

Ayton Taylor Burrell

Consultants in Urban & Regional Planning

28 September 2007

Shire of Denmark
PO Box 183
DENMARK WA 6333

Attn: Phil Shepherd

Dear Phil,

**RE: PART LOT 5120 OCEAN BEACH ROAD / HEATHER ROAD DENMARK:
CANCELLATION OF PORTION OF PUBLIC RECREATION RESERVE 32861.**

Following Council's approval to change the density coding for the above land, it will be necessary to formally delete the small portion of reserve 32861 which will intrude into the proposed subdivisional road reserve and into one of the proposed residential lots. This was shown on the "Constraints and Indicative Concept Plan" included in the rezoning document. (Refer attached copy). Through an oversight, this portion of the reserve remained shown as Parks & Recreation Reserve on the proposed scheme map, where it should have been shown as "Residential". In discussion with Department for Planning and Infrastructure they advise that they will recommend that this be resolved as a Ministerial modification.

Attached are guidelines provided by Department for Planning and Infrastructure's Land Operations Division relating to the procedures for deleting the section 20A Public Open Space reserve.

You will note that on the third page, point 2, it is stated that the requirement for advertising may be satisfied by town planning procedures where formal rezonings are required. This is repeated in the guidelines on page 10.

Given the minor nature of change to the reserve and fact that 25% of Pt Lot 5120 is to be given up as public open space, it is considered that the deletion of the area is more than compensated for in the subdivision design. The portion of public open space involved was also originally designed to provide access to the public open space between lots which backed onto the reserve. The proposed subdivision now shows a road which provides much better access and surveillance of the public open space. (Refer copy of original subdivision).

I have discussed the proposal with Ken McCracken at Department for Planning and Infrastructure and he has confirmed that the developer will be required to acquire the land and that the purchase price could be offset where public open space in excess of normal requirements is being given up.

A copy of the proposed plan of subdivision is attached for your information and we will shortly be lodging it with the Western Australian Planning Commission.

In the meantime, it would be appreciated if you could arrange for the necessary procedures to be undertaken to excise the portion of reserve 32861.

Please give me a call if you would like to discuss the matter further.

