recreation centre & other recreation activities has been completed by Mark Casserly
- » Walking trails were identified as the number one want from this study, along with mountain bike riding

Golf Course:

- » The Golf Club has 38 members
- » The water for the reticulation of the golf course and nearby sporting grounds could come from BGM possibly
- » The club is looking at fencing the course to restrict car access, but still allow pedestrian access as there has been problems with cars on the course in the past

Bowling Club:

- » The Bowling Club has 2 greens (one new) and approx 60 members, plus additional social members
- » The club hosts scroungers, social evenings and corporate bowls

Other Clubs:

- » AFL has 70 seniors, 60 juniors plus parents, and approx 45 in Auskick
- » The Tennis Club has 40 juniors, 45-50 seniors
- » The Cricket Club has approx 30 members
- » There is a Badminton Club
- » The Netball and Basketball Clubs have approx 100 members each



Youth:

- » There is a Youth centre at the old school run on Tuesday and Friday nights
- » Worsley pays for an assistant (recruitment is done through Worsley)
- » It is a place to watch videos, relax, play pool, watch TV, play air hockey
- » There is a Blue Light Disco every couple of months, one for the younger kids and one later for the older kids
- » Dance and drama classes area also held at the Old School
- » The Office of Crime Prevention happy with the current activities available
- » More playgrounds in parks are needed for young children

General:

- » The Old school has obtained a grant recently – approx \$350000
- » It's offices are currently full
- » 48 new homes have been built in Boddington in the last 18 months
- » The Shire have commissioned an engineer to assess the condition of the Town Hall
- » There is an opportunity to use the old town water supply for reticulation on grounds and parks
- » If the Shire pays \$1m to upgrade the wall to prevent it breaking then the Water Corporation will turn the use and management of the dam over to the Shire
- » David Juers of WC in Albany is the main contact

Commercial & Industrial – Earl Schreiber (Post Office), Gavin Cowcher (Hardware), Sheila Fenwick (President St Johns), Gary Sherry (Shire of Boddington CEO), Steve Thompson (Shire of Boddington Planner)

Parking/Traffic:

- » Street parking is an issue – there is sufficient spaces, however there are problems with the utilization of the parking spaces
- » For example, the pub has its own car park but its patrons park on the main street instead
- » Another restaurant is going to open in between the Post Office and motel, which will require additional parking spaces
- » The pressure will grow on George St in relation to traffic and parking in the future
- » It is the Council's intention to utilise Council property adjacent to the current medical centre and park for public parking
- » The Town Planning Scheme has provisions for 1 parking bay/40m² for new commercial developments
- » Significant traffic on Farmers Ave – marginal improvements in width possible
- » Suggestion of right angle parking on Forrest/George Streets to increase the number of bays – needs further investigation



- » The Shire would struggle to effectively police any parking restrictions that may be introduced
- » The expansion of the Shire staff would include a full time ranger
- » The Shire indicated that there would be a possible gradual acceptance of parking restrictions
- » 'Nibs' on streets with parking are needed to protect access to driveways from the streets
- » The possibility exists for a truck turn around bay on Pinjarra-Williams Rd just to the south of Boddington town site
- » Crossman Rd in Ranford is busy and there would be an issue with cars and children if a park/picnic area was further developed at Ranford Pool

Medical Centre:

- » The Council will sell the current doctors surgery to pay for new the medical centre to be located next to the hospital
- » The DoH transferred approx 4000m² of land next to the hospital to the Shire for the new medical centre

Emergency Services:

- » St Johns Ambulance is currently located opposite the current medical centre – not sure of the ownership of the land
- » Presently, the emergency services (St Johns, Fire Brigade, SES) are grouped together near the old road board and town hall
- » The SES is next to the town hall – if the town hall is in use when there is an emergency, the SES vehicles have had difficulty exiting their building due to parked cars
- » St Johns can't be located within 100m of the hospital as they are not allowed to use their sirens within that distance
- » A possible relocation of all emergency services in the vicinity of the triangle of land near the intersection with Farmers & the main street, or the Shire depot
- » The cost and site geography are possible constraints to the relocation to this area
- » This would free valuable land in the heart of the town near the town hall for public parking and/or commercial uses
- » The Fire brigade building & shed is only 2 years old, however may possibly be relocate-able

Industry:

- » The Shire depot site has been identified as not being big enough for future needs – approx 3ha would be needed in the future
- » The expansion of the current industrial area and the development of the new industrial land near the treatment ponds will provide an additional 25 lots (5 in the existing area, 20 in the new area)
- » It was identified that 1-2 large lots may be needed for the heavy support industries for the two mines
- » Smaller businesses would serve both the mines and associated large industries



Commercial:

- » Watervale own multiple vacant blocks on the main street and the pub owns the vacant block next to the pub
- » The Old School is not allowed to operate a business if the same business is operating or will operate in town site
- » It is a large building that they struggle to fill with uses and it possibly takes tenants from the main commercial area because of cheaper rents
- » The Council is currently seeking funding to redevelopment the current Shire office site, or possibly the relocation to behind the Old School, however this would be more expensive
- » The corner sites at the intersection of the main street and Pollard St should have bigger, iconic buildings on them
- » The Arts Council building is owned by the Shire and the vacant block next door is used for arts festivals sometimes
- » Majority of the residents from Ranford currently take care of conveniences (post office, visiting the Shire office, shopping) when picking up kids from school in afternoon
- » The establishment of a small corner store in Ranford may reduce the amount of trips made into Boddington from Ranford, helping the parking problems
- » A residential component attached to the deli would increase the attractiveness of the business
- » There is a need for large commercial sites to be identified in the strategy for uses such as a service station
- » The laneways between the properties facing the main street and Johnstone St are a great asset from a commercial perspective
- » The pub currently has planning approval for 12 units, and is possibly looking at the refurbishment of the existing 4 units
- » The long term status of BP service station was questioned
- » The BP service station probably does better trade than the Gull service station

POS/Recreation:

- » More POS for kids is needed – Ranford Pool is a good opportunity
- » The Shire has a grant to upgrade the park on the corner of Farmers & Bannister Rd
- » The country near the old tip site is good for horses – POS areas could be developed along creek lines
- » The old tip site could be developed for horse related activities
- » The triangle of land in Ranford surrounded by Christie St & Burnett St is vested in the Council – it is currently zoned Residential (R10) and public open space is considered a more appropriate land use



Health Services – Marlene Waldock (Admin Hospital), Michael (Acting Health Service Manager), Dayle Manson (Home and Community Care Co-ordinator), Heather Salmeri (Community Health Nurse)

Hospital:

- » Boddington is a generally healthy and active community
- » The hospital is only allowed 5 nursing home type patients at one time
- » There are 16 beds in the hospital, approx 35 staff, including 12-15 medical staff
- » The hospital covers antibiotics, chest pains, recovery, dressings, general checks, and has no facilities to deliver babies
- » There is only one doctor in town, and he is the only person allowed to admit patients to hospital
- » More medical help is required and it is planned to employ a second doctor next year
- » Emergency care has doubled with the operation of the construction camp – the 2000 workers in the construction camp has doubled the pressure on hospital – mainly Accident and Emergency
- » Boddington comes under the Wheatbelt Health System - Paul Seats Director of Clinical Services in Narrogin
- » The hospital doesn't have operating mortuary – an upgrade is required on the existing decommissioned mortuary
- » The hospital has just completed an upgrade
- » Staff sometimes have to deal with emergencies without support from the doctor when he is not available – they rely on communication with Narrogin and Perth
- » It is advantageous for the new medical centre to be located next to the hospital
- » Hospital representatives were unsure of the timing of new medical centre and haven't seen the plans as yet

Aged/Community Care:

- » Home and Community Care will be attached to new medical centre along with the GP, Dental, Allied Health services
- » There is a need for pensioner aged care independent units as there is nowhere to rent currently
- » There is a need for 4 units now, and between 8-10 in future to cater for the expected growth
- » There is a possibility of a lifestyle village for the aged on the Council land behind the hospital
- » An aged care facility is required to relieve pressure on the hospital and will require separate staff from hospital so as not to decrease efficiency of the hospital

Boddington:

- » Boredom of teenagers is leading to antisocial behaviour and is a concern, especially drugs and alcohol
- » The number of teenagers in town is restively low due to popularity of boarding at other schools and these lower numbers possibly contributing to the boredom



- » The town needs a new supermarket with better quality products and greater variety as some people are beginning to shop out of town
- » Boddington has no butcher and no bakery
- » It was identified that there is no need for a fast food/takeaway restaurant in Boddington
- » There is currently an arrangement by the pub owner to bus the construction camp workers to and from the pub
- » There is a transient to the nature of the town's workings (proximity to Perth, shift workers)

Environment – Greg Marston (Boddington River Action Group), Robin Andersson (Friends of Reserves), Tyron Miley (Hotham LandCare), Roz Thompson (Friends of Reserves)

Mining:

- » The status of the construction camp once construction is complete was questioned – who can live there after construction is finished?
- » Participants questioned the status of the possible extension of the Worsley construction camp
- » Worsley may use the gold mine construction camp facilities

Ranford:

- » A shelter and bbq area were being constructed the next day at Ranford Pool
- » Some perceptions of Ranford Pool being underutilised
- » Upgrades needed include a dedicated parking area and the re-vegetation of the reserve
- » There is currently a walk trail along the river to Ranford Pool
- » Halfway Gully (the reserve east of the town) is sometimes used for truck parking – strategy needs to identify how to prevent the un-desirable use of the reserve
- » There are weed problems everywhere – they are sprayed with a focus on the railway reserve
- » There were no major objections to a corner store or the proposed location on the corner of Crossman Rd and the road to Ranford Pool

Planning:

- » The environmental groups are pushing for environmental planner/consultant to be employed at the Shire of Boddington
- » The participants believed that an Environmental Plan should be required by the Shire for all planning applications/ development plans
- » The Council is obtaining money from developers to contribute to the improvement in the town's drainage

Weir:

- » It was considered pointless draining the weir to remove the silt build up because of the increased runoff from the new subdivisions on the southern edge of town



- » The possibility of dumping the silt from the weir onto the old tip site if drained was raised
- » The re-filling of the weir is challenge is drained as it is reliant on rainfall and a poor winter rainfall would leave it empty for summer
- » A sustainable solution is needed – possibly using the silt on the golf course?

Reticulation/Reserves:

- » There is a problem with the quality of the water currently used on the school ovals as some bores are more salty than others
- » The Water Corporation has sent a letter regarding the old town supply dam
- » The old supply dam is an important resource and if it could be utilised it will take some pressure off the use of scheme water (for reticulation, dust suppression)
- » This water could be used for the general greening of the town
- » The current and future concentration of recreation activities should be maintained
- » Farmers Reserve and Blue Gum Reserve need to be retained and enhanced
- » There is the potential for the old railway reserve to be utilised as a multi use trail to through to Tullis Bridge
- » The Parks and Recreation reserve north of the existing industrial area is in private ownership and the Council don't want to take over ownership
- » The rezoning of this reserve to Rural Small Holdings is part of the omnibus Amendment 18

Industrial Land:

- » The new industrial area is one of the only areas away from the coastal regions that has the potential for acid sulphate soils if disturbed

Safety & Security – Earl Schreiber (SES), Sheila Fenwick (St Johns), Rod Pett (Ranger - Shire of Boddington), Jeff Gibbs (Bush Fire Brigades), Carmel Martin (Director Corporate Services - Shire of Boddington), Mick Sears (Officer in Charge – Police)

Mining:

- » The identified bauxite deposit in the region stretches to Brookton
- » The total construction workforce for BGM is 3600 people
- » The future expansion of the Worsley mine is expected to involve approx 500-700 extra construction workers

Police:

- » Road safety is currently the major issue for the police with recent increases in traffic – there have been 5 deaths associated with the construction camp and other long term injuries
- » Increases in traffic numbers also associated with tourists with Boddington being an ideal location for day trippers, especially on back roads



- » The police station on large block of land and has plenty of room for any future expansion needs
- » The police station is supposed to have 4 officers and there are currently 2 officers doing the work of 4
- » If they had 4 officers, this still would not be enough
- » There will be a need for approx 6 officers to accommodate the future growth
- » Assault and domestic violence are common issues
- » Additional officers (approx 20) from surrounding areas are brought in for any special events e.g. the rodeo

Emergency Services:

- » The existing Shire depot should be considered as an alternative location for the emergency services
- » The SES are prepared to move to a more user friendly location with new facilities, and are prepared to collocate with the other services as long as each service has a separate administration function
- » The Crossman Fire truck could be housed in Crossman as it is currently housed in private garage which is not ideal

Community Safety:

- » Improved street lighting is required near the high school and recreation precinct
- » Improved street signage is required
- » An informal neighbourhood watch function currently operates in the town through residents calling the police
- » The caravan park has only one road in and out and it is surrounded by the river and foreshore reserve – a second road out onto Pollard St is considered necessary from a fire safety point of view
- » Kalgoorlie has had problems with mining vehicles and right angle parking in relation to pedestrians due to the restricted vision of the larger vehicles
- » There has been a white ant problem in the past on the main bridge across the river

Boddington:

- » The Town Hall was built in late 50s/early 60s and deliberately not on the main street
- » The new industrial area will be used for lay down areas with heavy manufacturing to be done in Perth
- » There has been talk of extending the caravan park eastwards along the river towards the old school buildings
- » The caravan park (shire operated) and motel (12 rooms) (and associated ablutions) are currently at capacity all year round
- » There have been empty blocks in the town site for 40 years and Council rates should increase on blocks that stay vacant for long periods of time to force development



Boddington Ranford Townsite Strategy

Stakeholder Consultation Visit 2 – Preliminary Strategy

9th December 2008 – Shire of Boddington Offices

- » There will be approx 300 lots in the first stage of the subdivision of Lot 9016
- » The caravan park used to have dual direct access, however was problematic with 'hoons' – it was clarified that the proposed dual access for the caravan park was not direct access into the property but opening an access to the west of the caravan park access on Wurraming Ave
- » There was still concerns that the opening of this through road could adversely affect the residents on Wurraming Ave
- » There is an old proposal for the relocation of the Council building to the north of the RSL gardens and memorial area
- » There is an old plan for a railway line from Dwellingup through to Boddington - along Hakea St with a station to the west of the caravan park
- » Also associated with this proposal was the utilisation of old carriages for tourist accommodation to the rear of the proposed station.
- » The site for the proposed railway station is freehold land owned by the Shire and has been considered for subdivision in the past
- » Parking for the annual Rodeo is an issue and needs to be considered in any redevelopment of the school/recreation precinct
- » The view from the Community & Bowls Club onto the ovals may be compromised by the current positioning of the proposed new recreation centre building
- » Some concern was raised over the possibility of children having to cross the proposed car park to get to the northern oval.
- » The ultimate location of change room facilities is in a central location to all the facilities within the precinct
- » The possibility was raised of converting the northern oval into soccer pitches and relocating the oval to the eastern side of the school
- » The current and future use of the 'lake' to the south of the main oval was questioned – if the lake was removed, then it would present an opportunity to move the main oval southwards to provide more room between this oval and the northern oval for facilities
- » Consideration should be given to multiple change room facilities, with a larger 'main' block and smaller change rooms closer to other facilities
- » Future proposed changes to the school's western and eastern boundaries were noted
- » The realignment of Club Dr was suggested to move it westwards, between the current entrance to the ovals and the bend in the current alignment
- » It was noted that the riding club has new facilities (yards)



