



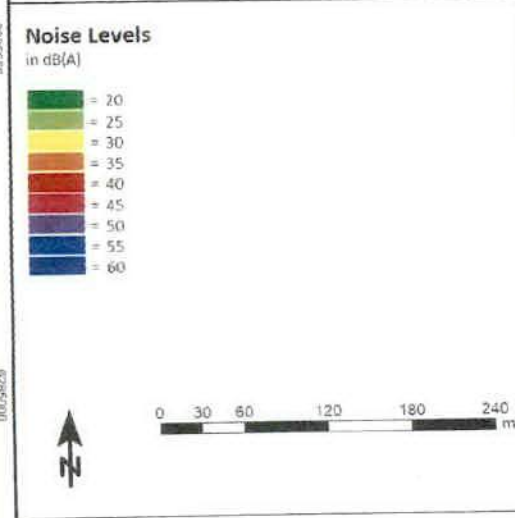
Customer:
The Timber Bloke
 Project: The Timber Bloke Proposed Sawmill
 Project-No. 17001-031-02



Map
1

Sawmill to Neighbours GNM
Result number 4
 Calculation in 1.5 m above ground

Project engineer: GW
 Created: 27/07/2018
 Processed with SoundPLAN 9.0, Update 4/07/2018



- **Current location and proposed size of operation**

- Current location in a large industrial estate

We are currently located in an industrial area, however we are a single man operation, and our block is less than half an acre in size.

- Proposed size of sawmill

The nature of our operation makes it difficult for us to provide a specified tonnage of logs per year. For this reason, the term 'probably' was used in the proposal, however we are mindful that this has caused concern. It is a better measure of our proposed sawmill to reiterate that we are a one man operation with no intention of expansion. We have been referred to as a "Nan and Pop sawmill" and would agree with this sentiment.

- Proposed size of shed

It is proposed to construct a shed with a lean to. It is not of a size or construction different to other sheds in the immediate neighbourhood or the rest of the shire. The shed is to be heated and used for dry timber storage, allowing space for mobilisation of a forklift inside the shed around the stored timber.

- Trucks

In line with our operation as above, the vast majority of logs are brought in my own truck (affectionately referred to as "The Mighty Yellow Hornet"). The 1000 tonnes as estimated in the original submission equates to about 2 truckloads a week. The Mighty Yellow Hornet is a rigid vehicle, with an 11 tonne capacity (please see photos attached). The current driveway is adequate for the purpose.

- **Possible impact on neighbours and community**

- Intrusive activities in an agricultural area; including noise

Like traditional farming activities in the area, this enterprise involves the input of resources and the removal of resources from the property. The agricultural nature of the area is the reason that we have chosen this property for our lifestyle retirement. Mindful of potential impact, we have had an acoustic analysis that we have had carried out voluntarily as a part of our original submission. This demonstrates our attention to the amenity of the surrounding community. This report indicates that we comply with relevant regulations and that neighbours will not be negatively impacted.

- Visibility

The current house and shed are located on the reverse side of a hill and are not visible from the road (except for the very top gable of the shed). The proposed shed is to be located in the same area. Any logs stored on site will be located under the patch of trees near the shed and also not visible from the road. My pile of logs rarely exceeds 25-30 in number or takes up an area more than about 10 x 20m.

- **Possible impact on environment**

- Chemical run off and waste products

We are mindful of the environmental impact of our lifestyle. By-products generated by the sawmill are saw dust and off cuts. Much will be used on site for heating, and the rest can be given/donated as it currently is in Perth. I use domestic insecticides (either Mortein or David Grays termite spray) as required. A carton of Mortein lasts me well over twelve months and a 500ml bottle of termite spray similarly, and no other chemicals are used in the process.

- **Overview article in The Australian Wood Review**

Please see article previously sent, or available at <http://www.woodreview.com.au/profiles/derek-doak-the-timber-bloke>

- **The Mighty Yellow Hornet at work**



- The Sawmill in operation



SCHEDULE OF SUBMISSIONS – SAW MILL PROPOSAL LOT 1 CHARLEY CREEK ROAD, CHARLEY CREEK

Government Agency Responses:

No.	Name & Address	Description of affected property	Summary of Submission	Comments	Council's recommendation
1	Petition (14)	9 nearby properties	<p>The proposal is to locate a sawmill manufacturing plant on a piece of land on Charlie Creek Doad which is a beautiful rural road that follows the creek flats up to and beyond Wildmere Road</p> <p>This proposal is to locate an intrusive industrial activity based on the importation of raw materials (log) from outside, the manufacturing of products on the premises and the trucking of these products elsewhere.</p> <p>The disposal of waste products and run off into Charlie Creek will create problems</p> <p>New on-site road construction will be necessary to support heavy trucking.</p> <p>Will 1000 tonnes a year be guaranteed</p>	<p>Noted. The proposal will be sited so that it will not be visible from Charlie Creek Road.</p> <p>Disagree. The proposal is for a small scale operation that is of a scale and nature that is compatible with the objections of the Agricultural zone.</p> <p>Disagree. The process does not involve the creation of extensive waste products or the use of chemicals. It is noted that off cuts will be used to fuel the kiln and saw dust is bagged and sold to garden centres.</p> <p>Disagree. The proposal will result in an additional 2 truck trips per week. The truck has a 11 tonne capacity and will not require extensive upgrading of the access leg.</p> <p>Agree. The Shire can impose</p>	<p>Noted</p> <p>Disagree</p> <p>Disagree</p> <p>Disagree</p> <p>Agree</p>

			<p>maximum and if so, how will the Shire enforce it.</p> <p>Charlie Creek Road is the route for the local school bus.</p> <p>Charlie Creek Road is the wrong place for this industrial operation. The right place is in an industrial zone with direct access to major roads.</p>	<p>conditions to ensure that the operation is limited in scale. Enforcement can be undertaken in the event that it becomes clear that a breach of planning conditions has occurred and that there is evidence that adverse impacts on local amenity are evident in terms of noise, dust, odour, smoke are resulting from the operation. This is consistent with how planning compliance occurs.</p> <p>Noted. The two extra truck trips generated per week will unlikely create any specific safety issues for school buses using the road.</p> <p>Agree in part. Industrial activity should be located within the Industrial zone. However, in this case, the scale and nature of the activity is in keeping with the intent of the Agricultural zone and is similar to many existing agricultural activities in the area in terms of impacts on landscape, noise, odour etc.</p>	<p>Noted</p> <p>Agree in part.</p>
2	Petition (4) people	Local residents	<p>Object to the proposal on the grounds that:</p> <p>This area is zoned Rural and should remain so. Any change will set a precedent. Industrial development should be limited to</p>	<p>Disagree. No change to the zoning of the land is proposed. The proposed use based on its limited</p>	Disagree

			<p>industrial areas</p> <p>The current application has no indication that the saw mill will be limited to its current size and production rate. There are indications that the production rate could be increased. Any expansion without further consultation would be unacceptable</p> <p>There is potential for increased traffic for both light vehicles and logging trucks.</p> <p>All landowners have lived here have done so for the peace and tranquillity the area offers. Development of the mill will have a direct impact.</p>	<p>scale is consistent with the intent of the General Agriculture zone. Note. Conditions are proposed to limit its scale and require activities to limit potential impacts on adjoining properties. Any expansion will require a separate application which will require a further public consultation process to be followed.</p> <p>Disagree. The proposal will generate two additional truck movements per week on average.</p> <p>Disagree. The proposed development will have a limited impact on local amenity as it will not be visible from the road. Further details about amenity, noise, precedent are addressed in more detail in the Council report.</p>	<p>Note</p> <p>Disagree</p> <p>Disagree</p>
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1



2



3



© 2017 Maxxwell Systems LLC 11/09/17 2:57 PM Maxxwell.com/031 - The Power Broker Inc. 2017 The Power Broker License Agreement



