

BALINGUP TOWNSCAPE - PROJECT MAINTENANCE REPORT - JANUARY 2014					
Ref No.	Date	Location/Item	Problem/Request	Contact	Comment
1211	8/02/2012	Village Green Post & Rail Fence Project (\$14,000). Committee to determine location.	R4R Funding now available. Project scope and location to be confirmed	Peter Hicks	Cr Bailey liaising with Bob & Ted Brittain re: supply of timber posts and splitting. Mike Scott liaising with Matt Horton (DBK Rural Fencing) for installation. To be completed by end of April 2014.
	12/04/2013	Balingup town walk ways	Solar Lighting be developed around Balingup walk ways	Committee	Solar lighting plan be developed by the committee for walk ways around town for future budget consideration
	11/12/2013	Balingup Pear Tree Park (east)	Design of proposed route	P Hicks	Pat Steinbacher to meet with Peter Hicks next week to assist with determining designated route. Completion date estimated end of March 2014



Donnybrook Townscape Development Plan

2012-2017

Adopted by Council _____

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1.0 Introduction

The Donnybrook Townscape Development Plan was adopted by Council in 2006 with the aim of guiding development and improving pedestrian and movement systems, built form, landscape and cultural identity in Donnybrook. Since adoption, Council in consultation with the Donnybrook Townscape Committee and wider community proceeded with implementation of the Development Plan recommendations.

Following a review of project implementation over the last five year period, the Committee resolved at its meeting of 23 February 2011 to review the Donnybrook Townscape Development Plan to:

- a. include a list of updated and revised projects within the existing Section 4.0 'Implementation Framework', to include cost estimates; time-frames and project prioritisation consolidated from existing Section 5.0 'Timing and Priorities'.
- b. consolidate the initial recommendations of the Donnybrook Townscape Development Plan and include a 'Monitoring and Review' section to outline status (time, cost and quality) of Townscape Development Plan works since adoption of the Plan.
- c. review and modify (where relevant) the Townscape Development Precinct Plans to include new projects; remove completed projects and update aerial photography.

This document is the basis by which the Donnybrook Townscape Committee and Council shall plan, prioritise and implement Townscape Development projects in Donnybrook for the next five year period (2012-2017).

The Donnybrook Townscape Development Plan is designed as a document to generally guide Council, staff and the community in respect to the future development of the public domain within the Donnybrook town centre.

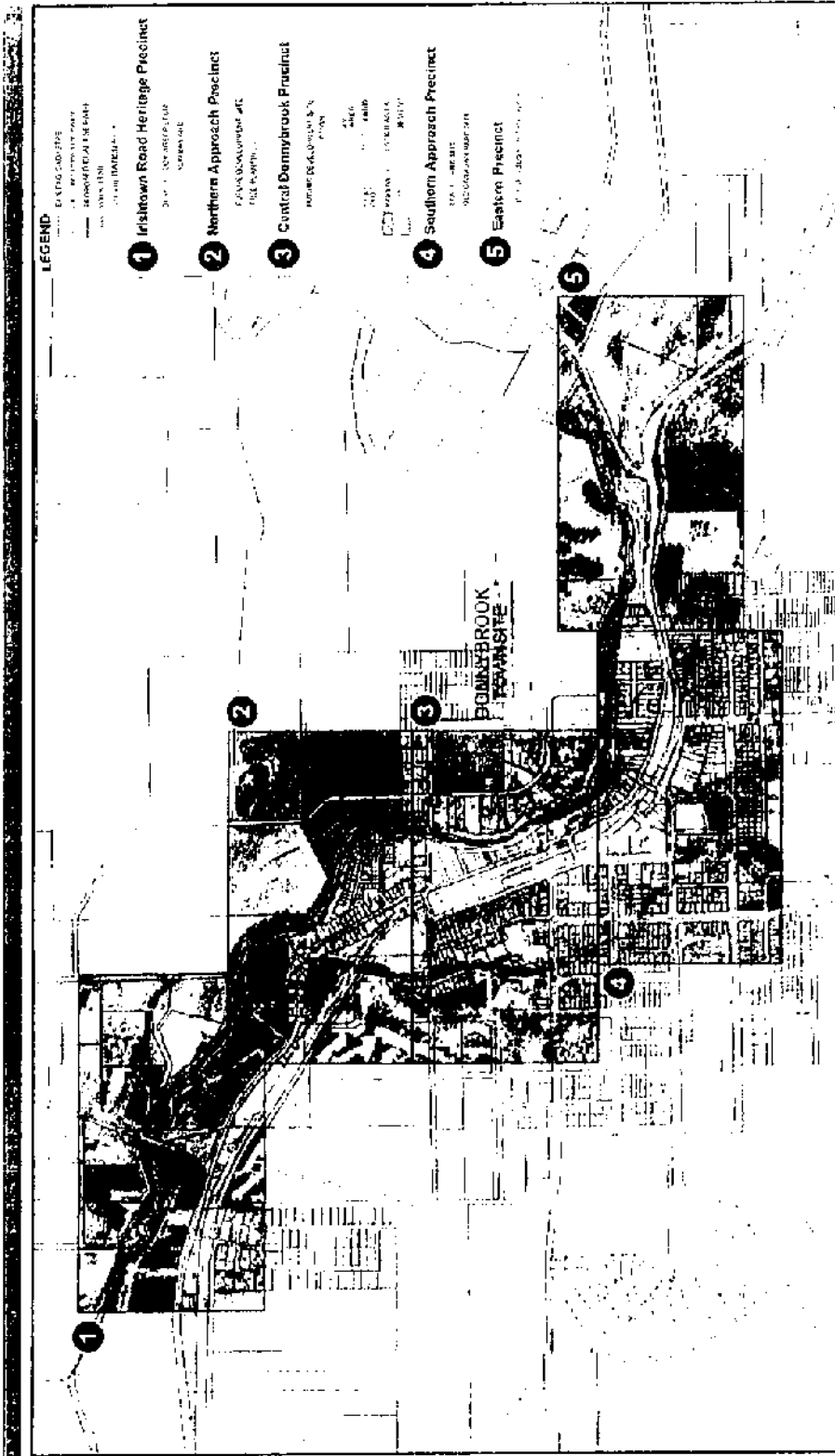
Key Project Precincts are identified through a broad analysis of the Donnybrook Town Centre and surrounding locations. Within each Project Precinct are a number of individual projects. While there are some overlaps, the boundaries of each precinct have been designed to allow projects to be implemented independently of one another wherever possible and to clearly define the particular group of stakeholders who may be involved in each case.

Whilst many of these existing projects have been progressed in the last five year period, it is the intent of this document to revisit these items, propose new projects, prioritise projects and utilise contemporary cost and time estimates to provide a more informed decision making tool.

2.0 Urban Design Principles

The Donnybrook Townscape Development Plan is essentially an urban design exercise and the formulation of the Plan is undertaken with a set of clearly-defined best-practice urban design principles. These principles include:

- Sustainability:** Ensuring that places can be supported in terms of social, economic, and environmental outcomes.
- Permeability:** Making places accessible by providing people with choices on how to get where they want and need to go.
- Variety:** Increasing the choice of activities (living, working, shopping, learning, and playing) for people to do in any given place.
- Legibility:** Creating places that are understandable.
- Robustness:** Ensuring that places can change their uses over time.
- Appropriateness:** Creating buildings and structures that look as if they do what they are expected to do, and are compatible with their surroundings.
- Richness:** Providing sufficient detail to make places more interesting.
- Personalisation:** Allowing people to feel as if they belong to their urban environment.
- Integration:** Ensuring that all the components of a place work together as a whole.



11282P-BASE



PRECINCT OVERVIEW
 SHIRE OF DONNYBROOK-BALINGUP

3.0 Key Project Precincts

Key Project Precincts are identified through a broad analysis of the Donnybrook town centre and surrounding locations. Within each Project Precinct are a number of individual projects. While there are some overlaps, the boundaries of each precinct have been designed to allow projects to be implemented independently of one another wherever possible and to clearly define the particular group of stakeholders who may be involved in each case.

3.1 Irishtown Road Heritage Precinct

The Irishtown Road Heritage Precinct is located at the north-western edge of the study area and is bounded by the Preston River to the north, Southwest Highway to the south and orchards on both the west and east. It comprises the existing arboretum and historical timber park, as well as cleared land. Current infrastructure includes deteriorated park benches, signs and historical machinery as well as a Donnybrook Stone entry statement.

The Precinct remains as a rest-stop for passing motorists and it is the intent of this Plan to encourage motorists to stop in Donnybrook.

Opportunities:

- **Maintain Arboretum**
Existing infrastructure requires upgrading or replacement. Area is used as a short term stopover by tourists and day trippers.
- **Tourist Information Bay & Signage**
Main Roads plans to develop vacant land adjacent to Arboretum as an information bay with associated tourist, information and community event signage.
- **Connection to Townsite**
Pedestrian access and walk trails from residential estates and the Argyle/Irishtown rural residential estates are under-developed.
- **Rehabilitate Preston River Foreshore**
Rehabilitate the Preston River foreshore areas and return the river to a more natural state.

Recommendations:

- a. **Support Donnybrook Friends of the Arboretum group in management and promotion of the Arboretum, including priority projects such as:**
 - low fuel and weed management;
 - protection of arboretum timber species through installation of bollards and re-installation of timber species signage;
 - removal of existing benches and barbeques and installation of new benches;
 - safety and security upgrades to machinery and timber display;
 - improved Harvest Highway signage to replace existing, encouraging visitors into Donnybrook.
- b. **Lobby Main Roads Western Australia to prioritise the planned Tourist Information Bay. Consideration should be given to parking for caravans and campers, tourist information and directional signage.**

- c. **Secure contributions from future subdivisions for pedestrian linkages to the Donnybrook Townsite and prioritise walk trails as part of Council's Trails Masterplan.**
- d. **In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River.**



LEGEND

- EXISTING CAROUSELS
- PROPOSED CIRCULAR USE PATH
- WALKWAY
- OCCUPANCY AND/OR USE
- PUBLIC UTILITY
- DONNYBROOK RIVER

RECOMMENDATIONS

- a. Support Donnybrook Friends of the 4 boreal birch group in management and protection of the Aboretum, including priority projects such as:
 - low fuel and weed management
 - protection of aboretum timber types as through establishment of bollards and re-plantation of timber species
 - removal of existing benches and installation of new benches
 - safety and security upgrades to machinery and timber display
 - improved Hervey Highway signage to replace existing, out-dated signage
- b. Lobby Hills Roads Western Australia to prioritise the planned Tourist Information Bay. Consideration should be given to parking for caravans and campers. Tourist information and directional signage.
- c. Secure contributions from future publications for protection linkages to the Donnybrook Townsite and priority walk trails as part of Community Trails Initiative.
- d. In consultation with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River.

IRISHTOWN ROAD HERITAGE PRECINCT
SHIRE OF DONNYBROOK-BALINGUP
DONNYBROOK

1





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3.2 Northern Approach Precinct

The Northern Approach Precinct is located at the northern entry point to Donnybrook, adjacent to the Anchor & Hope Inn and Noneycup Creek. The area is defined by a bend and a dip in the South West Highway and acts as a visual and physical cue that people are entering the Donnybrook townsite. Main Roads Western Australia also have plans to widen and upgrade the South Western Highway in this Precinct.