- » The viability of the town hall as a function venue was questioned once the new recreation centre is built
- » It was noted that there would be 20 additional truck movements a day through town, on top of current truck movements – raising the possibility of a bypass route for trucks
- » Improvements in the connection between Boddington and Ranford town sites were suggested, including improved lighting and street paths
- » The provision of sewerage is required to increase residential densities in Ranford
- » The current multi purpose trail between the two towns needs widening
- » Street lights should be considered on the corner of Crossman Rd and the access to Ranford Pool in Ranford if this corner is to be developed

Appendix B
Public Comment on Draft Strategy

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

GOVERNMENT AGENCIES & SERVICE AUTHORITIES SUBMISSIONS			
	Name and contact	Comments:	Recommended Action to Comments:
1	<p><i>Telstra</i> Forecasting & Area Planning Locked Bag 2525 Perth WA 6001</p>	<p>» No negative comments to make.</p>	<p>» Noted</p>
2	<p><i>Water Corporation</i> Great Southern Regional Office PO Box 915 Albany WA 6331</p>	<p>» No objection to the proposal however following comments should be incorporated into the documentation:</p> <ul style="list-style-type: none"> - There may be a requirement for existing Water Corporation infrastructure located in the vicinity of the planning area to be re-located in order to protect those facilities and to maintain an appropriate level of service to the Corporations customers. - There may be a requirement to upgrade Corporation infrastructure or to install new works in order to meet the additional demand that may be generated as a result of this proposal - The placement of street scaping such as trees, garden beds and furniture should be in accordance with the Utility Providers Code of Practice (for WA). 	<p>» Noted and various buffer requirements have been accommodated within the text where relevant.</p> <p>» Noted and possible upgrade measures are referenced in the text.</p> <p>» Noted and to be included in the text.</p>
3	<p><i>Department of Water</i> Adrian Parker Program Manager – Urban Water Management Kwinana Peel Region PO Box 332 Mandurah WA 6210 08 9550 4222</p>	<p>» In accordance with <i>Better Urban Water Management (WAPC, 2008)</i> the strategy should be accompanied by a District Water Management Strategy.</p> <p>» Future Town Planning Scheme Amendments, Local Structure Plan and/or Outline Development Plan are required to be supported by a Local Water Management Strategy</p> <p>» Subdivision applications shall be supported by an Urban Water Management Plan.</p> <p>» Proposed operations within the Boddington PDWSA should be referred to the Department for comment.</p> <p>» Future development should be guided by relevant Shire policies.</p>	<p>» Agreed, however not part of current project scope. A recommendation has been added to develop a DWMS.</p> <p>» Agreed, however not part of current project scope.</p> <p>» Shire to note.</p> <p>» Shire to note, DoW's Public Drinking Water Source Guidelines referenced in text.</p> <p>» Current Shire policies referenced in the text.</p>

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

4	<p><i>Main Roads Western Australia</i> Colin Nicholls A/Road Corridor Planning Manager South West Region PO Box 5010 WA 6231 08 9725 5664</p>	<ul style="list-style-type: none"> » Notes that Main Roads are undertaking road widening on the Bannister-Marradong Road. » No comments to date. 	<ul style="list-style-type: none"> » Noted – previous studies were consulted during the Strategy preparation and various components included.
5	<p><i>Department of Mines and Petroleum</i> Warren Ormsby Mineral House 100 Plain Street East Perth WA 6004 08 9222 3571 Warren.ormsby@dmp.wa.gov.au</p>	<ul style="list-style-type: none"> » If Scheme Amendment No. 20 is not adopted, DMP requests that the 1200m mining buffer be extended to surround these additional bauxite resources to facilitate future mining. 	<ul style="list-style-type: none"> » Should the Minister grant final approval to Amendment No. 20, the Council will not modify the 1200 metre bauxite mining buffer as set out in the Local Planning Strategy. However, should the Minister not support Amendment No. 20, the Strategy will be modified to reflect the mining buffer as set out in Appendix L.
6	<p><i>FESA Operations</i> Grant Hansen (FESA Area Manager) Narrogin District 10 Williams Road Narrogin WA 6312 08 9881 3898</p>	<ul style="list-style-type: none"> » No comment » Local Government would be expected to apply a condition on any future subdivisions requiring compliance with WAPC policy DC 3.7, the associated Planning for Bushfire Protection document and AS 2419 – Fire Hydrant Installations. 	<ul style="list-style-type: none"> » Noted » Compliance of development with DC 3.7 already referenced in the text. » In 2010, the Shire will commission the preparation of bushfire hazard mapping for the municipality. As part of this, the investigations will identify bushfire prone areas as set out in the Australian Standard 3959 and in the Building Code of Australia. » Reference to detailed design requirements for individual developments not appropriate in this strategic document, Shire to note.
7	<p><i>Environmental Protection Agency</i> Colin Murray Director, Environmental Impact Assessment Division The Atrium Level 8, 168 St Georges Tce Perth, WA 6000 08 6467 5411</p>	<ul style="list-style-type: none"> » Does not appear to be any fatal environmental issues. » Suggests including an objective that includes the environmental values of the area. » Recommends that a greater portion of remnant vegetation be retained. » The EPA encourages the Shire to maintain and enhance ecological linkages and also to protect remnant vegetation » In reference to Appendix H, the EPA encourages the Shire to design subdivisions so that remnant vegetation is retained and proposed subdivision in areas which have been previously cleared. 	<ul style="list-style-type: none"> » Noted » Referenced in the 'vision' of the towns and in the planning considerations » Figure 11 encapsulates the majority of the visible large areas of remnant vegetation in the aerial photo » The proposed ecological linkages in Figure 11 encompass most of the remnant vegetation already. » The representations in Appendix H are existing amendments/subdivisions that this process has no control over in terms of design. Shire to note.

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

		<ul style="list-style-type: none"> » EPA considers that the proposed changes in Figure 7 will not have a significant impact on the environment. » Supports the 'protection and enhancement of native wildlife.' This can be achieved through rehabilitation and the improvement and rehabilitation of ecological linkages. » Supports the approach to undertake a comprehensive fauna survey in areas where priority fauna have been recorded prior to development. » Shire needs to ensure that any proposals for areas with Aboriginal Heritage Sites comply with the requirements of the <i>Aboriginal Heritage Act 1972</i>. » The EPA recommends a suitable buffer be proposed for the Hotham River and any other watercourses within the Strategy area. This should include the retention and rehabilitation or riparian vegetation. » For generic buffer distances between industrial and sensitive land uses, refer to Guidance Statement No. 3. » The objectives to revegetate creek lines and other sensitive areas to improve water quality and health of the area is supported. » In the absence of reticulated sewerage, the EPA encourages the use of alternative treatment units over septic tanks. 	<ul style="list-style-type: none"> » Noted » Noted – the Strategy proposes ecological linkages and protection of remnant vegetation to facilitate this objective. » Noted – this is a requirement of the DEC and is referenced in the text. » Noted – this is a requirement of DIA and is referenced in the text. » This exists of sorts in the form of the recently adopted Planning Policy relating to development within the flood fringe and floodway, and the strategy maps reflect these areas. » Noted – document was consulted for generic buffer distances. » Noted » Agreed – Council supports the effective treatment and re-use of waste water.
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Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

INDIVIDUAL SUBMISSIONS			
	Name and contact	Comments:	Recommended Action to Comments:
8	<p>Val Jones 6234 Pinjarra-Williams Road Boddington WA</p>	<ul style="list-style-type: none"> » Shire office should remain in its current location in the main street. » The foreshore area belongs to the people of the shire, not an office block. » Extend the caravan park instead or increase access to ratepayers to this area. » Keep the foreshore free of buildings. 	<ul style="list-style-type: none"> » Noted – the Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The relocation option was in an existing cleared area adjacent to the Old School oval, without affecting the existing pathway or access arrangements to the foreshore area. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council.
9	<p>Martin Richards <i>Impact Urban Design</i> PO Box 477 Dunsborough WA 6281</p> <p>On behalf of Barenco Pty Ltd, owner of: Lot 8016 Bannister-Marradong Road Boddington WA 6390</p>	<ul style="list-style-type: none"> » Concerned that the consultation process did not include the owners, or their representatives of Lot 8016. » The Draft Strategy Report should be modified to recognise the advanced planning status enjoyed by Lot 8016. » Site is appropriately zoned for the adoption of a structure plan and this has been done and endorsed by the WAPC. Subdivision approval for 232 lots has been issued. No legal procedures they are aware of. » Draft Strategy does not expand on how the 1000 lots were arrived at, nor does it provide any information on the status of these amendments nor when approvals will be issued. Any future application for rezoning should clearly demonstrate a realistic demand for the land use proposed and any such amendments should only be initiated where such demand is clearly evident. 	<ul style="list-style-type: none"> » The consultation was open to everyone and was advertised by the Shire. Direct consultation was not considered necessary due to the advanced stage of approvals and planning of the Lot. » Amend text to specifically acknowledge the 232 lots that have been approved. » Noted – amend text to reflect, take out reference to legal procedures. » The Strategy indicates that the number of future lots was derived from current subdivision designs. The timeframe for the approval of these subdivisions/amendments is unknown. » Agree that future applications for rezoning should demonstrate a realistic demand for the land use. » The road network in Fig 3 is the same as the Structure Plan, with the exception of a road link to Lot 28 Crossman

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

		<ul style="list-style-type: none"> » Depiction of land uses and road connections shown in Figure 3 is inconsistent with adopted Structure Plan. » The central plateau portion shown as POS is inconsistent with the endorsed Structure Plan and is intended to be developed as rural-residential lots. This site will enjoy panoramic views of Boddington and is considered prime development land. This site being depicted as POS should be removed from Figure 3 and 11. » Some of the proposed trails are in steep, rocky areas of the site that are inappropriate for pedestrians and cyclists to traverse. Also have security and maintenance concerns being along the rear of future lots. » The owner has no objections to discussing the provision of an appropriate train/path system with the Shire and the network should be confined predominately to the proposed and approved road and POS systems. » Road link on Figures 3, 9 and 11 to Lot 28 Crossman Road is not considered suitable and has been removed from approved Structure Plans. » The designation of 'Urban Expansion Area' as the land use does not recognise the approved land use distribution in the Structure Plan. » Lot 8016 is not within the southern view shed and the plateau area in the central north portion of the lot proposed as POS is not readily visible from the town centre. 	<p>Road, and the land uses are consistent with the Local Planning Strategy – the intent of the Figure is to indicate broad land uses, not specific exact land uses.</p> <ul style="list-style-type: none"> » POS areas removed from Strategy. » The trails identified are indicative only and would not proceed without engagement with landowners. It is also envisaged that these trails would run along property boundaries and be fenced off. The proposed trails are also within remnant vegetation (within which the EPA would likely object to any clearing) and an ecological linkage that is encouraged to be maintained and not cleared for development, ensuring the trail is mostly out of sight. » Road link put in at Shire's request. » The 'Urban Expansion Area' is the designation in the current Local Planning Strategy and does reflect the intended land use as this lot represents the future expansion of the Boddington Townsite. » Large portion of the lot is visible from areas of the Townsite, especially along Pollard Street.
10	<p>Greg Robertson 99 River Road Boddington WA 6390</p>	<ul style="list-style-type: none"> » Shire offices should remain in their current location as: <ul style="list-style-type: none"> - is close to the CBD and there is expansion potential without segregation on the river bank; - avoid proposed alternative site being developed as anything other than recreational and nature reserve areas - enables Boddington Old School to be utilised to its full potential - offers potential for development of new or enlarged 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

		Youth Centre within Old School Reserve.	be further considered in detail by Council.
11	Ray and Beverly James crossmandexters@westnet.com.au	<ul style="list-style-type: none"> » Shire offices should remain in their present position. » Potential future weather and river flows due to climate change should rule of relocating close to the river. » Boddington Old School should not be demolished » Purchase the adjoining house for expansion as an alternative to relocating. » Library should be relocated back near the shire offices as its location in High School restricts use. 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council. » The proposed location for the Shire office is outside the 100 year floodway and flood fringe. » Only a small portion of the non-original buildings of the Old School were proposed to be demolished for this option. » The library will remain in its current location at the District High school in the foreseeable future. Any possible option to relocate could be assisted with the construction of a new shire administration centre and would need to consider matters including on-going resourcing and securing additional funding for staff.
12	Boddington River Action Group Greg Marston Chairman	<ul style="list-style-type: none"> » Prior to subdivision would like to see consideration given to environmental impacts on the rivers and land reserves. An environmental impact response, including mitigation measures is long overdue and should be prepared. » Oppose the proposal to allow infrastructure to be built on existing reserves in Ranford. There are enough instances of people illegally adopting adjacent reserves as an extension of their own property. » Oppose the relocation of the Shire to the Hotham River – the area should remain POS. » Oppose demolition of Boddington School – this would 	<ul style="list-style-type: none"> » The Strategy currently proposes various measures for the Shire to implement to consider environmental impacts to complement existing Shire and State policies and procedures. » The proposed infrastructure is small in nature and may never occur if the population at Ranford doesn't increase. It would occur under a legal rezoning or approval process and is different to illegal private use of reserves as commented. » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

		<p>remove a piece of the area's heritage, and remove accommodation for non-profit groups.</p> <ul style="list-style-type: none"> » Questions why the current Shire Office location wasn't included for comment with the two alternatives sites at the old Boddington School. » Boddington Town Hall should be retained. 	<p>considered to have advantages.</p> <ul style="list-style-type: none"> » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. <p>There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council.</p> <ul style="list-style-type: none"> » It is not proposed to demolish or alter the Town Hall.
13	<p>Kim & Natalie Matsen PO Box 157 Boddington WA 6390 08 9883 9302 matto@boardernet.com.au</p>	<ul style="list-style-type: none"> » Property owners of 95 Gold Mine Road, Boddington (30 acres). » Object to the proposed trail/path that runs north/south through the entire length of the property – property is already divided into small holdings and it is not practical and an invasion of privacy. » No objection to the trail/path along the Gold Mine Road. » Object the proposal for the conservation, future public open space and trails/paths that dissect the adjacent property on the Hotham Riverfront and along the Bannister Road for security, personal safety, fire hazard, maintenance, financial loss and privacy reasons. 	<ul style="list-style-type: none"> » The trails identified are indicative only and would not proceed without engagement with landowners. It is also envisaged that these trails would run along property boundaries and be fenced off. The proposed trail would also be within remnant vegetation (within which the EPA would likely object to any clearing) and an ecological linkage that is encouraged to be maintained and not cleared for development, ensuring the trail is mostly out of sight. » The conservation of this area was proposed due to its strategic location adjacent to the Townsite and also the steepness of the land. This land is not considered suitable for development from a physical landform perspective, and also from an environmental perspective.
14	<p>IGA Distribution 218 Bannister Road Canning Vale</p> <p>IGA Boddington owner: Mr Stewart.</p>	<ul style="list-style-type: none"> » Concern that proposed rezoning and sale of the existing council chambers could in effect result in adverse effects by dislocating services from the high street and forcing all services into one built form, rendering many of the existing businesses and premises redundant ensuring the demise of the high street retail component. » Propose the following amendments to the Townsite Strategy: <ul style="list-style-type: none"> - scale of proposed development should be of mixed use; - improved linkage between the main services of the town including the supermarket to have a pedestrian linkage; - proposed sale of existing council chambers have appropriation pending not to include uses that 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. The 'Civic Precinct' concept encourages pedestrian and vehicular linkages to the current Main Street environment. It also outlines the relocation of the Shire office building only and not other services. Retail services would still be concentrated along the Main Street. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council. » The scale of proposed development would be one storey in

