

The logo for the Shire of Dardanup features a stylized mountain range with three peaks. The peaks are rendered in shades of green and blue, with the highest peak being a vibrant green. The lines are smooth and flowing, suggesting a natural landscape.

Shire of Dardanup

APPENDICES

PART ONE

ORDINARY MEETING

To Be Held

Wednesday, 27 November 2019
Commencing at 5.00pm

At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

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10th May 2019

Shire of Dardanup
Recreation Drive
Eaton WA 6232

Att: James Reilly

Re : Eaton Bowling Club

Further to your request, we confirm having inspected the building at 59 Pratt Road, Eaton, within the Shire of Dardanup.

The purpose of this visit was to establish the current condition, the structural sufficiency, suitability, and future design life of the building as constructed at this locality. Attached is photographic record of the observations of our visit.

The Building

The Eaton Bowling Club building is a mix of construction with the main skeletal structure a basic steel framed shed type structure. Around this central structure is a series of lean too roof structures which have been clad in with various material, such as masonry to the frontage, glazed panels to the sides and concrete block walls to the rear amenities and back of house area. Additionally, the west and east ends have simple patio structures generally in patio tube, to provide some external shading.

Roof pitches are extremely shallow and various claddings appear to have been used, from the original Brownbuilt deep pan cladding to more modern Kliplok, and sections of Trimdek sheeting.

Brownbuilt was a popular sheeting for low pitched rooves, as its deep pans provided a gutter like ability to be able to take short term events and direct the water to the external gutter lines. Its seam also ensures a good seal against water intrusion and the vertical capillary breaker ensure that the overall system was quite resistant to moisture ingress.

The Kliplok and Trimdek profiles are not deep pan, and the capillary breakers are not vertical and while quite moisture resistant at a roof pitch suitable for the sheeting, are not as resistant at the lower pitches. Documentation notes minimum roof pitches for the above are 1° for Brownbuilt, 2° for Kliplok, and 2° for Trimdek. It should be noted that even at these minimum slopes, any minor deflection in roof members means that the minimum slope is not maintained.

The roof as noted is a series of steel beams and steel purlins providing the main support with ceilings suspended below, however there is little space between the purlin and the suspended ceiling. Where able to be checked ceilings were insulated with a yellowish mineral fibre batt placed over the ceiling panel.

As noted, the peripheral sections of the building are under a lower roof with various sections clad in. At the front or Pratt road side of the building and each side of the entry are masonry clad forming offices and club rooms, with the kitchen bar back of house and the amenity areas clad in concrete blockwork. Between these on the east and west sides of the building the walls are masonry to a dado, with aluminium framed windows over.

External to the east and west are domestic style patio structures, with Trimdek sheeting and are constructed with the sheeting overspan, ie the purlin spacing is too wide for the sheeting rendering the roof totally non trafficable. The rafters of the patios are also fixed to either steel columns in the main wall line, or to masonry, with the connection generally via an invisible bracket and tek screws. As noted, this arrangement is largely domestic in construction and while spans may dictate general structural suitability, in a public building such as this a more formal connection regime should have been adopted.

The north east entry area is an extension of the lower roof, and is supported in a masonry pier. This pier appears to have a central reinforcing, or tie down rod. This rod is corroding, and has split the pier. This will require reconstruction in the short term, or alternatively require replacement with other support such as a steel column.

Discussion

The building footprint is land locked by the bowling greens and in general would appear adequate, however could be expanded toward Pratt road with ease.

Other issues noted at this inspection were:

- The south west corner of the building is in concrete masonry blocks, and this corner has settled resulting in cracking of the blockwork. The degree of cracking noted does not yet warrant underpinning to provide a level of support, but may in future should the existing building be kept in current use for a prolonged or extended period.
- The cracked north east brick entry pier requires to be replaced, or alternatively a new steel support column installed to support steelwork in the corner.
- The external patios and external steelwork, is showing signs of corrosion and should be cleaned back to remove any surface scale and then treated with a corrosion inhibitor and top coated to protect against further corrosion.
- Exposed battens and purlins are also showing signs of corrosion and will require to be treated to ensure long term suitability of these members.
- Roof sheeting. The below indicates the various roof sheeting profiles as installed at this premises. Roof profiles vary from the deep pan Brownbuilt profile, to the Kliplock profile, to Trimdek, and one area where a high deck profile has been used. In areas the roof profile chosen is installed at a roof slope lower than the manufacturers recommendation, this coupled with deflections in the roof structure further reduce this roof slope to well below the minimum recommended.



K = Kliplok B = Brownbuilt T = Trimdek H = High Deck

Future Use

Questions have been raised with respect to the future use of the building. This office has briefly assessed three different scenarios. These are:

- Continue the current use.
- Reconstruct using part of the existing building, or
- Construct a new purpose-built structure for contemporary use.

Continue Current Use.

To continue the current use in the current building, as is already occurring. To continue down this path, maintenance is required. Maintenance is as per the discussion and includes:

- Replace cracked pier at north east corner.
- Attend to corrosion in steelwork in the short to medium term.
- Allow to underpin the south western corner for the medium to long term.
- Allow replacement of roof sheeting to some of the lower roof areas in the medium to long term.

With regular maintenance it may be possible to extend the life of the building to 5 to 10 years, and with attention to all the items above perhaps 20 years.

Partial Reconstruction

In the opinion of this office the main raised section of the building would be the only portion of the building which would be worth consideration in a major renovation.

The external section of building which extend around the perimeter of the building are not constructed in as sound a manner as this area, however the east and west sections appear to be purlins constructed out to some form of fascia with columns in the wall line. These may be able to be retained, however this would then limit the extension, and at the same time the club still have to contend with the internal exposed support columns as per existing.

This should be referred to a designer and a building practitioner to examine other issues such as compliance with the National Construction Code for access and egress, circulation spaces, and compliance with access for the disabled.

New Purpose-Built Structure

This option is the most suitable, as in designing a new building the requirements of the current code revisions can be addressed and the building designed for current purpose and also for future expansion. This would also account for the provisions of access and egress and disabled access ramps, which, in the Code AS 1428 continually evolve.

The process of planning, developing and documenting a new facility, however can often take from 2 to 3 years from conception to a final tendered and awarded document, with a builder ready to begin the works, with the building designs generally fluent and changeable along the way.

Following this brief assessment are some photographs of items noted on site. A full

We trust this information is adequate and would be available to discuss these further should you require.

Yours faithfully,



Peter L Suckling (B.E. M.I.E.Aust C.P.Eng)

Civil & Structural – Engineers

Principal Structural Engineer



External structures with corrosion becoming evident and the sheeting being over span.



Further evidence of over spanning and corrosion in external structures.



Crude fixings to masonry would not meet the requirements for strength.



Evidence of settlement resulting in cracking of masonry elements.



Corrosion in embedded steelwork is causing cracking of the masonry pier.



Maintaining the existing structure would require maintaining the existing internal columns.



There is a lack of ceiling space, as the ceilings have been installed tight under the roof structure.



Sagging of roof planes puts the sheeting below its minimum recommended roof pitch.

RISK ASSESSMENT TOOL

OVERALL RISK EVENT: Eaton Bowling Club Redevelopment Project

RISK THEME PROFILE:

- 1 - Asset Sustainability Practices
- 2 - Business and Community Disruption

- 10 - Management of Facilities, Venues and Events
- 15 - Supplier and Contract Management

RISK ASSESSMENT CONTEXT: Project

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
FINANCIAL IMPACT	There is a risk that the project exceeds the allocated budget allowance.	Major (4)	Possible (3)	High (12 - 19)	Careful management of the detailed design process and construction works.	Major (4)	Unlikely (2)	Moderate (5 - 11)
SERVICE INTERRUPTION	Risk that the Bowling Club will not be able to operate while construction is occurring.	Major (4)	Likely (4)	High (12 - 19)	Stage construction works or hire transportable buildings for the duration of the works. Both options will incur extra costs.	Moderate (3)	Likely (4)	High (12 - 19)
LEGAL AND COMPLIANCE	The procurement of an architect shall be in accordance with the Shire's Procurement Policy and Division 2 – Tenders for Providing Goods or Services of the Local Government (Functions and General) Regulations 1996.	Major (4)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Risk to the Shires reputation if the construction runs over time and budget.	Major (4)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

Pratt Road Traffic Study

Eaton Traffic Study

CW1042300



Prepared for
Shire of Dardanup

17 December 2018

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A	17/12/2018	For Issue	AM	RJC

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1 Introduction

1.1 Background

Cardno was commissioned by the *Shire of Dardanup* to study the Pratt Road Corridor and area around should part of Pratt Road be closed. Cardno utilised the mesoscopic transport model of the Eaton area in the *Aimsun Transport Modelling Suite*.

The following *Aimsun* models were developed as part of the study:

- Existing – 2018 AM and PM peak period models.
- 2031 - AM and PM peak hour models to represent the ultimate development phase of Eaton.

The 2031 model was developed for the following scenarios:

- Scenario 0 – Existing Road network.
- Scenario 1 – Closure of Pratt Road from Foster Street to Bobin Street.
- Scenario 2 – Left in left out configuration at Ann Street to Hamilton Road.
- Scenario 3 – Proposed four way intersection on Eaton Drive with Watson Street.

The models prepared as part of this study will assist the Shire to gain an understanding of the future road network requirements to ultimately support the development of the Eaton area. This information will further be used to inform structure planning to guide detailed land use planning and development.

This report outlines the development process of the Eaton area base year models detailing their calibration and validation in accordance with the guidelines set forth by the *Main Roads Western Australia (MRWA)* in the *Operational Modelling Guidelines*.

1.2 Purpose of Report

The purpose of this report is to provide advice to the Shire on network performance based on comparing the model findings for each of the three scenarios modelled and provide suggestions for any additional intersection or network upgrades to “complement” each of the three main scenarios

1.3 Study Area

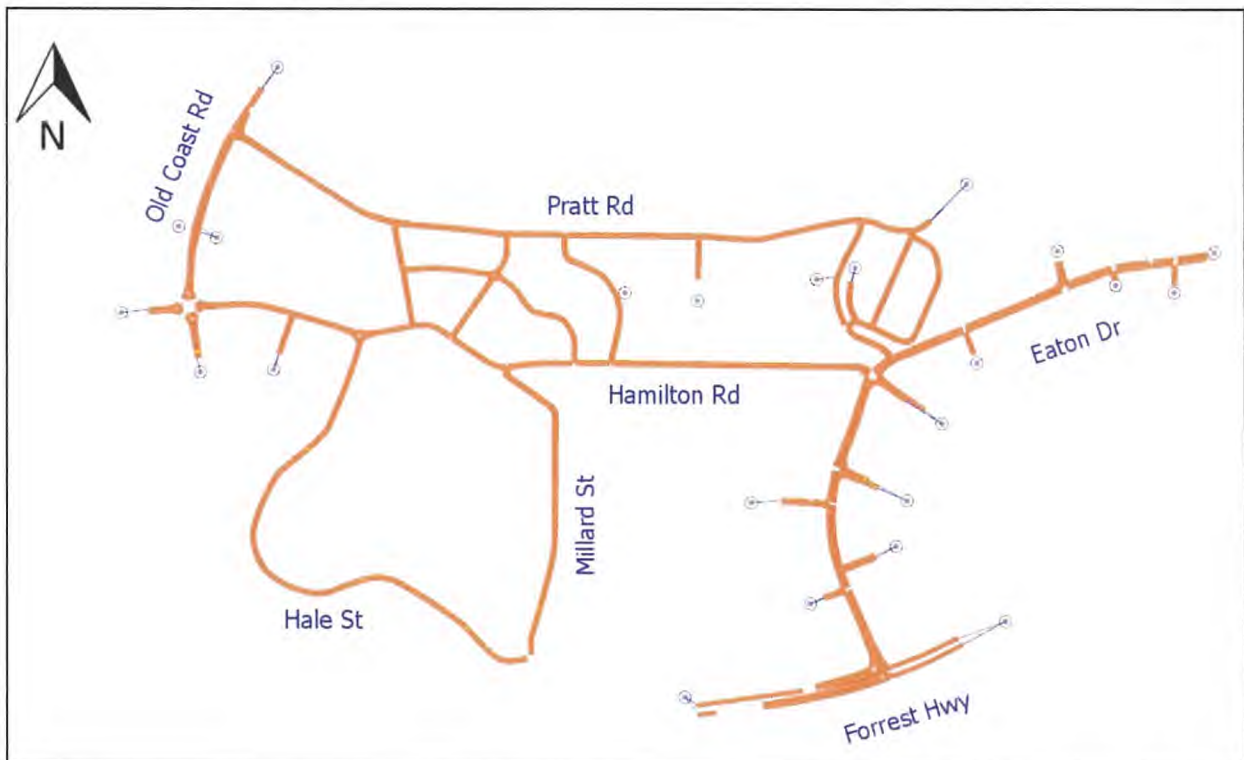
As shown in **Figure 1-1**, the Study Area is located in Eaton bounded by Pratt Road to the north, Forrest Highway to the south, Eaton Drive to the east and Old Coast Road to the west. **Figure 1-2** shows the key roads.

Figure 1-1 Extent of Model



Source: Neamap

Figure 1-2 Study Area - Key Roads



2 Shire of Dardanup Scenarios

A total of four main scenarios were modelled as a part of this traffic modelling scenario locations and they are:

2.1 Scenario 0 – Existing Road Network

Figure 2-1 shows the Scenario 0 – existing road network.

Figure 2-1 Scenario 1 – Closure of Pratt Road – Foster Street to Bobin Street



2.2 Scenario 1 - Closure of Pratt Road - Foster Street to Bobin Street

Figure 2-22 shows the Pratt Road Closure between Foster Street and Bobbin Street.

Figure 2-2 Scenario 1 – Closure of Pratt Road – Foster Street to Bobin Street



2.3 Scenario 2 – Left In Left Out Configuration at Ann Street to Hamilton Road

In Scenario 2, Ann Street will be connected to Hamilton Road as a Left In Left Out configuration. Figure 2-3 shows proposed Ann Street configuration.

Figure 2-3 Scenario 2 – Left in left out configuration at Ann Street to Hamilton Road



2.4 Scenario 3 - Proposed Four-Way Intersection on Eaton Drive with Watson Street

Figure 2-4 shows the location of the proposed four-way intersection and this intersection will connect Watson Street and Eaton Drive. As a result of the proposed changes, Council Drive, Cudliss Street and Hands Avenue will become a cul-de-sac (Figure 2-5).

Figure 2-4 Scenario 3 – Proposed Four-Way Intersection



Figure 2-5 Council Drive – Cul De Sac



Source: Shire of Dardanup

3 Traffic Modelling

3.1 Traffic Assumptions

As a part of this study, the following assumptions were made:

- The traffic growth rate as per the information obtained from ABS and agreed with the *Shire of Dardanup* is a growth rate of 3% annually.
- Future traffic demand includes an addition of 100 trips from the Medical Centre, Office and Consulting Rooms on Eaton Drive and the development location is shown in **Figure 3-1**.
- In the 2031 traffic condition, all the four scenarios experience a gridlock due on Eaton Drive to the current Forrest Highway and Eaton Drive intersection layout. **Figure 3-2** shows the screenshot from AIMSUN simulation for Scenario 0 with the existing Forrest Highway and Eaton Drive Intersection. To evaluate the network performance, the network should run without gridlock, therefore Eaton Drive's right turning approach is assumed as a 2 lane configuration and this is shown in **Figure 3-3**.

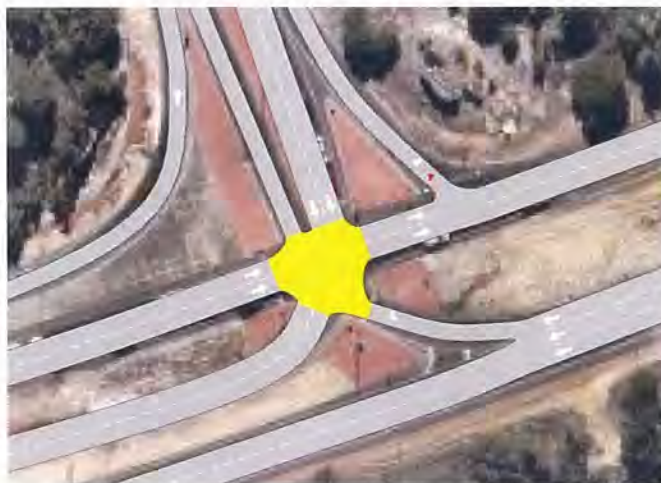
Figure 3-1 Eaton Drive Medical Centre Location



Figure 3-2 AIMSUN Simulation Showing Grid-Lock Area with Existing Forrest Freeway / Eaton Drive Intersection Scenario 0



Figure 3-3 Eaton Drive Right Turn as Two Lane Configuration



3.2 Level of Service

Intersection performance metrics, in terms of average delays and Level of Service (LOS) were extracted for each of the scenarios for the 4 key locations listed below.

Table 3-1 shows the modelling scenarios agreed by the Shire of Dardanup.

Table 3-1 Modelling Scenarios

Model	Scenarios	Network Configuration
Existing	Base	Pratt Road, Ann Street and Hamilton Road, Eaton Drive and Watson Street.
Future	Scenario 1	Existing.
		Pratt Road closure.
	Scenario 2	Existing.
		Left in left out configuration at Ann Street to Hamilton Road
	Scenario 3	Existing.
		Proposed four-way intersection at Eaton Drive and Watson Street.

Intersection performance metrics in terms of average delays and Level of Service (LOS) were extracted for each of the scenarios for the 9 key intersections listed below and shown in **Figure 3-4**.

- Old Coast Road and Pratt Road
- Old Coast Road and Hamilton Road
- Hamilton Road and Foster Street
- Hamilton Road and Bobin Street
- Hamilton Road, Eaton Drive and Council Drive
- Eaton Drive and Glenhuon Boulevard
- Eaton Drive and Lavender Way
- Eaton Drive and Blue Wren Drive
- Eaton Drive and Recreation Drive

Figure 3-4 Key Intersections for LOS Reporting



Intersection LOS ranges from LOS A (best possible) to LOS F (worst possible), with the LOS definitions summarised in **Table 3-2**.

Table 3-2 Intersection LOS Definitions

LOS	Average Intersection Delay – Unsignalised (Seconds)	Average Intersection Delay – Signalised (Seconds)	Description of Intersection Conditions
A	≤ 10	≤ 10	Minimal delays
B	10 – 20	10 – 15	Low level of delay and queuing
C	20 – 35	15 – 25	Occasionally queues develop but traffic flows remain stable and acceptable. For signalised intersections, vehicles occasionally have to wait longer than 1 cycle length to get through the intersection.
D	35 – 55	25 – 35	Delays at intersections may become extensive at times but intersections still clear during times of low demand, thereby preventing excessive queuing.
E	55 – 80	35 – 50	The traffic demand equals to the capacity of the intersection, resulting in long queue lengths and intersection delays. For signalised intersections, the majority of vehicles have to wait longer than 1 cycle length the get through the intersection.
F	≥ 80	≥ 50	The traffic demand exceeds the capacity of the intersection, resulting in excessive queue lengths and delays. For signalised intersections, the majority of vehicles have to wait longer than 1 cycle length the get through the intersection.