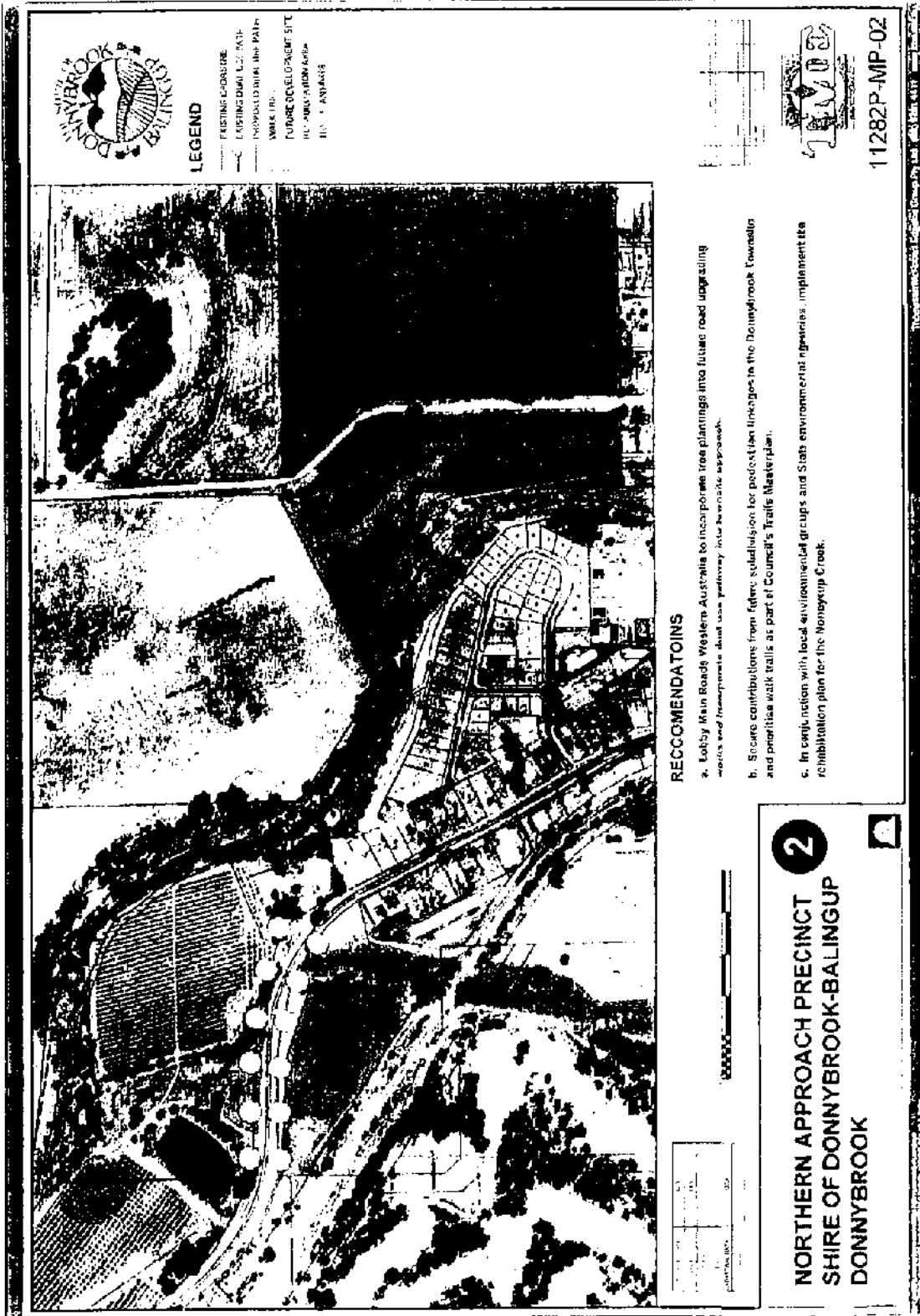
There are a number of opportunities available to utilise land under Shire control and improve the visual amenity of the approach to town from the north.

Opportunities:

- **Entrance to Donnybrook – Avenue of Trees**
Improve entrance to townsite by providing informal landscaped entry statement.
- **Connection to Townsite**
Improve pedestrian access and walk trails from residential estates.
- **Rehabilitate Noneycup Creek & Preston River**
Rehabilitate the Noneycup Creek foreshore areas and return to a more natural state.

Recommendations:

- a. **Lobby Main Roads Western Australia to incorporate tree plantings into future road upgrading works and incorporate dual-use pathway into townsite approach.**
- b. **Secure contributions from future subdivision for pedestrian linkages to the Donnybrook Townsite and prioritise walk trails as part of Council's Trails Masterplan.**
- c. **In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Noneycup Creek.**



RECOMMENDATIONS

- a. Lobby Main Roads Western Australia to incorporate tree plantings into future road upgrading works and incorporate dual-use pathways into landscape approach.
- b. Secure contributions from future subdivision for pedestrian linkages to the Donnybrook Township and provide walk trails as part of Council's Trails Masterplan.
- c. In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Nonnyup Creek.

2
NORTHERN APPROACH PRECINCT
SHIRE OF DONNYBROOK-BALINGUP
DONNYBROOK

11282P-MP-02

3.3 Central Donnybrook Precinct

The Central Donnybrook Precinct is defined as the area of land between the Preston River eastern foreshore and Collins Street, bounded by Reserve Street to the north and the entry to the Preston River carpark to the south.

The Precinct has and will continue to be a key focus of Council and the community based upon several major infrastructure projects including the Donnybrook Apple Fun Park, construction of Clifford Road, South Western Highway/Main Street landscape improvements, the Indigenous Sculpture Park, Apex Park improvements and development of the Railway Heritage Precinct.

Whilst these projects are designed and planned at a more detailed level through documentation such as the Clifford Road Design Guidelines and Donnybrook Railway Heritage Precinct Development Plan, the Townscape Development Plan has and will continue to provide a broader, overarching basis through which Council, staff and the community appreciate how the discrete projects of this Precinct are linked.

Opportunities:

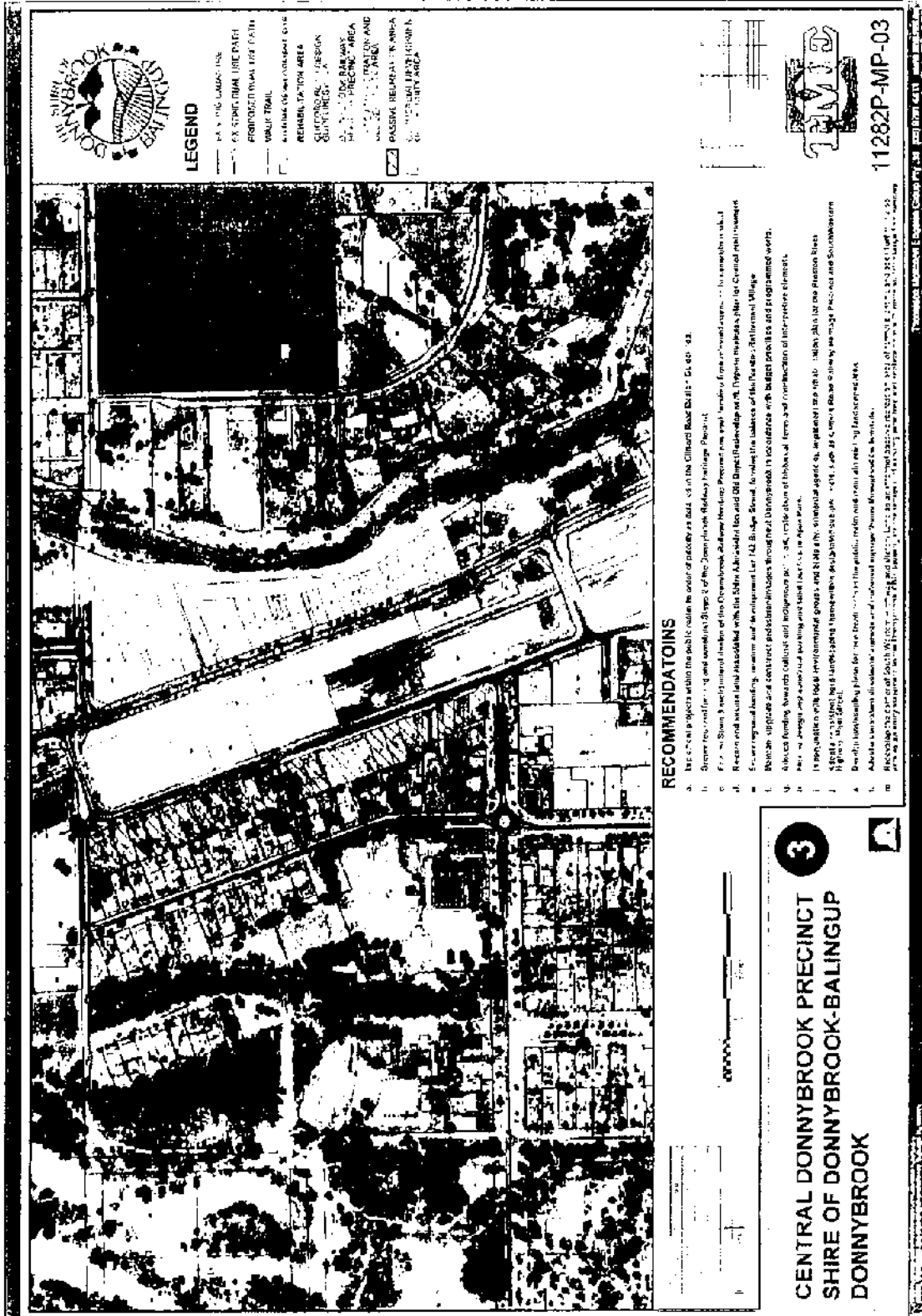
- **Implementation of Clifford Road Design Guidelines**
The Clifford Road Design Guidelines adopted by Council in 2009 promote development of private landholdings with frontage to the new access road, including increased densities, mixed use retail, business and residential development and architecturally attractive built design. Within the public domain, the Guidelines outline projects which improve pedestrian connectivity and landscape treatments to Clifford Road. Such projects in Council's control will be implemented in accordance with the Guidelines.
- **Implementation of Donnybrook Railway Heritage Precinct Development Plan**
The Donnybrook Railway Heritage Precinct Development Plan adopted by Council in 2009 focuses on building upon the success of the Donnybrook Apple Fun Park. The Railway Heritage Precinct plan focuses on the development of a centralised civic precinct incorporating the historic and cultural significance of the region whilst also providing for future infrastructure and services needs. Stage 1 of the Precinct has been completed and the final stages of this development will be a core focus of Council in the next five year period.
- **Shire Administration Upgrades & Old Depot Redevelopment**
Council adopted the Old Depot Redevelopment Feasibility Study in 2008 with an intention to re-zone and develop land for the purpose of residential and civic land use. Opportunity exists to secure this land for long-term residential and civic development, including expansion and improvement of the existing Shire Administration facility.
- **Preston Retirement Village Development**
Progress with rezoning and development of Lot 142 (No. 8) Bridge Street forming the balance of the Preston Retirement Village development.
- **Pedestrian Linkages**
Improve pedestrian access, connectivity and permeability across the townsite with a focus on linkages to Public Open Space, attractions and the central area.
- **Cultural & Indigenous Heritage**
Capitalise on existing heritage and cultural elements with the central precinct and promote use and adaptive re-use of elements during redevelopment activities.

- **Apex Park / Amphitheatre Improvements**
Continue improvement of Apex Park / Amphitheatre amenities and facilities.
- **Preston River Foreshore**
Continue rehabilitation and improvement of foreshore areas in accordance with rehabilitation plans.
- **Upgrade and Maintain Landscaping**
Plant more appropriate species suited to the particular environment, particularly along the Southwest Highway, Heritage Precinct and at the corner of Victory Lane and Southwest Highway. A consistent theme in the central area of hard landscaping elements, including park benches, seats, bins, signage and barbecue facilities will promote a sense of place.
- **Legibility of Signage**
Improve existing signage to provide greater legibility and guidance on the location of facilities and local attractions.