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

		<p>currently are available within the town; and</p> <ul style="list-style-type: none"> - any proposed development to encumber an economic impact study on existing business. <p>» There is no economic argument for a second supermarket.</p>	<p>nature for the most part and therefore single use, possibly apart from prominent corner sites. These limited sites could facilitate mixed use development.</p> <ul style="list-style-type: none"> » Excluding uses that already exist as part of the possible sale of the Shire office site is not supported. As the town grows in the future, current uses will need to expand, and in some cases duplicate, to serve the increased population and allow the economy to grow. » The provision of an economic impact study by developers on other businesses is not supported. Placing more onus on potential developers will not increase the attractiveness of Boddington for future development. Each developer would likely conduct their own modelling to ensure their development is viable within the town. » Agree that currently a second supermarket could not be supported. However if the forecasted growth is fully realised, then the option requires consideration.
15	<p>Whelans PO Box 99 Mount Hawthorn WA 6915 08 9208 0111</p> <p>On behalf of IGA Distribution and Boddington IGA</p>	<ul style="list-style-type: none"> » Concern that growth may not be as high as expected and retail space proposed by the Strategy will be overestimated. » Main Street form of development should be maintained and encouraged. » Amalgamation of lots occupied by Shire offices will result in a 'big box' development which will detract from the town centre streetscape and function. » Additional retail use zoned land will remain undeveloped and blight the streetscape. » IGA Boddington is unlikely to be relocated to the Shire office considering the planned investment and upgrading. » Significant thought should be given to mixed use medium density development on the shire office site. » Request that Strategy be changed to state that the Shire office site will be sold as individual lots for mixed use office, retail and residential land uses. 	<ul style="list-style-type: none"> » Proposed commercial rezonings are based on current forecasts. This would need revising in the future as growth occurs and forecasts reviewed. The main purpose of the Strategy is to outline where this growth should occur. Actual growth may not reflect exactly the amount in the Strategy. » Agreed – the Strategy recommends the enhancement of the Main Street form of development. » This development can be avoided if appropriate design guidelines/policy is put into place. » Not all commercial zoned land will be rezoned at once – it should only be rezoned as the population and demand grows. » Text to be amended to remove reference to IGA relocation. » If referring to residential, significant research would be needed to confirm any demand for mixed use residential development in a regional town. » The future of the Shire office site is not certain, and the Strategy only suggests options for its future. Without clear direction from the Shire, this cannot be accommodated.

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

16	J.L.Gibbs PO Box 3 Boddington WA	<ul style="list-style-type: none"> » Selection of land on Murray Location 707 for conservation is not acceptable. » The hill is high fire risk and walks and viewing areas to the top is dangerous. » Walk trails are not possible across private land. » Ensure future planning documents are sent to the correct postal address as they are received after the event. 	<ul style="list-style-type: none"> » The trails identified are indicative only and would not proceed without engagement with landowners. It is also envisaged that these trails would run along property boundaries and be fenced off. Many of the proposed trails would also be within remnant vegetation (within which the EPA would likely object to any clearing) and ecological linkages that are encouraged to be maintained and not cleared for development. » Shire to note.
17	R & R North 1153 Crossman Road Boddington WA 6390	<ul style="list-style-type: none"> » Shire offices should remain at corner of Bannister Road and Forrest Street and be expanded at this location. » Boddington Old School buildings and grounds should be retained. » River foreshore reserve should remain as an environmental /nature reserve. 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages.
18	Fiona Schofield 407 Morts Road Boddington WA 6390	<ul style="list-style-type: none"> » Boddington Town Hall remains and current building improved. » Shop at Ranford not permitted in any current Crown/Public Reserves » Darnmining/Ranford Pool reserve to be maintained within its current boundaries. 	<ul style="list-style-type: none"> » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council.
19	Elizabeth Hoek RMB 559A Boddington WA 6390	<ul style="list-style-type: none"> » Wuraming Ave to remain as is. » Eco tourism to be encouraged. 	<ul style="list-style-type: none"> » Only a small portion of the non-original buildings of the Old School were proposed to be demolished for this option. » The relocation option was in an existing cleared area adjacent to the Old School oval, without affecting the existing pathway or access arrangements to the foreshore area.
20	B.M. Torrent 15 Prussian Way Boddington WA 6390		<ul style="list-style-type: none"> » The Strategy retains the Town Hall in its current location. » The proposed infrastructure in Ranford is small in nature and may never occur if the population at Ranford doesn't increase. It would occur under a legal rezoning and approval process.
21	Marion Eleanor Torrent 15 Prussian Way Boddington WA 6390 08 9883 8139		<ul style="list-style-type: none"> » The expansion of the Ranford Pool reserve is to be removed from the Strategy. » The Council supports Wuraming Avenue remaining a cul-de-sac near Pollard Street. » The Strategy encourages nature based tourism and eco-tourism for Boddington.

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

22	<p>Mike Torrent 15 Prussian Way Boddington WA 6390</p>	<ul style="list-style-type: none"> » Ranford Pool foreshore to be upgraded to include in/out step access. » Forget the reserves as a site for a shopping precinct, buy out Don Roney. » Use medical centre as a resource for office upgrade, do not use the foreshore. 	<ul style="list-style-type: none"> » General upgrades are proposed for Ranford Pool. » The site on the corner of Crossman Road/River Road is the preferred location for a potential small commercial development in Ranford given its central and convenient location. » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option, including use of other Shire properties in close proximity. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council.
23	<p>Brenden Metcalf "Hotham River Cottage" 9132 Albany Highway Boddington WA 6390</p>	<ul style="list-style-type: none"> » Shire offices should be retained in current location. » Boddington Old School would be retained in its entirety. » Boddington Town Hall should remain and be upgraded. » River Foreshore Reserve should remain in its current state. » Shop at Ranford is not necessary when there are current facilities available in the main Boddington Townsite. » Darmining/Ranford Pool Reserve should be maintained with current boundaries. 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council. » Only a small portion of the non-original buildings of the Old School were proposed to be demolished for this option. » The Strategy retains the Town Hall in its current location. » The relocation option was in an existing cleared area adjacent to the Old School oval, without affecting the existing pathway or access arrangements to the foreshore area. » The proposed shop at Ranford would be a small corner deli for day-to-day needs of the Ranford residents. It should also

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

			<p>be noted that this development will not take place without an increased demand within Ranford. It will also address concerns over traffic within the Main Street of Boddington.</p> <ul style="list-style-type: none"> » The expansion of the Ranford Pool reserve is to be removed from the Strategy.
24	Nicola Harman 13 Tannin Place Ranford WA	<ul style="list-style-type: none"> » Concern over land swap for Lot 13816: <ul style="list-style-type: none"> - Will worsen property damage; and - Will hinder plans for use of the land for perennial fruit and nit trees/grazing livestock. » There is no provision for toilets » Will the Shire bear responsibility for hospitalisation and damages that occur from people swimming at the Ranford Pool? » Will the Shire retain the trees or the pond at the proposed car park in the POS? They provide habitat and roosting spots for 4 frog species and 100 – 200 white tailed black cockatoos. » Were not informed of the possible land swap by the Shire – had to hear about it from a neighbour. 	<ul style="list-style-type: none"> » The expansion of the Ranford Pool reserve is to be removed from the Strategy. » Ranford Pool is currently used for swimming by the community. Swimming here would be no different to swimming at the weir. » The Strategy proposed to retain the trees in the current car park area. » The expansion of the Ranford Pool reserve is to be removed from the Strategy.
25	Tim Hussey 13 Tannin Place Ranford WA	<ul style="list-style-type: none"> » Concern over the conversion of the river boundary land to public space – will make it impossible to keep unwanted trespassers out. » Does not want the piece of land at the front of the property that is being offered. The riverside piece is prime land and would outprice that at the front of the property. The lifestyle aspect of the river was a reason for purchasing the block. 	<ul style="list-style-type: none"> » The expansion of the Ranford Pool reserve is to be removed from the Strategy.
26	Sandra Gordon 64 Hotham Ave Boddington WA 6390	<ul style="list-style-type: none"> » Offices should not be built on the river banks or surrounding areas. They should remain in the centre of town. » Not many would benefit from the river views from the shire offices. 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

			<p>centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council.</p> <ul style="list-style-type: none"> » If the Shire offices were to be relocated, then the intention of the Strategy is to develop a Civic and Cultural Precinct that would attract residents and visitors alike to various functions and activities on the river bank.
27	D & G Garrity 44 Crossman Road Boddington WA 6390	<ul style="list-style-type: none"> » Shire offices should remain in their current location. » How will the Townsite Strategy affect rates? 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council. » Ultimately the question of Shire rates is one for the Shire, however many of the proposals and provisions in the Strategy would be funded by developers, or at least receive contributions from developers.
28	Jan Kelsall 1 Nichols Place Boddington WA 6390	<ul style="list-style-type: none"> » Boddington Old School should be retained entirely. » Shire offices should remain in their current location. » Bring the library back to the main street. 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council. » Only a small portion of the non-original buildings of the Old School were proposed to be demolished for this option. » The library will remain in its current location at the District High school in the foreseeable future. Any possible option to relocate could be assisted with the construction of a new shire administration centre and would need to consider

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

			matters including on-going resourcing and securing additional funding for staff.
29	John Stuart IGA Boddington 36 Bannister Road Boddington WA 6390	<ul style="list-style-type: none"> » What will be placed in the location of the shire offices if they were relocated? Concerned that a supermarket would be placed there. » Concern of financial costs associated with relocating to a new store. » Concern over deli style outlet proposed at Ranford which would make the IGA store unprofitable. » Feel a development with shops that would compliment the main street and face towards the supermarket with parking at the front would be the best option. » Believe proposed parking is in the wrong location and should be moved so that access can be obtained from Bannister Road and not the rear laneway. » Suggest implementing speed restrictions on Main Street and redirecting heavy haulage around the town. 	<ul style="list-style-type: none"> » The provision of a second supermarket on the current Shire office site (if it was to be relocated) would only occur if there was a viable economic demand for it as the town grows. Being such a prominent site, it lends itself to a prominent building for Boddington, of a commercial/retail nature. » The proposed shop at Ranford would be a small corner deli for day-to-day needs of the Ranford residents. It should also be noted that this development will not take place without an increased demand within Ranford. » The introduction of rear parking areas using the laneway is preferred as it would increase the amount of off-street parking and also maintain the amenity and 'country feel' of the main street. There would still be on-street parking as currently exists. Access to the rear parking from Bannister Road could be considered. » Bannister Road is currently undergoing some enhancement work. » The possibility of a bypass for Boddington is discussed in the Strategy which indicates that ultimately the Council is supportive of further investigations into the benefit of a bypass for the town.
30	Ros Thomson 115 Kalimna Way Boddington WA 6390	<ul style="list-style-type: none"> » Shire offices should remain in their current location. » Boddington Old School should be retained entirely. » The river foreshore reserve should be retained as an environmental/nature reserve. 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council. » Only a small portion of the non-original buildings of the Old

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

			<p>School were proposed to be demolished for this option.</p> <ul style="list-style-type: none"> » The relocation option was in an existing cleared area adjacent to the Old School oval, without affecting the existing pathway or access arrangements to the foreshore area.
31	Anne & Andrew McLeavy 59 Fairway Place Boddington WA 6390	<ul style="list-style-type: none"> » Shire offices should remain in their current location. » The Town Hall should be retained and improved. » The Boddington Old School should be fully retained and improved. » Main Street should be beautified. » No shop should be placed in Ranford. 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council. » The Strategy retains the Town Hall in its current location » Bannister Road is currently undergoing some enhancement work. » The proposed shop at Ranford would be a small corner deli for day-to-day needs of the Ranford residents. It should also be noted that this development will not take place without an increased demand within Ranford.
32	Mr & Mrs Ross Matsen 1288 Bannister Road Boddington WA 6390	<ul style="list-style-type: none"> » Was not aware of any proposed planning that would affect their property. 	<ul style="list-style-type: none"> » Mr & Mrs Matsen have met with the Shire's Consultant Planner
33	Colin and Elaine Hendrickson 2 Farmers Ave Boddington WA 6390	<ul style="list-style-type: none"> » Does not support the movement of the shire offices from the town centre. 	<ul style="list-style-type: none"> » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council.

