

11.3 Infrastructure Services Attachments

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11.3 Infrastructure Services

11.3.1 APPLICATION TO PERMANENTLY CLOSE PORTION OF WADDINGHAM ROAD, GRACETOWN

Attachment 1 – Plan showing portion of Waddingham Road Reserve that has
been survey for closure

Attachment 2 – Summary of Submissions

VER.	AMENDMENT	AUTHORISED BY	DATE

PRELIMINARY PLAN
 DATE: 09/08/2018
 SUBJECT TO SURVEY

LOT	FORMER PI/TENURE	ON PLAN/DIAGRAM	TITLE
911	Lot 91 Lot 101	DP 48308 This Plan (Inset)	2662/432

TYPE	FREEHOLD	S.S.A.	YES/NO

PURPOSE	CROWN LAND AMALGAMATION
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PLAN OF	LOT 911
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FORMER TENURE	SEE TABLE
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LOCAL AUTHORITY	SHIRE OF AUGUSTA-MARGARET RIVER
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LOCALITY	GRACETOWN
D.O.L. FILE	T.B.A.

FIELD RECORD	T.B.A.
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SURVEYOR'S CERTIFICATE - REG 54
Jeffrey M Walker
 hereby certify that this plan is accurate and is a correct representation of the -
 (a) *survey; and/or
 (b) *calculations from measurements recorded in the field records,
 [* delete if inapplicable]
 undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

LICENSED SURVEYOR	DATE

LOGGED

DATE	FEE PAID	ASSESS No.

I.S.C.

EXAMINED	DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
 FILE
 EXEMPT FROM WAPC APPROVAL
 Delegated under S.16 P&D Act 2005 DATE