Recommendations:

- a. **Implement projects within the public realm in order of priority as detailed in the Clifford Road Design Guidelines.**
- b. **Secure regional funding and construct Stage 2 of the Donnybrook Railway Heritage Precinct.**
- c. **Finalise Stage 3 architectural design of the Donnybrook Railway Heritage Precinct and seek funding from relevant agencies to complete project.**
- d. **Re-zone and secure land associated with the Shire Administration and Old Depot Redevelopment. Prepare business plan for Council endorsement.**
- e. **Secure regional funding, re-zone and development Lot 142 Bridge Street, forming the balance of the Preston Retirement Village.**
- f. **Maintain, upgrade and construct pedestrian linkages throughout Donnybrook in accordance with budget priorities and programmed works.**
- g. **Allocate funding towards cultural and Indigenous public art; restoration of historical items and construction of interpretive elements.**
- h. **Finalise design and construct parking and toilet facilities in Apex Park.**
- i. **In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River.**
- j. **Adopt a consistent hard landscaping theme within designated sub-precincts, such as Clifford Road, Railway Heritage Precinct and South Western Highway/Main Street.**
- k. **Develop landscaping plans for new treatments in the public realm and maintain existing landscaped area.**
- l. **Adopt a consistent directional signage and historical signage theme throughout the townsite.**
- m. **Redevelop the corner of South Western Highway and Victory Lane as an informal passive recreation area of formal planting and open turf that also acts**

as an entry statement to the Donnybrook CBD. Investigate the removal of existing pine tree and replacement with more suitable large tree species.



RECOMMENDATIONS

1. The Council projects within the public realm to assist in the Council Road District 20, 2017-2020.
2. Review the existing and proposed layout of the Donnybrook Railway Heritage Precinct.
3. Review the existing and proposed layout of the Donnybrook Railway Heritage Precinct.
4. Review and update the Donnybrook Railway Heritage Precinct Plan for Central Donnybrook.
5. Review and update the Donnybrook Railway Heritage Precinct Plan for Central Donnybrook.
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20. Review and update the Donnybrook Railway Heritage Precinct Plan for Central Donnybrook.

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**CENTRAL DONNYBROOK PRECINCT
SHIRE OF DONNYBROOK-BALINGUP
DONNYBROOK**



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3.4 Southern Approach Precinct

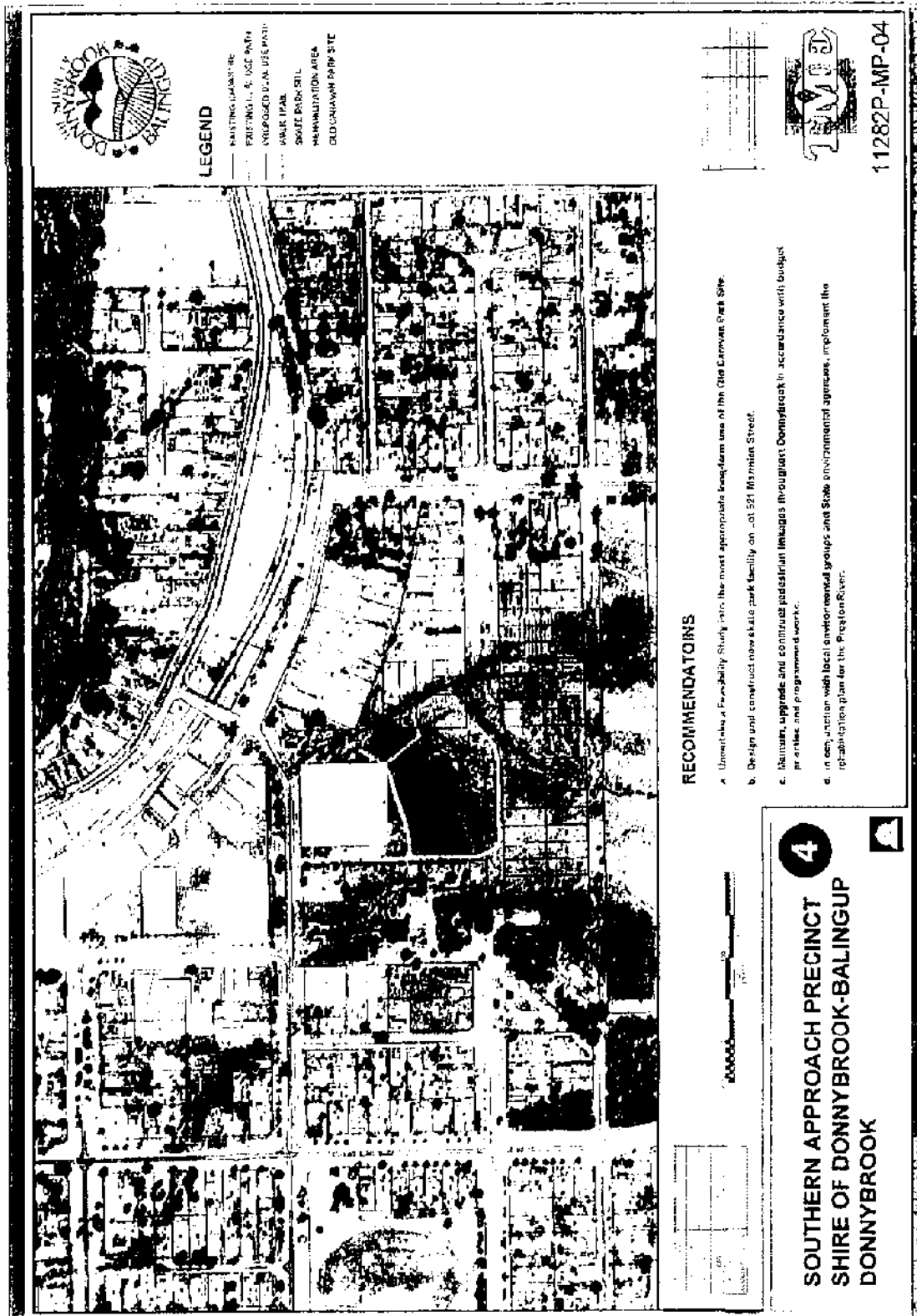
The Southern Approach Precinct is defined as land in proximity of the Old Caravan Park area and the Preston River foreshore. There are a number of opportunities available to capitalise on under-utilised land under Shire control and improve the visual amenity of the approach to town from the south-east.

Opportunities:

- **Old Caravan Park Site**
The old caravan park site is currently used as a temporary bus pick-up area for DIDO workers in Collie. The site is an under-utilised asset of Council that will require further feasibility studies to determine the most appropriate long term use.
- **Skate Park**
Opportunity to develop Lot 521 Marmion Street (Reserve 40636) as a new skate park facility.
- **Pedestrian Linkages**
Improve pedestrian access, connectivity and permeability across the townsite with a focus on linkages to Public Open Space, attractions and the central area.
- **Preston River Foreshore**
Continue rehabilitation and improvement of foreshore areas in accordance with rehabilitation plans.

Recommendations:

- a. **Undertake a Feasibility Study into the most appropriate long-term use of the Old Caravan Park Site.**
- b. **Design and construct new skate park facility on Lot 521 Marmion Street.**
- c. **Maintain, upgrade and construct pedestrian linkages throughout Donnybrook in accordance with budget priorities and programmed works.**
- d. **In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River.**



RECOMMENDATIONS

- a. Undertake a Feasibility Study into the most appropriate long-term use of the Old Cannon Park Site.
- b. Design and construct new skate park facility on Lot 521 Marinda Street.
- c. Maintain, upgrade and continue pedestrian linkages throughout Donnybrook in accordance with budget priorities and programed works.
- d. In cooperation with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Epsilon River.

4
SOUTHERN APPROACH PRECINCT
SHIRE OF DONNYBROOK-BALINGUP
DONNYBROOK

11282P-MP-04

3.5 Eastern Heritage Precinct

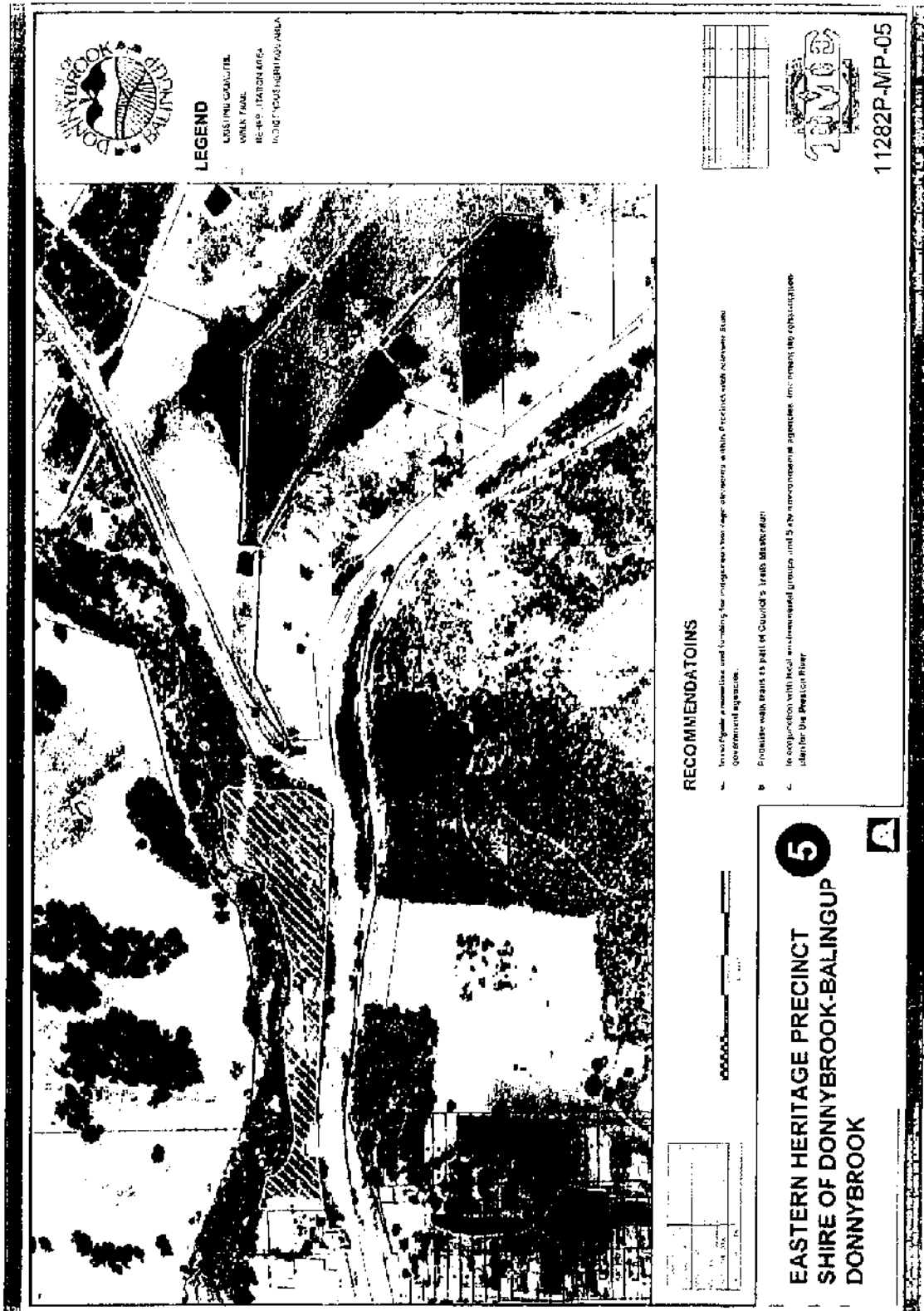
Located at the far eastern side of the Donnybrook townsite, there is an opportunity to improve landscaping along the South West Highway and develop an indigenous heritage area adjacent to the Preston River, connected to the townsite through walk trails.

