AYTON BAESJOU PLANNING
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SUBDIVISION GUIDE PLAN

Lot 8 Hopetoun Ravensthorpe Road
(cnr Steeredale Road) Hopetoun
Shire of Ravensthorpe

AYTON BAESJOU
PLANNING

ABN: 15 061 140 172

11 Duke Street
Albany WA 6330
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Our Ref: 06-35

15 May 2015

Chief Executive Officer
Shire of Ravensthorpe
PO Box 43
RAVENSTHORPE WA 6346

Attn: Craig Pursey

Dear Craig

Revised Subdivision Guide Plan - Lot 8 Hopetoun Ravensthorpe Road, Hopetoun
TPS 5 Amendment 25

Further to our meeting on 6th May 2015 regarding the above proposal, please find attached a revised Subdivision Guide Plan which responds to a number of issues raised during the advertising period and at the meeting.

The main issues addressed in the plan include;

1. Excision of the sand extraction area from the rezoning document. This area will remain zoned 'General Agriculture'.
2. Extension of the 'Special Use' zone. Given the demand for the light and service industry in Hopetoun and the limited remaining lots that are appropriately zoned, it is proposed to extend the special use zone in order to cater for these uses. The extension will also back onto the existing sand extraction area to the south and effectively buffer the rural conservation lots.
3. Building envelopes within the 'Special Use' zone have been nominated which provide for a 200m setback from the sand extraction area.
4. Additional justification for the 200m buffer for sand extraction has been provided by Landform Research and is attached.
5. The access road onto Hopetoun - Ravensthorpe Road has been deleted and no direct access from lots will be permitted as per Main Roads WA requirement.
6. Two points of access into the sand extraction area are retained should the area be rezoned and developed following completion of the sand extraction. A fire management track also provides emergency access/egress from the development area to Leschenaultia Drive.
7. Indicative drainage lines and drainage basins are shown on the plan which will be subject to further detailed design and consideration at the subdivision and development stages. Further liaison with the DoW and Council, together with on site discussion has confirmed that concern regarding major storm events can be allayed by way of appropriately designed roads, drainage swales and drainage basins.
8. Following advice from the Water Corporation that scheme water cannot be made available to the site, it is proposed to provide a potable water supply using rainwater tanks. Bore water and/or a non potable water supply will be used to provide for fire management.

As it is anticipated many of the lots will have large sheds, collection of sufficient water from roof runoff is not considered a problem. Most light and service industries have limited demand for a potable water supply. Uses requiring large volumes of water should not be encouraged to locate in the area and a suitable provision can be incorporated within the scheme text.

Utilisation of rain water tanks within the context of this development is, in hindsight, considered more appropriate than utilising scheme water given the costs and limited availability of underground water in the area.

It would be appreciated if you could brief Council on the proposed changes outlined above and should they be acceptable, we will be able to modify the rezoning documentation as required.

Please do not hesitate to contact me should you require further information or clarification.

Yours sincerely

Nick Ayton
AYTON BAESJOU PLANNING

Sand Mining - Lot 8 Hopetoun - Ravensthorpe Road, Hopetoun
Shire of Ravensthorpe

Recommended setback of 150 – 200 metres.

The issues relate to Dust, Noise and Visual amenity.

Dust can be managed within 150 metres and relates only to traffic on the access roads and loading areas. Digging the sand and loading the truck does not create dust. It's the movement of the truck and loader wheels on the limestone or gravel access roads.

There are many pits in Perth with buffers of 150 – 200 metres.

If the lots are listed as Industrial then the sensitive premises have an assigned noise level of 65 dB rather than the 45 dB that would apply under the Regulations for a rural property. For commercial premises the assigned levels are 60 dB. 7.00 am to 7.00 pm Monday to Saturday.

In both cases there is potential for higher levels for 10% of the time and 1% of the time

Rural	45 dB	55 dB 10% of time and 65 dB 1% of the time	
Commercial	60 dB	75 dB	80 dB
Industrial	65 dB	80 dB	90 dB

In all cases the loader and truck should be able to comply at 150 – 200 metres.

For industrial and commercial designated uses, noise mitigation should not be necessary.
EPA Guidance is based on Rural or Residential zoning and therefore does not apply. That is the 300 – 500 metre generic setback in the absence of supporting data is not valid and 150 – 200 is applicable.

The information that you will provide will be supporting information.

Depending on the number of trucks and level of activity, a 3 – 4 metre bund along the road side of the excavation to mitigate the noise may be required.

If the zoning is rural then the excavation could be commenced higher up the hill cutting a trench like pit and then working up hill first and then downslope behind the active face and perimeter bund to achieve noise compliance.

Staging of the development could also be undertaken with sale of lots withheld until sand mining has either been completed or has moved sufficiently far away from the lots.

Notes provided by Landform Research Pty Ltd.