IN ORDER FOR DEALINGS

SUBJECT TO

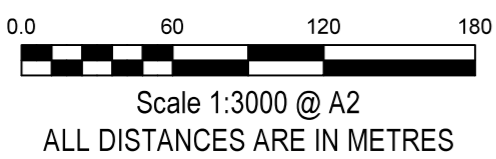
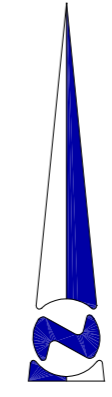
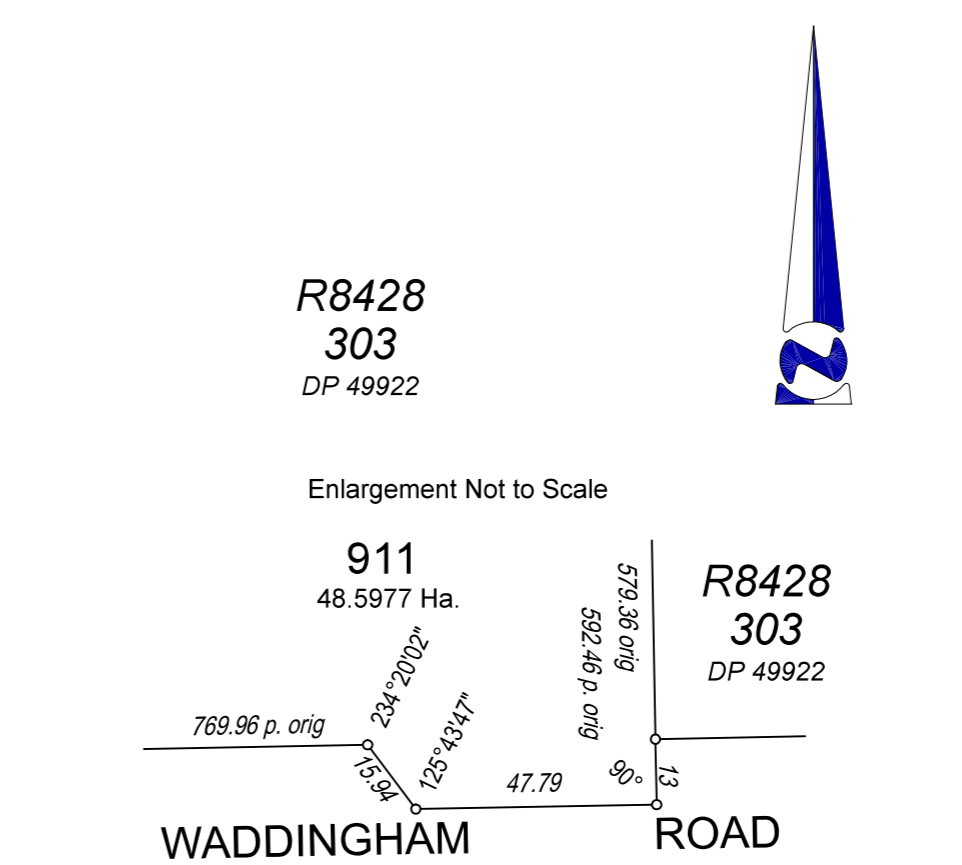