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

34	Kenneth, Elizabeth & Marnie Orr, Alexander McKee	<ul style="list-style-type: none"> » Creation of a strategic plan designed to guide integrated and appropriately sustainable town site development is to be applauded. » The current level of utilisation of commercial entitles in Boddington is unlikely to be sustained for some time following the full commissioning of the Gold Mine. » The permanent workforce for this development is unlikely to be fully housed in Boddington. » When children go to school outside the district, the majority of parental purchasing needs are met outside of the town. This reality combined with a low level of commitment to shop locally challenges the commercially sustainable growth and development of retail businesses in Boddington. » The Purchase by owner users of new housing will help determine likely trends for business growth. » The current location of the caravan park is of considerable benefit to food outlets in Boddington and relocation would impact turnover. Proximity to the recreation areas has also been a bonus. » At current turnover levels, gross redevelopment or relocation of the IGA store would result in overcapitalisation to non sustainable levels. The current site has ample room to accommodate even 1000sqm. There is further opportunity to build towards and behind the bank in the future. » It seems unlikely that the Council could realise much more than \$1.5m for the current Administration building site given the IGA sold for \$1m in July this year. Redevelopment of the current Shire site is a more financially viable option and which could better showcase the rebranded Boddington. » It is difficult to conceive of a new building on the Old School grounds being able to achieve a visual synergy with the Old School buildings. » The current visual corridor along Johnstone St is quite 	<ul style="list-style-type: none"> » Noted » Increased development would not occur until the demand exists. » The Strategy aims to improve the retention of the mining workforce and their families through the improvements proposed to increase to attractiveness of Boddington. » Increased development would not occur until the demand exists. It is envisaged that once the population grows and proposals within the Strategy are implemented, this will change over time. » Noted » Noted. The Council will consider various options relating to the caravan park in the coming months including its preferred size including considering the future use of Lot 62 Pollard Street. There are opportunities for landowners/developers to seek planning approval for an additional caravan park/s within the municipality. » The current IGA owners are planning a redevelopment/ expansion of their site and an increase in the range of products. » The Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » The Council's preferred location to develop the administration centre is in the vicinity of the BOS on reserved land which is vested with the Shire. » There are different options for locating the administration
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Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

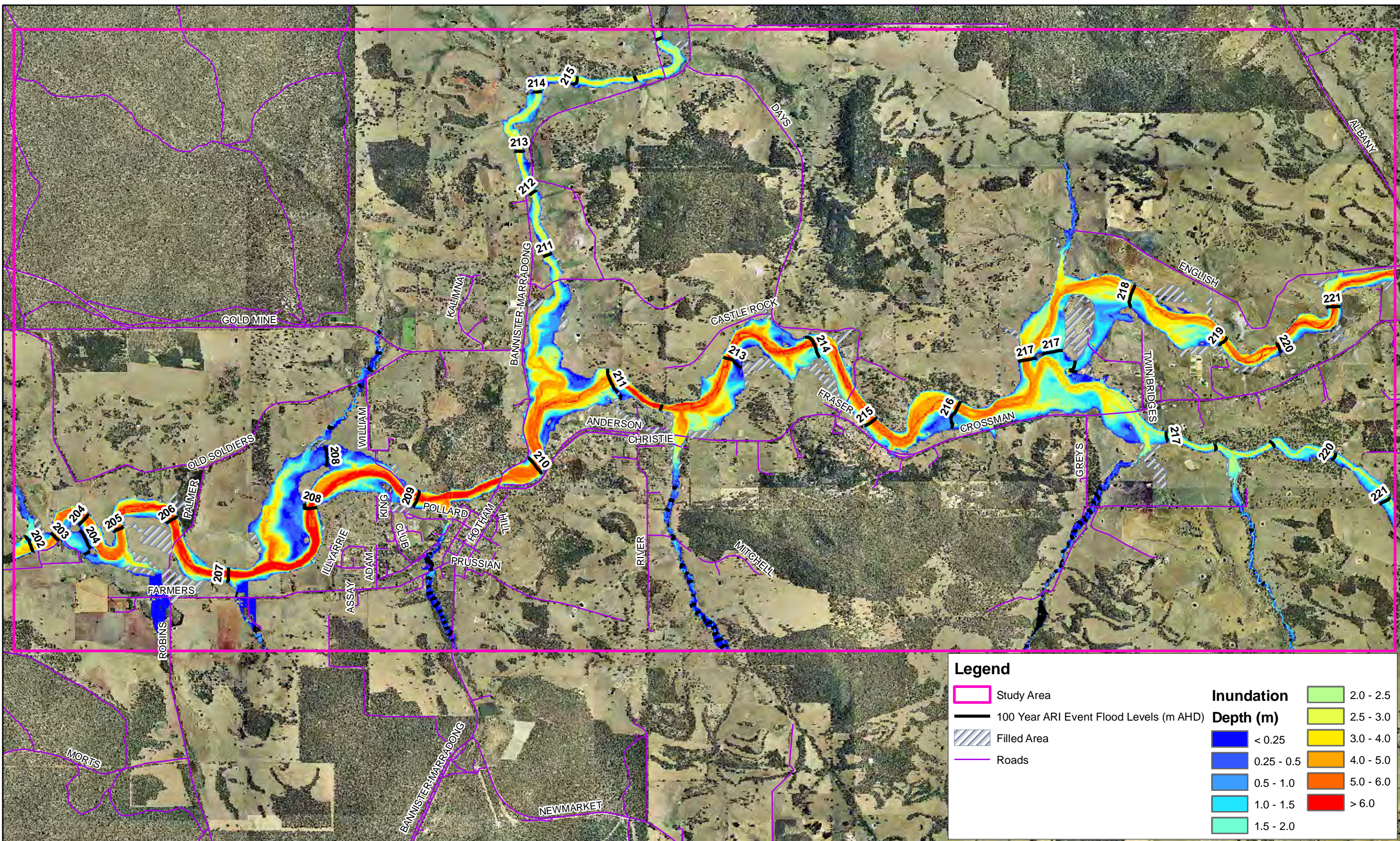
		<p>appealing with the presence of native flora in front of the Old School.</p> <ul style="list-style-type: none"> » Would the erection of new buildings on the proposed site negatively impact the local eco system, riparian habitat and the weir? » A new civic precinct can be equally developed on the Shire owned Bannister Road sites due to the central location. A strong sense of place exists in the current location and boost people traffic in the 'CBD'. » The existing heritage and cultural area of the Old Road Board, Arts Centre, Hall and Old school and foreshore can be integrated with purpose built walkways and interpretive signage to raise the profile of the area. » The proposed to encourage parking off Pepper Tree Lane is a sound way to overcome the risk associated with main street vehicle entries and contemporaneously enhance the visual aesthetic of the Main Street and Johnstone St future developments. » The new recreation centre proposal is unlikely to attract sustainable usage if large sums are raised to fund building the whole facility at once time. A staged approach would appear more prudent to avoid unrealistic charges for usage being levied. 	<p>centre in the Civic & Heritage Precinct and these options will be further considered in detail by Council.</p> <ul style="list-style-type: none"> » Whilst any new building will most probably not look exactly the same as the Old School buildings, complimentary and harmonising design can be achieved through the implementation of appropriate design measures in both the architectural design and colour and material choices. » The Strategy proposed the retention of this area of vegetation. Further, more detailed environmental surveys would be required prior to any development. » Agreed, the Strategy presented an alternative option for the location of the Shire office, however still presented the redevelopment of the current site as an option. Both sites considered to have advantages. » Agreed – this was the intention of the Strategy and the development of a Civic and Cultural Precinct. » Noted » This proposal has been initiated by the Shire and is separate to the Strategy process. The proposal has been integrated into the Strategy to ensure integrated future development.
35	<p>Jon Burgess Director <i>Burgess Design Group</i> 351 Newcastle St Northbridge WA 6003</p> <p>Lots 1,2 & 3 Crossman Road</p>	<ul style="list-style-type: none"> » Strategy does not recognise that up to 50% of the workforce associated with the BGM is not expected to live in Boddington. » Development of the recreation node and Ranford and other benefits flowing on from general growth and development shall assist in attracting and retaining residents, however propose greater flexibility in the provision of lot choice rather than a stringent application of State policy. » Area is designated for lots no less than 1 ha. There is a gap in the market for lots below 1ha. Suggest allowance on lots less than 1ha to offer and attract a different market. 	<ul style="list-style-type: none"> » Strategy does recognise that the current objective to get workforces to live locally is not entirely successful currently. One of the objectives of the Strategy is to provide the circumstances to attract more people to live locally. » Agree – the current planned subdivisions provide a range of lot sizes in various locations around Boddington. » Strategy didn't address this at this location as it already has an approved plan for the development of these sites.

Boddington Ranford Townsite Strategy - Report on Public Submissions

February 2010

		<ul style="list-style-type: none"> » Offset the costs of currently unaffordable or delayed infrastructure upgrades by increasing lot yields in identified areas, i.e. improving cost sharing. » Enhance and help sustain social and commercial infrastructure by increasing the number of dwellings within walking/cycling distance to identified nodes. » Protect the long term retention of agricultural land by ensuring that long term population projections and full variety of rural style housing choice can be accommodated within already defined sites. » Delete onerous requirements such as additional development contributions, conservation contributions or performance measures unless offset by clearly defined incentives, such as additional subdivision potential and reductions to minimum lot sizes. » Modify sections 6.1, 6.2 and 6.3 of the draft Strategy to address the mechanisms for considering variations. 	<ul style="list-style-type: none"> » Increased lot yields could only occur in suitable identified locations. » There are not going to be many 'nodes' in a town like Boddington where there is a dominant Main Street development and rural residential type development. There are POS nodes however indicated on Figure 11. » The Strategy indicates that development should occur in currently identified growth areas in the Strategy and also the Local Planning Strategy before any other areas. » Developer contributions are standard practice and there is now a State Planning Policy to this effect. Conservation contributions are designed to improve the protection of the remanent vegetation in the area, to improve ecological linkages and to provide measurable information regarding the effects of development on the environment. » Proposed performance measures are to removed from the Strategy. » The EPA would not likely support any further clearing of remnant vegetation in the area.
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Appendix C
SKM 100 Year ARI Event Mapping



BODDINGTON FLOODPLAIN MANAGEMENT STUDY

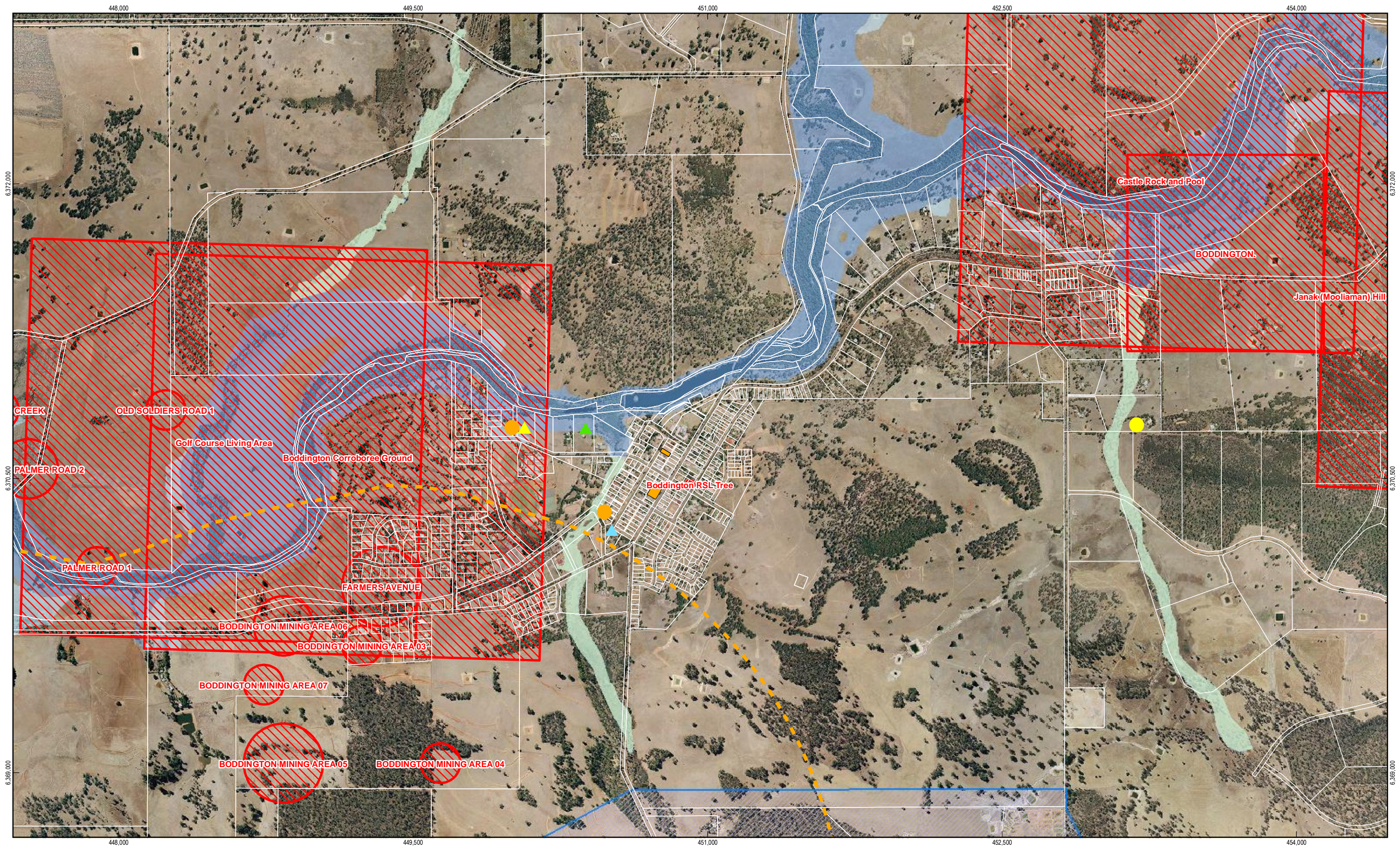
Figure E-1 100 Year ARI Flood Event Inundation Map
Developed Conditions



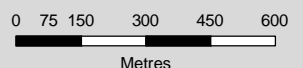
Author: Sarah Gosling
Date: 03/07/09
Job No: QE09456



Appendix D
Environmental & Heritage Issues



1:17,500 (at A3)



LEGEND

- Cadastre - Landgate - 20081016
- Mining Buffer - GHD - 20090402
- Heritage Buildings - GHD - 20090225
- Registered Aboriginal Sites - DIA - 20080721
- Flood Fringe - DOW - 20081204
- Floodway - DOW - 20081204
- Known Flood Risk (Further Investigation) - GHD - 20090710
- Unallocated Public Drinking Water Source Area - Landgate
- Declared Rare and Priority Flora - DEC - 20090710**
- Priority 2
- Priority 3
- Priority 4
- Declared Rare Fauna - DEC - 20090710**
- Priority 4
- Vulnerable



CLIENTS | PEOPLE | PERFORMANCE



Shire of Boddington
Boddington Ranford Townsite
Strategy

Job Number | 61/23158
Revision | A
Date | 17 MAR 2010

**Environmental & Heritage
Issues
Appendix D**

Appendix E

Department of Mines & Petroleum Advice



Your ref: ADM 0248
Our ref: A1395/200801
Enquiries: Warren Ormsby - Ph 08 9222 3571 Fax 9222 3633
Email: warren.ormsby@dmp.wa.gov.au

Chief Executive Officer
Shire of Boddington
PO Box 4
BODDINGTON WA 6390

Dear Sir/Madam

DRAFT BODDINGTON-RANFORD TOWNSITE STRATEGY AND DRAFT PLANNING POLICY NO. 10

Thank you for your letter dated 24 August 2009 seeking comment on the above.

The Geological Survey of Western Australia has assessed this proposal on behalf of the Department of Mines and Petroleum (DMP) with respect to access to mineral resources.

As discussed in this department's response to Scheme Amendment No. 20, new bauxite resources exist immediately to the west of the Strategy area. If Scheme Amendment No. 20 is not adopted, DMP requests that the 1200 m mining buffer be extended to surround these additional bauxite resources to facilitate future mining. This would affect the northwestern corner of the Strategy area (see attached map), but would not encroach upon the Boddington townsite. The additional buffer will not be required if Scheme Amendment No. 20 is adopted as proposed.

