

**PROPOSED RIGHT OF WAY CLOSURE BETWEEN
STATION ROAD AND KNAPP STREET, YOUNGS SIDING TOWNSITE**

Schedule of Submissions

No	Submitter	Comments	Response
Submissions received from Community Members			
1	<p>Mr A LeFort 310 Stanley Road Youngs Siding WA 6330</p> <p>Mr LeFort (continued)</p>	<p>Objects to the proposed closure on the following grounds:</p> <p>a) Prior consultation should have occurred with residents before Council resolved to close the right of way.</p> <p>b) Closure of the Right of Way is being pursued by a small number of affected landowners and benefits a limited number of persons.</p> <p>c) Several landowners do not want to increase their land area and this will fragment the existing lot pattern.</p> <p>d) It is not proper and orderly planning to create lots 20m wide and 103m long.</p>	<p>a) It is a requirement of the <i>Land Administration Act 1997</i> that a proposed road closure be advertised for a period of 35 days prior to requesting that the Minister for Lands close a road. As there is no delegated authority for City officers to advertise this proposal, the matter was presented to Council to initiate the road closure process, in line with section 58 of the <i>Land Administration Act 1997</i>. The Act also requires that Council consider and comment on any objections received during that advertising period.</p> <p>b) It is understood that a number of people holding land in the Youngs Siding townsite approached the Department for Regional Development and Lands to close the right of way and purchase the unallocated Crown land facing Knapp Street. This is the basis on which the proposed road closure has been initiated.</p> <p>c) The intentions of all landowners impacted by this proposal are not yet known, though it is recognised that not all landowners may wish to purchase the unallocated Crown land, resulting in an irregular lot pattern.</p> <p>d) This comment is noted. However it is also recognised that, as the unallocated land cannot be developed in their own right as single blocks, the use of this land in conjunction with the existing residences with</p>

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		<p>e) The proposal does not provide for any future growth potential of the Youngs Siding townsite. It fails to acknowledge the limitations of the Youngs Siding area, housing affordability, provision of house etc</p> <p>f) Orderly and proper planning of the area would allow some limited further subdivision with minimum lot sizes capable of containing onsite effluent disposal systems.</p> <p>g) Lots 17-24 and 35-36 are too wet for practical development and the logic of amalgamating land that cannot be used is questioned.</p> <p>h) Once land area is increased, then land value will increase, thereby impacting on the rates for the land while reducing Council's responsibilities in the area. This does not seem equitable.</p>	<p>frontage to Station Road may result in the improved maintenance of this unallocated Crown land. The unallocated Crown land is not maintained at present.</p> <p>e) The City's Local Planning Strategy recommends a "no growth" strategy for the Youngs Siding townsite. As such, it is not necessary for the City to provide for future growth in this location. Concerns are also raised about the capability of the land to accommodate additional dwellings in this area.</p> <p>f) Refer comment (e) above.</p> <p>g) Noted. The City has considered this aspect and one of the conditions of support contained in Council's resolution from its meeting on 17 May 2011 requires that a minimum finished floor level of 0.3m be achieved for any building development.</p> <p>h) It is not considered that the proposed right of way closure will impact on the City's responsibilities in the Youngs Siding townsite and if owners are willing to purchase the unallocated Crown land, with the resulting impacts on the rating of the land, this is their prerogative. It does not impact on the way in which Council applies or calculates the rates for the land.</p>
2	<p>Mr B K Kneebone 266 Thompson Road Lowlands WA 6330</p> <p>Mr Kneebone (continued)</p>	<p>No objection to the proposed right of way closure, subject to the following comments:</p> <p>a) The price for the unallocated Crown land should be set at market value in fairness to the remaining community.</p>	<p>a) The Department for Regional Development and Lands is responsible for the sale of the unallocated Crown land and they are bound by the provisions of the <i>Land Administration Act 1997</i>. The valuation of the land is based on the unimproved market value, as determined by Landgate Valuation Services. The City does not have any influence over this process.</p>

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		<p>b) Any buildings erected upon those lots should be required to have ATUs only and septic systems should not be used for sewerage disposal.</p> <p>c) All native vegetation should be retained with the exception of a small building window. The existing native vegetation is currently valuable habitat for native wildlife.</p> <p>d) When building proposals are received on the newly amalgamated lots, consideration should be given to the impact on the Knapp Road streetscape and the outlook to the reserve and playing fields to the west of these lots.</p> <p>e) The Youngs Siding Community Association should be advised when the land is made available for sale and providing further opportunity to comment.</p>	<p>b) Noted. It is not envisaged that the purchase of this land will result in the requirement for any additional sewerage disposal systems, as it is for outbuildings and garden extensions only. Any outbuildings requiring sewerage disposal can tap into existing septic systems.</p> <p>c) This land is not designated for nature reserve and is zoned for Residential purposes. There are considered to be sufficient nature reserves and wildlife corridors in the area to support native wildlife.</p> <p>d) These concerns are noted, however it is recognised that there is a “no growth” strategy for the Youngs Siding townsite and there is unlikely to be future residential development along Knapp Street. As such, the use of this land is considered to be consistent with the predominantly rural nature of the area.</p> <p>e) Refer comment (a) above.</p>
3	<p>Mr A Brink 110 Gilge Road Lowlands WA 6330</p> <p>Mr Brink (continued)</p>	<p>Objects to the proposed right of way closure on the following grounds:</p> <p>a) The closure of the right of way in itself does not seem unreasonable.</p> <p>b) The Youngs Siding Progress Association has not been given an opportunity to comment on the possible amalgamation of the unallocated Crown land with the Station Road blocks.</p> <p>c) Past suggestions was to create larger lots along Knapp Street by amalgamating the smaller blocks to create a suitable lot size for the development of houses, thereby increasing the population and enhancing the community. This proposal is not good for the long term</p>	<p>a) Noted.</p> <p>b) The Department for Regional Development and Lands has initiated this proposal based on the outcomes of a community meeting held on 28 April 2009. The City was not involved in this meeting, however it is understood there were six residents present.</p> <p>c) The City’s Local Planning Strategy recommends a “no growth” strategy for the Youngs Siding townsite. As such, it is not necessary for the City to provide for future growth in this location. Concerns are also raised about the capability of the land to accommodate additional</p>