4 Transport Network Analysis

4.1 Base - Existing

The existing network is based on the existing traffic with 2 right lanes assumed for Eaton Drive to Forrest Highway without any of the proposed schemes. The results from the existing network scenarios are used to compare the impacts/efficiency of each of the scenarios.

The intersection performance summary for the existing network is shown in **Table 4-1**. It shows that all the major intersections in Eaton Drive operate satisfactorily in both existing and 2031 peak hours.

Table 4-2 summarises the network statistics for Existing and 2031 scenarios. It is shown that there is a significant increase in Total Vehicle Hour Travel (VHT) and Total Vehicle Kilometre Travelled (VKT) as the result of an increase in traffic demand in 2031 compared to the existing scenario.

Table 4-1 Intersection Delays and Level of Service for Base (Existing) Network – 2031

Intersection	Existing				2031 – Base			
	Weighted Intersection Delay (s)		Intersection LOS		Weighted Intersection Delay (s)		Intersection LOS	
	AM	PM	AM	PM	AM	PM	AM	PM
Old Coast Road/Pratt Road	2	2	A	A	2	2	A	A
Old Coast Road/Hamilton Road	4	4	A	A	5	5	A	A
Hamilton Road/ Bobin Street	1	2	A	A	1	2	A	A
Hamilton Road/Foster Street	1	1	A	A	1	1	A	A
Eaton Drive/Glenhuon boulevard	1	1	A	A	1	1	A	A
Hamilton Road/Eaton Drive/Council Drive	3	4	A	A	5	8	A	A
Eaton Drive/Recreation Drive	14	12	B	B	16	15	B	B
Eaton Drive /Blue Wren Drive	26	1	C	A	2	1	A	A
Eaton Drive/Lavender Way	19	1	B	A	4	1	A	A

Table 4-2 Network Statistics for Base

	VKT		VHT		Average Speed	
	AM	PM	AM	PM	AM	PM
Existing	10815	13615	274	278	55	57
2031 – Base	14936	18917	320	400	56	55

4.2 Scenario 1 - Closure of Pratt Road - Foster Street to Bobin Street

The intersection performance summary for Scenario 1 is shown in Table 4-3 and it suggests that the intersections will operate satisfactorily in the 2031 scenario. There is a significant effect on the LOS of Hamilton Road/Eaton Drive/Council Drive intersection as the traffic going to Pratt road diverts to Hamilton Road as a result of the closure of Pratt Road.

Table 4-4 summarises the network statistics for the 2031 scenario and shows that Scenario 1 does not show any substantial deterioration in network performance compared to Scenario 0 and therefore the closure is operationally acceptable.

Table 4-3 Intersection Delays and Level of Service for Scenario 1 - 2031

Intersection	2031			
	Weighted Intersection Delay (s)		Intersection LOS	
	AM	PM	AM	PM
Old Coast Road/Pratt Road	2	2	A	A
Old Coast Road/Hamilton Road	5	5	A	A
Hamilton Road/ Bobin Street	1	2	A	A
Hamilton Road/Foster Street	1	1	A	A
Eaton Drive/Glenhuon boulevard	1	1	A	A
Hamilton Road/Eaton Drive/Council Drive	5	23	A	C
Eaton Drive/Recreation Drive	12	15	B	B
Eaton Drive /Blue Wren Drive	1	1	A	A
Eaton Drive/Lavender Way	1	1	A	A

Table 4-4 Network statistics for Scenario 1

	VKT		VHT		Average Speed	
	AM	PM	AM	PM	AM	PM
2031	14750	19039	296	413	57	54

Figure 4-1 Comparison of AM Traffic Volume between Scenario 0 and Scenario 1 configuration



Figure 4-1 shows traffic volume comparison between the 2031 existing scenario and Scenario 1. The results suggest that the traffic volume from Pratt Road to Old Coast Road has decreased significantly by 61% in Scenario 1 compared to the existing road network traffic volume. It is noted that there is a significant increase in Hamilton Road traffic due to the Pratt Road Closure. The result suggests that approximately additional 150 vehicles will divert to Hamilton Road instead of Pratt Road due to the Pratt Road closure.

Figure 4-2 shows the Hamilton Road Delay Plot and it suggest that the increase in traffic on Hamilton Road due to the Pratt Road Closure does not affect any local road operation. It is noted that there is no significant change in traffic flow from Old Coast Road to Eaton Drive via Pratt Road.

Figure 4-2 Simulated Delay time for Scenario 1 AM



Figure 4-3 shows that 2031 PM traffic volume comparison and it suggest that the Eaton to Old Coast Road via Hamilton Road movement increased slightly but there is no significant change in traffic travelling from Old Coast Road to Eaton via Pratt Road or Hamilton Road.

Figure 4-4 shows the Hamilton Road Delay Plot and it suggest that the extra traffic on Hamilton Road due to Pratt Road Closure does not affect Hamilton Road or local road operation.

Figure 4-3 Comparison of PM Traffic Volume between Scenario 0 and Scenario 1 configuration



Figure 4-4 Simulated Delay time for Scenario 1 PM



4.3 Scenario 2 – Left In Left Out configuration at Ann Street to Hamilton Road

The intersection performance summary for Scenario 2 is shown in **Table 4-5** and it suggest that the intersection will operate satisfactorily in the 2031 scenario.

Table 4-6 summarises the network statistics for the 2031 scenarios and it shows that network performance is similar to Scenario 0. It is noted that existing Cudliss Street traffic is well connected with Bobin Street and Hands Avenue, therefore, Ann Street left in left out configuration is not considered necessary.

Table 4-5 Intersection Delays and Level of Service for Scenario 2 - 2031

Intersection	2031			
	Weighted Intersection Delay (s)		Intersection LOS	
	AM	PM	AM	PM
Old Coast Road/Pratt Road	2	2	A	A
Old Coast Road/Hamilton Road	5	5	A	A
Hamilton Road/ Bobin Street	2	2	A	A
Hamilton Road/Foster Street	1	1	A	A
Eaton Drive/Glenhuon boulevard	1	1	A	A
Hamilton Road/Eaton Drive/Council Drive	4	8	A	A
Eaton Drive/Recreation Drive	12	15	B	B
Eaton Drive /Blue Wren Drive	1	1	A	A
Eaton Drive/Lavender Way	1	1	A	A

Table 4-6 Network Statistics for Scenario 2

	VKT		VHT		Average Speed	
	AM	PM	AM	PM	AM	PM
2031	14899	18940	295	408	57	54

4.4 Scenario 3 - Proposed Four-Way Intersection on Eaton Drive with Watson Street

The intersection performance summary for Scenario 3 is shown in **Table 4-7** and it suggests that the Eaton Drive / Recreation Drive intersection will be affected as more traffic will be expected to enter Eaton Drive because of the proposed the four way intersection with Watson Street.

Table 4-8 summarises the network statistics for the 2031 scenarios and Scenario 3 results show there is reduction in average speed in AM and PM compared to Base Scenario 0 due to the introduction of another signalised intersection in the Eaton transport network.

Table 4-7 Intersection Delay and Level of Service for Scenario 3 -2031

Intersection	2031			
	Weighted Intersection Delay (s)		Intersection LOS	
	AM	PM	AM	PM
Old Coast Road/Pratt Road	2	2	A	A
Old Coast Road/Hamilton Road	5	7	A	B
Hamilton Road/ Bobin Street	1	2	A	A
Hamilton Road/Foster Street	2	1	A	A
Eaton Drive/Glenhuon boulevard	3	29	A	A
Hamilton Road/Eaton Drive/Council Drive	4	24	A	C
Eaton Drive/Recreation Drive	12	16	B	B
Eaton Drive /Blue Wren Drive	1	1	A	A
Eaton Drive/Lavender Way	1	1	A	A

Table 4-8 Network Statistics for Scenario 3

	VKT		VHT		Average Speed	
	AM	PM	AM	PM	AM	PM
2031	14540	18938	360	475	53	51

SIDRA Analysis – Eaton Drive/ Watson Street Intersection - 2031

Figure 4-5 shows the layout of the potential Eaton Drive / Council Drive E/ Watson Street intersection - 2031.

Figure 4-5 SIDRA model of the Watson Street / Eaton Drive Intersection

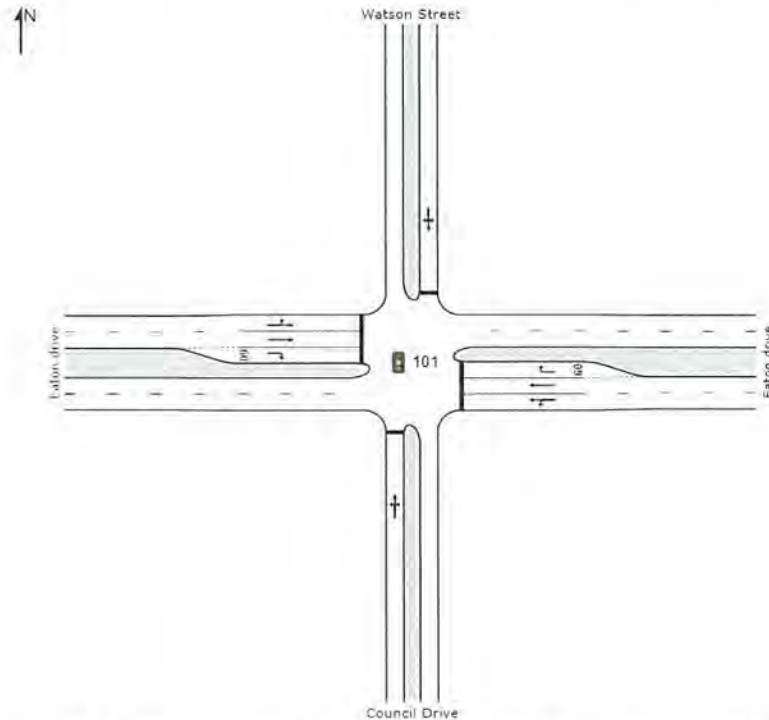


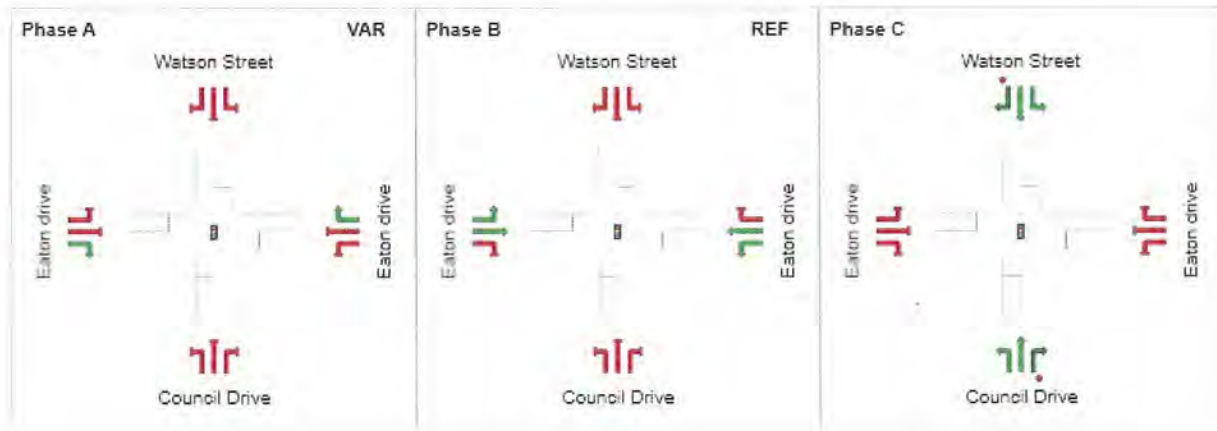
Table 4-9 summarises the 2031 SIDRA results for the proposed 4 way signalised intersection at Eaton Drive / Watson Street. This suggest that a 4 way intersection at Eaton Drive / Watson Street will operate satisfactorily in both AM and PM peak hours.

Table 4-9 Eaton Drive/ Watson Street/ Council Drive intersection results from SIDRA for AM and PM Peak

Intersection Approach		AM peak					PM Peak				
		Total Veh/h	DOS	Delay (s)	LOS	95% Queue (m)	Total Veh/h	DOS	Delay (s)	LOS	95% Queue (m)
South: Council Drive	L	5	0.414	49.2	D	19.5	104	0.700	35.5	D	55.4
	T	11	0.414	44.6	D	19.5	36	0.700	30.9	C	55.4
	R	44	0.414	49.2	D	19.5	79	0.700	35.5	D	55.4
East: Eaton Drive	L	80	0.418	13.9	B	77.8	131	0.367	20.5	C	50.7
	T	934	0.418	8.3	A	78.5	496	0.367	13.4	B	51.7
	R	7	0.062	50.2	D	2.3	41	0.267	41.6	D	10.3
North: Watson street	L	13	0.425	49.3	D	19.8	59	0.443	34.2	C	27.3
	T	1	0.425	44.7	D	19.8	12	0.443	29.6	C	27.3
	R	47	0.425	49.3	D	19.8	45	0.443	34.2	C	27.3
West: Eaton Drive	L	9	0.154	12.3	B	23.3	89	0.689	22.0	C	117.9
	T	365	0.154	6.7	A	23.3	1092	0.689	16.3	B	117.9
	R	5	0.154	49.9	D	1.7	8	0.055	38.9	D	2.0
All vehicles		1522	0.425	11.8	B	78.5	2192	0.700	19.5	B	117.9

Figure 4-6 shows the adopted signal phasings of the intersection for the AM and PM peak hours.

Figure 4-6 Adopted AM / PM Signal Phasing



5 Summary

Cardno was commissioned by the *Shire of Dardanup* to evaluate the likely network and intersection improvements currently under consideration by the Shire to alleviate existing traffic issues during peak hours and support the future growth of the town centre. As part of this modelling exercise, both intersection performance and network statistics were extracted for each of the models analysed. The findings of the study are as below:

- In Scenario 1, Hamilton Road is expected to attract additional traffic due to the Pratt Road closure. The current Hamilton Road is a District Distributor road, therefore, it has a capacity to accommodate an additional 150 vph and also the delay plot suggests all the local roads connecting to Hamilton Road operate satisfactorily.
- Scenario 2 model results suggest that the network performance is similar to the existing condition and Cudliss Street traffic is already well connected with Hamilton Street via Hand Avenue and Bobin Street. Therefore, this scenario is not preferred based on route choice and network performance and minimal benefit.
- Scenario 3 shows a significant decrease in the average speed compared to other scenarios due to the introduction of the signalised intersection at Eaton Drive / Watson Street. The SIDRA analysis shows that the Eaton Drive / Watson Street intersection will perform satisfactorily in both AM and PM peak hours. It is noted that the distance between Council Drive/Hamilton Street and the potential 4 way signalised intersection is 140m and SIDRA results show the western approach maximum queue length is less than 120m therefore, the queue will not extend to Council Drive. However detailed study will be required to acquire MRWA support for a new intersection.

About Cardno

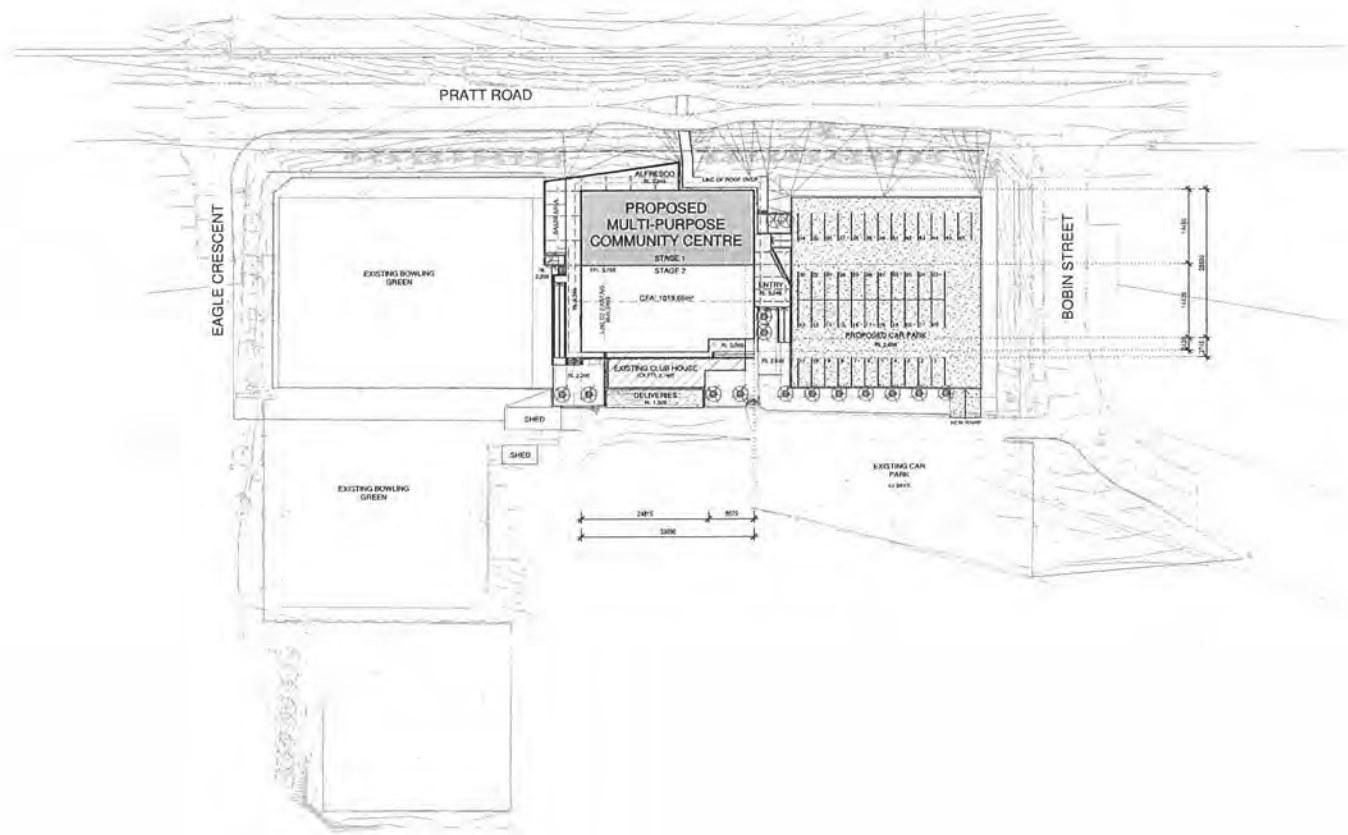
Cardno is a professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno's team includes leading professionals who plan, design, manage and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD].