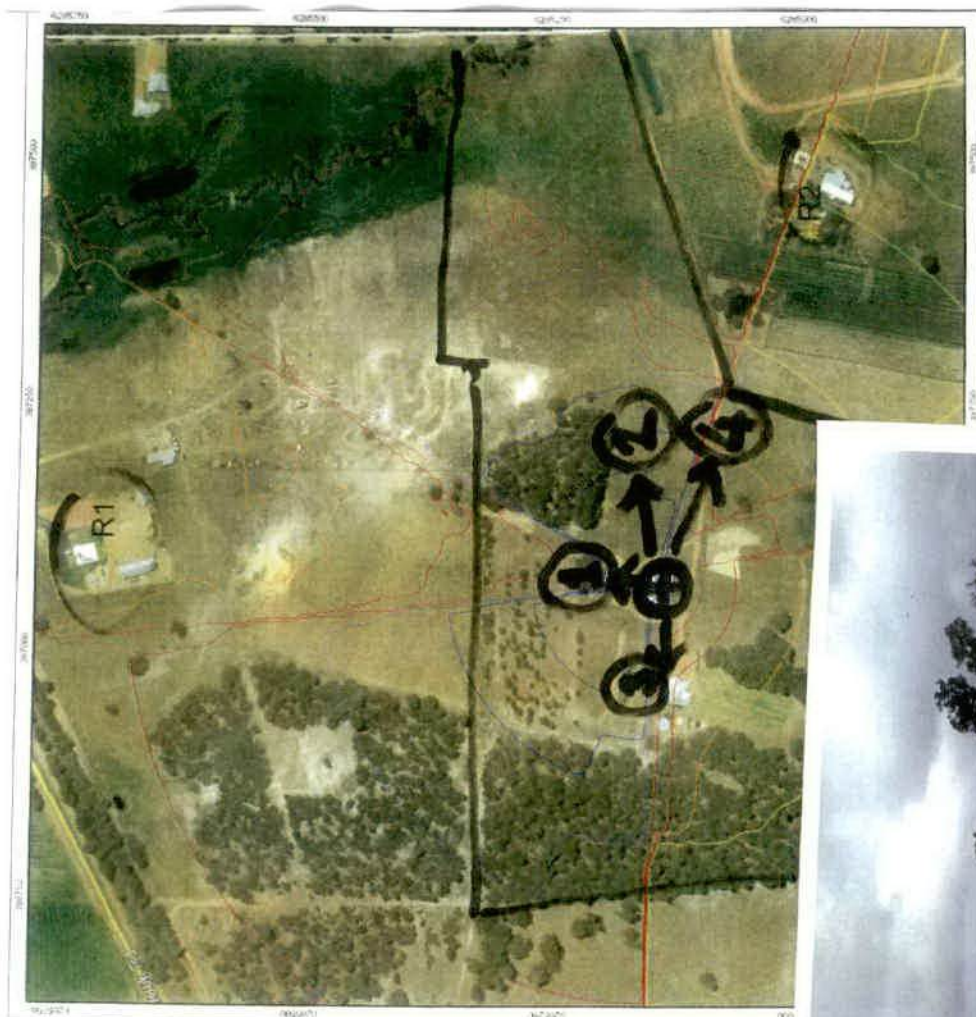
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2



3



4





The attached picture is the layout of 30 Blackwood River drive, Balingup.

The red circled area is the location of the wood stockpile. Access to the wood will be via the main driveway onto Blackwood River Drive.

main ← access

SCHEDULE OF SUBMISSIONS – FIREWOOD HOME BUSINESS – 30 BLACKWOOD RIVER DRIVE, BALINGUP

Government Agency Responses:

No.	Name & Address	Description of affected property	Summary of Submission	Comments	Council's recommendation
1	Mrs Elina Buttaccio	Local Resident	<p>Strongly objects on the grounds that:</p> <ul style="list-style-type: none"> • Potential noise from delivery trucks and trailers delivering wood • Not appropriate within a residential area • Dumping of wood in a pile will be an eyesore to residents in neighbouring properties and reduce the attractiveness of the area and appeal to tourist • Suggests that there are plenty of more suitable locations on the outskirts of the township for such a venture 	<p>Agree. There is potential for noise and activity that is not consistent with a residential setting.</p> <p>Agree. See above and Council report.</p> <p>Disagree. The wood pile will not be visible from the street.</p> <p>Note.</p>	<p>Agree</p> <p>Agree</p> <p>Disagree</p> <p>Note</p>
2	Ms Dawn Barford	Local resident	<p>Objects on the grounds that:</p> <ul style="list-style-type: none"> • The area is residential and should remain as such • Will establish the potential for other businesses to do the same that will lead to the area becoming industrial in nature • The proposal is for a retail business as they purchase their wood from a wholesale supplier 	<p>Note.</p> <p>Agree. The business is of a nature and scale that does not lend itself to a residential area.</p> <p>Agree in part. The business does sell direct to the public. However, it is mainly a delivery service much like a mobile mechanic which does fall squarely within the definition of a home business.</p>	<p>Note</p> <p>Agree</p> <p>Agree in part</p>