Opportunities:

- **Indigenous Heritage Area**
Opportunity exists to further develop the indigenous heritage of the area and link with other culturally significant development in the townsite.
- **Connection to Townsite**
Improve pedestrian access and walk trails within Precinct.
- **Rehabilitate Preston River**
Rehabilitate the Preston River foreshore areas and return to a more natural state.

Recommendations:

- a. **Investigate promotion and funding for indigenous heritage elements within Precinct with relevant State government agencies.**
- b. **Prioritise walk trails as part of Council's Trails Masterplan.**
- c. **In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River.**



LEGEND

- LOSS AND GAIN
- WALKWAY
- RE-PAVING/STATION AREA
- INDICATED HERITAGE AREA

RECOMMENDATIONS

1. Investigate feasibility and funding for migration bus stop structures within Precinct with relevant State Government agencies.
2. Provide walk ways to part of Council's 'Tree Migration'.
3. In conjunction with local environmental groups and State Government agencies, implement the vegetation plan for the Precinct Area.

5
EASTERN HERITAGE PRECINCT
SHIRE OF DONNYBROOK-BALINGUP
DONNYBROOK



11282P-MP-05

4.0 Implementation Framework

The following table outlines the five precincts, projects, cost estimates, time-frames and project prioritisation for the period 2012-2017.

#	Precinct	Project	Cost	Schedule	Priority
3.1	Irishtown Road Heritage Precinct				
a		<p>Support Donnybrook Friends of the Arboretum group in management and promotion of the Arboretum, including priority projects such as:</p> <ul style="list-style-type: none"> - low fuel and weed management; - protection of arboretum timber species through installation of bollards and re-installation of timber species signage; - removal of existing benches and barbeques and installation of new benches; - safety and security upgrades to machinery and timber display; - improved Harvest Highway signage to replace existing, encouraging visitors into Donnybrook 	\$2,000 p.a.	2012-2017	Medium
b		Lobby Main Roads Western Australia to prioritise the planned Tourist Information Bay. Consideration should be given to parking for caravans and campers	-	2012	High
c		Secure contributions from future subdivisions for pedestrian linkages to the Donnybrook Townsite and prioritise walk trails as part of Council's Trails Masterplan	-	2012-2017	High
d		In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River	\$5,000 p.a. (min. aim for external)	2012-2017	Medium

			funding)		
3.2	Northern Approach Precinct				
a		Lobby Main Roads Western Australia to incorporate tree plantings into future road upgrading works and incorporate dual-use pathway linkages into townsite approach.	-	2012	High
b		Secure contributions from future subdivision for pedestrian linkages to the Donnybrook Townsite and prioritise walk trails as part of Council's Trails Masterplan	-	2012-2017	High
c		In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Noneycup Creek	\$5,000 p.a. (min. aim for external funding)	2012-2017	Medium
3.3	Central Donnybrook Precinct				
a		Implement projects within the public realm in order of priority as detailed in the Clifford Road Design Guidelines	Refer to Clifford Road Design Guideline	2012-2017	Medium
b		Secure regional funding and construct Stage 2 of the Donnybrook Railway Heritage Precinct	\$578,000	2012	High
c		Finalise Stage 3 architectural design of the Donnybrook Railway Heritage Precinct and seek funding from relevant agencies to complete project	\$25,000	2012	High
d		Re-zone and secure land associated with the Shire Administration and Old Depot Redevelopment. Prepare business plan for Council endorsement	\$15,000	2014	Medium

e	Secure regional funding, re-zone and development Lot 142 Bridge Street, forming the balance of the Preston Retirement Village	\$2.5million	2012-2017	Medium
f	Maintain, upgrade and construct pedestrian linkages throughout Donnybrook in accordance with budget priorities and programmed works	Refer to annual budget	2012-2017	Medium
g	Allocate funding towards cultural and indigenous public art; restoration of historical items and construction of interpretive elements	\$1,000 p.a. (seek funding as required)	2012-2017	Medium
h	Finalise design and construct parking and toilet facilities in Apex Park	\$90,000	2012	High
i	In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River	\$5,000 p.a. (min. aim for external funding)	2012-2017	Medium
j	Adopt a consistent hard landscaping theme within designated sub-precincts, such as Clifford Road, Railway Heritage Precinct and South Western Highway/Main Street	\$2,500	2013	Medium
k	Develop landscaping plans for new treatments in the public realm and maintain existing landscaped area	\$5,000	2012-2017	Medium
l	Adopt a consistent directional signage theme throughout the townsite	\$1,500	2013	Medium
m	Redevelop the corner of South Western Highway and Victory Lane as an informal passive recreation area of formal planting and open turf that also acts as an entry statement to the Donnybrook CBD. Investigate the removal of existing pine tree and replacement with more suitable large tree species	\$80,000	2015	Low
3.4	Southern Approach			

	Precinct					
a		Undertake a Feasibility Study into the most appropriate long-term use of the Old Caravan Park Site	\$15,000	2015	Low	
b		Design new skate park facility on Lot 521 Mairmion Street	\$26,000	2012	High	
c		Maintain, upgrade and construct pedestrian linkages throughout Donnybrook in accordance with budget priorities and programmed works	Refer to annual budget	2012-2017	Medium	
d		In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River	\$5,000 p.a. (min. aim for external funding)	2012-2017	Low	
3.5	Eastern Heritage Precinct					
a		Investigate promotion and funding for indigenous heritage elements within Precinct with relevant State government agencies	-	2012-2017	Low	
b		Prioritise walk trails as part of Council's Trails Masterplan	\$35,000	2012-2017	Medium	
c		In conjunction with local environmental groups and State environmental agencies, implement the rehabilitation plan for the Preston River	\$5,000 p.a. (min. aim for external funding)	2012-2017	Medium	

5.0 Monitoring and Review

This monitoring and review section is based upon the previous recommendations outlined in the adopted Donnybrook Townscape Development Plan 2006. Many of the identified actions were either not prioritised by Council or are considered irrelevant, or unquantifiable in the context of Council priorities.

Future monitoring and review of this document will occur on an annual basis in the format outlined in Section 4.0 'Implementation Framework' and be reviewed in the context of time, cost and quality. Input by Townscape Committee members will be critical to progressive project management of this broader plan and the associated discrete projects.

Precinct	Relevant Actions	Status
Irishtown Road Heritage Precinct	<ul style="list-style-type: none"> a. Develop concept plan/feasibility for tourist information bay b. Initiate discussions with Heritage Council and Local Heritage Groups for funding and general support options c. Investigate options for increasing legibility of signage d. Investigate and promote the cultural significance of the location e. Pursue rehabilitation of Preston River Foreshore f. Investigate and develop options for linkages into town centre 	<ul style="list-style-type: none"> a. MRWA has drafted plans b. Funding applications have been submitted to Heritage Council on behalf of the Friend of the Arboretum c. Carried forward d. Investigations completed by Friends of the Arboretum e. Carried forward f. Carried forward
Northern Approach Precinct	<ul style="list-style-type: none"> a. Liaise with Main Roads in relation to upgrading and beautification options for South West Hwy b. Develop concept plan for entry statement. c. Pursue rehabilitation and beautification of Noneycup Creek. d. Investigate and develop options for linkages with surrounding precincts 	<ul style="list-style-type: none"> a. MRWA consulted b. Carried forward c. Rehabilitation ongoing d. Carried forward
Central Donnybrook	<ul style="list-style-type: none"> a. Investigate options for redevelopment of land adjacent to railway and Collins Street. 	<ul style="list-style-type: none"> a. Railway Precinct Development Plan adopted

Precinct		
	<ul style="list-style-type: none"> b. Pursue clarification of future use of railway line from PTA and rail infrastructure owners. c. Investigate potential for partnership between Shire, PTA and private landowners for development of subject railway land. d. Develop detailed concept plan for redevelopment site. e. Develop a timeline for Admin Centre relocation project. f. Determine feasibility and desirability of possible future linkage between Collins Street and South West Hwy. g. Investigate options for Opportunity Area at northern entry to CBD and develop concept plan. h. Explore options for increased usage of Railway Station buildings. i. Assess current signage effectiveness and develop signage strategy. j. Further develop options for promotion of European Heritage and significance of historic local industries. k. Develop detailed design concepts for Park, including enhanced public access to river and pedestrian links l. Investigate and clarify cultural/Aboriginal heritage implications of proposals with relevant agencies. m. Investigate rehabilitation strategies and plans for Preston River. n. Identify and develop potential linkages with other precincts and activity areas. 	<ul style="list-style-type: none"> b. Confirmation from PTA that pedestrian linkages across rail are supported c. Land secured for development d. Detailed plans completed, Stage 1 works completed e. Feasibility Plan completed f. Feasibility completed, pedestrian link favoured over road reserve g. Carried forward h. Options investigated. Railway Precinct Plan adopted i. Carried Forward j. Part of adopted Railway Precinct Plan k. Indigenous Walkway, pedestrian linkages and improvements to Amphitheatre and Apex Park completed. Remaining projects carried forward l. Indigenous walkway project completed m. Rehabilitation ongoing n. Part of Townscape Plan o. Carried Forward

	<p>o. Investigate options for Opportunity Area at corner of Victory Lane and South West Hwy.</p>	
<p>Southern Approach Precinct</p>	<p>a. Investigate options for use of Old Caravan Park site.</p> <p>b. Develop concept plan for Old Caravan Park site.</p> <p>c. Investigate options for use of land on southern side of Highway including potential for Tourist Map.</p> <p>d. Develop concept plan for landscaped entry statement.</p> <p>e. Investigate and develop options for linkages with surrounding precincts.</p>	<p>a. Carried Forward</p> <p>b. Carried Forward</p> <p>c. Completed</p> <p>d. Completed</p> <p>e. Part of Townscape Plan</p>
<p>Eastern Heritage Precinct</p>	<p>a. Liaise with local Indigenous representatives.</p> <p>b. Investigate options for Indigenous Heritage Area.</p> <p>c. Develop concept plan for Heritage Area.</p> <p>d. Investigate landscaping options for South West Highway in conjunction with Main Roads W/A.</p>	<p>a. Ongoing</p> <p>b. Carried Forward</p> <p>c. Carried Forward</p> <p>d. Ongoing</p>

ATTACHMENT 10.3.2

Donnybrook Townscape Development Plan

Precinct	Action	Status
Irishtown Road Heritage Precinct	Upgrade Historical Timber Park	Completed
	Development Pull-in-Information Bay with Parking for Caravans and Campers	Prepare report on budget 2014/15
	Rehabilitation Plan for Preston River	
	Pedestrian Linkages to Townsite	Ongoing works budget allocation
Northern Approach	Landscaping and Entry Statement -64	Not actioned
	Offer heritage development incentives to owners of Anchor and Hope Inn – 2 South Western Highway (A1021)	
Central Donnybrook Precinct	Railway Heritage Precinct Master Plan	All relevant documentation in draft format. Requires implementation once adopted
	Clifford Road Development Guidelines	
	Pedestrian Linkages	Feasibility study undertaken for admin building. A new plan is to be developed
	Administration Building	
	Open space on corner of Victory Lane and SW Hwy redeveloped as informal passive recreation area with public art	Not actioned. Options to be considered
Southern Approach Precinct	Town Map	Map design adopted
	Events Board	Events board constructed
	Landscaped Entry Statement (cnr Marmion and SW Hwy)	
	Information Bay & Rest Area – 9791 SW Hwy (A3326)	Feasibility study required

ATTACHMENT 11.3.1

58 FORREST ST.,
BRIDGETOWN 6255
14.1.14.

The Secretary
Shire Council,
DONNYBROOK 6239.