Contact

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West Perth WA 6005
Australia

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Fax +61 8 9486 8664

Web Address
www.cardno.com



NORTH



PROPOSED SITE PLAN
1:500

SCALE 1:500



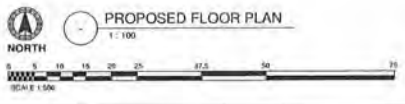
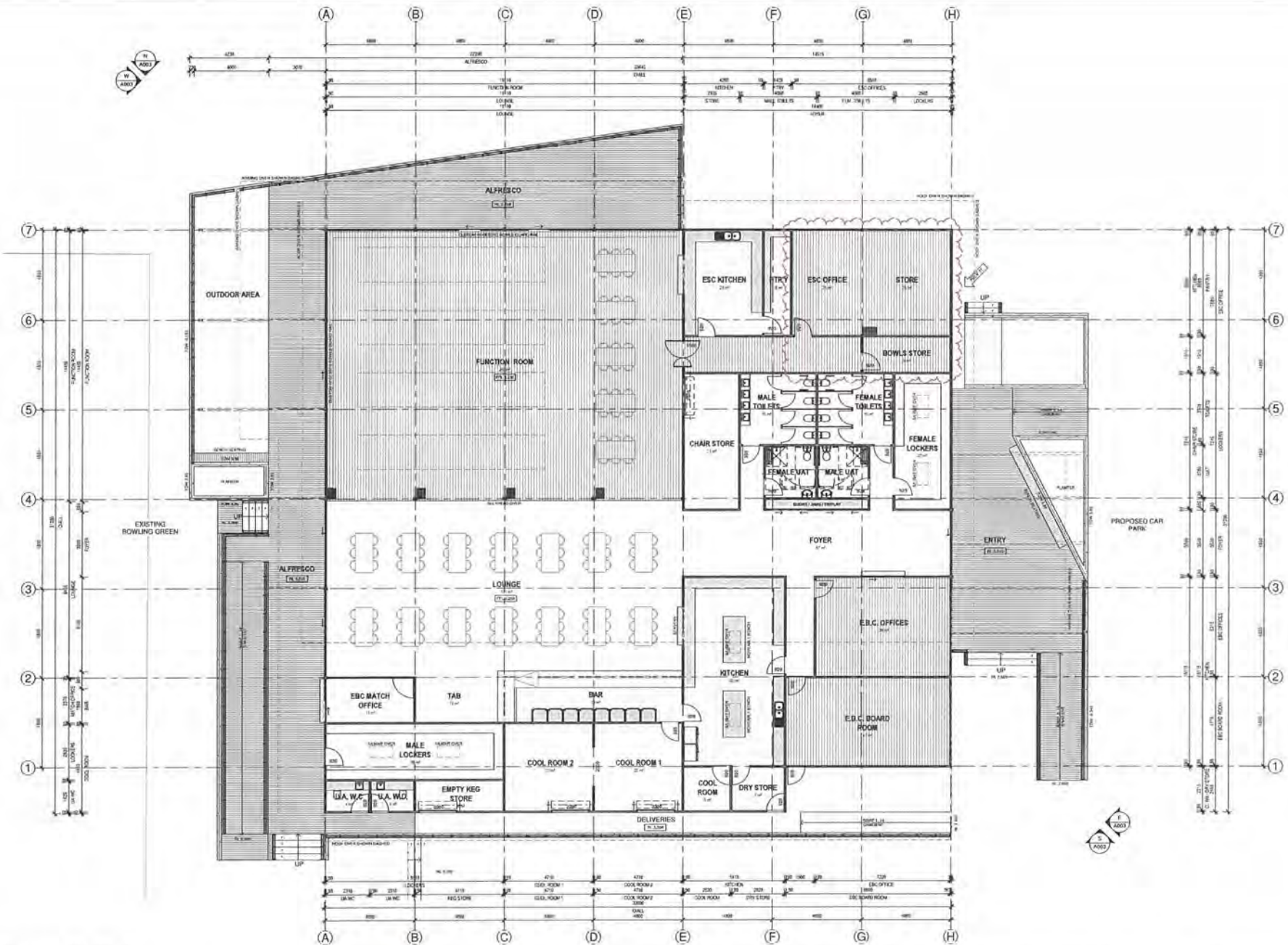
No.	Description	Date
A	PRELIMINARY CLIENT REVIEW	21.08.19
B	PRE SENTATION TO STAKEHOLDERS	11.09.19
C	SECONDARY PRESENTATION TO STAKEHOLDERS	03.10.19
D	BUILDING EXTENSION	17.10.19
E	STAKEHOLDER AMENDMENTS	22.10.19
F	CLIENT AMENDMENTS	23.10.19

Project Name
 PROPOSED MULTI-PURPOSE COMMUNITY CENTRE
 LOT 510 PRATT STREET, EATON
 SHIRE OF DARDANUP

SITE PLAN		
Project Number	9030-19	Sheet Number
Date	AUGUST 2019	Client Ref
Drawn by	LJR	A001
Checked by	RV	Scale

(Appendix ORD:12.1D)

APPENDIX 12.1D



No.	Description	Date
B	PRESENTATION TO STAKEHOLDERS	11.09.13
C	SECONDARY PRESENTATION TO STAKEHOLDERS	07.10.13
D	REVISIONS & EXTENSION	17.10.13
E	STAKEHOLDER AGREEMENTS	22.10.13
F	CONTRACT AGREEMENTS	25.10.13
G	FINAL ISSUE with O/S REPORT	18.11.13
H	ESC OFFICE AMENDMENT	27.11.14

Project Name
 PROPOSED MULTI-PURPOSE COMMUNITY CENTRE
 LOT 510 PRATT STREET, EATON
 SHIRE OF DARDANUP

GROUND FLOOR PLAN			
Project number	9820-15	Sheet Number	
Date	AUGUST 2015	Client Ref	
Drawn by	LH	A002	H
Checked by	RW	Scale	1:100 (CP A1)

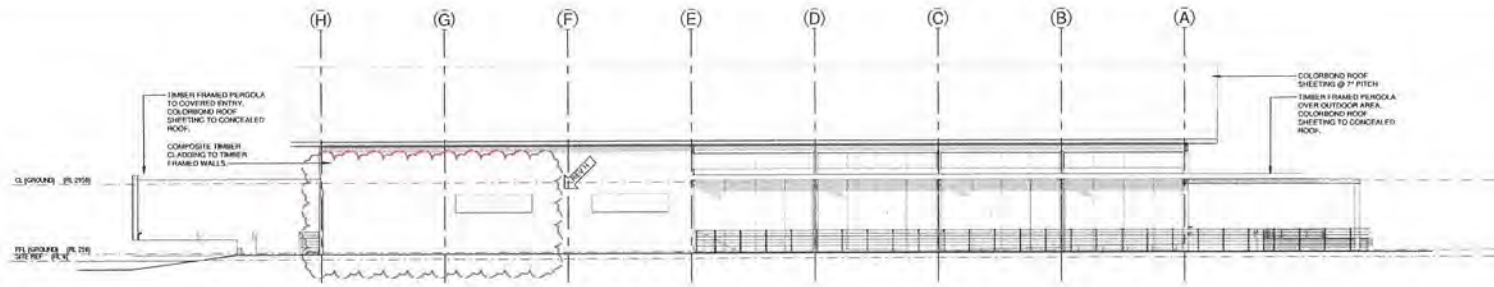
(Appendix ORD:12.1D)
 PROJECT NUMBER: 9820-15

GENERAL NOTES:

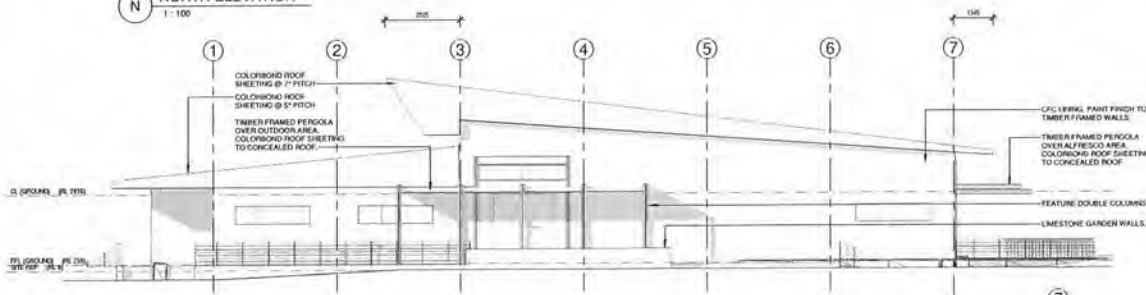
BUILDER MUST CHECK AND CONFIRM EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORK. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTIONS PRIOR TO PROCEEDING. BUILDER MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT AND SEEK INSTRUCTIONS PRIOR TO PROCEEDING. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE MOST CURRENT BUILDING REGULATIONS AND RELEVANT N.C.C. CODES AND AUSTRALIAN STANDARDS INCLUDING AMENDMENTS. THE AUTHORIZED REQUIREMENTS OF LOCAL AUTHORITIES AND OTHER STATUTORY AUTHORITIES ARE TO BE COMPLIED WITH AND VARIATION FROM WHAT IS SHOWN ON THE DOCUMENTATION MAY BE NECESSARY FOR COMPLIANCE AND DESIGN INTEGRITY. UNLESS PRIOR APPROVAL IS OBTAINED, BUILDER TO ALLOW FOR ALL FEES TO CHECK SHOP DRAWINGS.

DO NOT SCALE DRAWINGS

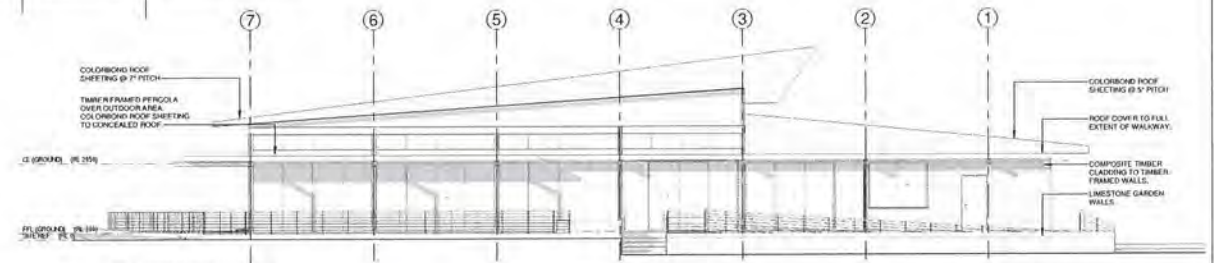
THIS DESIGN IS COPYRIGHT AND SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF VEENS DESIGN GROUP



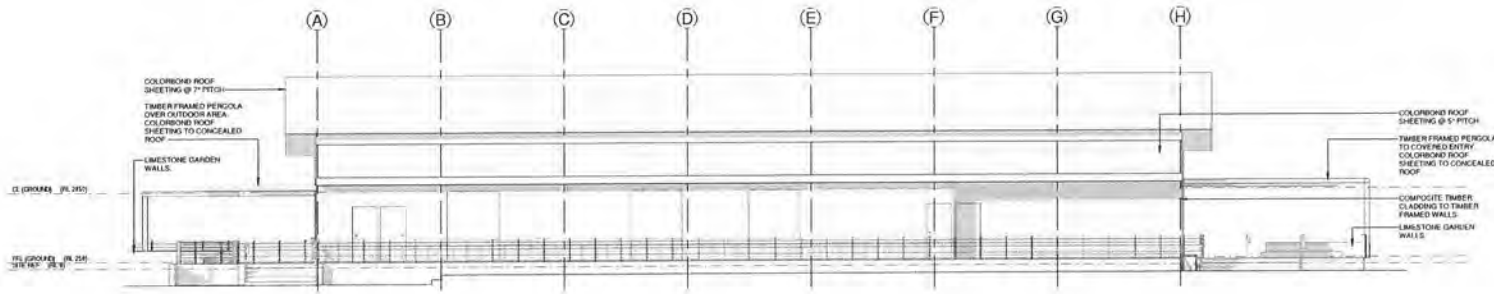
N NORTH ELEVATION
1:100



E EAST ELEVATION
1:100



W WEST ELEVATION
1:100



S SOUTH ELEVATION
1:100



No.	Description	Date
A	PRELIMINARY CLIENT REVIEW	21.09.19
B	PRELIMINARY PRESENTATION TO STAKEHOLDERS	11.09.19
C	PRELIMINARY PRESENTATION TO STAKEHOLDERS	01.10.19
D	BUILDING EXTENSION	17.10.19
E	STAKEHOLDER AMENDMENTS	22.10.19
G	FINAL ISSUE WITH QS REPORT	19.11.19
H	ESC OFFICE AMENDMENT	27.11.19

Project Name
PROPOSED MULTI-PURPOSE COMMUNITY CENTRE
LOT 510 PRATT STREET, EATON
SHIRE OF DARDANUP

ELEVATIONS		
Project number	Sheet Number	Current No.
3030-19	A003	H
Date	AUGUST 2019	
Drawn by	LAB	
Checked by	RV	Scale 1:100

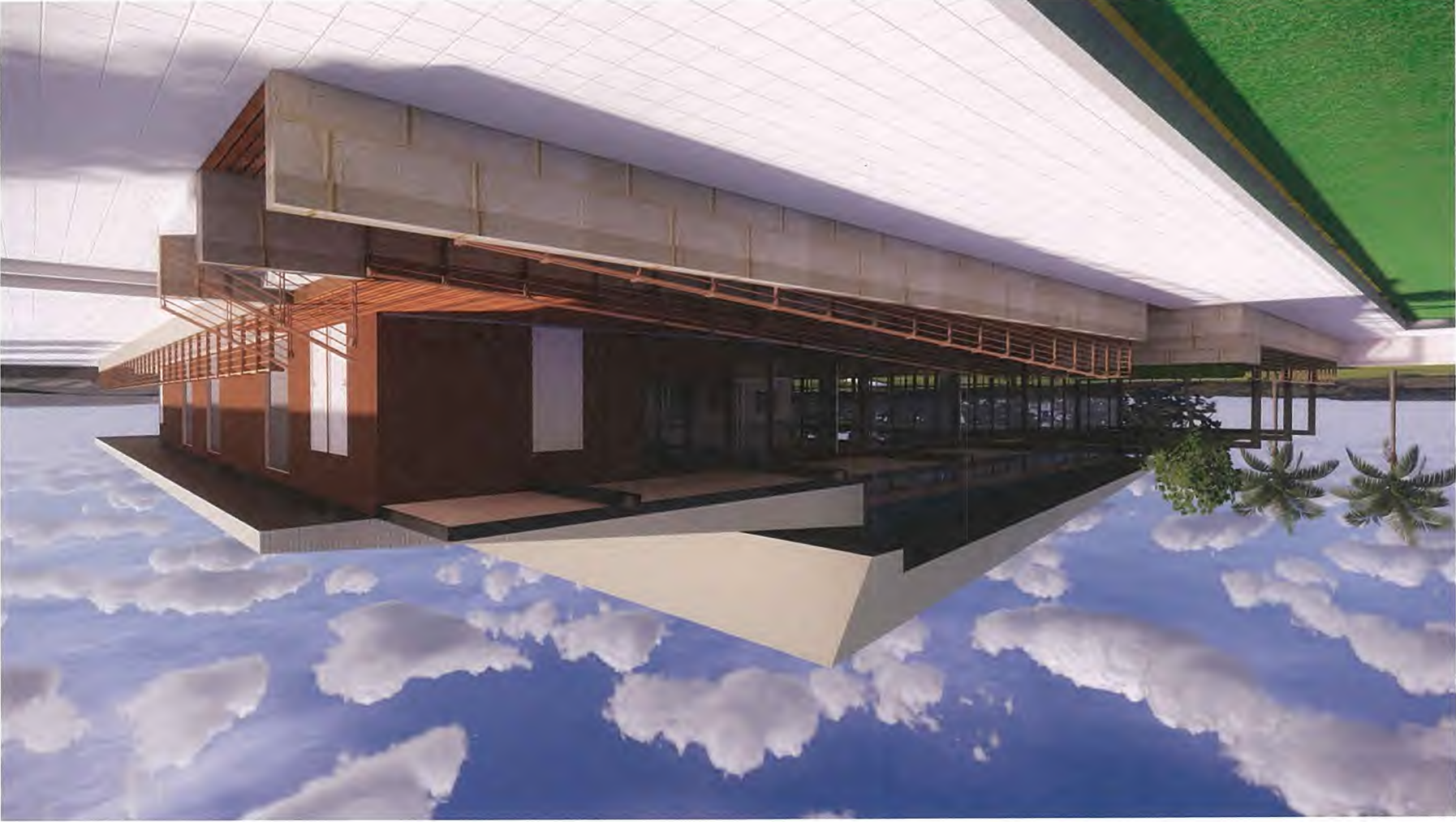
Appendix ORD:12.1(D)

PW 03/23/19/001/010





(Appendix ORD:12.1D)





(Appendix ORD:12.1D)



(Appendix ORD:12.1D)







(Appendix ORD:12.1D)



NMA/ho/(EST:19-36)

November 26, 2019

Veens Design Group
Suite 1/26 Carey Street
BUNBURY WA 6230

Attention: Ms. Liana Naughton

Dear Ms Naughton,

PROPOSED MULTI-PURPOSE COMMUNITY CENTRE—EATON BOWLING CLUB

We enclose an electronic copy of our revised Preliminary Cost Estimate 1.02 incorporating your proposed list of cost savings items and revised areas for Staging, emailed to you today.

Yours faithfully,

Niall Mc Aree

Director

RAWLINSONS (W.A.)

Enc.



PROPOSED MULTI-PURPOSE COMMUNITY
CENTRE - EATON BOWLING CLUB

Revised Preliminary Cost Estimate 1.02
Incorporating Proposed Cost Savings

November 26, 2019

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Document Details

Client:	Shire of Dardanup
Document no:	EST19-36
Document title:	Preliminary Cost Estimate

Document Approval

Revision	Originator	Approved	Authorised	Date
1.01	Hennie Omar Ass. Director	Niall McAree Director		19 November 2019
1.02	Hennie Omar Ass. Director	Niall McAree Director	<i>Niall McAree</i>	26 November 2019

This report is for the use only of the party to whom it is addressed and shall be used for no other purposes without the written consent of Rawlinsons (W.A.) No responsibility is accepted for any third party who may use or rely on the whole or any part of the contents of this report.

Introduction

Rawlinsons (W.A.) has been engaged by the Shire of Dardanup through the Architect, Veens Design Building Designers, to provide a Preliminary Cost Estimate for the re-development of Eaton Bowling Club located at Lot 510, Pratt Street, Eaton.

The project scope includes the demolition of the existing Club house, site clearance, levelling and filling to new formation levels to facilitate the construction of a new Clubhouse and Toilets with kitchen and storage facilities. As we have been requested to estimate the Works in two Stages (see Annexure A) to allow an area of the existing Clubhouse to continue its on-going daily activities and functions during construction, precautionary safety and protection measures are paramount to ensure safety of the Club's Members. The successful Contractor must also carry out investigation works to locate all existing underground services running through the site prior to commencing demolition. As we were not informed of the commencement date for construction, we have estimated the cost at current prices excluding any escalation allowance.

Basis of Estimate

The estimate is based on the documentation included in the "Drawings and documents list" below. This document should be updated regularly during the design and documentation phases of the project to reflect the relevant changes as the design evolves.

Drawing No.	Drawing Title	Author	Date Received
A001 Rev F	Site Plan	Veens Design	30/10/19
A002 Rev F	Ground Floor Plan	Veens Design	30/10/19
A003 Rev E	Elevations	Veens Design	30/10/19

We have been requested by Veens Design to estimate additional costs to the project if the building was to be built in two separate stages to enable continued use of the centre throughout construction. We have not been provided with any staging diagrams or detail on temporary works. We believe that staging of the building will be quite difficult due to the location of the existing building and advise that this approach will need a lot more design and discussion to ensure safe working and operating conditions for both the builder and user. The main additional costs we see associated with a staged construction include temporary screening walls to both the new and existing buildings, temporary structural supports to both buildings, remobilisation costs of trades, additional testing and commissioning cost for services, temporary access ways, fencing and signage, increased preliminaries costs due to an extended construction period, temporary/diversion of existing services. We estimated the additional costs of these works to be \$275,800.