			<ul style="list-style-type: none"> • There is sufficient land out of town for this operation • There are likely enough people already selling wood in the locality. • The business has already started with two deliveries within the space of days – not the one a week outlined in the application • Concerns over safety as there is no footpath for children or elderly walking in the locality • Increased traffic to site (large truck and loading/unloading) 	<p>Note.</p> <p>Note.</p> <p>Note. This will require investigation if it continues without a valid approval being granted.</p> <p>Note.</p> <p>Agree. The scale of vehicles and number of vehicles proposed to service the business is not consistent with that of a residential area.</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>Agree</p>
3	W and P Holmes	Local Resident	<ul style="list-style-type: none"> • Support the home business proposal 	<p>Note.</p>	<p>Note</p>

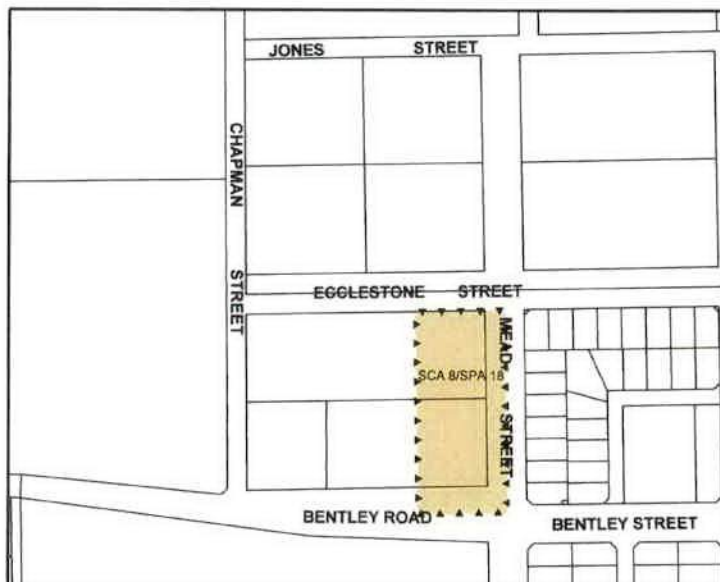
SHIRE OF DONNYBROOK - BALINGUP

LOCAL PLANNING SCHEME No. 7

Amendment No. 8





EXISTING ZONING




PROPOSED ZONING


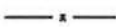


LOCAL SCHEME RESERVES

-  Parks and Recreation
-  Public Purposes
Denoted as Follows:
 - CI Civic

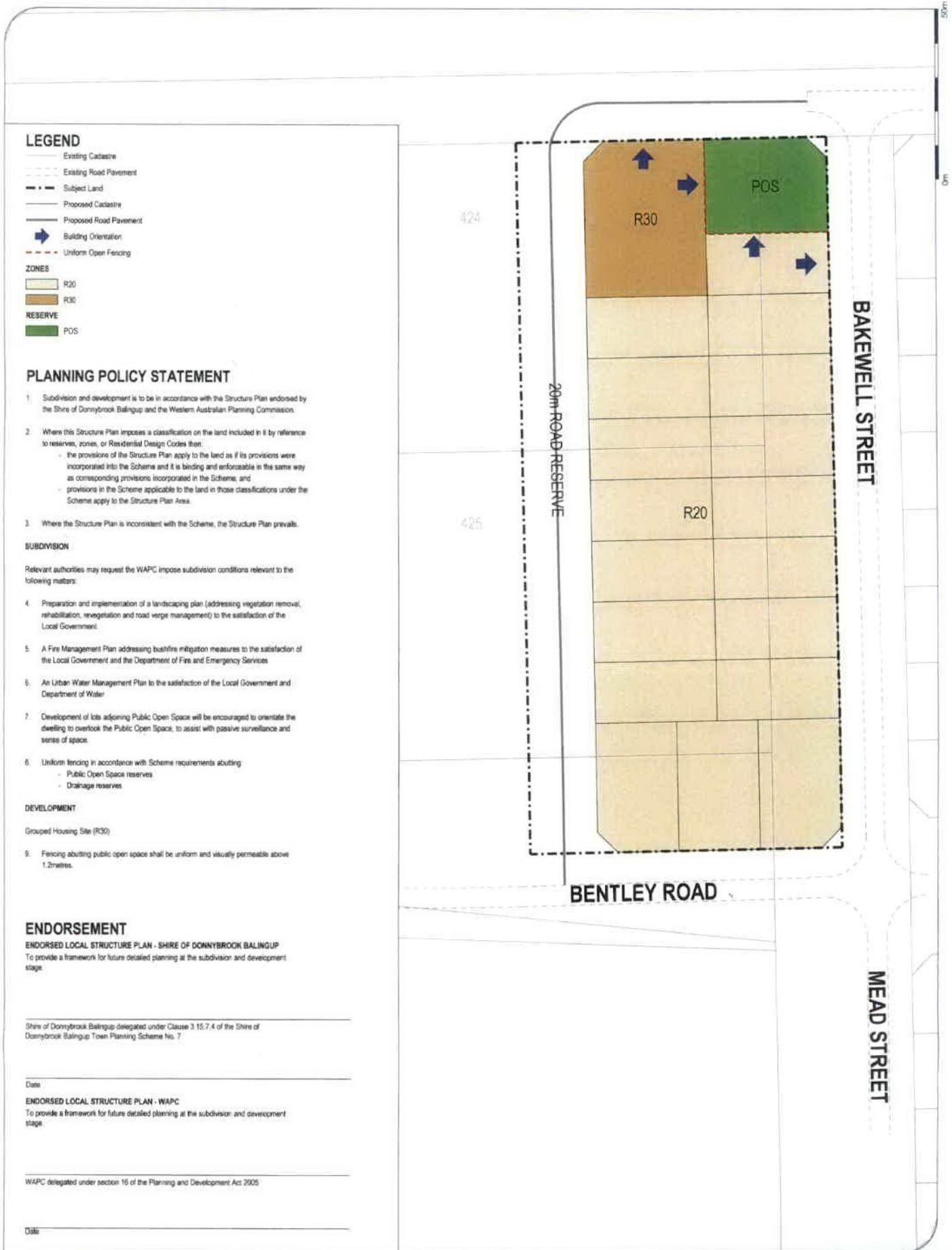
ZONES

-  Residential

OTHER

-  R20 R Codes
-  Townsite - Land Act
-  SCA 2 - Public Drinking Water Source Protection
-  SCA 8/SPA 18 - Structure Plan Area (See Scheme Text)





LEGEND

- Existing Cadastral
- Existing Road Pavement
- Subject Land
- Proposed Cadastral
- Proposed Road Pavement
- Building Orientation
- Uniform Open Fencing

ZONES

- R20
- R30

RESERVE

- POS

PLANNING POLICY STATEMENT

1. Subdivision and development is to be in accordance with the Structure Plan endorsed by the Shire of Donnybrook Balingup and the Western Australian Planning Commission.