Dear Sir,

It was with some surprise we received a fine without prior warning for our block 1 in Balingup. The Church block adjoining ours, have always had horses to eat and keep the grass down... These horses have always grazed on our block as well... Over the years we have never had any trouble... and fire breaks have always been put in. Some years the blocks have been burnt by the town Brigade.

As your Council have put the remains of a pine tree in the middle of the Church block, With this drying mass, it would have been too dangerous to neighbors to burn while the drying branch of the tree was left there, (not being a small branch). Nor does anyone know if the Shire intends to dispose of the tree... The horses have only recently been removed, the owners were of a mind there wasn't sufficient grazing left for them.

we therefore, ask that under the circumstances, this fine be waived.

Thanking you,

Frederick Henry Simons

Shirley

100139276
1808
31
00022987

Phil Avery

From: Terry Iannello <salvatore.iannello6@bigpond.com>
Sent: Thursday, 9 January 2014 12:18 PM
To: Phil Avery
Subject: FW: Re 17 Delisle St. Balingup

Phil Thank you for returning my call
Regarding the above property infringement notice for not providing a firebreak .
I have attached email that i sent and confirmed with the contractor to carry out this work in early Nov 2013 .
I have spoken to the contractor and they said they had forgotten /misplaced the email. I have requested they do
the firebreak as quickly as possible as it has now become a hazard and also asked them to ring Bob Jefferies explain
why the work had not been done .
I realise the importance of this work and wondered if on this occasion the infringement could be waived .
Regards
Terry Iannello

om: Terry Iannello [<mailto:salvatore.iannello6@bigpond.com>]
Sent: Friday, 15 November 2013 3:47 PM
To: 'Maria Giancono'
Subject: RE: Re 17 Delisle St. Balingup

Thanks Maria/ Filip
Regards
Terry Iannello

From: Maria Giancono [<mailto:mariagiancono@optusnet.com.au>]
Sent: Friday, 15 November 2013 3:37 PM
To: Terry Iannello
Subject: Re: Re 17 Delisle St. Balingup

Hi Terry

Sorry for not replying but we have been very busy. Yes I did receive your email and Filip will be down there
Wednesday/Thursday to do
all the fire brakes for our customers.

Regards

Maria Giancono
Paradise Fertiliser, Cartage and Contracting
Filip: 0418 461 747 A/Hr 9731 1174

From: Terry Iannello
Sent: Wednesday, November 13, 2013 2:59 PM
To: mariagiancono@optusnet.com.au
Subject: FW: Re 17 Delisle St. Balingup

From: Terry Iannello [<mailto:salvatore.iannello6@bigpond.com>]
Sent: Tuesday, 12 November 2013 3:47 PM

To: 'mariagiancono@optusnet.com.au'
Subject: Re 17 Delisle St. Balingup

Hi Maria – Phil
Thank you for taking my call today .
Would you mind doing the firebreak for me at 17 Delisle St Balingup please.
The billing address is .
1 Sydney St
South Fremantle
W.A. 6162
Any problems please give me a call at any time .Thanks
Mob. 0409951206
Hme. (08) 93354772
Regards
Salvatore (Terry) & Gloria Iannello

MR PHILLIP AVERY
SHIRE OF DONNYBROOK/BALINGUP
BENTLEY STREET
DONNYBROOK 7239

Dear Phillip

I note your infringement notice no 18005 which states we committed an offence on December 16th 2013 re section 21.

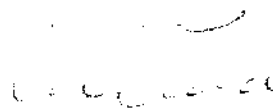
When Meldene Estate was developed the Environmental Department notified us that they would not condone a firebreak around every block on a special residential zoning as it would damage too much flora.

It was recommended that rather than pay a yearly fee to the fire brigade of Argyle fire hydrants should be installed. This would be a better for fire suppression action than 2 meter breaks..

This was agreed to and you will note in the Meldene Estate numerous blue markers indicating a hydrant.

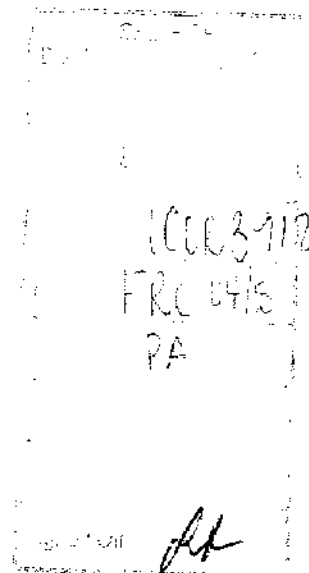
We therefore feel the infringement notice is not appropriate in this case.

Please do not hesitate to contact me if you require further information.



Lui Tuia
Director of Meldene Estate.

29/12/2013



Friday 24th January 2014

Mr. Bob Jeffery & Philip Avery
Shire Rangers
Shire of Donnybrook Balingup
Bentley St
DONNYBROOK WA 6239

Mr. Bob Jeffery & Philip Avery
Shire Rangers
Shire of Donnybrook Balingup
Bentley St
DONNYBROOK WA 6239

Dear Sirs,

Re. Infringement notice for Lot 42, Leschenaultia Circle, Meldene

Thank you for taking the time to meet with us on the 17th January 2014 regarding the above matter. As you advised, please find below written detail of our appeal, to be forwarded to Council.

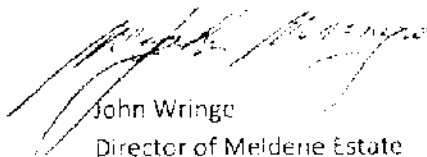
Meldene Developments has always taken its fire prevention responsibilities very seriously. This has been demonstrated by the fact that we have always carried out more prevention work than has been required. For example, the construction of a firebreak around lot 102, as well as preventive burning being carried out on an annual basis. This land is west of Meldene and does not come under mandatory firebreak rules; however this work is done to allay the concerns of nearby residents.

On the 21/11/13 burning off was carried out on lot 102 and lot 47 Leschenaultia Circle. An attempt to burn lot 42 was unsuccessful due to a very light fuel load and greenness of matter. Since our meeting of 17/01/14 we have slashed lot 42.

The complete lack of fuel reduction on a large proportion of the public open space within Meldene gives the impression that the infringement notice is somewhat discriminatory.

Taking into consideration the above information, we request your council review this infringement notice, with our hope that it will be rescinded.

Yours sincerely,



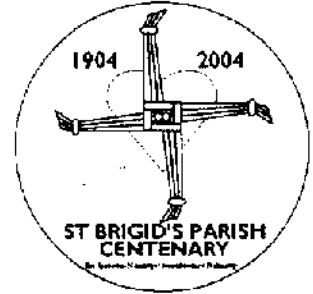
John Wringe
Director of Meldene Estate

St Brigid's Parish

Steere Street
Bridgetown WA 6255

PO Box 131
Bridgetown WA 6255

Contact :- Office Phone/Fax – (08) 9761 2617
Facsimile – (08) 9761 2617
Presbytery – (08) 9761 1241
Email – stbrigidsbridgetown@bigpond.com



31 January 2014

Chief Executive Officer
Shire of Donnybrook-Balingup
PO Box 94
DONNYBROOK WA 6239

Attention: R G Jefferys
Senior Shire Ranger & FCO

Dear Sir/Madam

Fire Break Infringements No. 18035 and No. 18033

In regards to the above infringements I would like to ask the Shire to reconsider them based on the following comments, which I recently discussed with the Ranger.

I have been overseas for the last 4 weeks, having only recently returned and I apologise for the delay in addressing the infringement notices. The added distraction of preparing for my trip meant that I did not check the block for compliance with Fire Break orders prior to my departure.

- The tenants of 37 Roberts Street have generously given access to the block to the Balingup Catholic Church to use in combination with 41 Roberts Street for agistment and to raise funds for the church.
- There are no boundary fences between 37, 39 and part of 41 Roberts Street and the area is treated as one paddock.
- The block is agisted out to a local in Balingup who, as a consequence of a small agistment fee, looks after the fire breaks.
- There were no horses on the block on the day the Ranger carried out his inspection, however, the block does regularly have horses agisted on it.
- The management and condition of the block has not changed for many years and we have not had many issues, except at times having to remind the agister to complete the fire breaks.
- I have assumed that the person agisting the block was looking after not only the fire breaks, but everything else she was required to do with regards to the Fire Break Order, especially given that she is a local and receiving the appropriate Donnybrook Fire Break Orders.

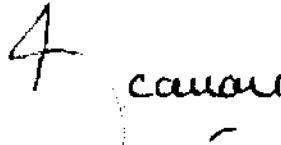
- I acknowledge the grass was most probably higher than usual due to the amount of time and number of horses the agister has used on the block.
- The pile of pine tree residue is related to a pine tree that lost some of its limbs from a storm during winter and was stockpiled ready to be burned as opposed be carted away, due to cost limitations. Unfortunately the residue was not burned due to unfavourable weather conditions and was left to this coming Autumn. It was stockpiled and was away from any potential risk area ie houses or infrastructure and within appropriate fire breaks.
- The Shire subsequently removed the remaining trees from the verge and carted most of the residue away.
- We will ensure our agister is aware of her Fire Break Order requirements and responsibilities and will pay closer attention to this matter in future.

It is respectfully requested that if the infringement cannot be withdrawn that some consideration is made to only have one infringement relating to the one location, as it is treated as one paddock and it appears to be unfair to have two infringement notices for the one paddock.

We will wait until we receive a response from this letter before paying any of the infringement notices as discussed with the Ranger, as there should be a 14 day period post the payment date which should allow time for the request to be addressed.

I appreciate your time in addressing this request.

Regards



Pat Scallan
Parish Finance Committee Chairman
Mobile 0427 643 508

INDICATIVE CESM COST SHARING BETWEEN DFES AND THE SHIRE'S OF CAPEL AND DONNYBROOK-BALINGUP for a CESM
Year 1: 50/50 sharing arrangement

ITEM	COSTS	DFES	LG – Capel and DBK-Balingup (Shared)	RECOUP	FREQUENCY	COMMENTS
Salary	70,000	35,000	35,000	DFES to pay on invoice from Shire (\$8,750/qtr)	Quarterly	
On Costs (30%) Workers Compensation Superannuation Annual Leave/LSL	21,000	10,500	10,500	DFES to pay on invoice from Shire (\$2625/qtr)	Quarterly	
Sanctioned Overtime	DFES			DFES to provide only	As required	
Availability Allowance	8,062	4,031	4,031	DFES to pay on invoice from Shire (\$1007.75/qtr) (DFES use only: allowance may be paid in full by DFES)	Quarterly	Call out, Travel etc
ITC COST						
Laptop Computer & datacard	1,500	1,500		DFES to provide		
PC (Shire)	1,500	750	750	DFES to pay on invoice from Shire (\$187.50/qtr)		Shire to provide
Mobile Phone	1,200	600	600	DFES to pay on invoice from Shire (\$150/qtr)	Quarterly	Shire to provide
VEHICLE COSTS						
Lease/fuel/servicing	17,400	8,700	8,700	DFES to pay on invoice from Shire (\$2175/qtr)	Quarterly	Shire to provide vehicle
OFFICE EQUIPMENT				N/A	N/A	LG to provide
UNIFORMS						
Purchase/Maintenance	500	250	250	DFES to pay on invoice from Shire as required. (\$62.50/qtr)	Quarterly	
TRAINING						
Courses/Attendance	1,200	600	600	DFES to pay on invoice from Shire as required. (\$150/qtr)	Quarterly	All parties to share costs
Grand Total	122,362	61,931	60,431	DFES to pay on invoice 15,107.75/qtr (approx.)		