Yours faithfully

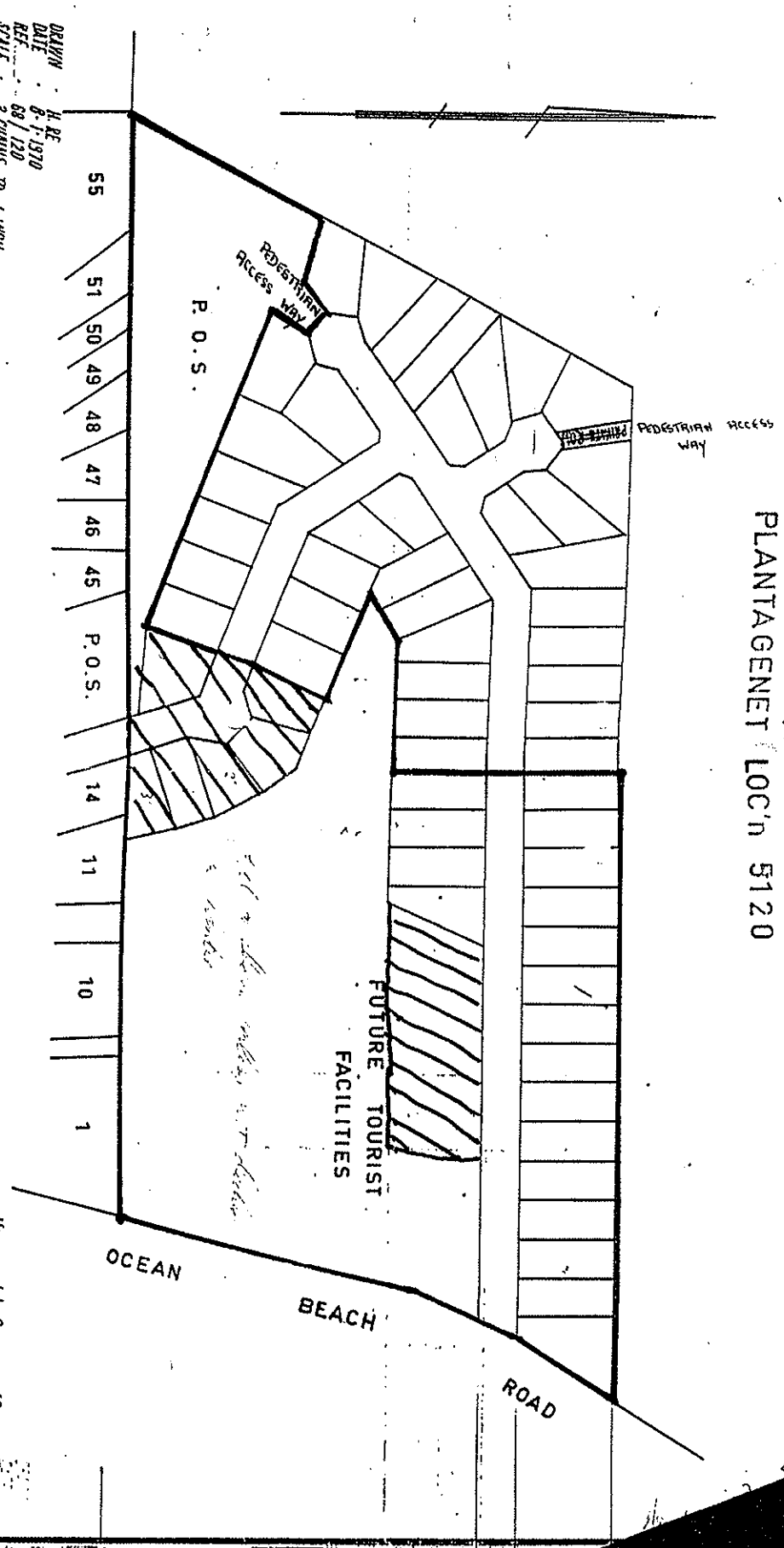
A handwritten signature in black ink, appearing to read 'N. Ayton', with a long horizontal flourish extending to the right.