2. Where this Structure Plan imposes a classification on the land included in it by reference to reserves, zones, or Residential Design Codes then:
 - the provisions of the Structure Plan apply to the land as if its provisions were incorporated into the Scheme and it is binding and enforceable in the same way as corresponding provisions incorporated in the Scheme; and
 - provisions in the Scheme applicable to the land in those classifications under the Scheme apply to the Structure Plan Area.
3. Where the Structure Plan is inconsistent with the Scheme, the Structure Plan prevails.

SUBDIVISION

Relevant authorities may request the WAPC impose subdivision conditions relevant to the following matters:

4. Preparation and implementation of a landscaping plan (addressing vegetation removal, rehabilitation, revegetation and road verge management) to the satisfaction of the Local Government.
5. A Fire Management Plan addressing bushfire mitigation measures to the satisfaction of the Local Government and the Department of Fire and Emergency Services.
6. An Urban Water Management Plan to the satisfaction of the Local Government and Department of Water.
7. Development of lots adjoining Public Open Space will be encouraged to orientate the dwelling to overlook the Public Open Space, to assist with passive surveillance and sense of space.
8. Uniform fencing in accordance with Scheme requirements abutting:
 - Public Open Space reserves
 - Drainage reserves

DEVELOPMENT

Grouped Housing Site (R30)

9. Fencing abutting public open space shall be uniform and visually permeable above 1.2metres.

ENDORSEMENT

ENDORSED LOCAL STRUCTURE PLAN - SHIRE OF DONNYBROOK BALINGUP

To provide a framework for future detailed planning at the subdivision and development stage.

Shire of Donnybrook Balingup delegated under Clause 3.15.7.4 of the Shire of Donnybrook Balingup Town Planning Scheme No. 7.