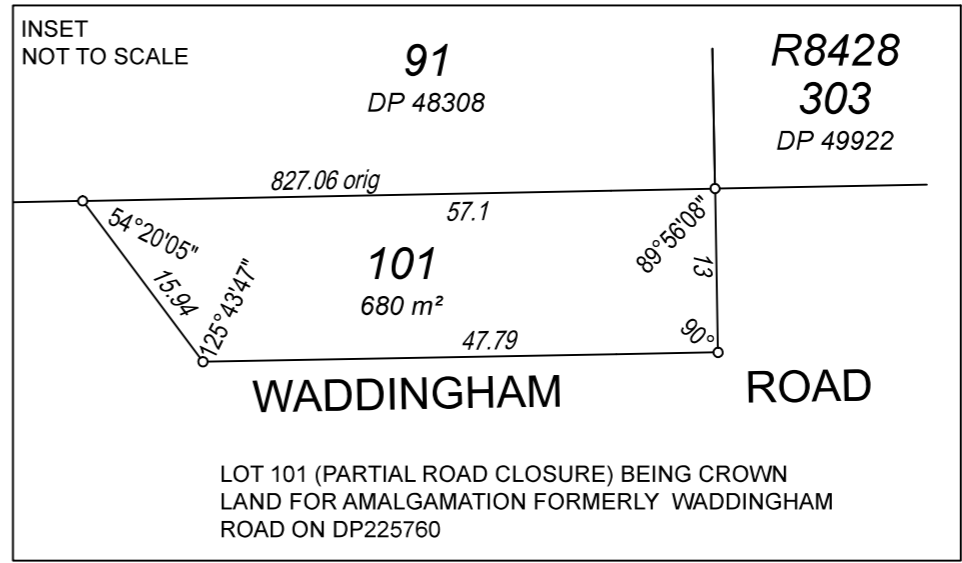
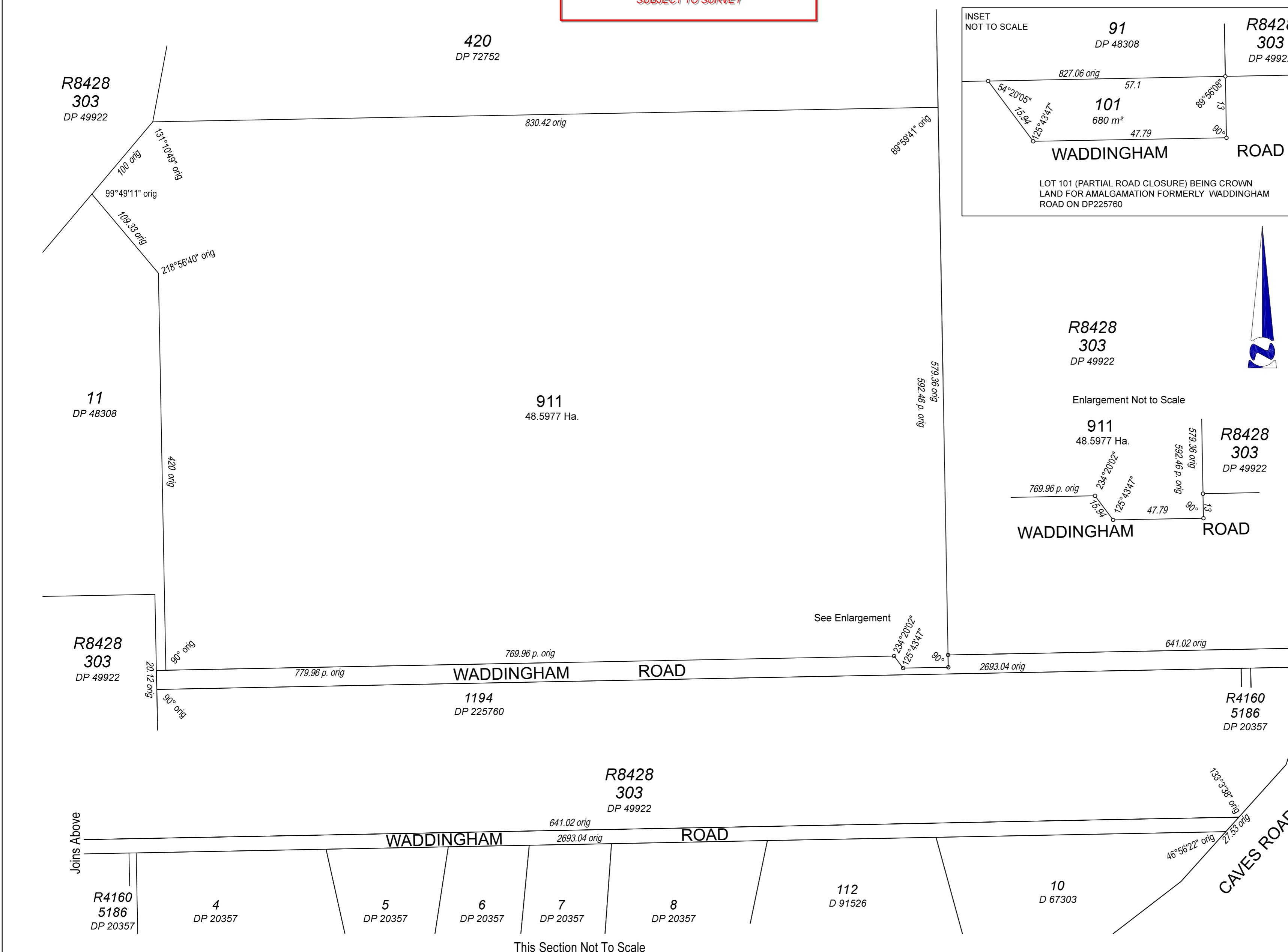
FOR INSPECTOR OF PLANS AND SURVEYS	DATE