Scope of Work/ Assumptions

We have made the following assumptions in preparing the estimate dated 19 November 2019:

- Stage 1 includes Works in Gridline 3-7/A-H, Alfresco and West External Works (including stairs and ramp down to the West bowling green)
- Stage 2 includes Works in Gridline 1-3/A-H, Entry, New Car Park, Deliveries and paving areas shown on drawings
- Imported sand fill to raise the current level by 510mm high
- 100 thick ground slab including strip footing, reinforcement, formwork to edges and joints, polythene underlay and termite treatment
- Colorbond steel coated ribbed roof decking system on timber framework including purlins, insulation batts on mesh, and rainwater plumbing and disposal

- Skylights as shown on drawings
- Roof Safety System (Provisional)
- External walls
 - 90 thick timber framed wall with timber cladding to external leaf and 13 thick gyprock plasterboard lining to internal leaf, including insulation, as shown on Elevations
 - Single glazed walls and doors in 12 thick clear float glass with reflective high performance film, as shown on Elevations
- Internal walls – 90 thick painted, hardwall plastered brickwall
- Toilet Partitions
- Wall finishes
 - Generally paint to brickwall and plasterboard-lined walls
 - 200 x 400 white and plain colour, glazed ceramic wall tile (PC supply rate \$45/sqm) to Male, Female and Unisex/Disable Toilets
- Floor finishes
 - 300 x 300 ceramic floor tile (PC supply rate \$40/sqm) to Female, Male and Unisex/Disable Toilets, Kitchen, ESC Kitchen, Pantry, Bar, Dry Store
 - Commercial grade carpet (PC supply rate \$60/sqm) to Foyer, Lounge, Tab and EBC Match office
 - Floor boards to Function Room, ESC Offices and ESC Board Room
 - Vinyl sheet (PC supply rate \$46/sqm) to Stores, Lockers and Cool Rooms
 - MDF, Vinyl and Tiled skirting
 - Entry mat-well at two entrances
 - Exposed concrete aggregate including sealer to Deliveries
 - Timber decking to Alfresco and Entry
 - External paving as shown on drawing
- Ceiling finishes
 - Generally paint finish to 13 thick gyprock plasterboard ceiling on suspended system
 - 13 thick gyprock plasterboard ceiling to roof raking/sloping profile at Function Room only
 - CFC lined soffits to Alfresco, Entry and Deliveries
- Fitments comprise of,
 - All cabinetry works as identified in drawings
 - Toilet accessories include paper towel dispenser, soap dispenser, toilet roll holder, grab rails and mirror, coats hook, shower rail and curtain
 - Bicycle racks (Provisionally allowed for 5 Nos)
 - Signage (Provisional)
 - Fire Extinguishers and Blanket (Provisional)
- Fitments comprise of,
 - Whitegoods to both kitchens i.e. cooktops, microwave oven, fridge, freezer, dishwasher and convection oven
 - Bar equipment and Cooler room
- Fencing to limestone retaining walls to extent shown on drawings
- Regional loading included in rates
- Allowances for external services like electrical pits, stormwater pits, pipework and connection to nearest services supply point to the extent shown on drawings
- Additional costs for Staging

Further to our preliminary estimate dated 19 November 2019, Veens Design requested for Rawlinsons to review the following list of proposed cost savings items and based on Veens Design marked-up drawing for staging, issued to Rawlinsons vide email dated 20 November 2019,

- Amend single glazed external walls/shopfront from frameless glazing to framed glazing
- Delete bicycle racks
- Amend concrete finish to Deliveries area from exposed aggregate to monolithic
- Amend tiled floor finish to vinyl or concrete epoxy finish to Kitchens, Pantries, Bar and Dry Store

- Amend floor finish in Function Room to timber look vinyl (Note: This item is excluded as Veens Design would not recommend the change as the Client wants timber under their Wood Encouragement Policy)
- Amend composite timber cladding to Stage 2 external walls and replace with CFC lining/render finish or masonry
- Ramp and stairs to bowling green to be concrete rather than decking
- Path from car parking opposite Pratt Road to be concrete, rather than paved
- Delete North decking and pergola
- Delete all suspended timber decking, ramps and stairs and replace with brushed concrete finish (sealed)
- Reduce the glass panel sizes to enable 6.38 thick laminated glass to be used
- Reduce the Main Entrance Canopy and decking to a simple canopy, ramp and steps (Note: Due to the lack of design and information, this item is excluded from the revised estimate, and would be considered for further savings when further information and design is available)
- Use modular cool rooms in lieu of built in ones (Note: This item is excluded from the revised estimate, and would be considered for further savings when further information and design is available)
- De-spec roof sheeting to standard Colorbond (Note: This item is excluded from the revised estimate, and would be considered for further savings when further information and design is available)
- Make all internal walling timber stud, not brickwork – Seal and two finishing coats paint system allowed on 13 thick plasterboard wall lining, including wall insulation

Specialist Consultant Estimates

As no specialist Consultants are engaged at this stage, we have made conservative allowances for the services required.

Exclusions

The following items have been excluded from our estimate:

- Fire indicator panel, fire hydrants and fire sprinkler systems
- Gas supply
- Special security services
- Existing services diversions
- Headworks
- Window treatment like curtain and blinds
- Work outside the boundaries
- Owner's loose furniture and fit-out costs
- Relocation of existing services
- Contaminated ground removal and reinstatement with approved imported earth/sand
- Piled foundation systems
- Rock excavation
- De-watering
- Escalation To Tender
- Professional fees
- Statutory authority charges, contributions
- Land costs, legal fees, finance charges

Contingency

As the project is still at Concept stage with on-going meetings and consultations with the Client and Key Stakeholders, we have allowed for the following Contingencies,

- Design at 7.5% to allow for design changes arising from requirements throughout the remaining design stages as well as services engineering inputs. This allowance will decrease as we progress through each design milestone.
- Construction at 7.5% to allow for variation works that may potentially arise during construction work, and unforeseen costs that may arise due to the potential staging of the works to facilitate on-going activities of the facility.

Professional Fees

Professional fees are currently excluded from the estimate. If this is required to be included, a 12% allowance of construction costs is reasonable to be expected to accommodate the fees for the respective Professional Consultants Services.

Conclusion

Although we have identified the construction costs associated to Stage 1 and Stage 2 separately, we reiterate for the construction works to be completed in 1 stage i.e. no staging, as it would appear the building has not been designed to accommodate Staging Works. As previously highlighted, staging the Works would have direct cost implications and risks on design and construction.

Summary of Costs

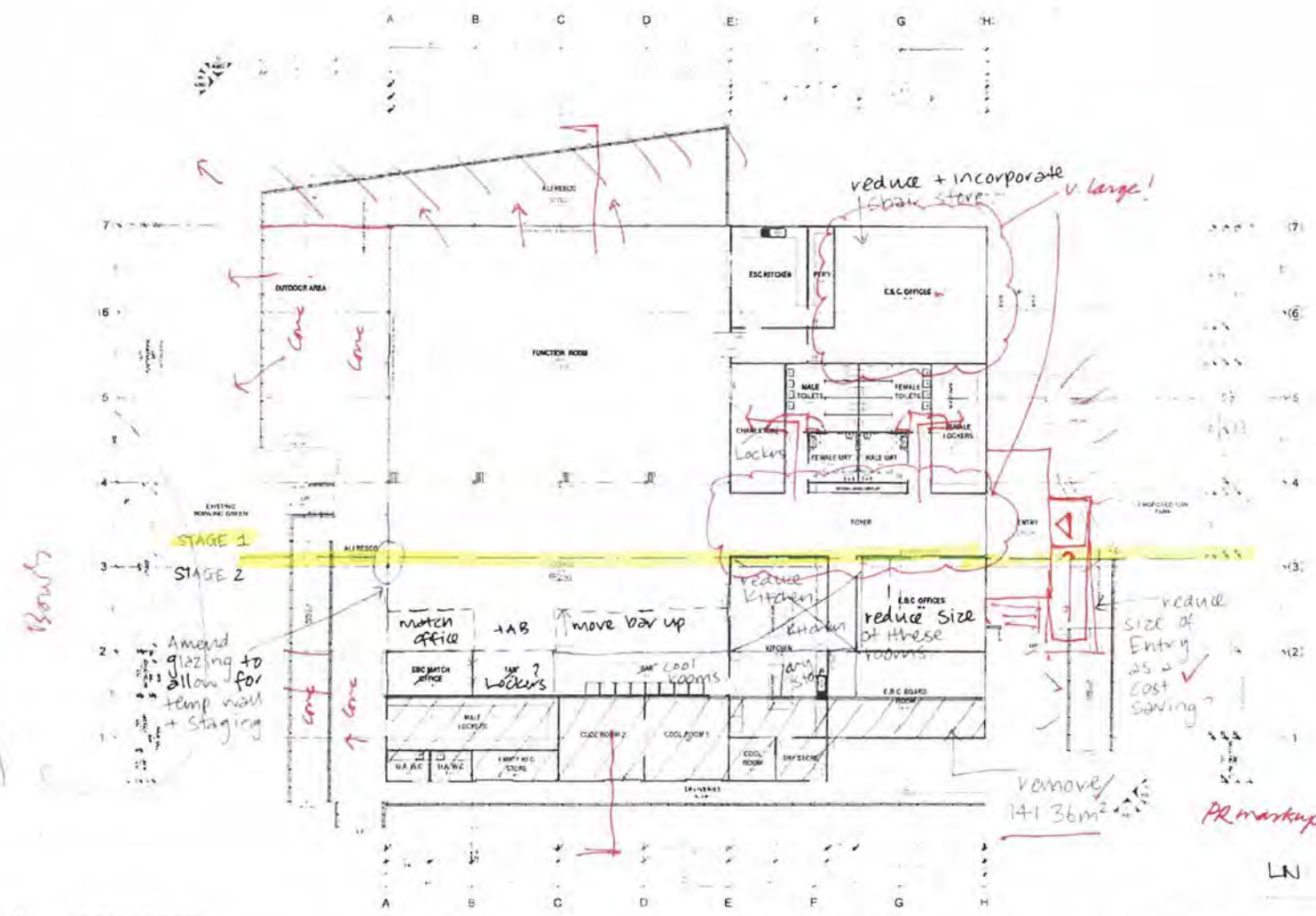
The following tables summarises the estimated total construction cost for Stage 1, Stage 2, and no staging.

TRADE	SUB-TOTAL (\$)	TOTAL (\$)
STAGE 1		
SUBSTRUCTURE		85,900
SUPERSTRUCTURE		637,000
Column	30,400	
Roof	318,500	
External Walls	116,300	
Windows	16,100	
External Doors	26,600	
Internal Walls	65,600	
Internal Screens (Toilet Partitions)	49,800	
Internal Doors	13,700	
FINISHES		195,100
Wall Finishes	26,400	
Floor Finishes	90,500	
Ceiling Finishes	78,200	
FITTINGS		115,600
Fitments (Cabinetwork and Toilet Accessories)	93,400	
Special Equipment - Whitegoods	22,200	
SERVICES		410,700
Hydraulics – Sanitary Fixtures and Pipework	99,000	
Air-Conditioning and Mechanical Ventilation	181,900	
Lighting, Power and Communication	115,700	
Security System	14,100	
EXTERNAL WORKS		61,900
Site Preparation (Include Demolition, Site Clearance)	18,100	
Landscape and Improvement (Include Limestone Wall, Fence, Bench Seats)	43,800	
EXTERNAL SERVICES		93,600
External Stormwater Drainage	28,000	
External Sewer Drainage	21,600	
External Water Supply	14,500	
External Electrical Services	29,500	
PRELIMINARIES		325,000
DESIGN CONTINGENCY (7.5%)		144,300
CONSTRUCTION CONTINGENCY (7.5%)		144,300
TOTAL COST		\$2,213,400
GST		\$221,340
TOTAL COST (incl. GST)		\$2,434,740

TRADE	SUB-TOTAL (\$)	TOTAL (\$)
STAGE 2		
SUBSTRUCTURE		53,200
SUPERSTRUCTURE		268,700
Column	18,100	
Roof	122,000	
External Walls	28,700	
Windows	2,900	
External Doors	34,700	
Internal Walls	49,700	
Internal Screens (Toilet Partitions)	0	
Internal Doors	12,600	
FINISHES		126,400
Wall Finishes	11,000	
Floor Finishes	65,300	
Ceiling Finishes	50,100	
FITTINGS		274,800
Fitments (Cabinetwork and Toilet Accessories)	93,600	
Special Equipment – Whitegoods, Cool Room, Bar Equipment	181,200	
SERVICES		188,800
Hydraulics – Sanitary Fixtures and Pipework	38,400	
Air-Conditioning and Mechanical Ventilation	88,600	
Lighting, Power and Communication	52,900	
Security System	8,900	
EXTERNAL WORKS		311,100
Site Preparation (Include Demolition, Site Clearance)	54,600	
New Bitumen Car Park and Deliveries (Includes Stormwater Drainage, minimal lighting and landscaping)	182,000	
Landscape and Improvement (Include Limestone Wall, Fence, Bench Seats)	74,500	
EXTERNAL SERVICES		Included in Stage 1
External Stormwater Drainage	Included in Stage 1	
External Sewer Drainage	Included in Stage 1	
External Water Supply	Included in Stage 1	
External Electrical Services	Included in Stage 1	
PRELIMINARIES		151,000
DESIGN CONTINGENCY (7.5%)		103,000
CONSTRUCTION CONTINGENCY (7.5%)		103,000
TOTAL COST		\$1,580,000
GST		\$158,000
TOTAL COST (incl. GST)		\$1,738,000

TRADE	SUB-TOTAL (\$)	TOTAL (\$)
NO STAGING		
SUBSTRUCTURE		139,100
SUPERSTRUCTURE		905,700
Column	48,500	
Roof	440,500	
External Walls	145,000	
Windows	19,000	
External Doors	61,300	
Internal Walls	115,300	
Internal Screens (Toilet Partitions)	49,800	
Internal Doors	26,300	
FINISHES		321,500
Wall Finishes	37,400	
Floor Finishes	155,800	
Ceiling Finishes	128,300	
FITTINGS		390,400
Fitments (Cabinetwork and Toilet Accessories)	187,000	
Special Equipment – Whitegoods, Cool Room, Bar Equipment	203,400	
SERVICES		599,500
Hydraulics – Sanitary Fixtures and Pipework	137,400	
Air-Conditioning and Mechanical Ventilation	270,500	
Lighting, Power and Communication	168,600	
Security System	23,000	
EXTERNAL WORKS		373,000
Site Preparation (Include Demolition, Site Clearance)	72,700	
New Bitumen Car Park (Includes Stormwater Drainage, minimal lighting and landscaping)	182,000	
Landscape and Improvement (Include Limestone Wall, Fence, Bench Seats)	118,300	
EXTERNAL SERVICES		93,600
External Stormwater Drainage	28,000	
External Sewer Drainage	21,600	
External Water Supply	14,500	
External Electrical Services	29,500	
PRELIMINARIES		236,000
DESIGN CONTINGENCY (7.5%)		229,400
CONSTRUCTION CONTINGENCY (7.5%)		229,400
TOTAL COST		\$3,517,600
GST		\$351,760
TOTAL COST (incl. GST)		\$3,869,360

Annexure A – Extent of Stages 1 and 2



PROPOSED FLOOR PLAN
1:100

VEENS DESIGN
BUILDING DESIGNERS

Date: 23/01/19
Project Name: PROPOSED MULTI-PURPOSE COMMUNITY CENTRE
LOT 512 PRATT STREET, EATON
SHIRE OF DARDANUP

GROUND FLOOR PLAN
A002
G

LN 19 11 19

(Appendix ORD:12.1E)

**MEMORANDUM
OF
UNDERSTANDING**

BETWEEN THE FOLLOWING PARTIES

EATON BOWLING & SOCIAL CLUB INC

PRATT ROAD, EATON 6232

ABN 65 634 667 792

AND

EATON SENIOR CITIZENS ASSOCIATION INC

2 SANFORD WAY, EATON WA 6232

ABN 94 463 966 573

This **MEMORANDUM OF UNDERSTANDING (MOU)** is made

on the day of 2019

BETWEEN

EATON BOWLING & SOCIAL CLUB INC of Pratt Road, Eaton, Western Australia

AND

EATON SENIOR CITIZENS ASSOCIATION INC of 2 Sanford Way, Eaton, Western Australia

RECITALS

1. TERMS USED

ABN – means Australian Business Number.

CEO – means the Chief Executive Officer of the Shire of Dardanup.

Club Facilities – means the Eaton Bowling Club located at Lot 510, (R 27516) Pratt Road, Eaton

MoU – means this Memorandum of Understanding

Parties – means the Eaton Bowling & Social Club Inc and the Eaton Senior Citizens Association Inc

Council – means the Shire of Dardanup

Executive Group – means the Executive members of each respective Association, that being:

- President;
- Vice President;
- Secretary; and
- Treasurer.

2. TERMS OF MOU

2.1 This Memorandum of Understanding (MoU) commences on the date it is signed by both Parties and continues until either party terminates this MoU by the giving of notice in writing.

3. LEGAL EFFECT OF MOU

- 3.1 This MoU is a non-exclusive arrangement and is not intended to create legally binding obligations on any of the parties, but is intended to outline the agreed objectives of both parties.

4. OBJECTIVES

- 4.1 The objectives of this MoU are:

- to establish the framework, the commitment, communication and collaboration between the Parties;
- to enable the Parties to permanently share access and use the Club Facilities which are owned by the Shire of Dardanup and leased to the Eaton Bowling Club Inc for various activities; and
- to recognise and abide by the terms and conditions that are consistent with the principles as set out in this MoU.

5. PRINCIPLES

- 5.1 The parties agree to give effect to this MoU in accordance with the following principles:

- a) Their collaborative relationship is based on mutual respect, trust, accountability and a commitment to cooperating to achieve the objectives of this MoU;
- b) Abide by any relevant legislation together with any Business Rules, Constitutions which will inform and guide the actions of the Parties under this MoU; and
- c) In conducting any activities under this MoU both Parties will seek to build and maintain a cohesive, cooperative and harmonious environment for all members.

6. AGREEMENT

- 6.1 The parties agree to work collaboratively together to:

- a) Identify and agree to Club Facilities that are suitable for each Parties use;
- b) Develop a process for identifying and notifying the availability from time to time of Club Facilities to each other and to other community groups and for public hire and use;
- c) Develop communication channels through their respective printed, Internet and social media presence to reach and inform the community about Club Facilities that are available for activities and events in accordance with this MoU;
- d) Acknowledge, communicate and promote the role that the Parties play in working with each other and with other members of the community;

- e) Provide to each other such information and assistance as reasonably necessary to give effect to this MoU and to support the other Parties contribution under this MoU; and
- f) Mutually agree from time to time to provide formal recognition of the support provided by others including the WA Government, the Council and other sponsors and supporters.