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		<p>development of the community.</p> <p>d) Deeply disappointed that the Youngs Siding Progress Association has been left out of the planning process for the Youngs Siding townsite.</p>	<p>dwellings in this area.</p> <p>d) This action is being initiated by a request to the Department of Regional Development and Lands by a number of community members to purchase unallocated Crown land, not through the City's planning process. Any future structure plan for the townsite would be referred to all key stakeholders and community members for comment, including the Youngs Siding Progress Association.</p>
<p>4</p>	<p>Mr M Wylde 22 Minchin Road Lowlands WA 6330</p> <p>Mr Wylde (continued)</p>	<p>Objects to the proposed closure of the right of way on the following grounds:</p> <p>a) The right of closure seems to be the first step in selling the blocks fronting Knapp Street and is being driven by a small number of landowners for personal gain only.</p> <p>b) The City is amalgamating the unallocated Crown land without public consultation.</p> <p>c) If the blocks are not taken up by the owners on Station Street, this will leave the land fragmented.</p> <p>d) Are the blocks to be sold at market value?</p> <p>e) Youngs Siding is a significant community and this proposal is short sighted. The City is not looking towards the future.</p>	<p>a) This is correct. A number of Station Road owners have applied to the Department for Regional Development and Lands to purchase the unallocated Crown land to the rear of their properties and this cannot occur with the closure of the existing right of way.</p> <p>b) The sale of unallocated Crown land is not the responsibility of the City. It is undertaken by the Department for Regional Development and Lands.</p> <p>c) Noted. It is recognised that the resultant sale of unallocated Crown land may create an irregular pattern of development.</p> <p>d) The Department for Regional Development and Lands is responsible for the sale of the unallocated Crown land and they are bound by the provisions of the <i>Land Administration Act 1997</i>. The valuation of the land is based on the unimproved market value, as determined by Landgate Valuation Services. The City does not have any influence over this process.</p> <p>e) The City's Local Planning Strategy recommends a "no growth" strategy for the Youngs Siding townsite. As such, it is not necessary for the City to provide for future</p>

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		<p>f) Public opinion that you cannot build on these blocks as they are too low lying is not true and there are alternatives to septic systems.</p> <p>g) Area should be left as it is until it is decided how it should be dealt with.</p>	<p>growth in this location. Concerns are also raised about the capability of the land to accommodate additional dwellings in this area.</p> <p>f) This must be determined through a valid land capability assessment and geotechnical investigations.</p> <p>g) Noted.</p>
5	Mr Rhys Jones	<p>Objects to the proposed closure of the right of way on the following grounds:</p> <p>a) There has not been proper public consultation to consider the views of the entire community.</p> <p>b) The closure of the right of way and the amalgamation of the unallocated Crown land may be detrimental to the village of Youngs Siding.</p> <p>c) The use of this unallocated Crown land for extension of garden areas may create a possible 'shedland' and may be detrimental to the 'feel of a potentially beautiful little spot'.</p> <p>d) If the unallocated Crown land is to be sold off and developed, it should be done in a well thought out and sustainable manner that is in the interests of the whole Youngs Siding community.</p>	<p>a) The public consultation for the proposed right of way closure has been carried out in compliance with the requirements of the <i>Land Administration Act 1997</i>. The closure of the proposed right of way has only been initiated as a result of a request from a number of residents in the Youngs Siding townsite to purchase the adjoining unallocated Crown land.</p> <p>b) Noted.</p> <p>c) This concern may be a valid consideration. However, this land is not considered suitable for development in its own right.</p> <p>d) This suggestion is noted.</p>
Submissions received from Government Agencies			
6	Western Power Locked Bag 2520 Perth WA 6000	No objections to the proposed road closure.	Noted.

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7	Telstra Network Integrity Locked Bag 3573 Brisbane QLD 4000	No objections to the proposed road closure.	Noted.
8	Main Roads WA Great Southern Region P O Box 503 Albany WA 6330	No objections to the proposed road closure. Roman II system to be updated when works are complete.	Noted.
9	Water Corporation Great Southern Region 215-217 Lower Stirling Terrace Albany WA 6330	No objections to the proposed road closure.	Noted.