APPROVED

INSPECTOR OF PLANS AND SURVEYS	DATE



DEPOSITED PLAN
412813
 SHEET 1 OF 1 SHEET
 VERSION 01 DRAFT



SURVEY SOUTH
 Licensed Land & Engineering Survey Firm
 Surveying throughout the south west and beyond
 Postal: P.O. BOX 192 Margaret River W.A. 6285
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 Fax: (08) 9200 5778
 Email: admin@surveysouth.com.au

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

No	Name & Address unless confidential	Support	Object	Indifferent	Summary of Comments	Officer Comments
1	Western Power			I	Noted proximity to overhead power lines. Any future work in the area will have to take this into consideration.	Proposed closure will not impact overhead powerlines.
2	Department of Biodiversity, Conservation and Attractions		O		Road reserve is critical to fire risk management between two portions of National Park.	Appropriate access for fire mitigation to be addressed in report.
3	Department of Planning		O		Modification, even only for 50m length, will result in underwidth road reserve in rural areas and will not accommodate two way traffic, plus infrastructure and drainage. State Planning policies govern development in the area so any modifications will have to be assessed against State Planning Policies 3.7 'Planning in a Bushfire Prone Areas' and SPP 6.1 'Leeuwin-Naturaliste Ridge State Planning Policy'.	Proposal does not conform to minimum standard for a road reserve for two way traffic. Proposal to be assessed against State Planning Policies 3.7 'Planning in a Bushfire Prone Areas' and SPP 6.1 'Leeuwin-Naturaliste Ridge State Planning Policy'.
4	Water Corporation			I	No Water Corporation services to be impacted by proposal	Noted
5	Department of Fire and Emergency Services	S			Subject to requirements for A3.7 Fire Service Access route in the Planning in Bushfire Prone Area Guidelines can be maintained. Waddingham Rd should not be utilised as an evacuation route given the vegetation and track condition.	Appropriate access for fire mitigation and Fire escape routes to be addressed in report.
6	Synergy				TBC	
7	St John Ambulance				TBC	
8	Private submission	S			Sensible solution to resolve a mistake.	Noted reference to sensible solution to rectify past mistakes.

No	Name & Address unless confidential	Support	Object	Indifferent	Summary of Comments	Officer Comments
9	Private submission	S			Road is not used and in poor condition.	Limited use of road and poor road conditions will be addressed in the report.
10	Private submission	S			Sensible solution to resolve a mistake.	Noted reference to sensible solution to rectify past mistakes.
11	Private submission	S			No comments provided	Noted
12	Private submission	S			No comments provided	Noted
13	Private submission	S			No comments provided	Noted
14	Private submission	S			No comments provided	Noted
15	Private submission	S			Sensible solution to resolve a mistake.	Noted reference to sensible solution to rectify past mistakes.
16	Private submission	S			Part closure will not impact others. Road is in poor condition. Sensible solution to resolve a mistake.	Impact of proposal on others and poor road conditions will be addressed in the report. Noted reference to sensible solution to rectify past mistakes.
17	Private submission	S			No comments provided	Noted
18	Private submission	S			Sensible solution to resolve a mistake.	Noted reference to sensible solution to rectify past mistakes.
19	Private submission		O		Road needs to be reopened. It is an important bushfire escape route for resident's family. Restricting access to National Park will impact property value. Concerned about inconsistent decisions.	Devaluing of properties, Fire escape route, Road created for future community access will be addressed in report.

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						Noted concerns regarding process to resolve the encroachment.
20	Private submission		O		For some properties this is their only road frontage. Concerned that this may impact future of road as a legitimate access to adjoining properties and restricting of people from using the remainder of the road. Concerned about illegal fences and ongoing restriction of people to access the area.	Devaluing of properties, and Road created for future community access will be addressed in report.
21	Private submission		O		Did not receive a letter although received one in 2014. The road was created for the public to access the National Park. The road reserve narrowing to 7m will increase the burdened on lots with access easements and devalue the properties involved, as it will become less likely that easements will be removed in future. The road section is regularly used for access between coast and Caves Road. Part closure will impact fire risk of the National Park and surrounding properties. Fear land will be taken from other properties for future road access. Comments also highlighted that there are varying versions of history concerning these encroachments.	Devaluing of properties, Fire escape route, Road created for future community access will be addressed in report. Noted concerns regarding process to resolve the encroachment.
22	Private submission		O		Support for this proposal does not uphold best interest of ratepayers. Partial closure will permanently impact future use of road as access route for vehicles and pedestrians and diminish original intent of the road.	Road created for future community access will be addressed in report.
23	Private submission		O		Strongly object to proposed closure.	Noted
24	Private submission		O		Strongly object to proposed closure.	Noted
25	Private submission		O		No comments provided	Noted
26	Private submission		O		No comments provided	Noted