7. RESPECTIVE MANAGEMENT, ROLES, ACKNOWLEDGEMENTS AND OBLIGATIONS

7.1 The Parties agree that the respective roles of the Parties are as facilitators, to bring together members of each of the Parties to meet the objectives of this MoU.

7.2. The Parties acknowledges and agrees that:

- a) Members of the Parties undertake their activities under their own constituting instruments and governance documentation;
- b) Each of the Parties do not have any role in the regulation or control of each other's members beyond any conditions of membership that each of the Parties may apply to their membership from time to time;
- c) Members of the Parties undertake that their business activities will be under their own management and neither will be accountable or in control of each other's business. The Eaton Senior Citizens Association Inc will not be involved in the running of the TAB, bar or care of the outside bowling greens.

7.3 The Parties acknowledge and agree that they:

- a) Will not undertake any investigations or any checks on the other Parties organisation, business, activities or members; and
- b) Provide no insurance or warranties for the other Party in respect of their organisation, members or activities.

7.4. It is the responsibility of both Parties to communicate to their respective members:

- a) The existence of this MoU, its purpose and objectives; and
- b) That the Executive Group for each of the Parties act as facilitators to bring together members of each of the Parties to meet the objectives of this MoU;

7.5 The Parties agree:

- a) To determine and to make available representatives of their respective organisation's in the establishment of a Joint Management Committee in accordance with the structure as attached to this MoU at *Appendix 1*.
- b) The established Joint Management Committee will have equal representatives from both the Eaton Senior Citizens Association Inc and the Eaton Bowling & Social Club Inc with equal voting rights.

- c) To determine the operating procedures relating to the Joint Management Committee which will include –
 - i) The number of representatives from each of the Parties
 - ii) Appointment of committee chairperson and proxy;
 - iii) Committee meeting content, business and agenda
 - iv) Voting rights;
 - v) Quorum of the committee; and
 - vi) Any other such operating procedures as required.
- d) Each Parties representatives on the Joint Management Committee will have sufficient authority to make decisions on behalf of that Party.
- e) The Joint Management Committee will meet one (1) month following the signing of this MoU and thereafter as mutually agreed, to review progress in meeting the objectives of this MoU and to manage the activities associated with each of the Parties in the establishment and use of the Club Facilities.
- f) Agree to give effect to this MoU in accordance with the principles set out in Clause 5;
- g) Agree that the basis upon which Club Facilities will be made available will be in accordance with Clause 8;
- h) That access to Club Facilities is on legal and commercial terms as agreed between both Parties for the use and hire of Club Facilities;
- i) The Eaton Senior Citizens Association Inc will not be a party to any agreement between facility users, hirers and the provider of Club Facilities;
- j) The expectations of both Parties is that users and hirers of Club Facilities must adhere to principles that are consistent with those in Clause 5 in the provision and use of Club Facilities;
- k) That each Party will not use the other Party's trademarks, trade names, designs, logos, slogans or emblems (whether or not the use is related to the objectives of this MoU) for any purpose without the other Party's prior written consent which may be given subject to conditions;
- l) That each Party will bear their own costs of conducting and participating in any activities associated with this MoU unless otherwise agreed in writing;
- m) That in giving effect to this MoU, each must comply with all relevant laws, regulations and relevant policies.

8. PROVISION OF CLUB FACILITIES

8.1 The Parties agree that:

- a) It will be the intent of this MoU that Club Facilities will be made available to either of the Parties for any purpose in accordance with this MoU;

- b) From time to time the Joint Management Committee can determine the terms and conditions of entry to and use of Club Facilities to suit and facilitate the needs of each of the Parties; and
- c) The Joint Management Committee will determine the:
 - Activity and function programming schedule;
 - Distribution of utility, maintenance and lease costs;
 - Hiring of the premises for functions and events;
 - Allocation of operational and maintenance task responsibilities; and
 - Any future capital works or development plans.

8.2 The Parties acknowledge and agree:

- a) That each of the Parties may conduct a range of activities including sporting and social activities, events, gatherings and meetings.
- b) Undertake their own inquiries about the nature of the activities that each Party may wish to conduct in Club Facilities;
- c) To make their own determinations on whether their facilities are suitable for the type of activity contemplated and the conditions that should apply to their use;
- d) Every endeavor will be made to charge concessional rates or waive rates for venue hire or use, for facilities made available for each party in accordance with this MoU.

Clause 8.2(d) does not limit the right of the Eaton Bowling & Social Club to apply their usual charges for any services such as the supply of food and beverages, catering for events, hiring of equipment or furniture, or provision of security or other personnel in accordance with their lease of the Club Facilities;

- e) To provide for dissemination to their members in agreed formats and mediums, information about conditions of entry and use (including any hire fees or other charges) of Club Facilities as and when updated from time to time;
- f) That any media release, publicity or other public announcement concerning the subject matter of this MoU, must have the prior written consent of both Parties; and
- g) That in providing Club Facilities they must comply with all relevant laws and relevant policies.

9. CONFIDENTIALITY, PUBLICITY & RECOGNITION OF SUPPORT

9.1 Each of the Parties must keep the information of the other Party that is designated as confidential or that it knows or ought to know is confidential, in strict confidence and must not disclose or cause the disclosure of such information except:

- a) As is necessary for the parties to perform their obligations under this MoU;
- b) With the other party's prior written consent; or

c) As required by law.

9.2 The Parties acknowledge and agree that they will consult with each other and to the extent possible in the circumstances, mutually agree any media release, publicity or other public announcement concerning the subject matter of this MoU.

10 TERMINATION

10.1 It is acknowledge that this MoU has been formed to enable the redevelopment of the existing Club Facilities, which has involved the commitment of State Government funding and Council resources, including considerable planning, design and development costs. This long term commitment of funds and resources requires the long term commitment of both the Eaton Bowling & Social Club Inc and the Eaton Senior Citizens Association Inc.

10.2 While acknowledging the long term commitment of the State Government, Council and the Eaton Bowling & Social Club Inc and the Eaton Senior Citizens Association Inc, either Party may still withdraw from this agreement at any time and without reason should it wish to do so, provided due notice is given to the other Party and the Council. The Party intending to withdraw must advise the other party/ies and Council in writing, giving at least twelve-month's notice of its intention to do so.

11. GENERAL

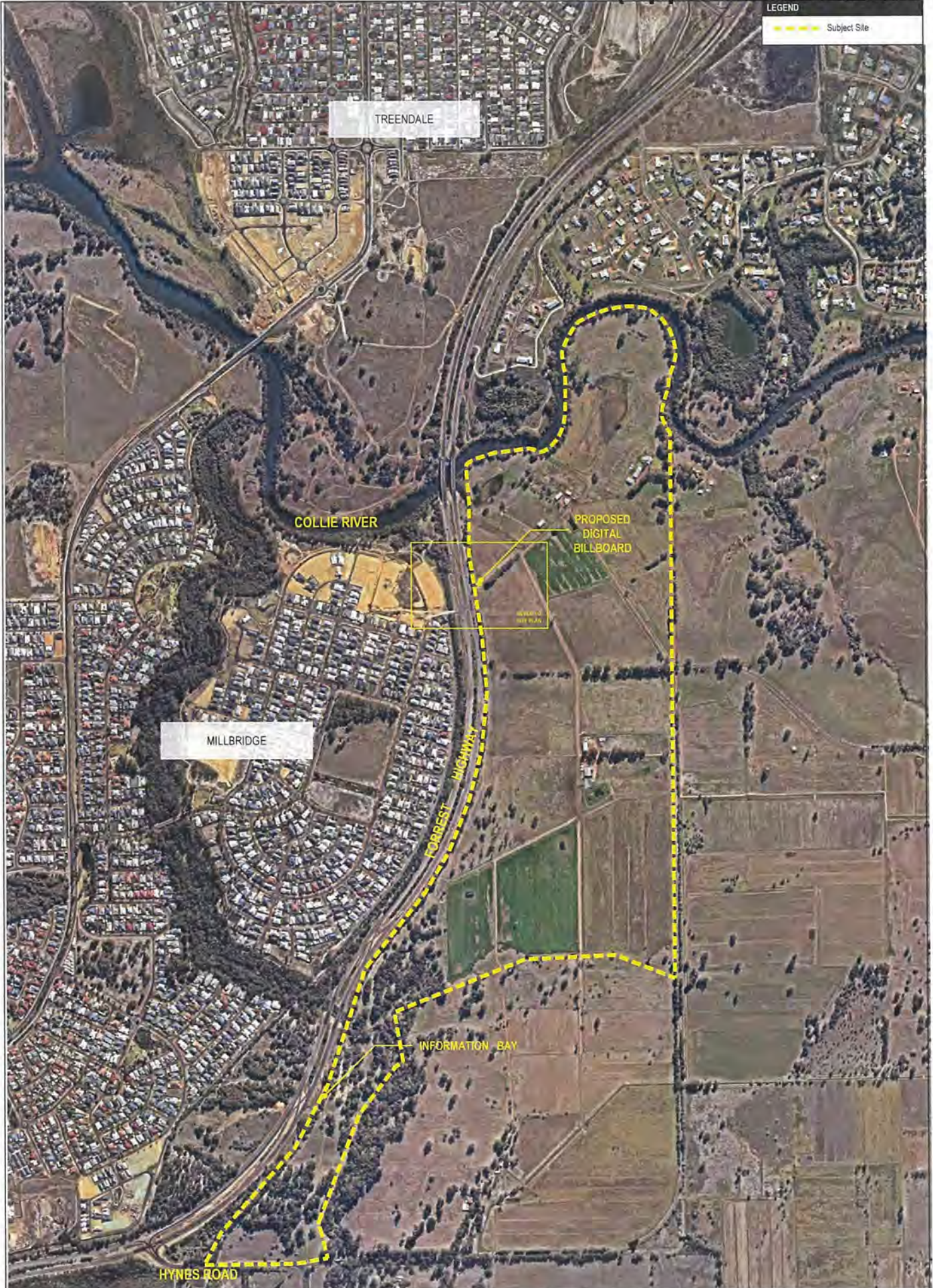
11.1. This MoU may only be varied by agreement in writing signed by both parties.

11.2. As this MoU serves only as a record of the intentions of the parties any issue, dispute, controversy or claim which arises out of the interpretation or application of this MoU will be dealt with pragmatically through amicable consultations and negotiations as the only method of settling the issue, dispute, controversy, or claim.

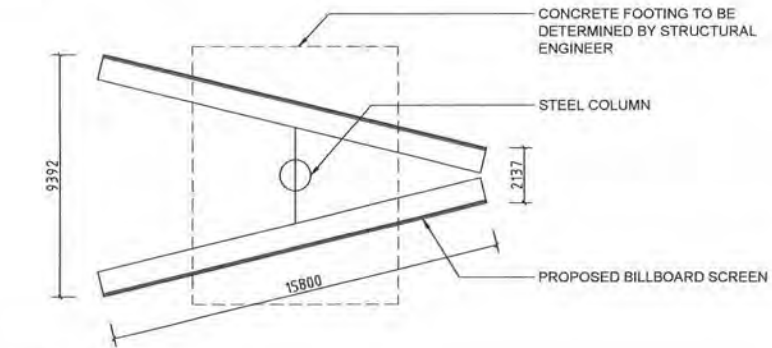
Appendix 1

JOINT MANAGEMENT COMMITTEE STRUCTURE

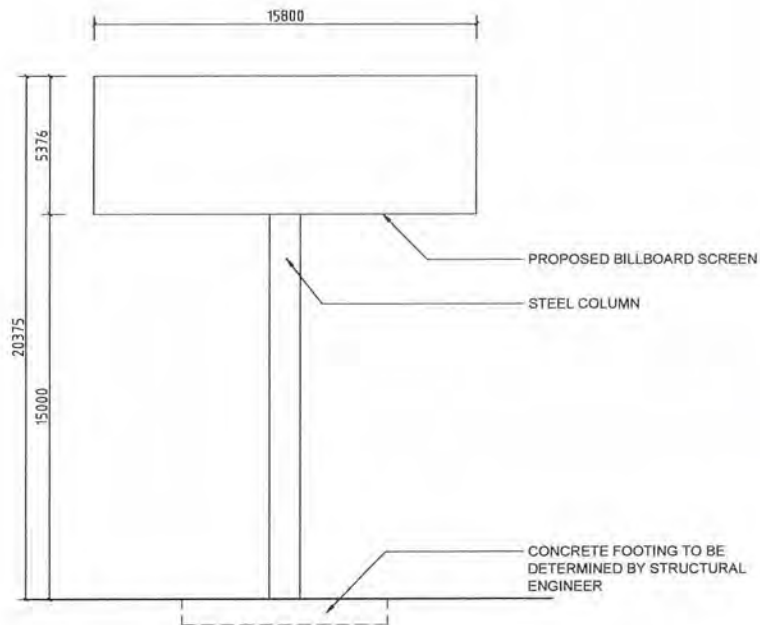








PLAN VIEW
SCALE 1:100



FRONT VIEW
SCALE 1:100



LOCATION PLAN
SCALE N.T.S.

CHECK AND CONFIRM ALL EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES OR ERRORS TO THE ARCHITECT PRIOR TO PROCEEDING AND SEEK AN INSTRUCTION.
 BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF THE PRODUCTION OF ANY SHOP DRAWINGS OR THE MANUFACTURE OF ANY ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING AND SEEK AN INSTRUCTION.
 ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST RELEVANT SAA CODES, BUILDING REGULATIONS AND BUILDING CODE OF AUSTRALIA.
 DO NOT SCALE DRAWINGS.

CITYGATE
PROFESSIONAL

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 42 STRICKLAND STREET
 BUNBURY WA 6230
 Ph: (08) 9792 4444
 Fx: (08) 9791 1447
 Email: architect@citygate.com.au

No	AMENDMENT	DWN	DATE	CHKD	No	AMENDMENT	DWN	DATE	CHKD
A	ISSUED FOR DISCUSSION	CJ	22.08	CJ					
B	OWNER REVIEW	CJ	09.09	CJ					
C	ISSUED FOR D.A.	CJ	16.07	CJ					

PROPOSED LANDSCAPING &
 BILLBOARD
 SHIRE OF DARDANUP,
 FORREST HWY, WA, 6232

DRAWN	CRAIG JIA	DESIGNED	CRAIG JIA	REDUCED TO	1:1
CLIENT				DRAWING No.	
SCALE	1:100@A1	DATE	AUG. 2019		
CITYGATE PROJECT No.					





(Appendix ORD-12.2D)

CHECK AND CONFIRM ALL EXISTING LEVELS ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY DISCREPANCIES OR ERRORS TO THE ARCHITECT PRIOR TO PROCEEDING AND SEEK AN INSTRUCTION.
 BUILDER SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF THE PRODUCTION OF ANY SHOP DRAWINGS OR THE MANUFACTURE OF ANY ELEMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING AND SEEK AN INSTRUCTION.
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LANDSCAPE ARCHITECTS

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No	AMENDMENT	DWN	DATE	CHKD	No	AMENDMENT	DWN	DATE	CHKD
A	ISSUED FOR DISCUSSION	CJ	22.08	CJ					
B	SPEC'S REVISION	CJ	29.09	CJ					
C	ISSUED FOR I.A.	CJ	30.02	CJ					

PROPOSED LANDSCAPING &
 BILLBOARD
 SHIRE OF DARDANUP,
 FORREST HWY, WA, 6232

DRAWN	CRAIG JIA	DESIGNED	CRAIG JIA	REVISION	1
CLIENT					
SCALE	N.T.S.	DATE	AUG. 2019	DRAWING No.	A02
CITYGATE PROJECT No.					

THIS IS A CAD DRAWING. DO NOT AMEND MANUALLY

SCHEDULE OF SUBMISSIONS (Appendix ORD:12.2E)

	Submitter	Submitter Comment	Officer Response
1.	Western Power 4.10.2019	<p>Comment</p> <p>Western Power has no objection to the proposed development. The proposed installation on the site is to comply with the following:</p> <p>Recommendation i: Any development on the subject site shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict. Proponents should refer to https://westernpower.com.au/safety/360-aware/industry-safety/</p> <p>Recommendation ii.</p> <p>It is the landowner's responsibility to ensure that the design and construction of any new structure on the land complies with all applicable laws including, without limitation, clearance requirements of electrical infrastructure. We recommend that you engage a suitably qualified independent person (surveyor, architect, engineer) to undertake an assessment of the proposed development to ensure that best methods of construction are utilised and compliance with all applicable laws (including clearance requirements of electrical infrastructure in general and those specified under Occupational Safety and Health Regulations 1996 (WA)).</p>	<p>Noted.</p> <p>Advice notes have been on the proposed in the Officers recommendation.</p>
2.	Main Roads WA 9.10.2019	<p>Main Roads raises no objections to the proposed signage provided compliance with the following:</p> <ul style="list-style-type: none"> i) Minimum legible letter size as detailed under 5.3.1 of the Main Roads Policy and Applications Guidelines for Advertising Signs and; ii) Luminance and illumination levels as detailed under Appendix B of the Main Roads Policy and Applications Guidelines for Advertising Signs. 	<p>Noted. Conditions and Advice notes are included in the Officers recommendation addressing this submission.</p>
3.	Department of Planning Lands and Heritage (DPLH) 10.10.2019	<p>Lot 15 Clifton Road, Waterloo is zoned Rural under the Greater Bunbury Region Scheme (GBRS) and located adjacent to Primary Regional Road Reserve. The property is further situated within the Priority Agricultural Land Policy area.</p> <p>Under Clause 27 of the GBRS there are a number of scenarios under which a development application is required. This application has been assessed in accordance with the provisions of the GBRS, and in particular with reference to the Notice of Resolution made under Clause 27, Schedule 1, Paragraph 3: Land abutting a Regional Road Reserve, Paragraph 6: Development within the Priority Agricultural Land Policy area; and Paragraph 10: Development within the Rural Zone.</p> <ul style="list-style-type: none"> • Under Paragraph 3, certain development types on land abutting a Regional Road Reserve requires planning approval under the GBRS except for a few exclusions. In this particular 	<p>The submission from the DPLH is noted and that planning approval is not required under the GBRS.</p>