Note: 1. All costs will be shared 2. Wildfire overtime to be paid by DFES

Property Map Enquiry A2759 18 LESCHENAULTIA CIR DONNYBROOK WA 6239 - [Index] [Layers] [Alpha] [Symmetry] [Soft]

Home Display Settings

File Systems

Cancel

Related Information

Searches Tools Sooder Window Help

Full Extent Zoom In Zoom Out Pan

1 1575

Property Map Enquiry - A2759 18 LESCHENAULTIA CIR DONNYBROOK WA 6239

Property

Financial

Summary

Demographics

Parcel

Menus

Subject Land

Note: Pool now removed

Public Open Space Reserve - playground equipment

Address No. A2759 Non-current
 2 Dimes WB STURGES
 Property Address 18 LESCHENAULTIA CIR
 DONNYBROOK WA 6239

House 19 Lot 79
 Group LESCHENAULTIA

Legal Bg Non-current
 Address No. A2759 Dtd No.
 2 Dimes WB STURGES

33

Legend

- colabata
- Lot Number
- Assessment Number
- House Number
- Property Address
- Localities
- Zoning
- Dog Count
- Area
- GRV
- Uiv
- Land Usage
- PIN Number
- Road Names
- Image Layer

Unimproved Value 0.00

Aerial Photos

ATTACHMENT 11.4.1 (2)

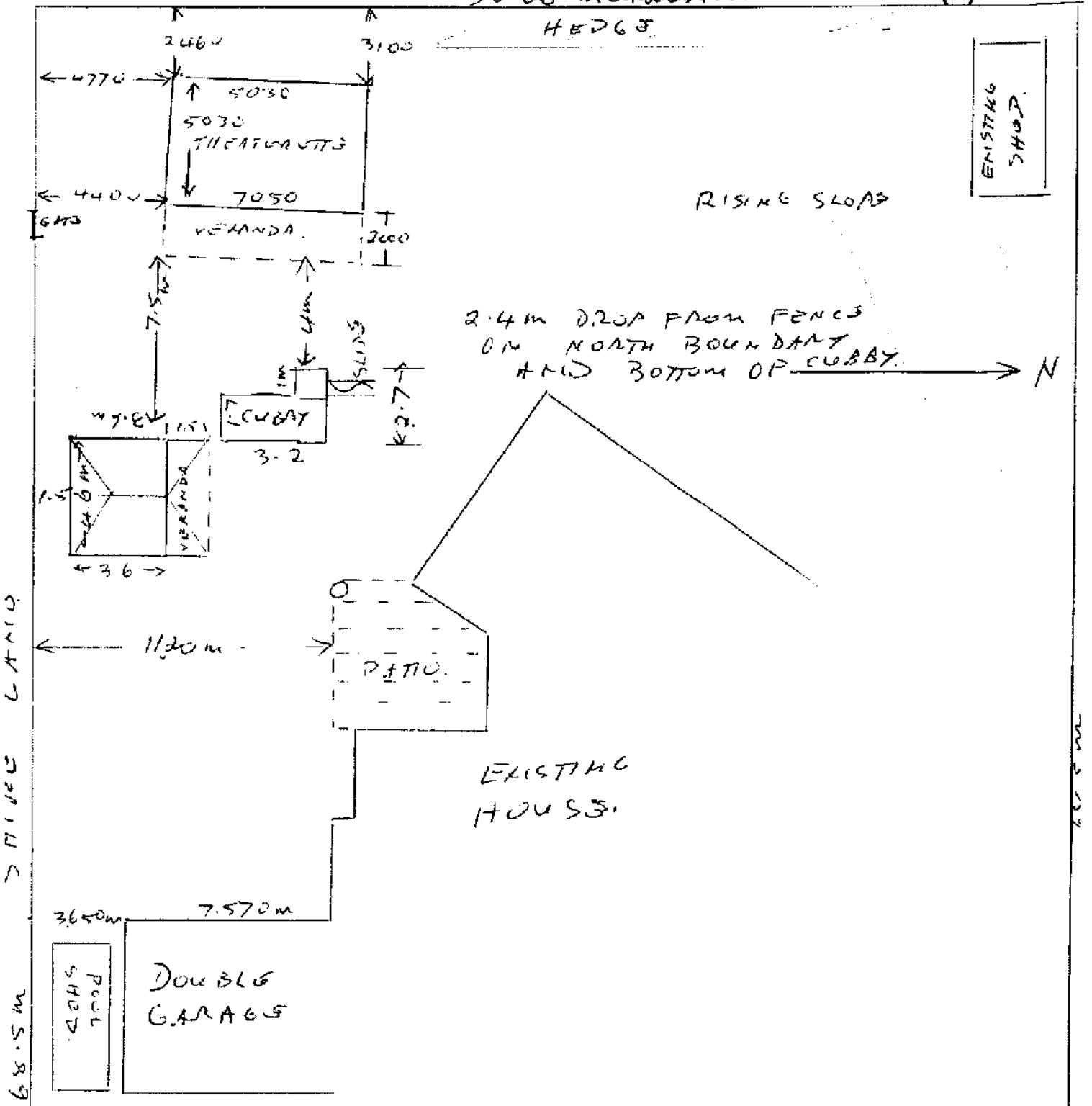
HEDGES

EXISTING SHED

RISEING SLOPS

2.4m DROP FROM FENCES ON NORTH BOUNDARY AND BOTTOM OF CUBBY.

N



18 LESCHENAULTIA CIRCLE
 DONNYBROOK
 WAYNE STURGES
 0401724425
 LOT 79 ON PLAN 21597

LESCHENAULTIA CIRCLE

Home Display Settings

File Systems Cancel ? 1: 28:26 Full Extent Zoom In Zoom Out Pan Info Selection Legend

Codes Related Information Search Spooler Window Help

Property Map Enquiry - A89 3 KNIGHTS RD ARGYLE 6239

Search Legalflag Non-current Parcel Ownership Summary Financial Property Memos

Assess No: A89 Old No: 1249

Owner: DA WOODWARD

Property Address: 3 KNIGHTS RD ARGYLE 6239

House 3 Lot 2789

Street KNIGHTS

Type RD

Suburb ARGYLE 6239

Ward 00 DUNNYBROOK/BALING

Area

Locality 04 ARGYLE

Zoning F1 GEN FARM PASTRL

Land Use R1 RURAL

VEN 1075538

Pers No

Valuation Details

Gross Rental Value Unimproved Value

0.00 192000.00

Systems Favourites Mapping Town Planning Legend GPRV UV PIN Numbers Road Names Image Layer Aerial Photos

Favourites Financial Management Rates And Property Technical

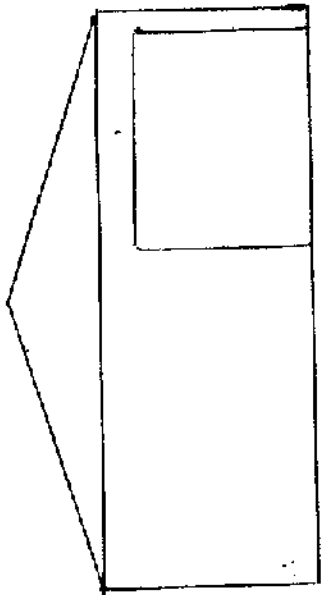
access_no: A3031 0 17971 SOUTH WESTERN
telepage1: N ERDEG