Yours sincerely

TG Tim Griffin
EXECUTIVE DIRECTOR
GEOLOGICAL SURVEY WESTERN AUSTRALIA

16 October 2009

002013.Warren.Ormsby.doc - Perth

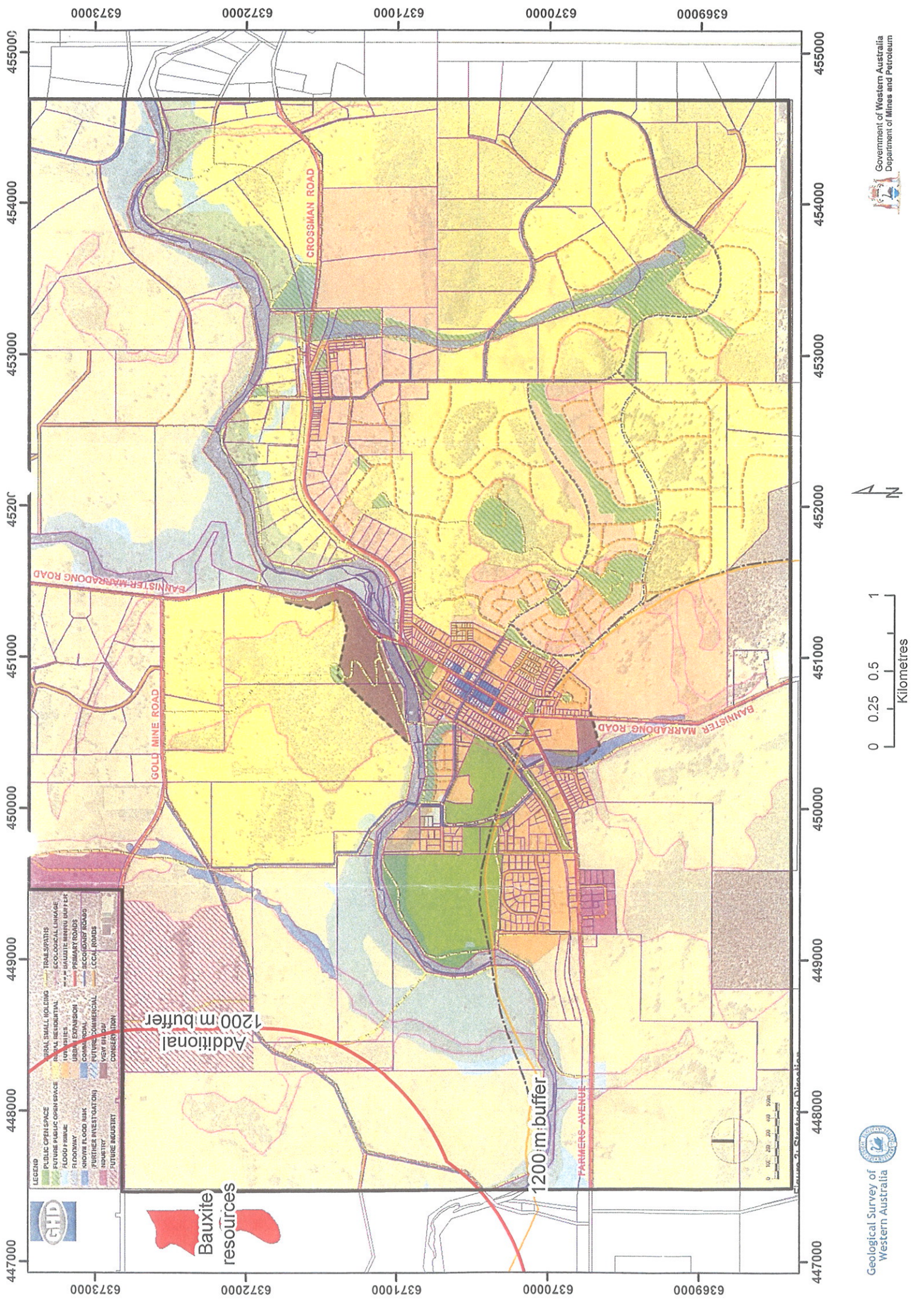
SHIRE OF
BODDINGTON
RECEIVED

26 OCT 2009

Distribute to:

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- MEMO/BS
- TPC
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- Librarian
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- SFO
- SPM

File No ADM 0223



447000 448000 449000 450000 451000 45200 453000 454000 455000

6373000 6372000 6371000 6370000 6369000

- LEGEND**
- PUBLIC OPEN SPACE
 - FUTURE PUBLIC OPEN SPACE
 - FLOOD PRONE
 - FLOODWAY
 - KNOWLE FLOOD RISK
 - FURTHER INVESTIGATION
 - INDUSTRY
 - FUTURE INDUSTRY
 - CONSERVATION
 - VIEW SHED
 - URBAN SMALL HOLDING
 - RURAL RECREATIONAL
 - CONSERVATION
 - URBAN EXPANSION
 - COMMERCIAL
 - FUTURE COMMERCIAL
 - VIEW SHED
 - TRAILS/PATHS
 - ECOLOGICAL LINKAGE
 - BAUXITE BUFFER BUFFER
 - PRIMARY ROADS
 - SECONDARY ROADS
 - LOCAL ROADS

Bauxite resources

Additional 1200 m buffer

1200 m buffer

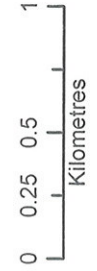
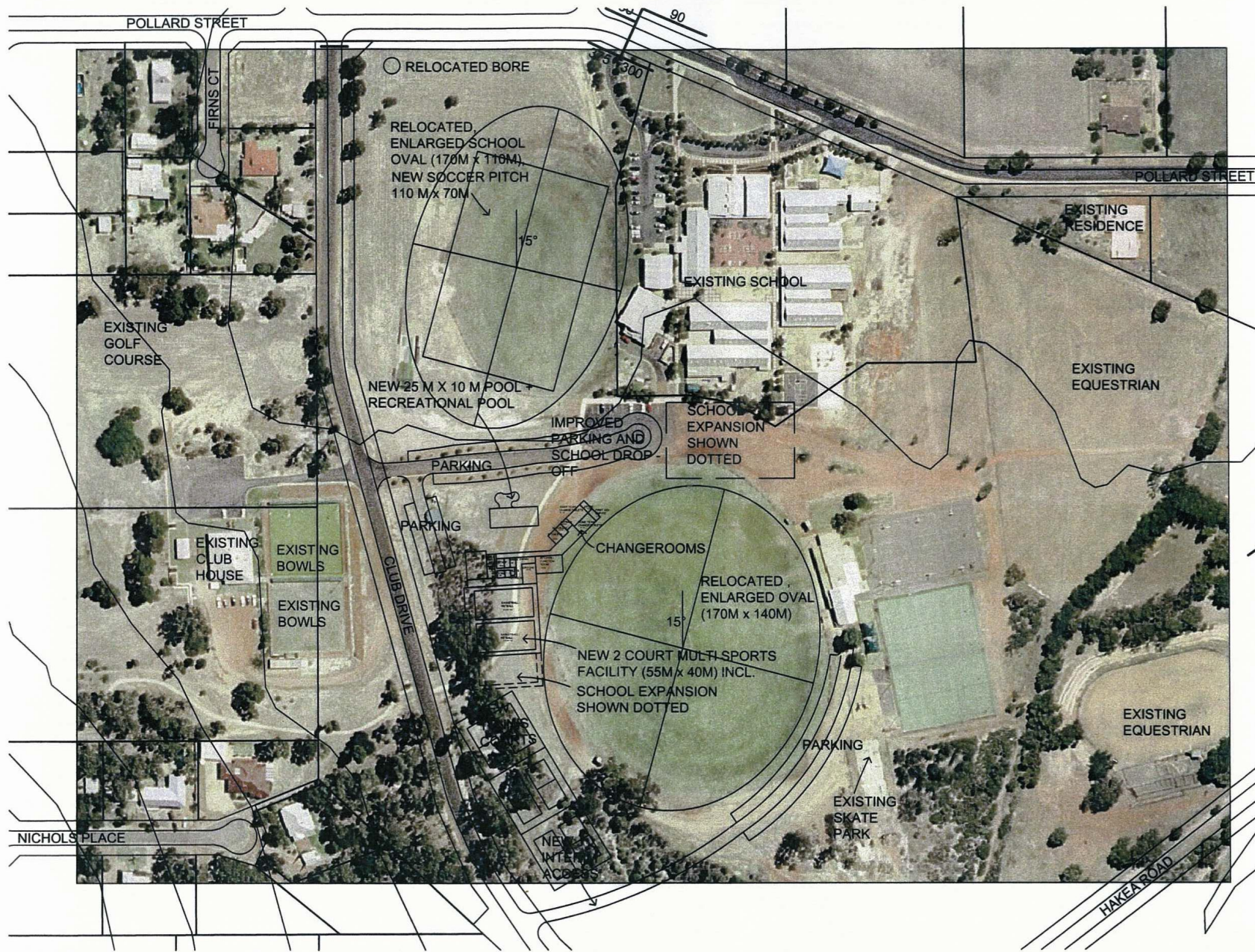


Figure 2.1. Strategic Directions

Appendix F
Proposed Recreation Centre Layout

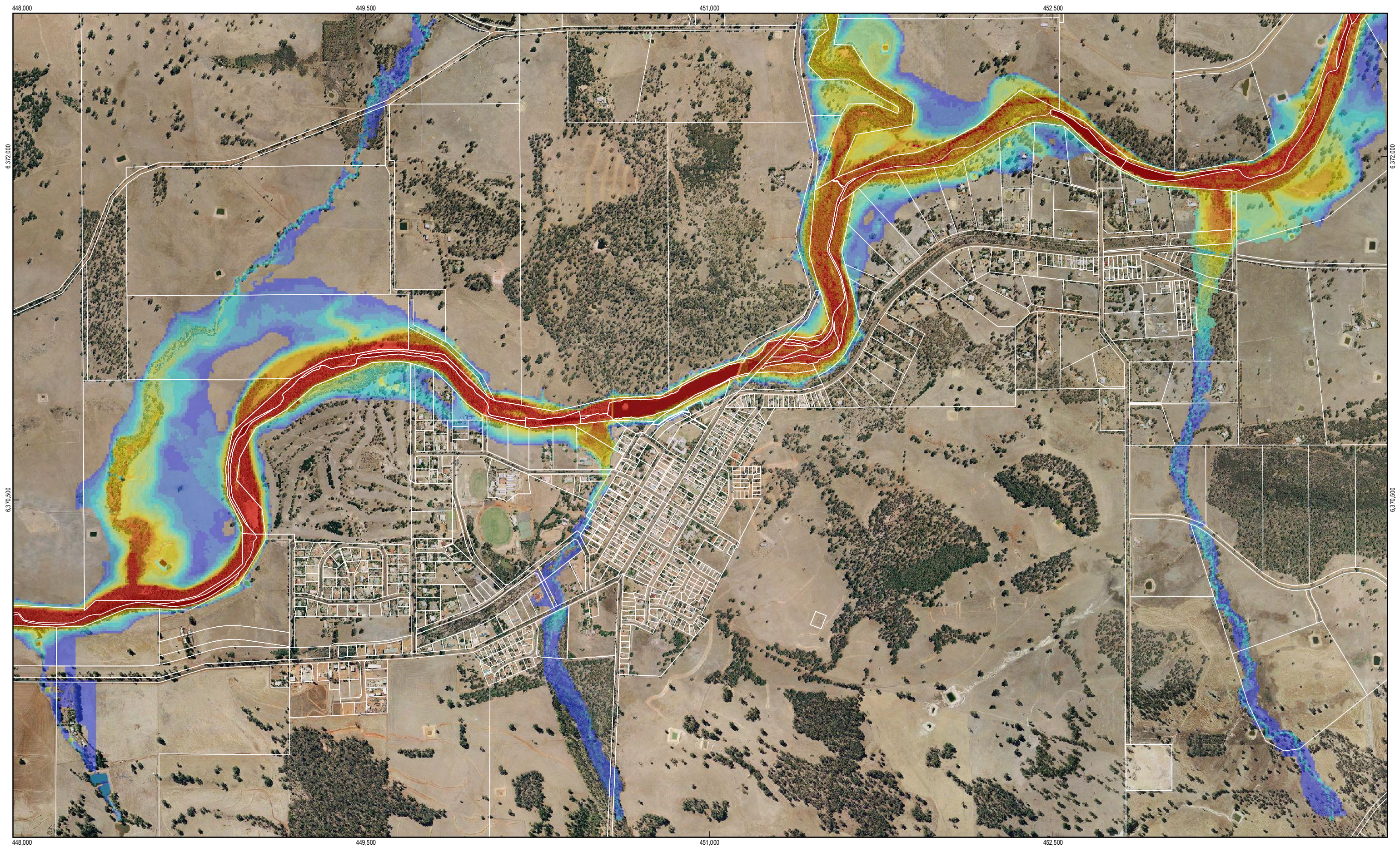


0m 10m 20m 30m 40m 50m
 1:2000 SCALE @ A3 SIZE

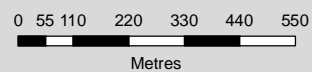
BODDINGTON SPORT AND RECREATIONAL FACILITIES
OPTION G
 06/05/08

MCDONALD JONES
 ARCHITECTS PTY LTD

Appendix G
100 Year ARI Event Inundation Depths



1:15,000 (at A3)



Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia (GDA)
Grid: Map Grid of Australia 1994, Zone 50



LEGEND

▭ Cadastre - Landgate - 20081016

Inundation Depths (m) - DoW - 20090212

< 0.25	0.25 - 0.5	0.5 - 1.0	1.0 - 1.5	1.5 - 2.0	2.0 - 2.5	2.5 - 3.0	3.0 - 3.5	3.5 - 4.0	4.0 - 4.5	4.5 - 5.1	5.0 - 5.5	5.5 - 6.0
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CLIENTS | PEOPLE | PERFORMANCE



Shire of Boddington
Boddington Ranford Townsite
Strategy

**100 Year ARI Event
Inundation Depths**

Job Number	61/23158
Revision	A
Date	15 MAR 2010

Appendix G

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Appendix H
DoW Public Drinking Water Source
Guidelines

Water Quality Protection Note

Land use compatibility in Public Drinking Water Source Areas

Purpose

The Department of Environment (DoE) is responsible for managing and protecting the State's water resources. This note provides advice on the acceptability of land uses and activities within specific catchments that are the water source for schemes supplying cities and towns. These catchments are termed Public Drinking Water Source Areas (PDWSAs) and they require comprehensive water resource quality and land planning protection measures to ensure the ongoing availability of a 'safe, good quality drinking water' supply to protect the health of consumers for now and into the future. This note supports the DoE's Public Drinking Water Resource Policy (July 2004).