		<p>instance the proposed digital billboard is excluded from obtaining planning approval under this section of the GBRS.</p> <ul style="list-style-type: none"> • Under Paragraph 6, a GBRS application can potentially be triggered due to the property's location within the GBRS Priority Agricultural Land Policy Area however in this case the proposed development is considered a compatible development under the policy. A GBRS application under Paragraph 6 is therefore not required. • Under Paragraph 10, a GBRS application can potentially be triggered within the Rural Zone where the WAPC or local government is of the opinion that the proposed development is not consistent with the purpose of the Rural Zone. The proposed digital billboard is not considered to be inconsistent with the purpose of the Rural Zone as defined in the GBRS. A GBRS application under Paragraph 10 is therefore also not required. <p>The proposed digital signage on Lot 15 Clifton Road, Waterloo therefore does not require planning approval under the GBRS.</p>	
4.	ATCO Gas Australia (ATCO) 18.10.2019	<p>ATCO has no objection to the proposed use of the area of Lot 15 Clifton Road, Waterloo based on the information and plans provided. ATCO supports the proposed development, subject to the following Advice notes being addressed and adhered to by the proponent and/or their representatives.</p> <ol style="list-style-type: none"> <i>A High Pressure ATCO Gas pipeline exists within the immediate vicinity of the development application area, being within the 16 metre Easement D370773. ATCO Gas must be notified of any works within 15 metres of this gas pipeline and infrastructure before those works begin. Ph: ATCO Gas on 9499 5272.</i> <i>Anyone proposing to carry out construction activities or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure and other underground assets.</i> <i>Future construction and any proposed access by heavy machinery across the ATCO HP gas mains (including proposed access and access upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</i> 	<p>Noted.</p> <p>Advice notes have been included in the Officers Recommendation addressing this submission.</p>
5.	Department of Primary Industries and Regional Development (DPIRD) 28.10.2019	<p>The DPIRD does not object to the proposed digital billboard on the subject lot.</p>	<p>Noted.</p>
6.	Department of Biodiversity, Conservation and Attractions (DBCA) 28.10.2019	<p>The DBCA has no comments on the proposal. The DBCA considers that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.</p>	<p>Noted.</p>
7.	Department of Water and		<p>Noted.</p>

	Environmental Regulation (DWER) 8.11.2019	The DWER does not object to the proposal and has no comments to offer regarding the proposed digital billboard.	
8.	Aqwest 14.10.2019	Aqwest advise that they have no objections to the proposal.	Noted.
9.	Deborah and Danial Jones Millbridge 9.10.2019	<p>In relation to the application for a digital billboard being erected (as per photos provided by shire) at lot 15 Clifton Rd, Waterloo, we would be directly affected.</p> <p>The billboard is in direct line of sight to our Master bedroom which has a window and two glass doors facing the direction of the sign and would result in bright light entering our room whilst trying to sleep.</p> <p>This may also have an impact on the value and any future sale of our property.</p> <p>We would be happy to give our permission to go ahead if the applicant were prepared to pay for the erection of suitable privacy screening and/or compensate us for the loss of value.</p>	<p>Noted.</p> <p>The potential light impacts generated by the development have been considered and are addressed in the Officers discussion section of this report.</p> <p>Potential impact on property values is not a valid planning consideration.</p>
10.	Ron & Shaila Harper Millbridge 11.10.2019	<p>With reference to the above we wish to advise that we are decidedly against the construction of this huge digital billboard in the proposed area.</p> <p>We are currently living in NSW but intend, following the sale of our house, to move back to our home state of W.A. and to commence building a new house on our block, which is located in Millbridge</p> <p>The position of our block is directly in line with the proposed sign. The front view from the house will not be affected but from the rear (the patio) we will be looking at this mammoth structure which, because of it's dimensions, will tower above the roofs of surrounding homes. This is not what we bought our block for!</p> <p>We believe if this D.A. is given the green light it will be an environmental disaster for this area from an aesthetic point of view. It would no doubt have a negative impact on property values as well. Surely the smart thing to do would be for this promotional company to build their sign on a stretch of road that is well away from nearby housing.</p> <p>We submit this objection to you in the hope that you will give it your sympathetic consideration and that the above development, at it's proposed erection site, does not meet with your approval.</p>	<p>Noted.</p> <p>The potential light impacts generated by the development have been considered and are addressed in the Officers discussion section of this report.</p> <p>Potential impacts on property values is not a valid planning consideration.</p>
11.	KP Malcolm & M Habib Millbridge 14.10.2019	<p>I write representing KP Malcolm & M Habib of Millbridge and in response to the Application for Development Approval for Digital Billboard to be installed at – Lot 15 (49) Clifton Road, Waterloo.</p> <p>We would prefer if the proposed digital billboard was installed at a different location.</p> <p>Our primary concern is the potential light pollution that would be visible from our residence during the night.</p> <p>If we can be assured that this will not be an issue then we would have no problem with the proposed location of the digital billboard.</p>	<p>Noted.</p> <p>The potential light impacts generated by the development have been considered and are addressed in the Officers discussion section of this report.</p>

(Appendix ORD:12.2E)

12.	Joe Power No Address Provided 16.10.2019	<p>I wish to express my opposition to the proposed billboard on lot 15(49) Clifton Road.</p> <p>I believe these advertising billboards are too metropolitan looking for such a rural location.</p> <p>In my opinion they should be reserved for use only in densely populated areas and not on rural land.</p> <p>I believe your drawings state that overall height would be 20 meters which is quite large and I wonder what light pollution would come from the sign in darkness.</p>	<p>Noted.</p> <p>The context of large format advertising within a Rural location has been established in many parts of the Metropolitan, Peel and South-West regions.</p> <p>The potential light impacts generated by the development have been considered and are addressed in the Officers discussion section of this report.</p>
13.	Sarah Cronshaw No Address Provided	<p>To whom it may concern</p> <p>Regarding the Digital Billboard to be erected on Lot 15 Clifton Road. The Cronshaw family have no issue with this if Mr Barbetti himself wishes to give his approval for its installation.</p> <p>Kind Regards</p> <p>Sarah Cronshaw</p>	<p>Noted</p>
14.	Mary Groom No Address Provided	<p>Thank you for your email regarding the above.</p> <p>I understand that it is going on everywhere with large digital signage. My only objection is that constant safety driving ads are being done all the time about taking your eyes off the road for 2 seconds etc. can cause an accident. So I am at odds with all the large signage everywhere which does just that. Just my thoughts.</p> <p>Kind regards</p> <p>Mary Groom</p>	<p>Noted.</p> <p>MRWA have considered and assessed the proposed signage against its Advertising Signage policies. The policies consider the impacts of large format advertising on motorists and sets out requirements for signage in order not to create a distraction to motorists.</p> <p>MRWA have no objection to the signage in the location proposed.</p>
15.	Adross Group	<p>The proposed digital billboard is located approximately 100 metres east of Millbridge Estate (see Figure 1). At 20 metres in height it will be visually prominent from and to Millbridge Estate (See Figures 2 and 3). The Millbridge Estate will therefore be materially affected should the application for development approval be approved.</p> <p>In summary the proposal is objected to as it will intrude into the long-standing buffer along Forrest Highway and diminish the visual quality of the local residents of Millbridge.</p> <p>Further, we submit that the proposal is inconsistent with the purposes of the Rural Zone of the Greater Bunbury Region Planning Scheme and with the General Farming Zone of the Shire of Dardanup Town Planning Scheme No. 3 and incapable of being supported for approval.</p> <p>These reasons are clarified below.</p> <p>1. <u>Long-standing landscape buffer along Forrest Highway</u></p> <p>The proposed billboard screen is located immediately adjacent to Forrest Highway in order to achieve its purpose of advertising exposure. This contravenes a long-standing planning objective of maintaining a rural landscaped approach to Bunbury along the Forrest Highway.</p>	<p>The established Forrest Highway landscape buffer is not proposed to be modified by the proposed sign. Additionally, the Forrest Highway landscape buffer is only applicable</p>

The Forrest Highway recently enjoys a tree-lined western aspect along the urbanised western edge, south of the Collie River to provide a tree-lined landscape on the northern approach to Bunbury. This treed landscaping arrangement is proposed to be mirrored along the eastern edge through the draft Wanju Structure Plan which includes a band of public open space along the eastern edge of the Forrest Highway (see Figure 4).

The proposed billboard would be located within the proposed public open space band of the Wanju Structure Plan in clear contradiction of the intended rural landscape character along the Forrest Highway entrance to Bunbury.

2. The proposed Billboard will materially affect the amenity of the current and future residents of Millbridge.

As noted in the introduction, the proposed digital billboard is located approximately 100 metres east of Millbridge Estate and at 20 metres in height it will be visually prominent from the Millbridge Estate, especially at night as it is proposed that the billboard be illuminated (refer Figures 2 and 3).

Currently, the view to the east of Millbridge enjoyed by residents is of a landscaped rural aspect. This visual quality of an uninterrupted landscaped view is a key aspect of the amenity of Millbridge residents as it overcomes any negative perceptions of living adjacent to the Forrest Highway.

This view is also proposed to be protected in future development by the public open space band proposed in the draft Wanju Structure Plan.

The arbitrary intrusion of what can only be described as a massive illuminated sign into a rural landscaped area will significantly diminish the visual quality of the local residents of Millbridge who currently enjoy an uninterrupted landscaped view. The main concern of residents is the adverse effects of obtrusive effects of outdoor lighting in a currently dark rural environment.

AS/NZS4282:2019 Control of Obtrusive Effects of Outdoor Lighting provides in 1.2 Application that:

'Where any doubt exists on the potential effects of a specific proposal, appropriate persons with competence in the fields of illuminating engineering and environmental design should be consulted.

This particularly applies to installations that are large...'(emphasis added).

An assessment by an appropriately qualified and experienced person should be included for Council as part of the review of the application for development approval.

3. The application requires an application under the Greater Bunbury Region Planning Scheme

The application indicates that a planning application is not needed as the proposal is exempt under WAPC Resolution RES 2014/03 (as amended) made under clause 27 of the GBRS.

The view of Responsive Environments is that an approval under the GBRS is required as it is impossible to come to the applicant's conclusion that the proposal 'is consistent with the purpose of the Rural Zone of the GBRS'.

As noted in the applicant's report, the subject site is zoned Rural under the provisions of the Greater Bunbury Region Scheme (GBRS) the purpose of the Rural zone under clause 12(e) of the GBRS is:

of the highway.

The potential for visual amenity impacts of the sign are noted, the nature of large format advertising signs are that they are designed to be visually prominent. In this regard, the design of the proposed advertising sign is such that it is to be constructed at a 60 degree alignment to Forrest Highway. At the proposed angle the immediate residents within Millbridge are likely to only have a glanced view of the sign. Additionally, the location of the Forrest Highway landscape buffer should largely obscure the view of the sign to the adjacent residents.

A recommended condition of planning approval requires the submission of an assessment and report of the completed development, conducted by a suitably qualified lighting consultant to confirm compliance, and demonstrate the ongoing management of the sign complies, with Australian Standard AS 4282-1997: Control of Obtrusive Effects of Outdoor Lighting. Shire Officers consider that a demonstrated compliance with the Australian Standard will limit any potential amenity impacts caused by the sign.

The Shire referred the application to the DPLH for its consideration and comment in regards to the requirements of the GBRS. The DPLH subsequently assessed the proposal and considered it to be consistent and compatible with the Priority Agricultural Land Policy area and the 'Rural' zone under the GBRS. The DPLH provided comment to the Shire regarding the proposal, and advised that the

	<p>'to provide for the sustainable use of land for agriculture, assist in the conservation and wise use of natural resources including water, flora, fauna and minerals, provide a distinctive rural landscape setting for the urban areas and accommodate carefully planned rural living developments';</p> <p>The proposed billboard has no rural purpose; its purpose is to advertise an urban shopping centre and is therefore inconsistent with the purpose of the Rural Zone of the GBRS and requires an application under that scheme. The proposal is inconsistent with the zone objectives, and should considered by the WAPC in accordance with the GBRS.</p> <p><u>4. The application is inconsistent with the General Farming Zone of the Shire of Dardanup Town Planning Scheme No. 3</u></p> <p>The proposed billboard falls under the Shire of Dardanup LPS No.3 General Definition of 'Advertisement'. An 'Advertisement' is not included as a Use Class in Appendix 1 Zoning Table. As the Shire of Dardanup has given public notice of the proposal, it would appear under LPS 3 Clause 2.4.2.(b) that Council has concluded that the use may be consistent with the objectives of the General Farming Zone, in which the billboard is proposed to be located.</p> <p>We submit that the Council would be in error to conclude that a billboard is consistent with the objectives of the LPS 3 General farming zone. The objectives of the General Farming Zone are:</p> <ul style="list-style-type: none"> • To provide for a wide variety of productive farming activities, ranging from broadacre grazing to horticulture, which are compatible with the capability of the land and retain the rural character and amenity of the locality. • To protect areas of significant agricultural value, particularly those in irrigation districts, from conflicting land uses. • To facilitate low-key tourist development where it is incidental to the use of the land for farming purposes and where land use conflict can be minimised. <p>The reason for zone objectives are to describe the zone's purpose and what it is meant to accomplish. The consistency of a use not listed requires a proposal therefore needs to be congruent with the objectives of the zone, in other words to forward their purpose. An advertising billboard does not and is incapable of being made to achieve any of the LPS 3 objectives. It does not provide for a wide variety of farming activities, protect significant agricultural areas or facilitate low key development. Its purpose is to purely advertise a shopping centre.</p> <p>It is clearly illogical, as argued by the applicant, that somehow preventing interruption of an ongoing rural use can be contorted to suggest achieving consistency with the General Farming Zone objectives. The application fails as it does not contribute to furthering the objectives of the zone.</p>	<p>development does not require approval under the GBRS.</p> <p>There are a number of similar sized large format advertising signs which have been constructed in rural locations adjacent to the Forrest Highway in the Shire of Waroona, Shire of Murray and the City of Mandurah. In regards to the TPS3 objectives of the 'General Farming' zone, whilst the sign is not entirely consistent with the intent for the zone to provide for a variety of productive farming activities, the location of the sign is unlikely to inhibit or constrain farming activities from occurring on the subject lot.</p>
16.	<p>Shire of Harvey</p> <p>The Shire of Harvey objects to the proposal and provides the following comments in support of this position:</p> <ul style="list-style-type: none"> • If approved, the 20 metre high electronic billboard will have undue visual impact on the residents of the adjacent residential subdivisions of Treendale and Meadow Landing within the Shire of Harvey. 	<p>The Shire notes the submission from the Shire of Harvey and provides the following response:</p> <p>Residents within Treendale and Meadow Landing may have a view of the sign once constructed, given the existing land levels and the proposed finished height of the sign. In this regard however, residents</p>

Landing will have approximately 500 metres of separation between the sign and their properties.

It is anticipated that the inclusion of the Officers recommended conditions requiring compliance with Australian Standard, the angle of construction of the sign to Forrest Highway and the setback to residents within the Shire of Harvey will alleviate the potential impacts on visual amenity.

- Approval will result in a negative impact on the rural amenity when viewed from Forrest Highway.

In respect to the location of the proposed advertising within a rural setting, similar sized large format advertising signs have been constructed in rural locations adjacent to the Forrest Highway in the Shire of Waroona, Shire of Murray and the City of Mandurah. As such it is considered that large format advertising signs are an acceptable development within a rural environment.

- The scale of the advertising signs are not compatible with the objectives of the Mainroads Policy and Application Guidelines for Advertising Within and Beyond State Road Reserves, dated January 2018, which in this case seeks to ensure visual amenity available to State road-users in the form of natural scenic vistas is not unduly compromised by roadside advertising.

The application was referred to Mainroads for its comment and consideration in regards to the Policy and Guidelines for Advertising Signs Within and Beyond State Road Reserves. Mainroads provided a response to the Shire raising no objection to the proposal subject to compliance with a number of conditions. As such the conditions and advice recommended by Mainroads are included in the Officer's recommendation.

- The application is a third party application with no direct relationship to the agricultural use of the site.

Shire Officers have considered the proposed sign in the context of other approved large format advertising signs within a rural setting. Given there are no signage provisions within TPS3, Shire Officers consider the proposed sign to be of an acceptable size and dimension.

- Approval with a nil setback, will establish an unprecedented precedent along the Forrest Highway. Due to the height and scale of the proposal the applicant has provided no compelling reason as to why adherence of the 20m setback under the Shire of Dardanup Town Planning Scheme No. 3 (TPS 3) should not be enforced.

Shire Officers have considered the proposed setback variation and take the view that the 20 metre boundary setback prescribed by the Scheme in this case is not warranted. Given the location of the gas pipeline easement on the site being setback approximately 11 metres from the western property boundary, to achieve the TPS3 setback of a minimum 20 metres, the sign would need to be setback 35 metres from the boundary. To relocate the proposed sign further into the

(Appendix ORD:12.2E)

		<ul style="list-style-type: none">The Shire of Harvey does not support the assumptions made in the Applicant's report that the proposal is exempt from approval under the Greater Bunbury Region Scheme (GBRS). It is unlikely that a sign of this scale which has not relationship to the use of the property would be consistent with the objectives of the zone under both TPS 3 and the GBRS.	<p>property would also require the removal of mature vegetation and trees.</p> <p>The Shire referred the application to the DPLH for its consideration and comment in regards to the requirements of the GBRS. The DPLH subsequently assessed the proposal and considered it to be consistent and compatible with the Priority Agricultural Land Policy area and the 'Rural' zone under the GBRS. The DPLH provided comment to the Shire regarding the proposal, and advised that the development does not require approval under the GBRS.</p>
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RISK ASSESSMENT TOOL

OVERALL RISK EVENT: Development Approval – Lot 15 (382) Clifton Road, Waterloo – ‘Use Not Listed’ – Digital Billboard (LED Advertising Sign)

RISK THEME PROFILE:

3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Potential damage to Shire’s reputation should an appeal of the Shire’s decision or conditions imposed be sought.	Moderate (3)	Possible (3)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

Our Reference: SW019875
Your Reference: P101/19
Contact: Jamie Champion

4 October 2019

Shire of Dardanup

Dear Sir / Madam

Digital Billboard [Lot 15 (4) Clifton Road, Waterloo]

Further to your referral of the aforementioned development application, Western Power has reviewed the proposal in the context of its network assets and provides the following comments and recommendation:

Western Power has no objection to the proposed development. The proposed installation on the site is to comply with the following:

- (i) Any development on the subject site shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict. Proponents should refer to <https://westernpower.com.au/safety/360-aware/industry-safety/>
- (ii) It is the landowner's responsibility to ensure that the design and construction of any new structure on the land complies with all applicable laws including, without limitation, clearance requirements of electrical infrastructure. We recommend that you engage a suitably qualified independent person (surveyor, architect, engineer) to undertake an assessment of the proposed development to ensure that best methods of construction are utilised and compliance with all applicable laws (including clearance requirements of electrical infrastructure in general and those specified under Occupational Safety and Health Regulations 1996 (WA)).

Further information regarding easement, network safety and clearance requirements can be found on Western Power's website at <https://westernpower.com.au/safety/360-aware>.

Should you require further clarification regarding our recommendations, please call us on 13 10 87 or e-mail wapc@westernpower.com.au



100 Wellington Street Perth 6000
GPO Box L921 Perth WA 6001
enquiry@westernpower.com.au
westernpower.com.au



13 10 87
1 (08) 9227 1000
TTY 1800 21 21 21
TIS 13 14 50

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2019

Yours sincerely

Lexie Robson
Customer Service Coordinator
Customer Service



Kathleen Hoult

From: Gareth Webber
Sent: Wednesday, 9 October 2019 1:45 PM
To: Cecilia Muller
Subject: FW: Digital Billboard Lot 15 (49) Clifton Rd, Waterloo

Hi Cecilia,

FYI – from Submissions Mailbox.

From: Deborah Jones <dandeb.jones@gmail.com>
Sent: Wednesday, 9 October 2019 1:43 PM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: Digital Billboard Lot 15 (49) Clifton Rd, Waterloo

To whom it may concern.

In relation to the application for a digital billboard being erected (as per photos provided by shire) at lot 15 Clifton Rd, Waterloo, we at 7 Hyandra Crt, Millbridge would be directly affected. The billboard is in direct line of sight to our Master bedroom which has a window and two glass doors facing the direction of the sign and would result in bright light entering our room whilst trying to sleep. This may also have an impact on the value and any future sale of our property.