Existing Shed and proposed new shed location

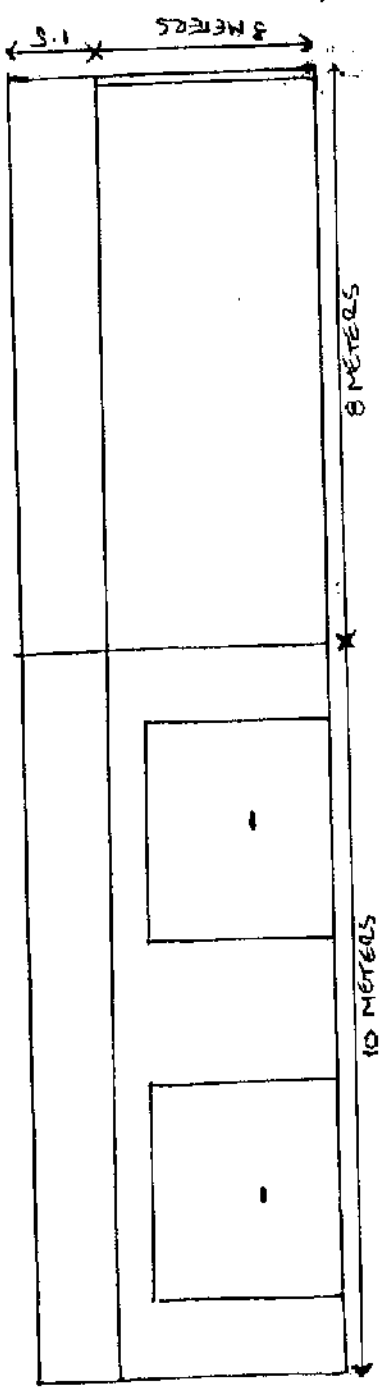
FESA Building

Knights Road

NORTH SIDE ELEVATION

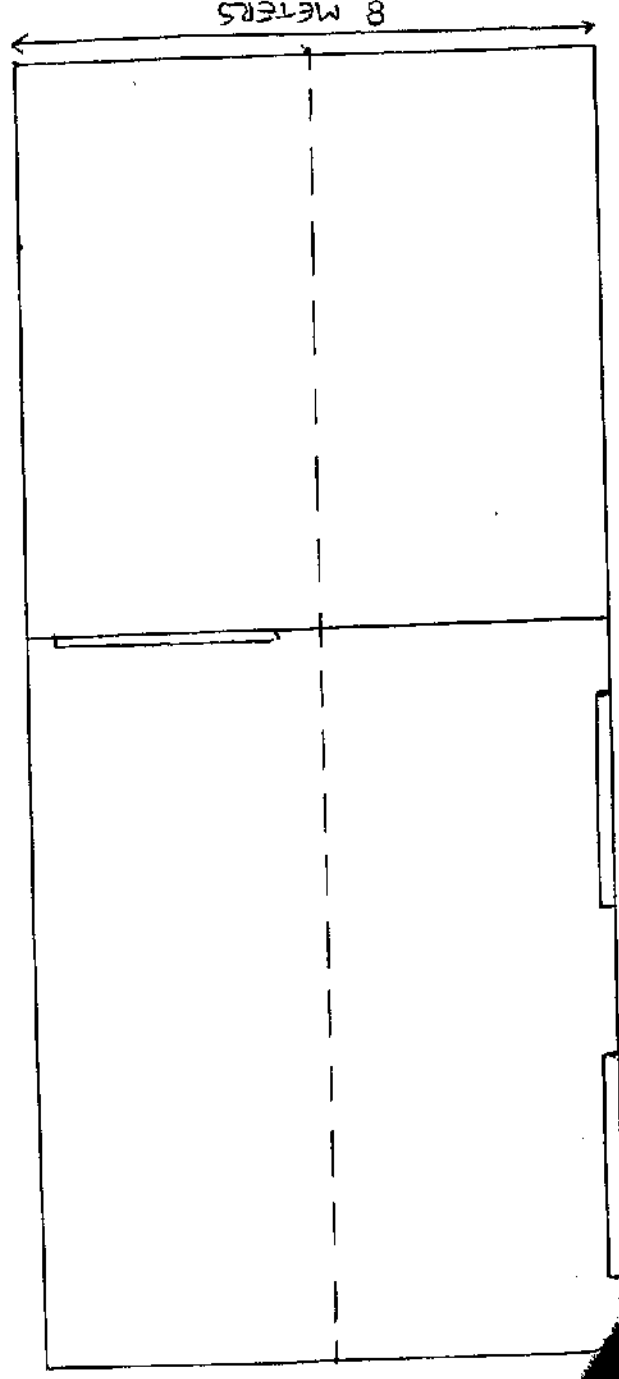


EAST SIDE ELEVATION

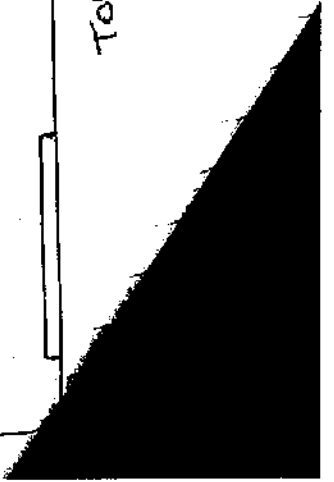


1:100 SCALE

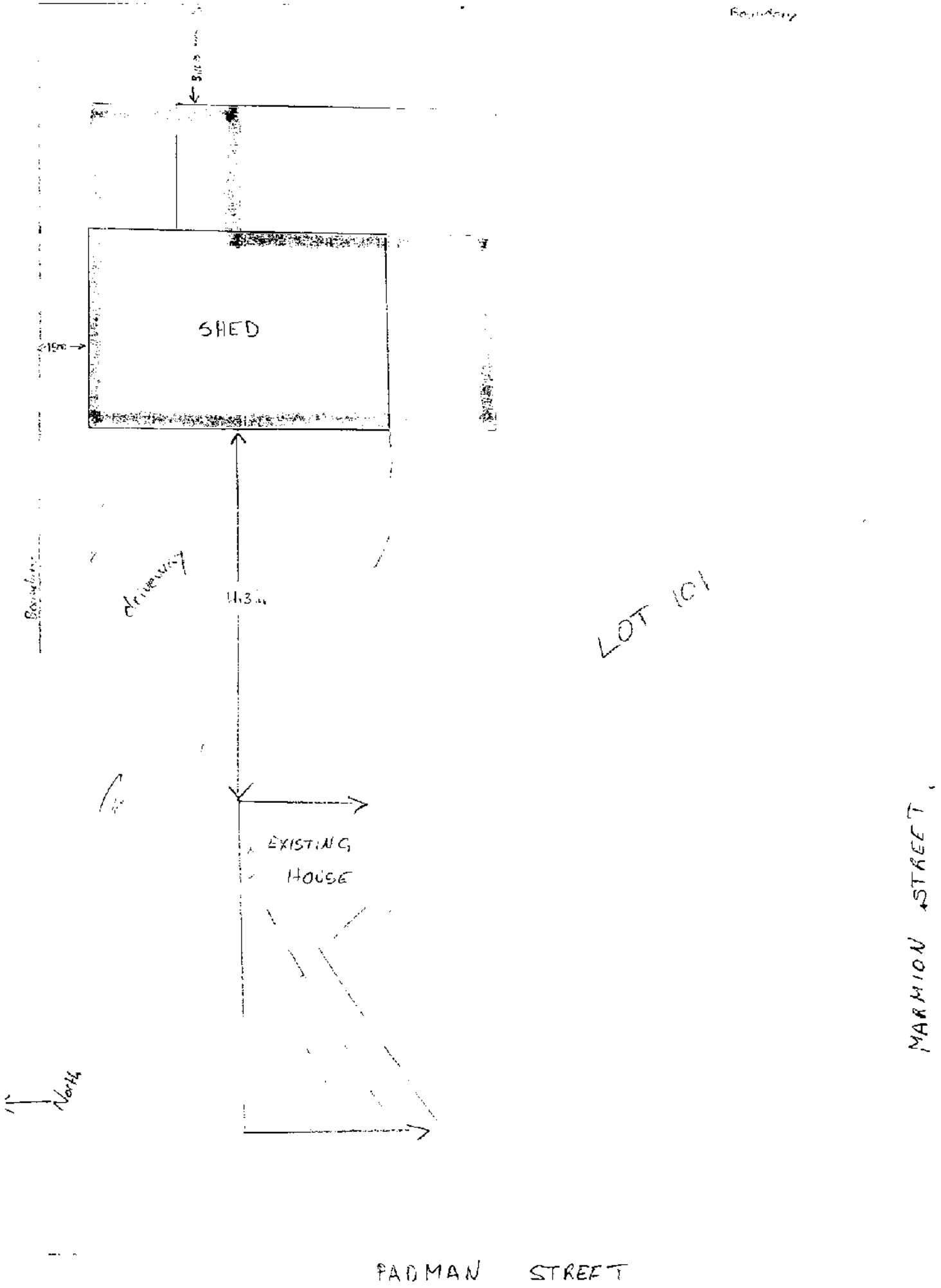
8 METERS



TOP VIEW



ATTACHMENT 11.4.3 (1)



Property Map Enquiry - A2159 16 PADMAN ST DONNYBROOK 6239 - [Bobw/LGS/ALPH4]SynergySoft

Home Display Settings

File Systems: Cancel

Systems: Property Map Enquiry - A2159 16 PADMAN ST DONNYBROOK 6239

Search: Legal log: Non-current
 Access No: A2159 OH No:
 2 Owners: KA WHITE
 Property Address: 16 PADMAN ST DONNYBROOK

House: 16
 Street: PADMAN
 Type: ST
 Suburb: DONNYBROOK 6238
 Ward: 00 DONNYBROOK/BALING
 Area: Locality: 01 DONNYBROOK
 Zoning: R1 RESIDENTIAL
 Rd Use: D1 DONNYBROOK TOWN
 VEN: 716228
 Section Details: Unimproved Value
 Rental Value: \$900.00

Existing Shed to be replaced

Subject site

Map: Aerial Photos

Financial Management
 Rates And Property
 Technical

Map navigation: Full Extent Zoom In Zoom Out Pan

Map layers: Legend

Map controls: Home, Print, Refresh, Zoom, Full Extent, Cancel

System status: 11:55 AM 11/20/14

STIN

SHIRE OF DONNYBROOK BALINGUP	
RECEIVED	
- 4 MAR 2014	
Record No:	10R39980
File No:	WRK12
Officer:	BW
Ref:	10R 39615
Corresps:	100
Signed Off:	

P.O. Box 1,

Mullalyup

W.A. 6252.

25/2/2014

ATT: -

Mr. J. Attwood,
CEO,
Shire of Donnybrook/Balingup,
Donnybrook WA. 6239.

Re closing Road Reserve 8611 - South of
Lots 10 & 11 in Mullalyup Townsite.

Dear John,

Further to the very productive meeting on site with Town Planner, Mr Bob Wallin, I would like formally & respectfully ^{request} the closing of the above road reserve so I may purchase & amalgamate it with Lot 11 as a battle-axe shape. As this road is only a 10-metre reserve, all ^{taxes} will be removed under Shire Road Standards. But if I own the road reserve I would build a 3-4 metre access & have sole responsibility for rock filling & compacting a very small portion of the excavated pond.

This would give me a good access to Lot 11 from the South West Highway, with no costs or ongoing maintenance expenses to the Shire. I have enclosed an aerial photo plan with the subject road reserve cross-hatched in red. Currently I own Lots 10, 11 & 501.

Hoping for your favourable consideration, please advise me at your earliest convenience of the Council's decision. Many thanks John & Bob.

yours sincerely,
John Dell'Agostino

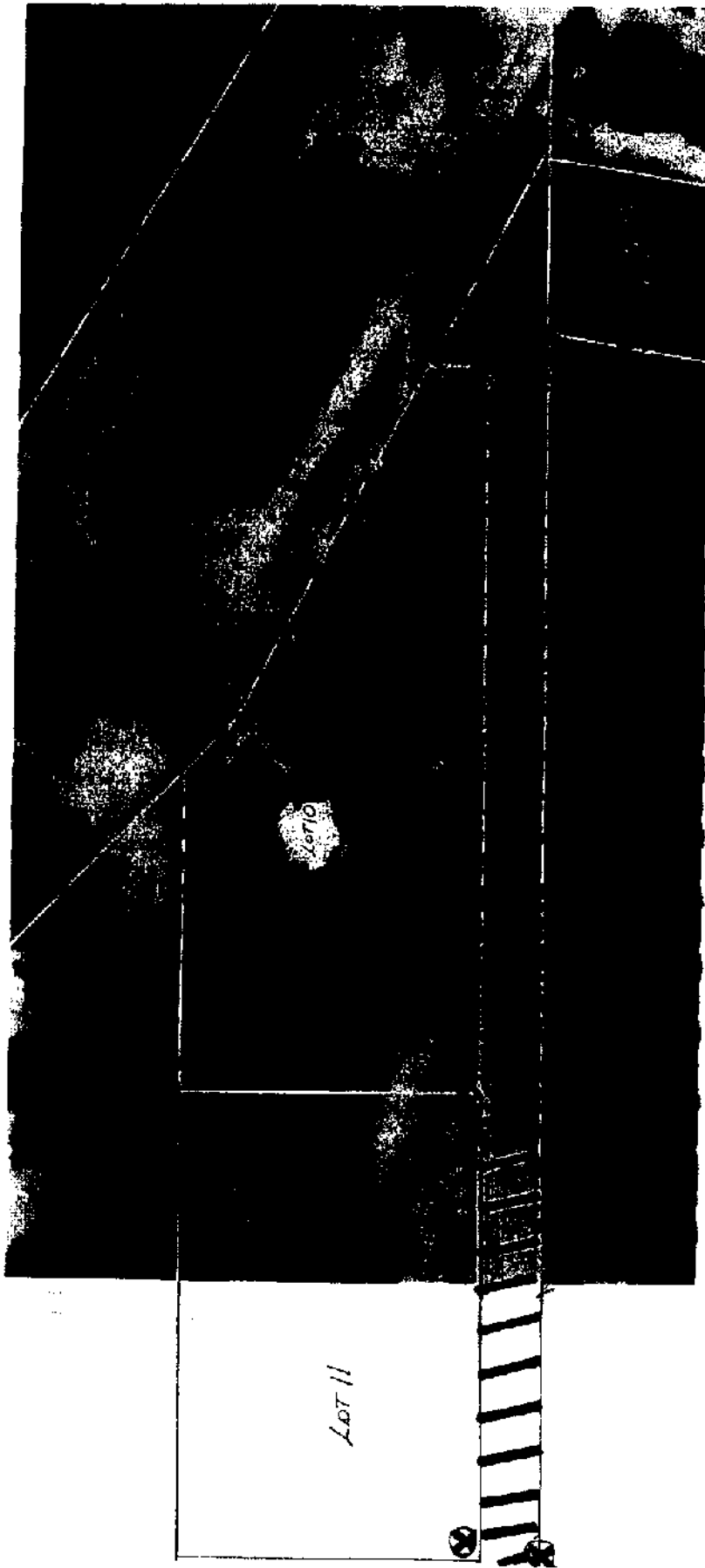
SHIRE OF
DONNYBROOK/BALINGUP
RECEIVED
- 6 MAR 2014

P.O. Box 1.

Sh

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- PROPOSED ROAD CLOSURE
- PURCHASE BY J. DELL'AGOSTINO
- SURVEY PEGS.

