



Mr Bill Parker  
Chief Executive Officer  
Shire of Denmark  
PO Box 183  
DENMARK WA 6333

Dear Bill

Re: Denmark East Redevelopment Precinct

Thank you for the opportunity to meet with you and the consultancy team from Landcorp and GHD to discuss the route selection and construction of roads and bridges to link the McIntosh Road Industrial area to Scotsdale Road.

The Department was supplied with a number of drawings showing the various options for roads and bridge crossings being numbered as options 3A to option 3F. It is noted that all options require the Western Australian College of Agriculture – Denmark to provide land to support future roads to connect East River Road with a proposed new bridge. In our discussions it was implied that the amount of land required ranged in size from 1 hectare to 10 hectares, dependent on which option is finally agreed to be the preferred one.

After viewing the land and river crossing locations it appears that options 3B and 3F are the preferred at this moment, however both options present issues to the College by way of loss of land and amenity.

Option 3E would have the most impact on the College's land, requiring an approximate 8 to 10 hectares of land to be given up. It appears this option would result in the road pavement being up to some 8 metres higher than the existing paddock levels, resulting in land between this proposed road and the river being disconnected from the remaining College land. It was considered an underpass would have to be provided to allow at the least stock and College staff access to this detached land parcel. Discussion regarding further encroachment from batters and any other services/infrastructure required for this road was not undertaken, as the drawings provided were conceptual only. This land is pivotal to the College's stock grazing program, and any incursion of this size and magnitude would seriously impact the College's ability to deliver outcomes that could be deemed sustainable.

Option 3B appears to have the least impact on the College land and hence the option that would be deemed acceptable. An inspection of the proposed route indicates the land required for the new road alignment is somewhat low lying and would appear to be subject to winter inundation, however it does provide the College with excellent summer grazing for its stock. It was expressed to the Shire and others, the College's preference would be for option 3B to be located as close to the College's boundary with the Denmark River as possible. Whilst acknowledging this may present some engineering issues, it is one that will provide the least disturbance to College programs and will not separate any land from the remainder.


The proposed road widening of East River Road to McIntosh Road, referred to as Option 1A as discussed on the day would appear to present issues to the College. It is noted the current road reserve width is some 34 metres, with the existing pavement located off centre and close to the College boundary fencing. From the field inspection, a considerable amount of cut is required to give this section of East River Road sufficient gradient to allow for the passage of 27.5 metre (RAV4) restricted access vehicles etc. As discussed the current plan would require incursion onto the College land which would require the significant resumption of valuable grazing land plus the relocation or reinstatement of College infrastructure. I would suggest that proposed realignment of Option 1A is moved northwards within the existing road reserve, resulting in no taking of College land.

East River Road Options 2A and 2B between the Denmark Mount Barker Road and its current termination near the Denmark River appear to be within a 20 metre road reserve, which again based on the detail supplied on the road construction would have sufficient width for all works to be contained within the existing reserve, again alleviating the requirement to encroach onto College land. The treatment of the intersection of East River Road and the Denmark Mount Barker Road will be discussed when more detailed road designs are presented.

I would request that as the process of selecting the most appropriate option proceeds, the Department of Education is kept fully informed of all resolutions and is consulted when the road designs and intersection treatments are in the design and documentation phase allowing Departmental input. Contact persons would be the Principal, Denmark Agriculture College and myself.

In the intervening period should you require additional information or have any further enquiries regarding this matter please do not hesitate to contact the undersigned on 9264 5689 or email [philip.newnham@det.wa.edu.au](mailto:philip.newnham@det.wa.edu.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Philip Newnham', written in a cursive style.

PHILIP NEWNHAM  
PRINCIPAL CONSULTANT - PROPERTY  
STRATEGIC ASSET PLANNING

1 December 2016