We would be happy to give our permission to go ahead if the applicant were prepared to pay for the erection of suitable privacy screening and/or compensate us for the loss of value.

Regards
Deborah & Danial Jones
7 Hyandra Court,
Millbridge WA 6232

Kathleen Hoult

From: Kathleen Hoult
Sent: Wednesday, 9 October 2019 3:36 PM
To: Cecilia Muller
Subject: FW: Request for Comment – Application for Development Approval – Proposed Digital Sign
Attachments: Policy and Application Guidelines for Advertising Signs within and Beyond State Road Reserves.pdf

Hi Cecilia,

Please see below response from Main Roads in regards to the Digital Billboard application.

Thanks
Kathleen ☺

Kathleen Hoult

Governance Officer

From: COLLINS Margo (CSM/A) <margo.collins@mainroads.wa.gov.au>
Sent: Wednesday, 9 October 2019 3:14 PM
To: Kathleen Hoult <Kathleen.Hoult@dardanup.wa.gov.au>
Subject: RE: Request for Comment - Application for Development Approval - Proposed Digital Sign

Hi Kathleen,

Main Roads raises no objections to the proposed signage as detailed below, provided that it complies with the:

- Minimum legible letter size as detailed under 5.3.1 of the Main Roads Policy and Applications Guidelines for Advertising Signs and;
- Luminance and illumination levels as detailed under Appendix B of the above mentioned guide.

Copy of guidelines attached.

Regards,

Margo Collins
A/Customer Services Manager – South West Region
Metropolitan and Southern Regions
p: +61 9323 4789
w: www.mainroads.wa.gov.au



*We're working for
Western Australia.*



From: Kathleen Hoult <Kathleen.Hoult@dardanup.wa.gov.au>
Sent: Thursday, 3 October 2019 2:25 PM

To: WEB South West Region <swreg@mainroads.wa.gov.au>

Subject: Request for Comment - Application for Development Approval

To whom it may concern,

Please see attached application for development approval for a digital billboard to be installed on Lot 15 (49) Clifton Road, Waterloo.

You are invited to submit any comments etc that you may have.

Should you have any further questions about the attached please don't hesitate to contact Cecilia Muller on (08) 9724 0386.

Kind regards

Kathleen ☺

Kathleen Hoult

Governance Officer

SHIRE OF DARDANUP | 1 Council Drive | PO Box 7016 | Eastrail WA 6252

Kathleen.Hoult@dardanup.wa.gov.au



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Department of Planning,
Lands and Heritage



Your ref: P101/19
Our ref: PLH2018P0093
Doc ref:
Enquiries: Ben Müller

Shire of Dardanup
PO Box 7016
EATON WA 6232

Dear Cecilia Müller

DEVELOPMENT APPLICATION – DIGITAL BILLBOARD – LOT 15 CLIFTON ROAD, WATERLOO

I refer to your letter DAP-R0662750 dated 3 October 2019 requesting the Department of Planning, Land and Heritage (DPLH) to comment on the above proposal.

Greater Bunbury Region Scheme

Lot 15 Clifton Road, Waterloo is zoned Rural under the Greater Bunbury Region Scheme (GBRS) and located adjacent to Primary Regional Road Reserve. The property is further situated within the Priority Agricultural Land Policy area.

Under Clause 24 of the GBRS, a person must not commence or carry out development of a kind or class specified in a resolution made by the Commission under Clause 27, unless that person has planning approval.

Under Clause 27 of the GBRS there are a number of scenarios under which a development application is required. This application has been assessed in accordance with the provisions of the GBRS, and in particular with reference to the Notice of Resolution made under *Clause 27, Schedule 1, Paragraph 3: Land abutting a Regional Road Reserve, Paragraph 6: Development within the Priority Agricultural Land Policy area and Paragraph 10: Development within the Rural Zone.*

- Under Paragraph 3, certain development types on land abutting a Regional Road Reserve requires planning approval under the GBRS except for a few exclusions. In this particular instance the proposed digital billboard is excluded from obtaining planning approval under this section of the GBRS.
- Under Paragraph 6, a GBRS application can potentially be triggered due to the property's location within the GBRS Priority Agricultural Land Policy Area however in this case the proposed development is considered a compatible development under the policy. A GBRS application under Paragraph 6 is therefore not required.

- Under Paragraph 10, a GBRS application can potentially be triggered within the Rural Zone where the WAPC or local government is of the opinion that the proposed development is not consistent with the purpose of the Rural Zone. The proposed digital billboard is not considered to be inconsistent with the purpose of the Rural Zone as defined in the GBRS. A GBRS application under Paragraph 10 is therefore also not required.

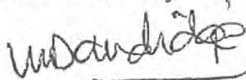
The proposed digital signage on Lot 15 Clifton Road, Waterloo therefore does not require planning approval under the GBRS.

No internal referral

Please note the proposed development has been reviewed in regard to other DPLH functions and no further internal referrals have been undertaken at this time.

Should you have any further queries please contact Ben Müller on 9791 0577.

Yours sincerely



Marion Dandridge
Planning Manager
Regional South West

4 October 2019

Kathleen Hoult

From: ron and shaila <ronandshaila@gmail.com>
Sent: Friday, 11 October 2019 2:27 PM
To: Cecilia Muller
Subject: Submission: re APPLICATION FOR DEVELOPMENT APPROVAL DIGITAL BILLBOARD - Lot 15 (49) CLIFTON RD, WATERLOO

Principal Planning Officer
Mrs Cecilia Muller

Dear Mrs Muller,

With reference to the above we wish to advise that we are decidedly against the construction of this huge digital billboard in the proposed area.

(We are currently living in NSW but intend, following the sale of our house, to move back to our home state of W.A. and to commence building a new house on our block, which is Lot 1314 Kanalla Ave Millbridge)

The position of our block is directly in line with the proposed sign. The front view from the house will not be affected but from the rear (the patio) we will be looking at this mammoth structure which, because of it's dimensions, will tower above the roofs of surrounding homes. This is not what we bought our block for!

We believe if this D.A. is given the green light it will be an environmental disaster for this area from an aesthetic point of view. It would no doubt have a negative impact on property values as well. Surely the smart thing to do would be for this promotional company to build their sign on a stretch of road that is well away from nearby housing.

We submit this objection to you in the hope that you will give it your sympathetic consideration and that the above development, at it's proposed erection site, does not meet with your approval.

With regards

Ron & Shaila Harper

176 North Atlantic Circuit
Lake Cathie NSW 2445

Kathleen Hoult

From: Gareth Webber
Sent: Monday, 14 October 2019 8:03 AM
To: Cecilia Muller
Subject: FW: Digital Billboard - Lot 15 (49) Clifton Road, Waterloo

Hi Cecilia,

FYI – from Submissions Mailbox.

From: Kris Malcolm <kpmalcolm@hotmail.com>
Sent: Saturday, 12 October 2019 10:57 PM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: Digital Billboard - Lot 15 (49) Clifton Road, Waterloo

Good Day,

I write representing KP Malcolm & M Habib of 8 Adeline Drive, Millbridge, WA, 6232 and in response to the Application for Development Approval for Digital Billboard to be installed at – Lot 15 (49) Clifton Road, Waterloo.

We would prefer if the proposed digital billboard was installed at a different location.

Our primary concern is the potential light pollution that would be visible from our residence during the night.

If we can be assured that this will not be an issue then we would have no problem with the proposed location of the digital billboard.

Kind Regards,
KP Malcolm & M Habib



Our Ref: AG:W00838-07
Your Ref: P101/19
Enquiries: Michelle Hayward
Hayley Daff
☎ (08) 9780 9517

25 June 2019

Shire of Dardanup
PO Box 7016
EATON WA 6232

ATTENTION: CECILIA MULLER

Dear Ms Muller,

**APPLICATION FOR DEVELOPMENT APPROVAL DIGITAL BILLBOARD – LOT
15 (49) CLIFTON ROAD, WATERLOO**

In regards to the abovementioned Planning Application, Aqwest wish to advise the following condition(s) will apply:

- Please be advised that Aqwest has no comments in relation to the above subdivision.

Yours faithfully

Adam Gornall
COORDINATOR WATER DISTRIBUTION

Kathleen Hoult

From: Gareth Webber
Sent: Wednesday, 16 October 2019 8:04 AM
To: Cecilia Muller
Subject: FW: Digital billboard

Hi Cecilia, FYI – from Planning Mailbox.

From: Joe Power <joempower@gmail.com>
Sent: Tuesday, 15 October 2019 7:58 PM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: Digital billboard

To whom it may concern.

I wish to express my opposition to the proposed billboard on lot 15(49) Clifton Road.

I believe these advertising billboards are too metropolitan looking for such a rural location.

In my opinion they should be reserved for use only in densely populated areas and not on rural land.

I believe your drawings state that overall height would be 20 meters which is quite large and I wonder what light pollution would come from the sign in darkness.

Regards

Joe Power
--

Joe Power

Kathleen Hoult

From: Suzanne Occhipinti
Sent: Friday, 18 October 2019 2:26 PM
To: Cecilia Muller
Subject: FW: LM19433_application of DA Digital Billboard - Lot 15 (49) Clifton Road Waterloo_Shire of Dardanup

FYI.

Suzanne Occhipinti

Senior Planning Officer

SHIRE OF DARDANUP | 1 Council Drive | PO Box 7016 | Eaton WA 6232
p: 08 9437 1100 | e: Suzanne.occhipinti@dardanup.wa.gov.au



From: Snellin, Fiona <Fiona.Snellin@atco.com>
Sent: Friday, 18 October 2019 12:32 PM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: LM19433_application of DA Digital Billboard - Lot 15 (49) Clifton Road Waterloo_Shire of Dardanup

For the attention of Cecelia Muller

Good afternoon Cecelia

**RE: Application for Development Approval
Digital Billboard – Lot 15 (49) Clifton Road, Waterloo_Shire of Dardanup
Your Ref: P101/19/A7086 Doc No. DAP-R0662750
Our Reference: LM19433**

ATCO Gas Australia Pty Ltd (ATCO) recently received from Alinta Energy, correspondence dated 3 October 2019 addressed to them from you, being an invitation to comment on the above mentioned Development Approval application for the purpose of installing and operating a Digital Billboard at the above address.

ATCO has previously responded to the initial enquiry from Planning Solutions and advised that the original location of the Digital Billboard site would not be considered suitable as the original location of the steel support pole was centred with the Easement that ATCO holds for the purposes of the gas pipeline. ATCO previously provided a response to Ruby Pettit at Planning Solutions with detailed comments and it is noted by ATCO that these comments have been considered, taken on board and adopted and ATCO is prepared to provide confirmation that we no longer object to the proposal for the installation of the Digital Billboard and that the Billboard will encroach minimally into the airspace above the gas pipeline Easement .

ATCO Gas Australia (ATCO) has **no objection** to the proposed use of the area shown within the Lot 15 (RC Barbetti), based on the existing information and plans provided.

Based on the information and plans provided, ATCO supports the proposed Development Application, subject to the Advice Notes listed below being addressed by the proponent and/or their representatives and the content described in Part 3.3 of the Development Application being adhered to;

Advice Notes to applicant;

1. A High Pressure ATCO Gas pipeline exists within the immediate vicinity of the development application area, being within the 16 metre Easement D370773. ATCO Gas **must** be notified of any works within 15 metres of this gas pipeline and infrastructure before those works begin. Ph: ATCO Gas on 9499 5272.
2. Anyone proposing to carry out construction activities or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure and other underground assets.
3. Future construction and any proposed access by heavy machinery across the ATCO HP gas mains (including proposed access and access upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Should you have any queries regarding the information above Cecelia, please contact us on 6163 5000 or eservices@atco.com .

Please accept this email as ATCO's response.

Kind regards

Fiona Snellin
Land Management Coordinator
Gas, Australia

Fiona.Snellin@atco.com
Mobile 0476 831 540
81 Prinsep Road, Jandakot WA 6164
Locked Bag 2, Bibra Lake DC, WA, 6965
atcogas.com.au

ATCO

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Kathleen Hoult

From: Suzanne Occhipinti
Sent: Monday, 28 October 2019 1:19 PM
To: Cecilia Muller
Subject: FW: APPLICATION FOR DEVELOPMENT APPROVAL – DIGITAL BILLBOARD - LOT 15 (49) CLIFTON ROAD, WATERLOO

This one is for you.

Suzanne Occhipinti

Senior Planning Officer

Shire of Dardanup | PO Box 7016 | Eaton WA 6232

www.dardanup.wa.gov.au



From: Leon van Wyk <leon.vanwyk@dpiird.wa.gov.au>
Sent: Monday, 28 October 2019 8:56 AM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: APPLICATION FOR DEVELOPMENT APPROVAL – DIGITAL BILLBOARD - LOT 15 (49) CLIFTON ROAD, WATERLOO

Cecilia

Your reference: P101/19
Our reference: LUP 700
Enquiries: Leon van Wyk

Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA, 6232
submissions@dardanup.wa.gov.au

28 October 2019

Dear Cecilia

COMMENT: APPLICATION FOR DEVELOPMENT APPROVAL – DIGITAL BILLBOARD - LOT 15 (49) CLIFTON ROAD, WATERLOO

Thank you for the opportunity to comment on the proposed digital billboard at Lot 15 (49) Clifton Road, Waterloo.

The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed digital billboard at the abovementioned lot.

I trust these comments inform your decision on this matter. If you have any queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or leon.vanwyk@dpiird.wa.gov.au.

Please note that all future communication with DPIRD should be addressed to:

Department of Primary Industries and Regional Development
Locked Bag 4
Bentley Delivery Centre WA 6983

Or

Email to enquiries@dpiird.wa.gov.au

Yours sincerely

Regards,

Leon van Wyk | Development Officer
Land and Water Assessment
Sustainability and Biosecurity
Department of Primary Industries and Regional Development
Verschuier Place | Bunbury WA 6231
t +61 (0)8 9780 6171 | m +61 (0)427 086 946 | w dpiird.wa.gov.au

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Kathleen Hoult

From: Suzanne Occhipinti
Sent: Tuesday, 29 October 2019 8:10 AM
To: Cecilia Muller
Subject: FW: Application for development approval digital billboard-lot 15 Clifton Road, Waterloo

For you...

Suzanne Occhipinti
Senior Planning Officer

Shire of Dardanup | | PO Box 7016 | Eaton WA 6232
p: 08 9724 0359 | e: Suzanne.Occhipinti@dardanup.wa.gov.au

<https://www.dardanup.wa.gov.au>

-----Original Message-----

From: Sarah C <jsjs101@hotmail.com>
Sent: Monday, 28 October 2019 1:43 PM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: Application for development approval digital billboard-lot 15 Clifton Road, Waterloo

To whom it may concern

Regarding the Digital Billboard to be erected on Lot 15 Clifton Road. The Cronshaw family have no issue with this if Mr Barbetti himself wishes to give his approval for its installation.

Kind Regards

Sarah Cronshaw

Sent from my iPad



Department of Biodiversity,
Conservation and Attractions



Your ref: P101/19
Our ref: PRS 44581 2018/002778
Enquiries: Tracy Teede
Phone: 08 9725 4300
Email: swlanduseplanning@dbca.wa.gov.au

Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

ATTENTION: Cecilia Muller

PROPOSED DIGITAL BILLBOARD- LOT 15 (49) CLIFTON ROAD WATERLOO

The Department of Biodiversity Conservation and Attractions' Parks and Wildlife Service South West Region has no comments on the above proposal.

It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.

Thank you for the opportunity to comment on this application. Please contact Tracy Teede at the Parks and Wildlife Service's South West Region office on 9725 4300 if you have any queries regarding this advice.

For Bob Hagan
Regional Manager
Parks and Wildlife Service

28 October 2019

Kathleen Hoult

From: Suzanne Occhipinti
Sent: Monday, 4 November 2019 12:41 PM
To: Cecilia Muller
Subject: FW: Digital Billboard Lot 15 Clifton Road

Suzanne Occhipinti

Senior Planning Officer

Shire of Dardanup | | PO Box 7016 | Eaton WA 6232

cecilia.muller@shireofdardanup.wa.gov.au



From: Mary Groom <marygroom76@gmail.com>
Sent: Saturday, 2 November 2019 8:27 AM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: Digital Billboard Lot 15 Clifton Road

Dear Cecilia

Thank you for your email regarding the above.

I understand that it is going on everywhere with large digital signage. My only objection is that constant safety driving ads are being done all the time about taking your eyes off the road for 2 seconds etc. can cause an accident. So I am at odds with all the large signage everywhere which does just that. Just my thoughts.

Kind regards

Mary Groom



Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

Submission: Application for Development Approval for a Digital Billboard, Lot 15 (382) Clifton Road, Waterloo

Responsive Environments has prepared this submission regarding the above application on behalf of the Ardross Group, the developer of the Millbridge Estate, Millbridge.

The proposed digital billboard is located approximately 100 metres east of Millbridge Estate (see Figure 1). At 20 metres in height it will be visually prominent from and to Millbridge Estate (See Figures 2 and 3). The Millbridge Estate will therefore be materially affected should the application for development approval be approved.

In summary the proposal is objected to as it will intrude into the long-standing buffer along Forrest Highway and diminish the visual quality of the local residents of Millbridge.

Further, we submit that the proposal is inconsistent with the purposes of the Rural Zone of the Greater Bunbury Region Planning Scheme and with the General Farming Zone of the Shire of Dardanup Town Planning Scheme No. 3 and incapable of being supported for approval.

These reasons are clarified below.

1. Long-standing landscape buffer along Forrest Highway

The proposed billboard screen is located immediately adjacent to Forrest Highway in order to achieve its purpose of adverting exposure. This contravenes a long-standing planning objective of maintaining a rural landscaped approach to Bunbury along the Forrest Highway.

The Forrest Highway recently enjoys a tree-lined western aspect long the urbanised western edge, south of the Collie River to provide a tree-lined landscape on the northern approach to Bunbury. This treed landscaping arrangement is proposed to be mirrored along the eastern edge through the draft Wanju Structure Plan which includes a band of public open space along the eastern edge of the Forrest Highway (see Figure 4).

The proposed billboard would be located within the proposed public open space band of the Wanju Structure Plan in clear contradiction of the intended rural landscape character along the Forrest Highway entrance to Bunbury.

2. The proposed Billboard will materially affect the amenity of the current and future residents of Millbridge.

As noted in the introduction, the proposed digital billboard is located approximately 100 metres east of Millbridge Estate and at 20 metres in height it will be visually prominent from the Millbridge Estate, especially at night as it is proposed that the billboard be illuminated (refer Figures 2 and 3).

Currently, the view to the east of Millbridge enjoyed by residents is of a landscaped rural aspect. This visual quality of an uninterrupted landscaped view is a key aspect of the amenity of Millbridge residents as it overcomes any negative perceptions of living adjacent to the Forrest Highway. This view is also proposed to be protected in future development by the public open space band proposed in the draft Wanju Structure Plan.

The arbitrary intrusion of what can only be described as a massive illuminated sign into a rural landscaped area will significantly diminish the visual quality of the local residents of Millbridge who currently enjoy an uninterrupted landscaped view. The main concern of residents is the adverse effects of obtrusive effects of outdoor lighting in a currently dark rural environment.