No	Name & Address unless confidential	Support	Object	Indifferent	Summary of Comments	Officer Comments
27	Private submission		○		Road needs to be left open for future prospects such as a bike path and improved access to the National Park.	Road created for future community access will be addressed in report.
28	Private submission		○		Road should be left open for future use.	Road created for future community access will be addressed in report.
29	Private submission		○		Road was identified as alternative escape route for Gracetown residence after 2011 fire. Due to road access restricted by fences and structures, bushfire responders had to access area through private property in 2011. Road also has conservation value as wildlife corridor between two National Park reserves. Road was created as community access into the future.	Fire escape route, Wildlife corridor and Road created for future community access will be addressed in report.
30	Private submission		○		Unacceptable that restriction of access has continued for so long. Applicant, as real estate agent, would have been aware of rules concerning encroachments when buying a property. Concerned about reluctance to resolve the encroachment.	Noted concerns regarding process to resolve the encroachment.
31	Private submission		○		No comments provided	Noted
32	Private submission		○		No comments provided	Noted
33	Private submission		○		No comments provided	Noted
34	Private submission		○		<p>Road was created to provide future access as a public road. Narrowing road reserve will make road less effective and reduce free access of public to the road and surrounding areas. Buyers should be aware of their obligations and apply due diligence as a standard practice when purchasing property. Informed decisions should be based on proven facts not hear say.</p> <p>Permanent closure of part of the road would affect and devalue adjoining properties due to reduces road with and reduce future</p>	<p>Noted concerns regarding process to resolve the encroachment.</p> <p>Devaluing of properties, Access easements, Impact of proposal on others, Fire escape route, Wildlife corridor, conservation value and Road created for future</p>

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					<p>potential of land. Property is burden with 2 access easement connecting Waddingham Road. One easement enters Waddingham Road at the point of narrowing and is restricting the effectiveness of road and access easement, which further devalues the property. The proposal does impact other properties significantly. The narrow road reserve will force road users closer to adjoining lot boundary and affect enjoyment of country lifestyle.</p> <p>There will be injustice if surrounding property owners and public is expected to suffer a lost while rewarding a single landowner who is the only person to benefit.</p> <p>Road is seen as an alternative escape route during 2011 fires and access road for emergency vehicles. Any modifications to road will reduce effectiveness.</p> <p>Road is wildlife corridor between two National Park reserves in an area with high landscape values. Properties have restrictive conservation covenants over them reflecting significant conservation values of the area.</p> <p>The Shire regards the preservation and conservation of high conservation valued areas as significant. Waddingham Road is unique and important road as it provides access between Caves Road and coast, including local water fall, local surf break and Cape to Cape track and stunning views and should not be compromised. Conservationists recently studied rare flora along the road. Blockage of road is currently denying public access to this area. Adjoining property owners can still walk and drive the closed section via their properties, which is not possible for general public.</p>	<p>community access will be addressed in report.</p>

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					Illegal structures and fences can be removed to adequate land nearby on Lot 91 and should be inexpensive	
35	Private submission		O		Potential second access to Gracetown during bushfires as well as important access to two sections of the National Park as determined by DFES and DBCA. Devaluing adjoining properties due to reduced access. Restrict future upgrade of road (including fill and drainage). Concerned that an individual proposal is favoured over the impact on community enjoyment and safety.	Fire escape route, Link between two National Park reserves, Devaluing of properties and Road created for future community access will be addressed in report. Noted concerns regarding process to resolve the encroachment.
36	Private submission		O		No comments provided	Noted
37	Private submission		O		Road was created to provide community access. Received advice from local fire department against narrowing road due to high fire risk area and will make it difficult for containing bushfires. Concerned about safety and future planning.	Fire escape route, Devaluing of properties and Road created for future community access will be addressed in report.
38	Private submission		O		No comments provided	Noted
39	Private submission		O		No comments provided	Noted