J. Dell'Agostino

Lot 11

Property Map Enquiry - A4718 21046 SOUTH WESTERN HWY MULLALYUP 6252 - [toolbar/FGS/AL PNA]SynergySoft

File Systems Display Settings Cancel ? Full Extent Zoom In Zoom Out Pan Info Selection Legend

Records Registration - Last record modified was ICOR39952 Property Map Enquiry - A4718 21046 SOUTH WESTERN HWY MULLALYUP 6252

Search Pick List Property Financial Summary Ownership Parcel Memos

Records Registration - Last record modified was ICOR39952

Search Pick List Property Financial Summary Ownership Parcel Memos

Legal flag: Non-current

Address No: A4718 OR/Nc.

Owner: J DELL'AGOSTINO

Property: 21046 SOUTH WESTERN

Address: HWY

House: 21046 Lot: 10

Street: SOUTH WESTERN

Type: HWY

Suburb: MULLALYUP 6252

Ward: 00 DUNNIBROOK/BAALING

Area:

Locality: T1 MULLALYUP

Zoning: U1 URBAN

Use: M1 MULLALYUP TOWN

VEN: 1186289

Ins No: 5EN961721

Position Details

Unimproved Value

Rental Value

720 000

Legend

- Legend
- satellite
- Assessment Number
- House Numbers
- Property Address
- Localities
- Zoning
- RESIDENTIAL
- RURAL RESIDENT
- SPECIAL USE
- SPECIAL USE
- STATE FOREST
- TOURIST BUSINESS

Financial Management

Rates And Property

Technical

South Western Highway

Lot 11 Lot 10 Lot 501

Road Reserve 8611

address_no: A2140106 21061 SOUTH WESTERN HWY

reference: AM HAAGENSEN

Navigation icons: Home, Back, Forward, Print, Zoom, etc.

THIS DEED of VARIATION OF LEASE AGREEMENT is made on the ____ day of April 2014.

BETWEEN

The Shire of Donnybrook-Balingup ("**Lessor**"), Bentley Street, Donnybrook, WA 6239

AND

The Lions Club of Donnybrook Incorporated ("**Lessee**"), PO Box 284, Donnybrook, WA 6239

BACKGROUND

- A** The Lessor is the owner of the building and land located at Lot 3 Allnutt Street Donnybrook.
- B** The Lessor and the Lessee have mutually agreed that the Lions Club of Donnybrook Incorporated will have the usage of the building and vacant land on the terms and conditions set out the Agreement signed on 21 February 2012.

1 DEFINITIONS AND INTERPRETATION

Lessee means the Lions Club of Donnybrook Incorporated.

Lessor means the Shire of Donnybrook-Balingup.

Premises means the building and vacant land within the area depicted on the attached plan (attachment 1).

Rental means the sum amount per annum.

2 BY THIS DEED THE PARTIES AGREE as follows:

1. The Lessor grants the Lessee the right to use the Premises for office accommodation and storage, and to sub-let a portion of the building to the Donnybrook Community Radio Station Incorporated for the purpose of setting up and running a local community radio station.
2. Notwithstanding any arrangements made between the Lions Club and the Donnybrook Community Radio Station, the Lions Club remains the Lessee and maintains its obligations as set out in the Agreement dated 21 February 2012.
3. The Lessee may not charge the Donnybrook Community Radio a rental that is greater than the rental currently paid by the Lessee to the Lessor.

ATTACHMENT 11.5.3

4. The term of the sublease extends to 30 June 2016 with an option to extend for a further term, as per the Agreement between the Lions Club and the Shire of Donnybrook-Balingup.
5. The Donnybrook Community Radio Station is to maintain public liability insurance cover of not less than \$10,000,000. A Certificate of Currency and/or a copy of the insurance policy together with proof of payment of the current premium shall be provided to the Lessor within 14 days of this Agreement and thereafter annually.

Signed on behalf of the Donnybrook Lions Club:

President

Secretary

Signed on behalf of the Shire of Donnybrook-Balingup:

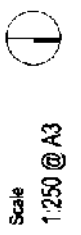
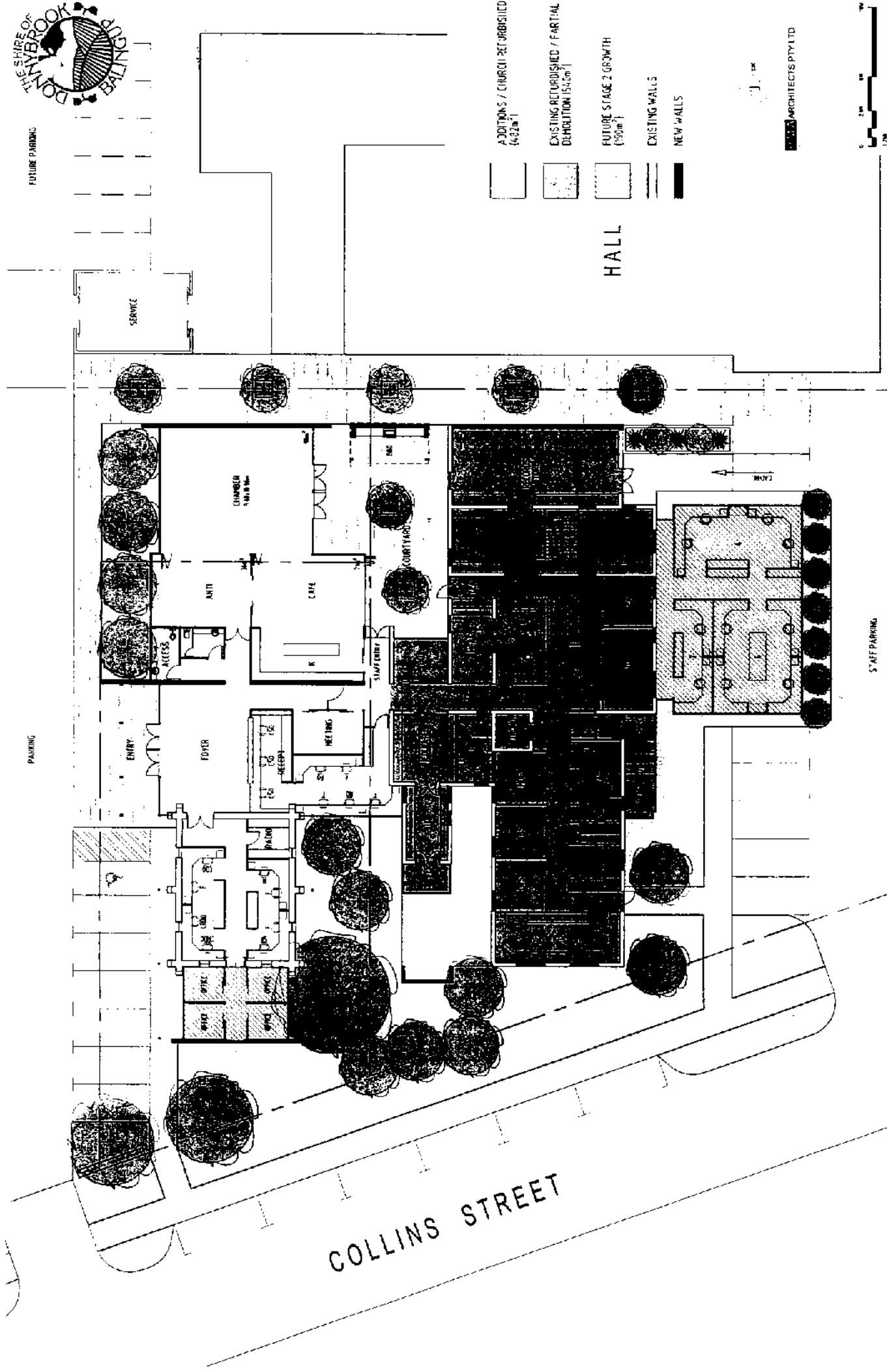
Shire President

Chief Executive Officer

Date: _____



ATTACHMENT 11.5.9



Project No: HMA067
 Date: 07.01.2014
 Scale: 1:250 @ A3

Drawing No: SK1.02

Drawing: FLOOR PLAN OPTION 1

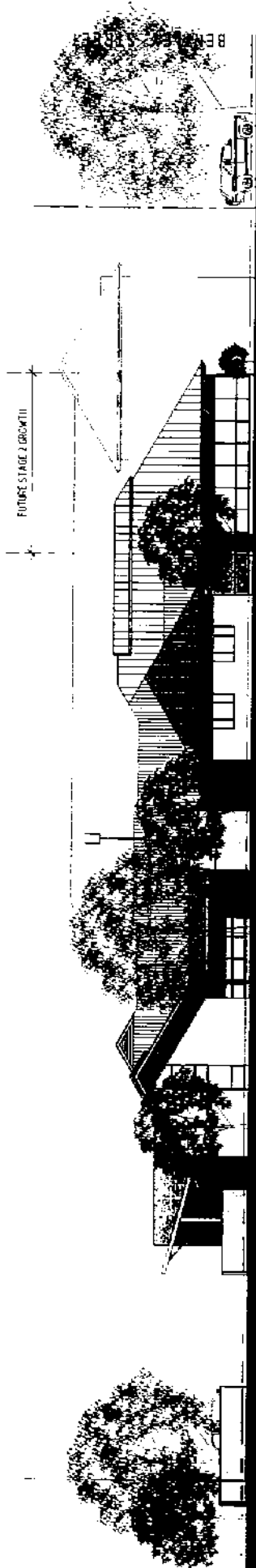
Client: SHIRE OF DONNYBROOK-BALINGUP
 MUNICIPAL OFFICES REDEVELOPMENT



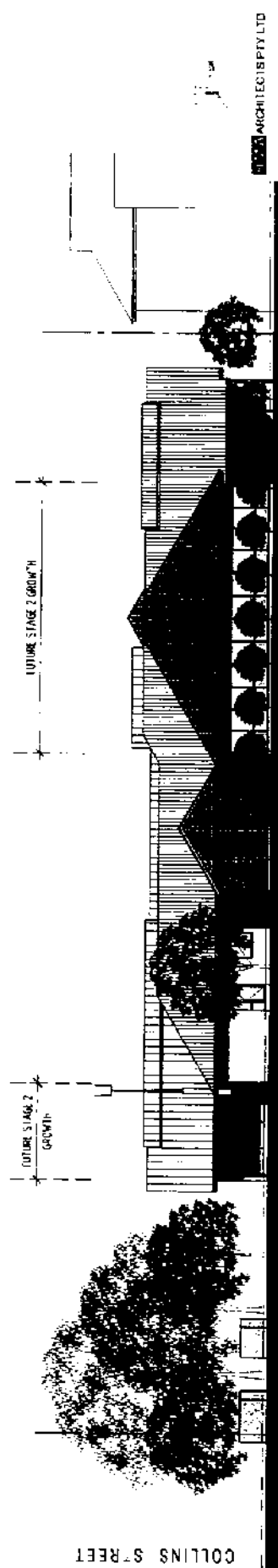
COLLINS STREET



SOUTH ELEVATION



EAST (COLLINS STREET) ELEVATION



NORTH (BENTLEY STREET) ELEVATION

Client

SHIRE OF DONNYBROOK-BALINGUP
MUNICIPAL OFFICES REDEVELOPMENT

Drawing

ELEVATIONS OPTION 1

Drawing No

SK1.03

Project No

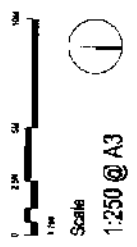
HMA067

Date

07.01.2013

Scale

1:250 @ A3



ARCHITECTURE PTY LTD