AS/NZS4282:2019 Control of Obtrusive Effects of Outdoor Lighting provides in 1.2 Application that:

*'Where any doubt exists on the potential effects of a specific proposal, **appropriate persons with competence in the fields of illuminating engineering and environmental design should be consulted.** This particularly applies **to installations that are large...**'(emphasis added).*

An assessment by an appropriately qualified and experienced person should be included for Council as part of the review of the application for development approval.

3. The application requires an application under the Greater Bunbury Region Planning Scheme

The application indicates that a planning application is not needed as the proposal is exempt under WAPC Resolution RES 2014/03 (as amended) made under clause 27 of the GBRS. The view of Responsive Environments is that an approval under the GBRS is required as it is impossible to come to the applicant's conclusion that the proposal *'is consistent with the purpose of the Rural Zone of the GBRS'*.

As noted in the applicant's report, the subject site is zoned Rural under the provisions of the Greater Bunbury Region Scheme (GBRS) the purpose of the Rural zone under clause 12(e) of the GBRS is:

'to provide for the sustainable use of land for agriculture, assist in the conservation and wise use of natural resources including water, flora, fauna and minerals, provide a distinctive rural landscape setting for the urban areas and accommodate carefully planned rural living developments';

The proposed billboard has no rural purpose; its purpose is to advertise an urban shopping centre and is therefore inconsistent with the purpose of the Rural Zone of the GBRS and requires an application under that scheme. The proposal is inconsistent with the zone objectives, and should be considered by the WAPC in accordance with the GBRS.

4. The application is inconsistent with the General Farming Zone of the Shire of Dardanup Town Planning Scheme No. 3

The proposed billboard falls under the Shire of Dardanup LPS No.3 General Definition of 'Advertisement'. An 'Advertisement' is not included as a Use Class in Appendix 1 Zoning Table. As the Shire of Dardanup has given public notice of the proposal, it would appear under LPS 3 Clause

2.4.2.(b) that Council has concluded that the use may be consistent with the objectives of the General Farming Zone, in which the billboard is proposed to be located.

We submit that the Council would be in error to conclude that a billboard is consistent with the objectives of the LPS 3 General farming zone. The objectives of the General Farming Zone are:

- *To provide for a wide variety of productive farming activities, ranging from broadacre grazing to horticulture, which are compatible with the capability of the land and retain the rural character and amenity of the locality.*
- *To protect areas of significant agricultural value, particularly those in irrigation districts, from conflicting land uses.*
- *To facilitate low-key tourist development where it is incidental to the use of the land for farming purposes and where land use conflict can be minimised.*

The reason for zone objectives are to describe the zone's purpose and what it is meant to accomplish. The consistency of a use not listed requires a proposal therefore needs to be congruent with the objectives of the zone, in other words to forward their purpose. An advertising billboard does not and is incapable of being made to achieve any of the LPS 3 objectives. It does not provide for a wide variety of farming activities, protect significant agricultural areas or facilitate low key development. Its purpose is to purely advertise a shopping centre.

It is clearly illogical, as argued by the applicant, that somehow preventing interruption of an ongoing rural use can be contorted to suggest achieving consistency with the General Farming Zone objectives. The application fails as it does not contribute to furthering the objectives of the zone.



Evan Jones

MPIA (Fellow)

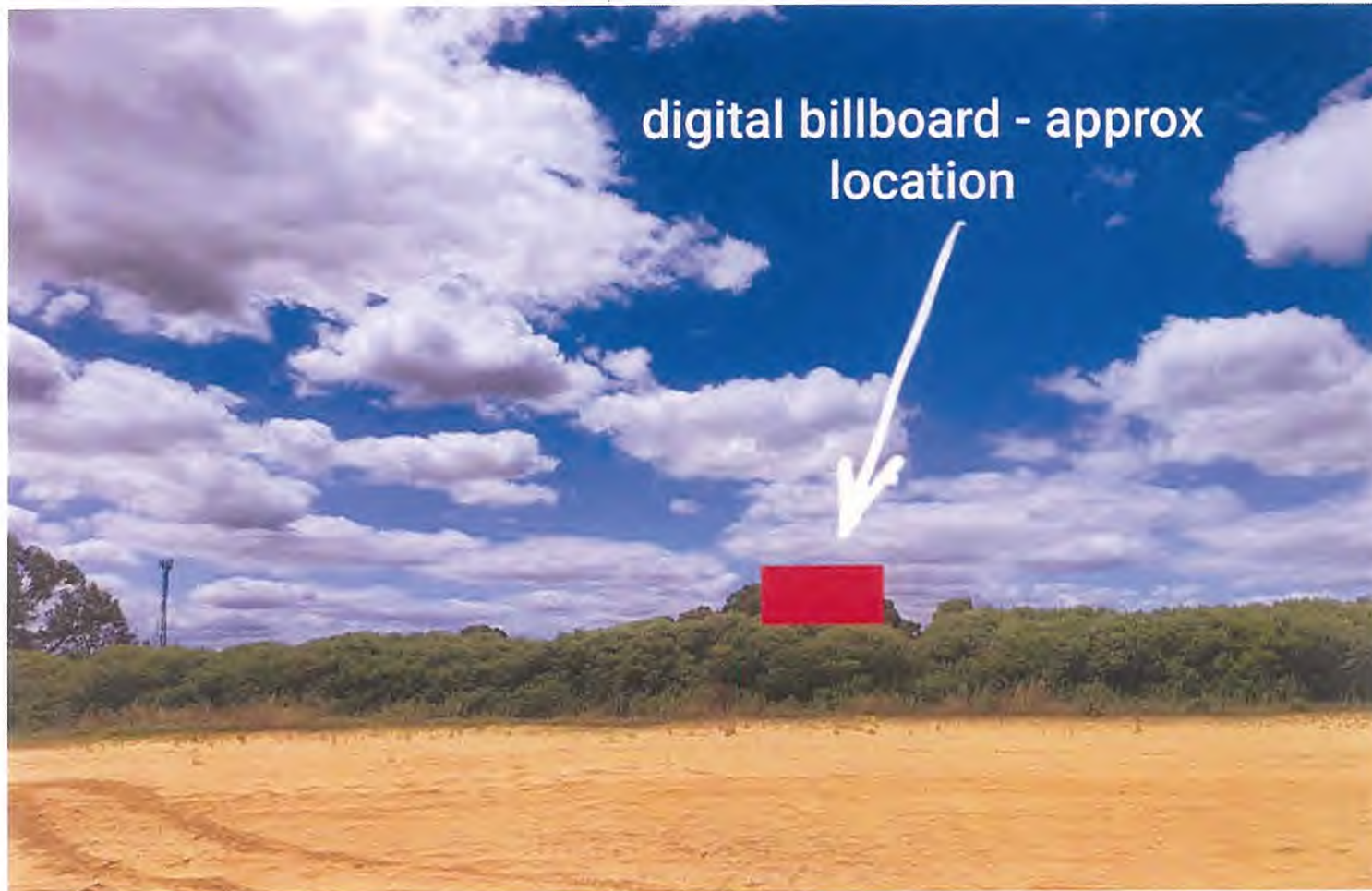
Adjunct Professor, University of Western Australia

Figure 1



Proposed location of digital billboard in relation to Millbridge Estate.

Figure 2



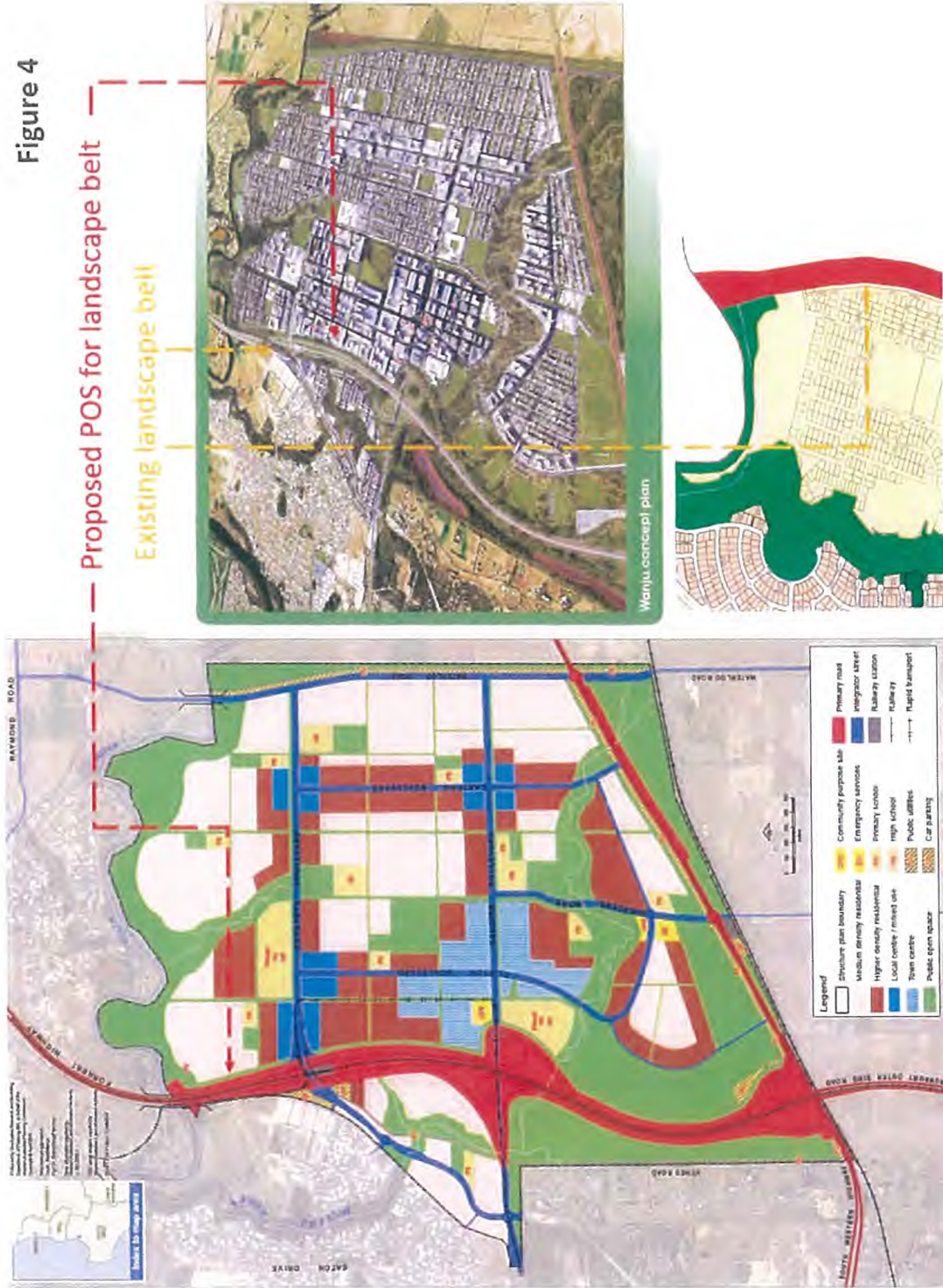
View from Millbridge Estate to proposed digital billboard

Figure 3



View to Millbridge Estate from proposed digital billboard

Figure 4



Kathleen Hoult

From: Suzanne Occhipinti
Sent: Friday, 8 November 2019 2:45 PM
To: Cecilia Muller
Subject: FW: Proposed digital billboard at Lot 15 (49) Clifton Road, Waterloo (DWER ref: DWERT50~26 , PA 029892 ; Shire ref: P101/19)

Suzanne Occhipinti

Senior Planning Officer

Shire of Dardanup | | PO Box 7016 | Eaton WA 6232
p 08 9438 4444 | e enquiries@shireofdardanup.wa.gov.au



From: Daniel Wong <daniel.wong@dwer.wa.gov.au>
Sent: Friday, 8 November 2019 8:58 AM
To: Submissions Planning <Submissions@dardanup.wa.gov.au>
Subject: Proposed digital billboard at Lot 15 (49) Clifton Road, Waterloo (DWER ref: DWERT50~26 , PA 029892 ; Shire ref: P101/19)

8th November 2019

Our Reference: DWERT50~26 , PA 029892

Your Reference: P101/19

To: Shire of Dardanup

From: Department of Water and Environmental Regulation

Attention: Cecilia Muller

RE: Proposed digital billboard at Lot 15 (49) Clifton Road, Waterloo

Dear Cecilia,

Thank you for providing the above referral for the Department of Water and Environmental Regulation to consider.

The Department does not object to the proposal and has no comments to offer regarding the proposed digital billboard.

Thank you.

Yours faithfully,

Daniel Wong

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

Email: daniel.wong@dwer.wa.gov.au
Phone: 08 9726 4113
Fax: 08 9726 4100
Postal: PO Box 261, Bunbury, WA 6231
Location: 35-39 McCombe Road, Bunbury, WA 6230

Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.



Mr Andre Schonfeldt
Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

Dear Mr Schonfeldt

**APPLICATION FOR DEVELOPMENT APPROVAL
DIGITAL BILLBOARD – LOT 15 (49) CLIFTON ROAD, WATERLOO**

The South West Development Commission on behalf of Department of Primary Industries and Regional Development acknowledges your correspondence of 3 October 2019 regarding the above application for development approval.

The Commission has reviewed the development plans from Planning Solutions acting on behalf of Citigate Properties Pty Ltd, the owner of the Eaton Fair Shopping Centre and proponent of the proposed development of a digital billboard on Lot 15 (49) Clifton Road, Waterloo.

The Commission confirms that it has no objections to the proposed digital billboard on Lot 15 (49) Clifton Road, Waterloo.

Thank you for the opportunity to provide comment.

Yours sincerely

A handwritten signature in black ink that reads "m Teeде".

MELLISA TEEDE
CHIEF EXECUTIVE OFFICER

12 November 2019

OUR REF: CR/009/064 MT:GG



File No: DAP – R0663197
Doc No: 19/37817
Enquiries: Kelly Beauglehole

A Breath of Fresh Air

12 November 2019

Chief Executive Officer
Shire of Dardanup
PO Box 7016
EATON WA 6232

By email: submissions@dardanup.wa.gov.au

Dear Mr Schönfeldt,

Proposed Digital Billboard – Lot 15 (49) Clifton Road, Waterloo

Thank you for the invitation to submit comments on the above proposal.

The Shire of Harvey objects to the proposal and provides the following comments in support of this position:

- If approved, the 20 metre high electronic billboard will have undue visual impact on the residents of the adjacent residential subdivisions of Treendale and Meadow Landing within the Shire of Harvey.
- Approval will result in a negative impact on the rural amenity when viewed from Forrest Highway.
- The scale of the advertising signs are not compatible with the objectives of the Mainroads Policy and Application Guidelines for Advertising Within and Beyond State Road Reserves, dated January 2018, which in this case seeks to ensure visual amenity available to State road-users in the form of natural scenic vistas is not unduly compromised by roadside advertising.
- The application is a third party application with no direct relationship to the agricultural use of the site.
- Approval with a nil setback, will establish an unprecedented precedent along the Forrest Highway. Due to the height and scale of the proposal the applicant has provided no compelling reason as to why adherence of the 20m setback under the Shire of Dardanup Town Planning Scheme No. 3 (TPS 3) should not be enforced.
- The Shire of Harvey does not support the assumptions made in the Applicant's report that the proposal is exempt from approval under the Greater Bunbury Region Scheme (GBRS). It is unlikely that a sign of this scale which has not relationship to the use of the property would be consistent with the objectives of the zone under both TPS 3 and the GBRS.

Should you have any queries or require additional information, please do not hesitate to contact Kelly Beauglehole, Planning Officer on 9729 0341 or via email to kellyb@harvey.wa.gov.au.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Simon Hall', written over a horizontal line.

SIMON HALL
MANAGER OF PLANNING SERVICES

RISK ASSESSMENT TOOL

OVERALL RISK EVENT: Request for Tender - Tender for replacement of cardio and strength fitness equipment

RISK THEME PROFILE:

10 - Management of Facilities, Venues and Events
15 - Supplier and Contract Management

1 - Asset Sustainability Practices
13 - Project/Change Management

RISK ASSESSMENT CONTEXT: Project

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
FINANCIAL IMPACT	There is a risk that the supplier could suffer financial difficulties i.e. insolvency, bankruptcy thus preventing the supply of gym equipment.	Major (4)	Possible (3)	High (12 - 19)	<ul style="list-style-type: none"> Terms and conditions of supply agreement will require any copies of financial statements and declaration of financial ability to pay debts 	Major (4)	Unlikely (2)	Moderate (5 - 11)
SERVICE INTERRUPTION	There is a risk that services at the ERC could be interrupted due to non-supply or delay in the supply of gym equipment.	Minor (2)	Possible (3)	Moderate (5 - 11)	Not required	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	There is a risk that the non-supply or delay in the supply gym equipment may result in action being taken to remedy any non-supply or delays.	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required	Not required.	Not required.	Not required.
REPUTATIONAL	There is a risk that services at the ERC could be interrupted due to non-supply or delay in the supply of gym equipment. This may result in public	Moderate (3)	Unlikely (2)	Moderate (5 - 11)	Not required	Not required.	Not required.	Not required.

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
	complaints, adverse media.							
ENVIRONMENT	There is a risk that the new gym equipment will be packaged in cardboard, plastics that may be disposed of by being sent to landfill and not recycled.	Minor (2)	Possible (3)	Moderate (5 - 11)	<ul style="list-style-type: none"> • Terms and conditions of supply agreement will require any packaging etc to be recyclable and disposed of in a sustainable manner by the supplier. • Council officers will check to ensure compliance. 	Minor (2)	Unlikely (2)	Moderate (5 - 11)

RISK ASSESSMENT TOOL

OVERALL RISK EVENT: Permanent Road Closure – Part of Wellington Mill Road

RISK THEME PROFILE:

2 - Business and Community Disruption

3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
FINANCIAL IMPACT	The cost of the road closure is not paid by the proponent and by default is passed on to the Shire.	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	The closed road prevents current access to Lot 105.	Moderate (3)	Almost Certain (5)	High (12 - 19)	Include a condition regarding the inclusion of an easement to protect access (Note: this is already agreed to by the proponent).	Moderate (3)	Rare (1)	Low (1 - 4)
LEGAL AND COMPLIANCE	Following consideration of submissions, the road closure is not supported by Council.	Insignificant (1)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Following consideration of submissions, the road closure is not supported by Council.	Insignificant (1)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	Remnant trees in the closed road are cleared following amalgamation with Lot 107.	Insignificant (1)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.

RISK ASSESSMENT TOOL

OVERALL RISK EVENT: Approval to Re-tender Bridge Maintenance Services

RISK THEME PROFILE:

15 - Supplier and Contract Management

3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)

RISK ASSESSMENT CONTEXT: Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Requirement to re-tender the Bridge Maintenance Services Request for Tender (RFT) to ensure that Council is not in breach of the Local Government (Function and General) Regulations 1996 Pt 4 Division 2 s. 3.57.	Moderate (3)	Possible (3)	Moderate (5 - 11)	Council to approve the Officers recommendation.	Insignificant (1)	Unlikely (2)	Low (1 - 4)
REPUTATIONAL	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.