The note also forms an integral part of the Western Australian Planning Commission's *Statement of Planning Policy No. 2.7- Public Drinking Water Source Policy* 2003 (relevant to approximately 140 existing PDWSAs in Western Australia) prepared by the Department for Planning and Infrastructure under Section 5AA of the *Town Planning and Development Act 1928*. It is also intended to support the proposed Statement of Planning Policy for *Water Resources* designed to guide planning decisions in future PDWSAs. This note should be used by Local Government when developing local planning strategies, structure plans and town planning schemes. It should also be used in the assessment of subdivision and other development applications. The note will also assist the development of formal guidelines on land use activities in PDWSA prepared in liaison with key stakeholders such as the Water Corporation, Department of Health, Department of Conservation and Land Management, Department of Agriculture, Department of Industry and Resources, Department for Planning and Infrastructure and local government.

A review of this note may occur within 12 months (depending on feedback) to reflect DoE's policy position (which is influenced by public consultation undertaken for PDWSAs), advances in technology or land use activity standards, and Government decisions made concerning drinking water quality protection. This note may not consider all the circumstances that exist for planning strategies, plans and schemes across the State. Accordingly, changes to this note will only be considered if they apply broadly across the State. Other means of addressing localised special circumstances may be employed and the DoE will assist in achieving this outcome provided those changes do not place the PDWSA at a higher contamination risk.

Scope

This note provides the DoE's position on a range of land uses assessed against the Department's water quality protection strategy and management objectives within PDWSAs. Where a specific land use has not been covered in the accompanying tables, it should be referred to the Department's Water Source Protection Branch for assessment and a written response concerning its acceptability or any necessary water resource protection measures.

Public Drinking Water Source Area in Western Australia is the collective description for:

- Underground Water Pollution Control Areas,
- Water Reserves, and
- Catchment Areas,

declared under the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* or the *Country Areas Water Supply Act 1947*.

This note is intended to complement the statutory role and policy of State and local government authorities, but it does not override Government policy or the need for proponents to fulfil their legal responsibilities for land use planning, and environmental, health, building or other necessary approvals.

PDWSA protection framework

The protection of PDWSAs relies on statutory measures available in water resource management and land use planning legislation. The DoE policy for the protection of PDWSAs includes three risk management based priority classification areas and two types of protection zones. The priority classification areas and protection zones are determined via specific Drinking Water Source Protection Plans (DWSPP) that are prepared in consultation with State government agencies, landowners, local government, and key industry and community stakeholders. Where a fully consulted DWSPP does not exist for a PDWSA, the DoE initially prepares Drinking Water Source Protection Assessment (DWSPA) documents to reflect readily available information for use in land use planning assessments and decision making.

Priority classification areas

Priority 1 (P1) classification areas are managed to ensure that there is **no degradation** of the drinking water source by preventing the development of potentially harmful activities in these areas. The guiding principle is **risk avoidance**. This is the most stringent priority classification for drinking water sources. P1 areas normally encompass land owned or managed by State agencies, but may include private land that is strategically significant to the protection of the drinking water source (e.g. land immediately adjacent to a reservoir). Most land uses create some risk to water quality and are therefore defined as “**Incompatible**” in P1 areas.

Priority 2 (P2) classification areas are managed to ensure that there is **no increased risk** of water source contamination/ pollution. For P2 areas, the guiding principle is **risk minimisation**. These areas include established low-risk land development (e.g. low intensity rural activity). Some development is allowed within P2 areas for land uses that are defined as either “**Compatible with conditions**” or “**Acceptable**”.

Priority 3 (P3) classification areas are defined to **manage the risk of pollution** to the water source from catchment activities. Protection of P3 areas is mainly achieved through guided or regulated environmental (risk) management for land use activities. P3 areas are declared over land where water supply sources co-exist with other land uses such as residential, commercial and light industrial development. Land uses considered to have significant pollution potential are nonetheless opposed or constrained.

Wellhead and reservoir protection zones

In addition to the three Priority Classification Areas, specific protection zones are defined to protect drinking water sources from contamination in the immediate vicinity of water extraction facilities. Within these zones by-laws may prohibit, restrict or approve defined land uses and activities to prevent water source contamination or pollution. Special conditions, such as restrictions on storage and use of chemicals, may apply within these zones. The legislation is currently being reviewed to simplify and enhance the protection of public drinking water sources.

Wellhead protection zones (WHPZ) are used to protect underground sources of drinking water. They are circular (unless information is available to determine a different shape), with a radius of 500 metres in P1 areas, and 300 metres in P2 and P3 areas. WHPZ do not extend outside PDWSA boundaries. Reservoir protection zones (or ‘**prohibited zones**’ as they are called in the by-laws) consist of a statutory 2 kilometre wide buffer area around the top water level of storage reservoirs in the Perth water supply area, and include the reservoir water-body. The reservoir protection zones (RPZ) apply over Crown land and prohibit public access to prevent contamination (physical, chemical and biological) of the source water. RPZ do not extend outside PDWSA boundaries. The DoE is currently considering a provision for RPZ buffer areas of less than 2 kilometres, and creation of consistent by-laws for country and Perth PDWSAs.

Special protection measures apply in WHPZ and RPZ (prohibited zones) as described in the By-laws under the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* and the *Country Areas Water Supply Act 1947*.

The determination of priority classification areas or protection zones over land in a PDWSA is based on:

- the strategic importance of the land or water source,
- the local planning scheme zoning,
- form of land tenure, and
- existing approved land uses/activities.

The land use tables in this protection note directly apply to the three types of priority classification areas identified in DWSP or agreed in specific *Land Use and Water Management Strategy* documents. Currently there are 45 DWSPs available to guide land use planning decisions in PDWSAs, and (nearly 100) others are in development. In the absence of a DWSP, the DoE recommends that planning decisions within any gazetted or proposed PDWSA are guided by DWSPA documents (where they exist) and the **'potential'** priority classification area or protection zone status of a proposal identified using **Diagram 1: Assessment of potential priority classification areas and protection zones** (overleaf).

Compatibility of land uses within PDWSAs

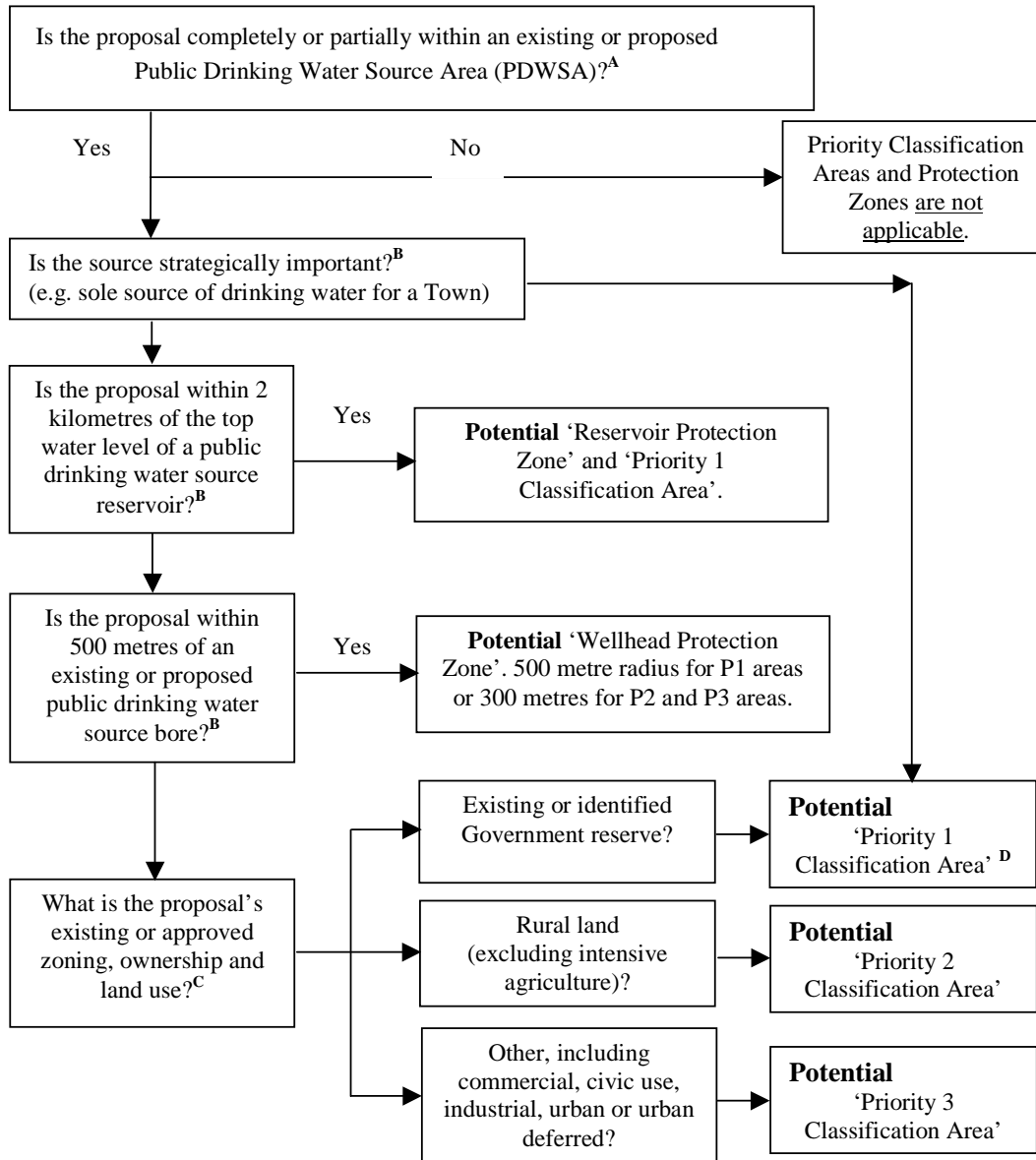
The tables in this note have been prepared for use by local governments, State planners and other agencies as a basis for regulating land use within PDWSAs. The note complements the Western Australian Planning Commission's *Statement of Planning Policy Number 2.7 (June 2003) Public Drinking Water Sources*. These tables define land uses in terms of their compatibility with the sustainable use of the drinking water source. They promote a priority for protection of the environmental value: 'drinking water' within a PDWSA over other values that may exist. The three definitions used are **'Incompatible'**, **'Compatible with conditions'** and **'Acceptable'**. In previous versions of this note the definitions were 'Incompatible', 'Conditional' and 'Compatible'.

The DoE recognises that there may be special circumstances which may occasionally result in an **'Incompatible'** land use receiving approval. Where planning decisions result in this outcome it is important for project proponents to have demonstrated an overriding community benefit and that the land use will not increase the risk of contamination to the PDWSA. The DoE expects to have significant, early involvement in planning decisions of this nature to maximise the protection of the drinking water resource. It should be noted that where a water source is the sole supply for a community, or has a particularly high strategic value for the supply of drinking water, then it would be difficult to understand how that source might be put at any risk of contamination.

Detailed information on water quality protection issues and recommended best management practices for **'Compatible with conditions'** land uses are being developed in approved environmental policy, codes of practice, management guidelines and water quality protection notes. These documents, along with the most recent version of this note, can be found on the DoE Internet site <http://www.environment.wa.gov.au>. Information on land use and development regulation within PDWSAs can also be obtained from DoE's regional offices.

The DoE's Water Source Protection Branch, presently located in East Perth, is custodian of this water quality protection note and will provide detailed advice on its application and coordinate any suggested amendments.

Diagram 1: Assessment of potential priority classification areas and protection zones



Legend

- A. The location of PDWSAs can be found in DoE's Drinking Water Source Protection Assessments and Plans or through your regional DoE office, Local Government office, Water Corporation or from the Department for Planning and Infrastructure.
- B. Strategically significant sources and potential contamination from land uses close to drinking water reservoirs or abstraction bores are considered first, due to these involving the highest risk of contamination reaching consumers.
- C. Current zoning or land use information is available from your Local Government office.
- D. Government land is protected to achieve the highest level of safety for drinking water in all parts of a catchment through a Priority 1 classification, wherever this is reasonable and practicable.

Existing approved land uses

Many land uses covered in this note may have been legally established prior to establishment/ gazettal of the PDWSA or modern protection measures being required. The DoE policy is that existing approved land uses/ activities can continue at their presently approved level, provided they operate lawfully. Where necessary, negotiations may be arranged with land owners to acquire property rights in P1 source protection areas. Where practical, this agency will also negotiate with the operators of existing 'Incompatible', or 'Compatible with conditions' activities to implement environmental management practices that minimise risks to water sources.

Proposed land uses

After reading this protection note, please view the DoE Internet site and/ or contact your nearest DoE Regional Office for advice on the location of PDWSAs, priority classification areas, and reservoir or wellhead protection zones. You may discuss with DoE staff any proposed land use activities that may affect water resources. The early identification of water resource protection issues in development stages of land use planning proposals is recommended in both the June 2003 *Statement of Planning Policy for Public Drinking Water Sources* and proposed *Water Resources Policy* by the Western Australian Planning Commission.

Definition of terms used in the following tables

'Acceptable' (equivalent to 'compatible' in previous version of this note)- means the land use is accepted by DoE as not likely to harm the drinking water source, and is consistent with the management objectives of that priority classification. The adoption of best practice environmental management methods for new proposals to protect water quality is expected. Existing land users are also encouraged to adopt best practice environmental management methods to help protect water quality. These land uses generally do not need referral to the DoE.

'Compatible with conditions' (equivalent to 'conditional' in previous version of this note) - means the land use is likely to be accepted by DoE as not likely to harm the drinking water source, (and is consistent with the management objectives of the priority classification) provided best environmental management practices are used. This may result in the application of 'specific conditions' (via the planning or environmental approval processes) that must be complied with to ensure the water quality objective of the priority area is maintained.

Land uses described as 'Compatible with conditions' need ONLY to be referred to DoE for assessment and a written response if the activity does not follow recommendations endorsed by DoE such as those made in policy, environmental management guidelines, protection notes; Ministerial Conditions, Works Approvals, Licenses or agreements (e.g. a 'Memorandum of Understanding' developed between any Local Government and DoE).

'Incompatible'- means the land use is UNACCEPTABLE to DoE as it does not meet the management objectives of the priority classification area. DoE will normally oppose approval of these land uses through the planning decision making process and under legislation administered by DoE. If planning decisions are made to approve these land uses (e.g. as a consequence of a planning appeals process), then DoE should be advised of that decision and have been directly involved in providing advice to the planning decision makers on water quality protection issues. It should be noted that contentious proposals may be referred to the EPA for Environmental Impact Assessment under the *Environmental Protection Act 1986*.

'Extensive'- means limited additional inputs beyond those supplied by nature are required to support the land use, e.g. for agriculture- animal feed supplements only during seasonal dry periods, or during the final preparation of stock for the market.

'Intensive'- means regular additional inputs are required to support the desired land use, e.g. for agriculture- irrigation, fertilisers, pesticides, or non-forage animal feeding dominates.