Date

ENDORSED LOCAL STRUCTURE PLAN - WAPC

To provide a framework for future detailed planning at the subdivision and development stage.

WAPC delegated under section 16 of the Planning and Development Act 2005.

Date



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LOCAL STRUCTURE PLAN
Lots 424 & 425 Bakewell Street, Donnybrook

Figure 5



Plan No: 14244P-SP-01

Date: 21.03.2017
Rev: ORIGINAL
Scale: A1 @ 1:500, A3 @ 1:1000
Co-ords: MGA
Aerial: N/A

This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

FIGURE 1

**SCHEDULE OF MODIFICATIONS
SHIRE OF DONNYBROOK-BALINGUP
LOCAL PLANNING SCHEME NO. 7 AMENDMENT NO. 8**

No.	PROPOSED MODIFICATION	REASON
1	<p>Modify the Amendment 'Resolution to prepare or adopt a Local Planning Scheme Amendment' to reflect Form 2A including adding the words to the front resolution as follows:</p> <p>"The amendment is complex under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):</p> <ul style="list-style-type: none"> • The proposal departs from the Local Planning Strategy map for the Donnybrook townsite." 	<p>To ensure compliance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ('the Regulations')</p>
2	<p>Modify the front Amendment Resolutions as follows:</p> <p>Delete items 1 to 4 and replace with:</p> <p>"1. Zoning portions of Lots 424 and 425 Bakewell Street, Donnybrook "Residential" in accordance with the Scheme Amendment Map"</p> <p>2. Zoning portions of Bakewell and Bentley Streets "Residential" in accordance with the Scheme Amendment Map"</p> <p>3. insert annotation "SCA8/SPA 18" and structure plan area boundary in accordance with the Scheme Amendment Map."</p> <p>4. Insert text in Schedule 11 Structure Plan Areas.</p>	<p>This is to improve clarity of intent.</p>
3	<p>Modify the rear Amendment Resolutions as follows:</p> <p>i) Delete item 1. And replace with:</p> <p>"Zoning portions of Lots 424 and 425 Bakewell Street, Donnybrook "Residential" in accordance with the Scheme Amendment Map"</p> <p>ii) Delete item 2. And replace with:</p>	<p>This is to ensure improved clarity of intent</p> <p>This is to ensure improved</p>

	<p>“Zone portions of Bakewell and Bentley Streets “Residential” in accordance with the Scheme Amendment Map.”</p> <p>iii) Insert a new provision as follows:</p> <p>“insert annotation “SCA8/SPA 18” and structure plan area boundary in accordance with the Scheme Amendment Map.”</p> <p>iv) Delete item 3. And replace with:</p> <p>“Amend Schedule 11 – Structure Plan Areas by inserting a new Area SPA 18 and associated provisions as follows:</p>	<p>clarity of intent</p> <p>This is ensure improved clarity of intent</p> <p>This is to ensure that appropriate details are included in Schedule 11 and detail specific details that require addressing within the structure plan.</p>		
SPA 18	Lots 424 and 425 Bakewell Street and portions of Bentley and Bakewell Street	Residential, parks and recreation	Fire Management Issues. Drainage management. Road upgrading contributions. Design Guidelines	
	<p>v) Delete item 4.</p>	<p>This is to acknowledge that this matter is already addressed in the points above.</p>		

SCHEDULE OF SUBMISSIONS – AMENDMENT 8 TO LOCAL PLANNING SCHEME 7

Government Agency Responses:

No.	Name & Address	Description of affected property	Summary of Submission	Comments	Council's recommendation
1	Department of Education	n/a	No objections. The anticipated increase in student yield can be accommodated in the existing educational facilities	noted	Noted
2	Water Corporation	n/a	<p>No objections</p> <p>The land is located close to existing water and sewer reticulation mains which can be extended.</p> <p>The preparation of a local structure plan will provide further opportunities to refine the infrastructure planning for the area.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>
3	Health Department	n/a	No objections. Development/subdivision will require connection to scheme water and reticulated sewerage.	Agree. Future subdivision/development will be connected to services.	Agree.
4	Petition (10 residents)	2 to 14 Bakewell Street, Donnybrook	<p>Objects to the proposal on the grounds that:</p> <p>a) Purchased blocks on the understanding that this bushland would not be developed;</p>	Note. The proposal reflects a significant change in position. The amendment has followed a complex amendment process to acknowledge this change and how the proposal departs for the existing planning framework for the locality	Note