NICK AYTON
AYTON TAYLOR BURRELL

Encl Guidelines, plan of subdivision

*Have finished.
 Mableton County
 131 Business Ave
 Mableton*

PROPOSED SUBDIVISION
 of
PLANTAGENET LOC'n 5120



DRAWN . . . H. R. E.
 DATE . . . 8-7-1970
 REF. . . 88/120
 SCALE . . . 3 CMAS TO 1 INCH

TAYLOR MC WILLEN & COTTRELL - LICENSED SURVEYORS - 7 HAYLOCK ST WEST DEPT

*Minimum Lot Size ~ 400 sq. ft.
 Dimensions ~ Areas Subject To Survey*

35

ALL AREAS AND DIMENSIONS SUBJECT TO SURVEY

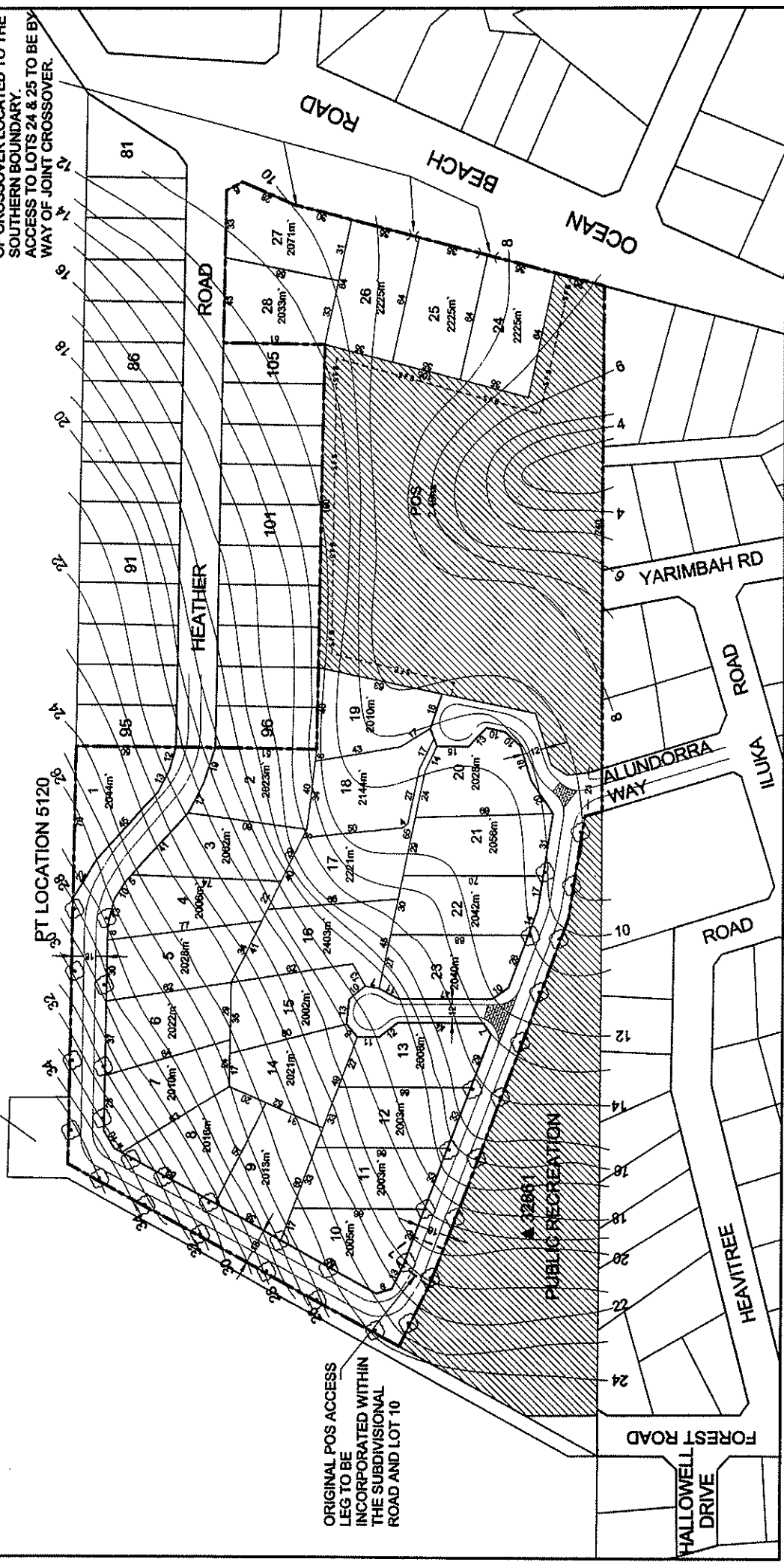
▲ 29666

WATER SUPPLY

▲ 12182

RECREATION

ACCESS TO LOT 27 TO BE RESTRICTED TO HEATHER ROAD. ACCESS TO LOT 28 TO BE BY WAY OF CROSSOVER LOCATED TO THE SOUTHERN BOUNDARY. ACCESS TO LOTS 24 & 25 TO BE BY WAY OF JOINT CROSSOVER.



ORIGINAL POS ACCESS LEG TO BE INCORPORATED WITHIN THE SUBDIVISIONAL ROAD AND LOT 10

Total Area	9.6439Ha
POS	2.4940Ha(25%)

Plan of Subdivision

Pt Location 5120
Ocean Beach Road, Denmark
Shire of Denmark

SCALE 1:2000
ORIG A3
00-19-SUB(e)
OCTOBER 07

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