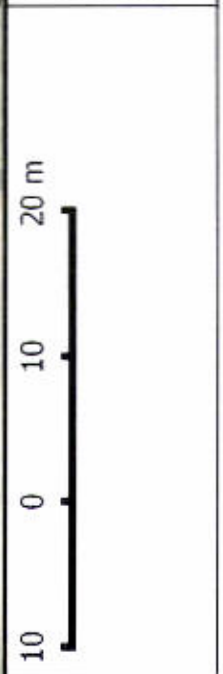


**Shire of Donnybrook-Balingup**  
Date: June 2017

**BALINGUP CARPARK DESIGN**

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**Kate Okeeffe**

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**From:** Chris Spence <chris.spence99@gmail.com>  
**Sent:** Monday, 15 May 2017 11:44 AM  
**To:** Damien Morgan  
**Cc:** EDGAR HAWTER; Kethrine Spence; <coletteathome@bigpond.com>  
**Subject:** 121 The Packing Shed - Car Parking + Access:

Dear Damien,

Thank you for the time to discuss the parking area adjacent to The Shed with yourself and Tom. On behalf of the owners and tenants of the Packing Shed (and I feel sure the wider community), I am delighted there is an appetite to provide a solution to the challenges that all have been experiencing for many years.

Following this meeting, I am writing to summarise the conversation and the rationale to elevate the works to a 'Priority Status'. In the essence of brevity, I will outline these topics in a bullet-point format.

**Background:**

- 121 The Packing Shed had been the subject of a dispute for several years and was fast falling into disrepair. It was the result of some 2 years of negotiations for an agreement to be reached with the parties and for the Shed building and the Freehold to be acquired.
- This industrial building was built in the early 1900's and was the life-line for the community, providing the collection and distribution centre for the transportation of local produce by rail to (and from) various markets. The structure is fast becoming 'unique' as an example of a traditionally designed building of the era.
- Considerable 'private' funds were (and continue to be) invested to bring and maintain the building in a useable condition and facility for small rural businesses. Current tenants include the important new addition to the Community, the Balingup Pharmacy, plus the Cafe, Fruit Winery and the Heritage Museum. As a result, The Shed has evolved into the main meeting point for community social engagement.
- This area, although adjacent to the Packing Shed, is the main parking place for buses, caravans and camper trailers for travellers stopping to enjoy the services of all businesses in the community. Not just the Packing Shed.
- It is a continual point of discussion for the value-add of facilities within the township of Balingup..... the number 1 challenge for any small rural business ..... 'is to give travellers the reason to stop' !!

**Facilities:**

There have been numerous discussions over the past 9 years (some of which have been contradictory) with various Officers of the Shire in relation to requirements and interpretations to comply with regulation. These have included:

- Interpretation of car parking spaces required within the boundary of the Packing Shed.
- A requirement for the owners to make a contribution of \$14,000 to the Shire as compensation into the upgrade of parking facilities. These funds have been held by the Shire for some 7 years.
- Subsequently, each year the upgrade of this parking area has been omitted from the budget. As a result each winter there is a 'stop-gap routine' of gravel being spread, providing temporary relief and at best moving the pooling of water to another position and exacerbating pooling around the access road from the SW Highway..... which happens to be the main pedestrian and wheel-chair access to the covered seating area in the front of the building.
- This arrangement has been a constant frustration to the owners, tenants and public alike.

**The Pro's & Con's:**

- The owners of the Packing Shed are willing for the benefit of all, to provide the Shire with an easement over the access road from the SW Highway to the parking area under discussion.
- Sealing of this area will be a significant improvement for the ability of travellers to stop with camper related vehicles in Balingup
- It is an opportunity to significantly reduce risk for the elderly and the immobile to park and walk, (or wheel themselves) to visit businesses. This is particularly relevant to the towns new Pharmacy located in the Packing Shed, as additional services for the immobile and elderly are being introduced.
- It provides an opportunity to install a low cost 'sub-terrain' drain through the road and pedestrian access from the SW Highway, to overcome the natural ground levels and water flow issues and the expensive earthworks to rectify these.
- Acknowledging current budgets are being squeezed, there is a strong argument for the sealing in this area to be 'staged'. It is important that works appropriate for the purpose of controlling water flow, safe access and surfaces suitable for restricted vehicles to stand be completed next financial year (preferably in Spring or Summer 2017), and if necessary, non priority refinements to be deferred to a later date.
- Within these budgetary constraints, the consideration of a surface that is complementary to the characteristics of the area would be welcomed.

I understand the project has 'due process' to be followed and with this in mind, I am willing to make myself available to attend discussions or meetings in order to contribute background information on the significance of this project.