Interpretation of land use recommendations for planning schemes and development approvals

When using the following land use compatibility tables to guide planning schemes and development approval decisions, the following relationships should be used:

- a) Where the table identifies a land use as ‘**Acceptable**’, this use is permitted by DoE within that priority classification area. It may be identified as a ‘**P**’ (permitted) use in a scheme, providing the use complies with the relevant development standards and requirements of the planning scheme.
- b) Where the table identifies a use as ‘**Compatible with conditions**’, this use should be a discretionary use within the priority classification area and should be identified as either a ‘**D**’ or ‘**A**’ (after special notice) use in the scheme. Proposals for ‘**Compatible with conditions**’ uses should **ONLY** be referred to DoE for assessment and response if they do not meet existing agency policy, guidelines or protection note measures, unless prior agreement has been made between a specific local government and DoE on alternative measures.
- c) Relevant environmental management guidelines, codes of practice, water quality protection notes or agreements should be used in the first instance to define DoE's position on any land-use and limit the need to refer proposals to the DoE. Where these do not exist, site specific advice may be provided by the DoE.
- d) Where the table identifies a use as ‘**Incompatible**’, that use should not be permitted within that priority source protection area, and should be identified as an ‘**X**’ (unacceptable use) in the scheme.

Where the table does not include a proposed land use that could affect water quality, that use should be considered to be ‘**Incompatible**’ until the proponent can demonstrate that it meets the drinking water quality protection objective of the designated priority classification area. Specific advice on the proposed land use should be obtained from the DoE’s Water Source Protection Branch.

If the land use planning approval process supports a proposal that is inconsistent with this water quality protection note, then DoE Water Source Protection Branch should be advised of this situation and the reasons for that decision. This advice will trigger DoE’s assessment of the significance/ consequence of that decision to the drinking water source and the outcome will be considered in future strategies for water quality protection, and in the periodic review and update of this note. A means to ensure the DoE’s effective early involvement with such cases is currently being developed.

Tables defining compatibility of various land uses within PDWSA

It is important to note that this table provides the DoE’s recommended compatibility of land uses for the current zoning of land. It must not be used to support rezoning of land to provide for more intensive land uses. For example, although P3 areas provide for high density urban development when the land is already zoned Urban or Urban deferred, this Table must not be read to justify a zoning change within P3 areas to allow for high density urbanisation of rural zoned land.

Model Scheme Text (MST) land uses are shown in **bold** in the first column. Definitions covered in the MST (see note 23) can also be found in the *Town Planning Amendment Regulations 1999*.

Model Scheme Text & interpreted type of land use	P1 areas	P2 areas	P3 areas
Agriculture– extensive			
- pastoral leases	Compatible with conditions	Acceptable	Acceptable
- floriculture (non irrigated), stock grazing (excluding pastoral leases) and broad hectare cropping,	Incompatible	Compatible with conditions (see notes 11, 12)	Acceptable
Agriculture- intensive			
- aquaculture (fish, plants and crustaceans)	Incompatible	Compatible with conditions	Compatible with conditions
- orchards; production nurseries– potted plants; viticulture– wine and table grapes	Incompatible	Compatible with conditions	Acceptable
- floriculture; market gardens (see note 24); turf farms	Incompatible	Incompatible	Compatible with conditions
- hydroponic plant growing	Incompatible	Compatible with conditions	Compatible with conditions
- plant nurseries / garden centres	Incompatible	Compatible with conditions (see note 2)	Acceptable
Agro-forestry	Incompatible	Compatible with conditions	Acceptable
Amusement parlour	Incompatible	Incompatible	Acceptable (see note 1)
Animal establishment			
- animal saleyards and stockyards (see note 13)	Incompatible	Compatible with conditions (see note 2)	Compatible with conditions (see note 2)
- apiaries	Compatible with conditions	Acceptable	Acceptable
- catteries	Incompatible	Acceptable	Acceptable
- dairy sheds	Incompatible	Compatible with conditions (see notes 2, 3, 12)	Compatible with conditions (see note 3)
- dog kennels	Incompatible	Compatible with conditions	Compatible with conditions
- equestrian centres (see note 17)	Incompatible	Incompatible	Acceptable
- feedlots, intensive outdoor livestock holding	Incompatible	Incompatible	Compatible with conditions
- stables (see note 18)	Incompatible	Compatible with conditions	Acceptable
Animal husbandry- intensive			
- piggeries	Incompatible	Incompatible	Incompatible
- poultry farming - housed	Incompatible	Compatible with conditions	Compatible with conditions
Bed and breakfast (accommodating a maximum of 6 guests)	Compatible with conditions (see notes 6, 16)	Acceptable (see note 23)	Acceptable
- farm stay accommodation, rural chalets)	Compatible with conditions (see notes 6, 16)	Compatible with conditions (see note 4)	Acceptable
Betting agency	Incompatible	Compatible with conditions (see note 2)	Acceptable (see note 1)
Caravan park	Incompatible	Incompatible	Compatible with conditions (see note 1)
Caretakers dwelling	Compatible with conditions (see note 2)	Compatible with conditions	Acceptable
Car park	Incompatible	Compatible with conditions (see note 2)	Acceptable

Model Scheme Text & interpreted type of land use	P1 areas	P2 areas	P3 areas
Cemeteries	Incompatible	Incompatible	Compatible with conditions
Child care premises	Incompatible	Compatible with conditions (see note 2)	Acceptable (see note 1)
Cinema/ theatre	Incompatible	Incompatible	Acceptable (see note 1)
Civic use	Incompatible	Compatible with conditions (see note 2)	Acceptable (see note 1)
Club premises			
- sporting or recreation clubs	Incompatible	Compatible with conditions	Acceptable (see note 1)
- health centres	Incompatible	Incompatible	Acceptable (see note 1)
Community purpose			
- community halls	Incompatible	Compatible with conditions (see note 2)	Acceptable
- irrigated golf courses or recreational parks	Incompatible	Incompatible	Compatible with conditions (see note 11)
- motor-sports (permanent racing facilities)	Incompatible	Incompatible	Compatible with conditions
- public swimming pools/ aquatic centres	Incompatible	Incompatible	Compatible with conditions
- rifle ranges	Incompatible	Compatible with conditions	Acceptable
Consulting rooms	Incompatible	Compatible with conditions (see note 2)	Acceptable (see note 1)
Convenience store	Incompatible	Compatible with conditions (see note 2)	Acceptable (see note 1)
Corrective institution	Incompatible	Incompatible	Compatible with conditions (see note 1)
Educational establishment			
- community education centres, scientific research institution	Compatible with conditions (see note 2)	Compatible with conditions (see note 2)	Acceptable (see note 1)
- primary / secondary schools, tertiary education facilities	Incompatible	Incompatible	Acceptable (see note 1)
Exhibition centre	Incompatible	Incompatible	Acceptable (see note 1)
Family day care	Incompatible	Acceptable (see note 19)	Acceptable (see note 1)
Fast food outlet	Incompatible	Incompatible	Acceptable (see note 1)
Forestry (native forest/ silviculture/ tree farming)	Compatible with conditions (see note 11)	Compatible with conditions (see note 11)	Acceptable
Fuel depot (storage/ transfer)	Incompatible	Incompatible	Compatible with conditions
Funeral parlour	Incompatible	Incompatible	Acceptable (see note 1)
Home business	Incompatible	Acceptable (see note 20)	Acceptable (see note 1)
Home occupation	Compatible with conditions (see note 15)	Acceptable (see note 21)	Acceptable (see note 1)

Model Scheme Text & interpreted type of land use	P1 areas	P2 areas	P3 areas
Home office	Compatible with conditions (see note 15)	Acceptable	Acceptable
Home store	Incompatible	Compatible with conditions	Acceptable (see note 1)
Hospital	Incompatible	Incompatible	Compatible with conditions (see note 1)
Hotel (includes hotels, hostels, resorts)	Incompatible	Incompatible	Acceptable (see note 1)
Industry			
- abattoirs	Incompatible	Incompatible	Incompatible
- cottage	Compatible with conditions	Compatible with conditions	Acceptable
- drinking water treatment plant	Compatible with conditions	Compatible with conditions	Compatible with conditions
- extractive, includes construction/ mining camps (see note 10)	Compatible with conditions	Compatible with conditions	Compatible with conditions
- food processing, dairy product factories, breweries	Incompatible	Incompatible	Compatible with conditions (see note 1)
- general (chemical manufacture/ formulation, dry cleaners, dye works, laboratories, photo-processors)	Incompatible	Incompatible	Compatible with conditions (see note 1)
- general (metal production/ finishing, pesticide operator depots, heavy or energy industry, petroleum refineries)	Incompatible	Incompatible	Incompatible
- general (concrete batching, cement products, fertiliser manufacture/ bulk storage, wrecking)	Incompatible	Incompatible	Compatible with conditions
- general (mineral processing)	Incompatible	Incompatible	Compatible with conditions (see note 9)
- light industry	Incompatible	Incompatible	Compatible with conditions (see note 1)
- milk transfer depots	Incompatible	Incompatible	Compatible with conditions
- mining (includes mineral and energy exploration, oil or gas extraction / decontamination for transport)	Compatible with conditions (see note 9)	Compatible with conditions (see note 9)	Compatible with conditions (see note 9)
- mining (tailings dams)	Incompatible	Incompatible	Compatible with conditions (see note 9)
- mining (includes construction/ mining camps), (see note 10)	Compatible with conditions	Compatible with conditions	Compatible with conditions
- rural (animal product rendering works, tanneries, wool scours)	Incompatible	Incompatible	Incompatible
- rural (farm supply centres, manure stockpiling/ processing facilities)	Incompatible	Compatible with conditions (see note 2)	Compatible with conditions
- rural (forestry products processing– chip mills, pulp/ paper, timber preservation, wood/ fibre works, composting/ soil blending - commercial)	Incompatible	Incompatible	Compatible with conditions
- service industry	Incompatible	Incompatible	Compatible with conditions
Landfill (solid waste disposal)			
- class I (refer also to 'Storage - used tyres' advice)	Incompatible	Incompatible	Compatible with conditions
- class II or III	Incompatible	Incompatible	Incompatible
- class IV or V	Incompatible	Incompatible	Incompatible
Lunch bar	Incompatible	Compatible with conditions (see note 2)	Acceptable (see note 1)

Model Scheme Text & interpreted type of land use	P1 areas	P2 areas	P3 areas
Major transport infrastructure (roads, railways)	Incompatible	Compatible with conditions (see note 14)	Acceptable
Marina (includes boat moorings and servicing)	Incompatible	Incompatible	Compatible with conditions
Marine filling station (boat fuelling)	Incompatible	Incompatible	Compatible with conditions
Market (food; general produce; second-hand goods)	Incompatible	Incompatible	Acceptable (see note 1)
Medical centre	Incompatible	Incompatible	Acceptable (see note 1)
Motel	Incompatible	Incompatible	Acceptable (see note 1)
Motor vehicle, boat or caravan sales (sales yards)	Incompatible	Incompatible	Acceptable (see note 1)
Motor vehicle repair	Incompatible	Incompatible	Compatible with conditions
Motor vehicle wash	Incompatible	Incompatible	Compatible with conditions
National and regional parks and nature reserves	Acceptable	Acceptable	Acceptable
Night club	Incompatible	Incompatible	Acceptable (see note 1)
Office	Incompatible	Compatible with conditions	Acceptable (see note 1)
Park home park	Incompatible	Incompatible	Compatible with conditions (see note 1)
Place of worship	Incompatible	Incompatible	Acceptable (see note 1)
Plantation	Compatible with conditions (see note 11)	Compatible with conditions (see note 11)	Acceptable
Reception centre	Incompatible	Incompatible	Acceptable (see note 1)
Recreation – private (within non-designated recreation areas on Crown land)	Incompatible	Incompatible	Acceptable
Residential building			
- house	Compatible with conditions (see note 16)	Acceptable (see note 4)	Acceptable (see note 1)
- group dwellings (aged and dependent persons)	Incompatible	Incompatible	Acceptable (see note 1)
Restaurant	Incompatible	Incompatible	Acceptable (see note 1)
Restricted premises (adult interests)	Incompatible	Incompatible	Acceptable (see note 1)
Rural pursuit	See Agriculture, Animal establishment or husbandry		
Service station (includes aircraft, automotive repairs, boats, mechanical plant, service stations at transport and municipal works depots)	Incompatible	Incompatible	Compatible with conditions (refer to note 1)
Shop	Incompatible	Compatible with conditions (see note 2)	Acceptable (see note 1)
Showroom	Incompatible	Incompatible	Acceptable (see note 1)
Storage			
- used tyres (see note 22)	Incompatible	Incompatible	Incompatible

Model Scheme Text & interpreted type of land use	P1 areas	P2 areas	P3 areas
- chemical storage in under ground tanks	Incompatible	Incompatible	Compatible with conditions
- chemical storage in above ground tanks	Incompatible	Compatible with conditions	Compatible with conditions
Tavern	Incompatible	Incompatible	Acceptable (see note 1)
Telecommunications infrastructure	Compatible with conditions	Compatible with conditions	Compatible with conditions
Toilet blocks and change rooms	Compatible with conditions (see note 2)	Compatible with conditions	Acceptable
Trade display	Incompatible	Incompatible	Acceptable (see note 1)
Veterinary centre	Incompatible	Compatible with conditions (see note 2)	Compatible with conditions (see note 1)
Warehouse	Incompatible	Compatible with conditions (see note 2)	Compatible with conditions (see note 1)
Waste transfer station (includes recycling depots)	Incompatible	Incompatible	Compatible with conditions
Wastewater infrastructure			
- sewerage – gravity sewers	Incompatible	Incompatible	Acceptable
- sewerage – pressure mains	Incompatible	Compatible with conditions	Acceptable
- sewer pump stations	Incompatible	Compatible with conditions	Compatible with conditions
- treatment plants, wastewater disposal to land	Incompatible	Incompatible	Compatible with conditions
- wastewater injection into the ground (see note 25)	Incompatible	Incompatible	Incompatible
Water treatment plants (drinking)	See Industry		
Winery (includes wine tasting facilities)	Incompatible	Compatible with conditions (see notes 3 & 5)	Compatible with conditions (see note 3)

Table recommending compatibility of land subdivision within PDWSA:Note - This table reflects the recommended size of a subdivision based on the existing zoning and the priority classification area status of land. It should be noted that Town Planning Scheme provisions for specific zones and reserves will take precedent over the following recommended lot sizes.

Form of subdivision (specific to current zoning)	P1 areas	P2 areas	P3 areas
Rural subdivision			
- to a lot size of 4 hectares or greater	Incompatible	Acceptable	Acceptable
- to a lot size less than 4 hectares	Incompatible	Incompatible	Incompatible
Special rural subdivision			
- to a lot size of 2 hectares or greater	Incompatible	Compatible with conditions (see notes 7 & 8)	Compatible with conditions (see note 8)
- to a lot size between 1 and 2 hectares	Incompatible	Incompatible	Compatible with conditions (see notes 7 & 8)
- to a lot size less than 1 hectare	Incompatible	Incompatible	Compatible with conditions (see note 7)
Urban subdivision	Incompatible	Incompatible	Acceptable (see note 1)
Industrial subdivision	Incompatible	Incompatible	Acceptable (see note 1)

Explanatory notes related to land uses described the tables:

The following notes provide interpretive information based on the scale or type of development described in the preceding tables. They do not list all the conditions that could apply to any activity or development.