			<p>b) Taking away bushland views;</p>	<p>Note. The change will result in the low of bushland views. It is noted that the bushland has been subject to environmental assessment to ensure that the vegetation does not include protected or valued environmental features or qualities. The EPA has reviewed these documents and concluded that the proposal does not raise any environmental concerns.</p>	<p>Note</p>
			<p>c) Destroying natural habitat for wildlife and many native wildflowers that grow here.</p>	<p>Note. See above.</p>	<p>Note</p>



SEGRA

SUSTAINABLE ECONOMIC GROWTH
FOR REGIONAL AUSTRALIA

SEGRA provides a meeting place for people from across regional, rural and remote Australia to discuss the key issues facing regional Australia and what might be done at national, state and local levels to further drive sustainable regional economic development.



Mackay, Queensland

OCTOBER 22-25

BEYOND THE BOOM: OPPORTUNITIES FOR GROWTH AND VITALITY



SEGRA is recognised as Australia's most credible, independent voice on issues affecting regional, rural and remote Australia.

Delegates attending *SEGRA* 2018 will focus on five of the top issues facing regional Australia in the next 10 years, including: training for employment, innovation and technology, geotourism, product value adding and the growth of collaborative investment to deliver localised catalyst infrastructure.

Headlining this year's conference is Sohail Inayatullah, Chair in Futures Studies for UNESCO, who will speak about four futures for regional Australia. Sohail will be joined by James Wright, CEO, Future Business Council and then a series of experts addressing economic, social and environmental future trends.

On the second day, we will have internationally recognised speakers discussing negotiating with government and business to achieve economic outcomes and strategies for collaboration. These sessions will include panel discussions to tease out the issues and potential actions.

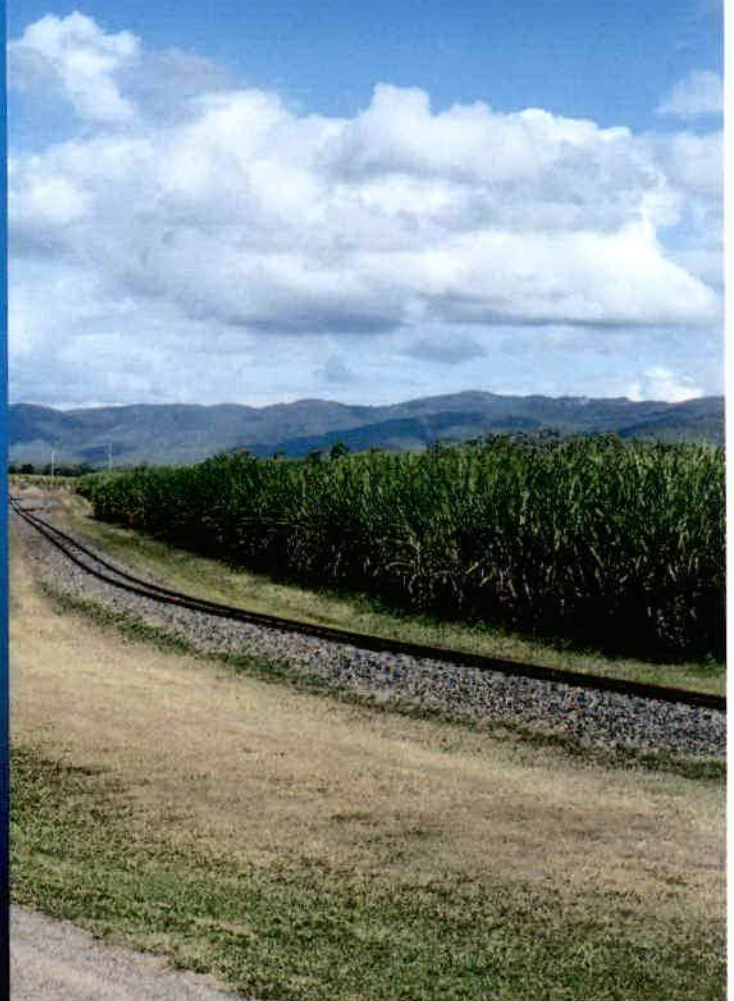
There are also three hands-on forums on industry development, start-ups and innovation ecosystems and placed-based solutions for stronger regional communities and economies.