Kind regards,  
Chris Spence  
(On behalf of The Packing Shed)

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## Summary Status Review of Balingup Townscape Development Plan

### Tasks requiring Action as at February 2016

TASK	Status/Comments
<b>Village Green</b> Subject to Master Plan	<b>In progress</b> Review required
<b>Forrest Street</b> <ul style="list-style-type: none"> <li>Future road linkage between Forrest Street and Balingup Nanthup Road</li> </ul>	<b>No action</b> No funds
<b>Forrest Street Detailed Engineering Drawings</b> <ul style="list-style-type: none"> <li>Preparing detailed engineering drawings (including cost estimates) for upgrading Forrest Street, constructing road link, signage, pathway specifications and caravan parking and manoeuvring areas</li> </ul>	<b>No action</b> Funds not available
<b>Walkways</b> <ul style="list-style-type: none"> <li>Identify priority walkways</li> </ul>	<b>No action</b> Committed to identify walkways
<b>Trails</b> <ul style="list-style-type: none"> <li>Commence preparing Trails Master Plan to identify trails that require upgrading or construction and identify level of priority</li> </ul>	<b>In progress.</b> Trails Master Plan completed with 10-15 timeframe Includes 5 trails around Balingup. One trail (Balingup Heritage Trail) has a working group and concept prepared.
<b>Future Parking Areas</b> Consider locations in addition to along South Western Highway and Forrest Street	<b>Not progressed</b>
<b>Flora and Fauna</b> <ul style="list-style-type: none"> <li>Any new walkways and trails to incorporate interpretive signage acknowledging native flora and fauna</li> </ul>	<b>Note progressed</b> Will be incorporated as part of trails

TASK	Status/Comments
<p><b>Entry Statements</b> Entry statements shall be maintained and improved on the following roads</p> <ul style="list-style-type: none"> <li>• Balingup/Nannup Road and</li> <li>• South West Highway (North and South)</li> </ul> <p>Design and maintenance</p>	<p><b>Completed.</b> A pond has also been constructed. <b>Completed.</b> Maintenance ongoing. No specific actions required</p>
<p><b>Playground equipment</b></p> <ul style="list-style-type: none"> <li>• Additional playground areas and equipment to be considered on an as needed basis</li> </ul>	<p><b>Completed.</b> The playground and fitness equipment has been installed.</p>
<p><b>Walkways</b></p> <ul style="list-style-type: none"> <li>• Walkways in new development to be at the cost of subdivident/developer;</li> <li>• New walkways within existing Balingup town site to be prioritised and programmed in budgetary processes</li> </ul>	<p><b>No action required.</b> Addressed through standard subdivision development process</p> <p><b>Completed</b> bridge and walk trail along Roberts Street to Brockman Street.</p>
<p><b>Balingup Brook Weir</b></p>	<p><b>Remove from plan</b> Funding for this project was lost when the community raised strong objections to the proposed works.</p>
<p><b>Balingup Brook Rehabilitation and Walkways</b></p> <ul style="list-style-type: none"> <li>• Community and Shire have undertaken ongoing rehabilitation works.</li> <li>• Future subdivision adjoining the Brook will require Foreshore Management Plans.</li> <li>• Pedestrian access across the Brook will require funding and constructing</li> </ul>	<p><b>Completed</b> and ongoing</p> <p><b>No action required.</b> Signs established on a needs basis. will impose conditions at subdivision stage</p> <p><b>Completed.</b></p>
<p><b>Balingup Shire Depot</b> Depot redevelopment completed in the 2009/10 financial year. Maintenance and landscaping to be programmed into budgetary processes.</p>	<p><b>Completed</b> Maintenance ongoing</p>
<p><b>Signage</b> Signs to have a general heritage theme</p> <p><b>Avenue of Honour</b></p> <ul style="list-style-type: none"> <li>• Conserve and maintain</li> </ul>	<p><b>No action required.</b> Signs established on a needs basis.</p> <p><b>Completed (first stage)</b> mulching of trees and regrading of avenue</p>
<p><b>Flora and Fauna</b></p> <ul style="list-style-type: none"> <li>• New development to have due regard to existing habitat corridors</li> <li>• Weed control is a priority and should be included in management plans for reserves</li> </ul>	<p><b>No action required.</b></p> <p><b>Ongoing</b> No specific action required</p>

TASK	Status/Comments
<b>Street Furniture</b> <ul style="list-style-type: none"> <li>Furniture replacement and installation shall be programmed by the Shire. An emphasis is on a "heritage theme"</li> </ul>	<b>Ongoing</b> No specific action required
<b>Future Linkages to Satellite Clusters</b> <ul style="list-style-type: none"> <li>Subdividers/developers to provide linkages to existing town-sites consistent with State and local provisions</li> </ul>	<b>No action required</b> Will be addressed through subdivision/development process
<b>Management of Reserves</b> <ul style="list-style-type: none"> <li>Ongoing management of Shire controlled reserves is programmed into the standard budgetary processes.</li> </ul>	<b>Ongoing.</b> No specific actions are required
<b>Avenue of Honour</b> <ul style="list-style-type: none"> <li>Commemorative plaques detailing fallen soldiers should be replaced.</li> </ul>	<b>Completed</b>
<ul style="list-style-type: none"> <li>A single large monument detailing the history of the area and significance be constructed</li> </ul>	<b>Completed</b>



# Balingup Townscape Development Plan

2012 - 2017

Adopted by Council 27 February 2013