1. Must be connected to deep sewerage, except where exemptions apply under State Government Sewerage Policy. The Policy recognises that sewer connection may be impractical in some areas. Under these circumstances maximum wastewater loadings (based on people/ hectare) apply linked to the management Priority of the site.
2. The land use is normally incompatible, but may be conditionally approved where this facility is consistent with approved State and local government planning strategies or schemes.
3. The land use must incorporate best environmental management practices compatible with the management strategy for the designated priority area defined in the relevant source protection plan.
4. In Priority 2 areas: conditions may apply to density of dwellings (i.e. hectares per dwelling).
5. Size of the grape crush shall not exceed 500 tonnes per year.
6. May be approved if occupancy is of equivalent size to a single dwelling household (i.e. less than 10 people– defined by capacity of a septic tank based on-site wastewater treatment system).
7. An average, rather than minimum, lot size may be accepted if the proponent can demonstrate that the water quality objectives of the source protection area are met, and caveats/memorials are placed on titles of specified blocks stating that further subdivision shall not occur.
8. Lots should only be created where land capability assessment shows that effective on-site soakage of treated wastewater can be achieved. Conditions apply to siting of wastewater disposal systems in areas with poor land drainage and/ or a shallow depth to groundwater, animals are held or fertiliser is applied. Alternative wastewater treatment systems, where approved by the Department of Health, may be accepted with ongoing maintenance requirements.
9. Conditions are likely to be placed via a Department of Industry and Resources mineral tenement lease, and / or as a result of Minister for the Environment’s approval after an Environmental Impact Assessment.
10. Conditions apply to the storage of fuels and chemicals, the depth of excavation related to the water table and rehabilitation criteria. Underground fuel or chemical storage tanks are prohibited via DoE by-laws in Priority 1 and 2 areas within Underground Water Pollution Control Areas.
11. Conditions apply to regulate fertiliser and pesticide application.
12. Can be approved if animal stocking levels (animals per hectare, guided by the Department of Agriculture’s stocking rate guidelines) are consistent with the priority source protection area objectives.
13. This does not include stockyards occasionally used on farms or pastoral leases for animal husbandry.
14. Conditions may be imposed to cover design, construction of infrastructure and the types of goods.
15. May only be approved if *Home Occupation* relates to an existing residence.
16. Limited to one residential building per property.
17. Includes land or buildings dominantly used for the showing, competition or training of horses, and riding schools.
18. Includes any land, building or structure used for equine (e.g. horses, asses, mules and donkeys) housing, keeping and feeding and associated activities.
19. In accordance with *Community Services (Child Care) Regulations 1988: A child care service provided to a child in a private dwelling in a family of or domestic environment. No more than 5 children of pre-school age and no more than 7 children under 12 years old, including the children of the licensee or permit holder.*

20. No more than 2 employees, and the home business occupies an area up to 50 square metres. Compatible if only an office/ administrative business (i.e. overnight parking of only one commercial vehicle, no refuelling or repair/ maintenance of business vehicles, and no activities involving on-site use storage or disposal of chemicals or process wastewater).
21. Employees shall be members of the household, and the home business occupies an area of up to 20 square metres. No provision for refuelling, repair or maintenance of commercial/ business vehicles or on-site use or storage of chemicals.
22. Used tyre use, storage and disposal are subject to *Used Tyre Regulations 1996*, administered by the this agency.
23. As defined in the *Model Scheme Text (1997)* or the *Residential Design Codes of Western Australia (2002)* prepared by the Western Australian Planning Commission, and covering local government planning schemes.
24. Applies to the commercial production of horticultural crops e.g. vegetables, flowers and fruit crops grown in contact with the ground. Does not apply to cereal or oil seed crops, perennials e.g. orchards, vineyards, nuts; or any crop grown separate from contact with soils in the natural environment e.g. hydroponics.
25. The use of recycled (reclaimed) water to address the diminishing level of scheme water supply in Western Australia is currently being investigated by Government. The social, environmental, health and economic issues related to this option are significant and need to be further progressed before its applicability in PDWSA is reconsidered.

More information or feedback

More information about recommended best management practices is available in Environmental Management Guidelines and Water Quality Protection Notes for some of the listed land uses. These are available on DoE's Internet site <http://drinkingwater.environment.wa.gov.au> or by contacting DoE regional offices.

We welcome your comments on this note. The note will be updated from time to time as feedback is received or land-use activity standards change. If you wish to discuss this note, please contact DoE Water Source Protection Branch at the Hyatt Centre in East Perth. Phone: (08) 9278 0300 (business hours); Fax: (08) 9278 0585; or E-mail: use {feedback} section at DoE Internet address <http://www.environment.wa.gov.au> citing the topic and version.



Department of
Environment

Level 2, Hyatt Centre
3 Plain Street, East Perth
Western Australia 6004
Telephone: (08) 9278 0300
www.environment.wa.gov.au

Appendix I
Municipal Inventory (2000)

TABLE 1
SUMMARY LISTING OF ALL PLACES REVIEWED IN DESCENDING ORDER BASED ON THE ITEM NUMBER

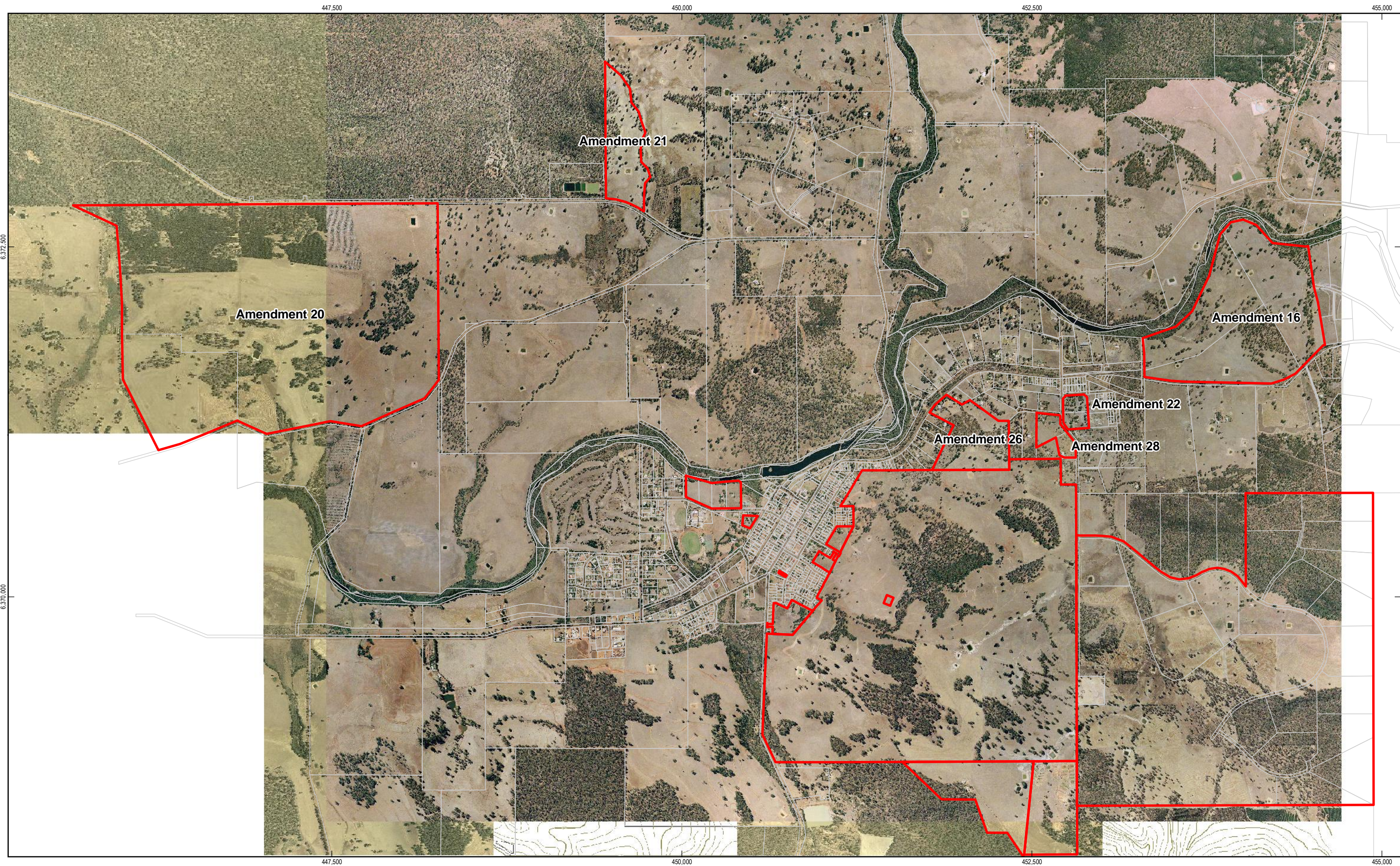
REFERENCE NUMBER	PLACE NAME	ADDRESS	C/T	LOT	AESTH VAL	HIST VAL	SCI VAL	SOC VAL	RAR VAL	REP VAL	M'g. Category
B01	Dilyan's Grave		8641/12	Res. 21924 Loc. 1381	2	6	2	6	6	7	5
B02	Marradong Hall	Pinjarra-Williams Rd	71095	Res. 2943	site only						5
B03	Boddington Hotel	Bannister Rd		W. Loc. 101	4	6	1	6	4	5	2
B04	Marradong Road Board Office (fmr)	Johnston St	401/13	Res. 14666 Lot 13	5	7	1	5	6	6	1
B05	St Alban's Church and Marradong Cemetery	Pinjarra-Williams Rd		Res. 322 Res. 27061	6	7	3	6	7	6	1
B06	Red Hill Homestead	Williams Rd		W. Loc. 47	3	6	1	5	5	4	2
B07	Springfield	Pinjarra-Williams Rd		W. Loc. 54	2	3	1	3	4	4	3
B08	Long Gully Bridge	Long Gully Rd Murray River			6	6	3	5	6	6	1-2
B09	Moline Homestead and property	Pinjarra-Williams Rd		Lot 82	3	7	3	5	5	5	1-2
B10	Railway Line Precinct	Boddington to Dwellingup			2	6	4	3	4	5	2
B11	Police Station (fmr)	Boddington Caravan Park		Res. 14963 Lot 85	4	5	1	2	2	4	3
B12	Farmer's Crossing (railway siding stopping place)	Farmers Ave 94 mile, 60 chain stop from Pinjarra		Railway Reserve	4	6	1	3	5	5	2
B13	Farmer's River Crossing (footbridge)	Palmer Rd			2	5	1	4	2	3	5

REFERENCE NUMBER	PLACE NAME	ADDRESS	CT	LOT	ABSTH	HIST	SCI	SOC	RAR	REP	Mgt Category
			VOL/FOL	LOCN	VAL	VAL	VAL	VAL	VAL	VAL	Category
B14	Shepherd's Hut	Boddington			site only						5
B15	Hillside Homestead			W. Loc. 91	site only						5
B16	Hotham River Homestead	Boddington		W. Loc. 92	6	6	2	2	6	6	1-2
B17	George's House	Boddington			3	4	1	2	3	3	3
B18	Hope Cottage	Farmer's Ave			3	4	1	2	3	3	3
B19	Wayside Cottage	Boddington			site only						5
B20	Tentholme (fmr Teacher's House)				3	5	1	2	4	4	3
B21	Hotham River School	Palmer's Rd		W. Loc 10827 Res. 12404	site only						5
B22	Marradong School	Finjarr-Williams Rd		W. Loc. 11399 Res. 14322	site only						5
B23	Boddington District High School (fmr)	Bannister Rd (cnr Wuraming Ave)		Res. 17428 Lots 61, 94, 155 & 161	6	6	1	6	5	6	1-2
B24	Boddington Hall	Johnstone St		Res. 22392 Lot 15	5	5	1	7	5	6	2
B25	Boddington District Hospital	53-65 Hotham Ave		Res. 22386 W. Loc. 1385	5	7	4	3	5	6	2
B26	RSL Hall	58 Hotham Ave		Lot 141	3	4	1	4	3	3	4
B27	George Charlton's House	19 Bannister Rd		Lot 19	5	4	1	2	4	4	3
B28	Shop Precinct	Bannister Rd			5	5	1	4	3	4	3
B29	St James CoFE Church Hall	Hill St			3	4	1	4	3	3	4

REFERENCE NUMBER	PLACE NAME	ADDRESS	CT	LOT	AESTH VAL	HIST VAL	SCI VAL	SOC VAL	RAR VAL	REP VAL	M/gt Category
B30	Infant Health Clinic	Bannister Rd			site						4/2
B31	Hall's Cottage	27 Johnstone St		Lot 3	4	6	1	4	3	3	3
B32	Laura Hotel	Pinjara-Williams Rd		W. Loc. 17	site only						5
B33	Tullis Mill	2.4km west of Tullis Siding			site only						5
B34	Tullis Bridge	Hotham River Siding Rd (nth) Moors Rd (sth)			5	6	4	2	4	5	2
B35	Mooliaman's Tank	Crossman Rd			4	4	2	1	3	4	4
B36	Mooliaman's Reserve	Crossman Rd			site only						5
B37	Industrial Extracts Office	3 Tannin Pl		W. Loc. 13816	4	6	3	2	6	5	2
B38	A. H. Gordon & Sons Timber Mill	off Hotham Ave			2	4	3	1	4	4	4
B39	Gordon's Peg Factory	Hotham Ave			2	5	2	1	4	3	4
B40	Stagbower's Mill	off Hill St			site only						5
B41	Jack Hare's Grave	1km south of Boddington		Res. 14978 W. Lc 10936	2	6	2	6	7	7	5
B42	Pine Plantation	Tuleno Rd			site only						5
B43	First Meeting of Road Board	Pinjara-Williams Rd			site only			6			5
B44	Jannah Tree	Moort's Rd		W. Loc. 5134	5						5

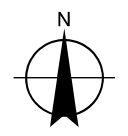
Appendix J

Current Amendments & Key Subdivisions



1:25,000 (at A3)
 0 100 200 400 600 800
 Meters

Map Projection: Transverse Mercator
 Horizontal Datum: Geocentric Datum of Australia 1994
 Grid: Map Grid of Australia, Zone 50



LEGEND

Current Amendments & Key Subdivisions - GHD - 20090316

Cadastre - Landgate - 20081016



Shire of Boddington
 Boddington Ranford Townsite Strategy

Current Amendments & Key Subdivisions

Job Number	6123158
Revision	A
Date	17 March 2010

Appendix J

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 Dataset names include published date where available. Created by: SJ

Appendix K
Pollard Street Parking Options

Option 1 – Parallel Parking



Option 2 – 30° Parking





Option 3 – 45° Parking



Option 4 – 90° Parking