Other key issues at the conference include attracting private sector investment into regional, rural and remote economies; understanding and maximising the opportunities technology and innovation will provide for business growth and social inclusion, responding to the aging population and provision of NDIS services in regional, rural and remote Australia.

You are strongly encouraged to register for this annual, nationally significant conference and add your voice to speak up for regional Australia.

Kate Charters - Convenor

Mackay, Queensland
OCTOBER 22-25



BEYOND THE BOOM: OPPORTUNITIES FOR GROWTH AND VITALITY

MONDAY 22 OCTOBER 2018

FORUMS



Industry Forum • 9:30am to 4:30pm • \$325

- City Revitalisation Tour
- Welcome, Ooralea Campus
Cr Amanda Camm, Deputy Mayor, Mackay Regional Council
- Beyond the Boom: the Mackay story
- Collaboration across the Resource Sector
- Panel Discussion - Growing Greater Whitsunday
- Developing International Education and Training Opportunities in the Greater Whitsunday

5:00pm - 6:30pm Mayoral Welcome Cocktail Reception

Placed-Based Solutions Forum for Stronger Regional Communities and Economies: exploring the role of social infrastructure and collaborative practice • 9:30am to 4:30pm • \$325

- Welcome to Country, Welcome to Mackay, Welcome to *SEGRA*
- Welcome to the RSDC/*SEGRA* Community Forum
Marie Cameron, President, RSDC
- Role of QCOSS in supporting Regional QLD communities
Mark Henley, Chief Executive Officer, QCOSS
- Exploring Social Development Through Place-Based Approaches: the Cairns South collective impact project
Prof. Allan Dale, Professor of Tropical Regional Development, James Cook University
- How do we Build Social Infrastructure and Collaboration Well in Regional Communities?
Facilitator: Bea Rogan - Community Planning Consultant
Panellists: Dr Jen Cleary - Chief Executive Officer, Centacare, Port Augusta SA and *SEGRA* National Steering Committee, Dr Kim Houghton - General Manager, Policy and Research, Regional Australia Institute, Mark Henley - Chief Executive Officer, QCOSS and Dr Ann Ingamells - Chair Queensland Coalition of Community Boards.
- Four Spotlight Conversations
- Exploring Collaborative Practice in a Regional Context and Relevance to Social Infrastructure
- The Interconnectedness of the Social and the Economic
Prof Allan Dale, Professor of Tropical Regional Development, James Cook University
- What are the Important Steps in WIM Region to Succeed with Place-Based Solutions?

5:00pm - 6:30pm Mayoral Welcome Cocktail Reception

BEYOND THE BOOM: OPPORTUNITIES FOR GROWTH AND VITALITY

MONDAY 22 OCTOBER 2018

FORUMS

Building Regional Startups and Innovation Ecosystems Forum 9:30am to 4:30pm • \$325

- Welcome and Introduction
 - Morning session panels
 - Local, State and Federal Government Perspectives
 - Business Angels
 - Business Development Funders
 - Social Investors
 - Private Sector Government Ecosystem Drivers
 - Break-out Sessions for Researchers, Ecosystem Drivers and Investment Attraction
 - Case Studies
- 5:00pm – 6:30pm Mayoral Welcome Cocktail Reception

TUESDAY 23 OCTOBER 2018

BEYOND THE BOOM

- 7:30am Registration opens – Mackay Entertainment and Convention Centre (MECC)
- 8:30am – 8:40am Welcome to Country
- 8:40am – 8:55am Welcome to *SEGRA*
Kate Charters, Conference Convenor and Chair of the *SEGRA* National Steering Committee
- 8:55am – 9:15am Welcome to Mackay, QLD
Mayor Greg Williamson
- 9:15am – 9:45am Four Futures for Regional, Rural and Remote Australia
Prof Sohail Inayatullah, Chair in Future Studies, UNESCO
- 9:45am – 10:05am Beyond the Boom: are we missing out?
James Wright, Chief Executive Officer, Future Business Council
- 10:05am – 10:30am Technology of the Future
Rod Macdonald, Partner, Community Broadband Networks and *SEGRA* National Steering Committee
Ian Aitken, Chief Executive Officer, Unisono Pty Ltd
Stuart George, Digital Creative Director, CKP Creative Digital Solutions

BEYOND THE BOOM: OPPORTUNITIES FOR GROWTH AND VITALITY

- Decision making
- (comm)
- Action Plan through
- Personal health
- Performance mgmt staff.