

16 September 2016

Western Australia Planning Commission
Level 6 Bunbury Tower
61 Victoria Street
BUNBURY WA 6280

Dear Sir

RE: APPROVAL SOUGHT FOR THE EXPENDITURE OF CASH IN LIEU OF PUBLIC OPEN SPACE CONTRIBUTION, LOT 500 GALE STREET, WEST BUSSELTON TO BE APPLIED AGAINST BUSSELTON FORSHORE IMPROVEMNETS, RESERVE 37207

In accordance with Development Control Policy 2.3 - Public Open Space in Residential Areas, the City of Busselton requests the Hon. Minister's approval to utilise developer contributions associated with Lot 500 Gale Street for the upgrade and improvement of nearby POS recreational infrastructure.

The City currently holds in Trust an amount of \$101,800.68 as cash in lieu of Public Open Space from a Gale Street residential development which is located only 564 meters from the Busselton Foreshore P.O.S where the City would like to appropriate the contributions received.

Item 1: Residential Development, 63 Gale Street POS Cash in Lieu, collected April 2011.



Item 2: Reserve 37207 (shown in red) and its location from 63 Gale Street (blue box), approx. 564 meters from the driveway entrance to the foreshore.



Approval is sought to use the funds to undertake two separate projects within the nearby foreshore reserve # 37207 to enhance the amenity of the area.

Project 1- Construction of a universal (disability) beach access ramp

The ramp is to be located at the north end of Gale Street. The ramp is to be constructed from either timber or Mod wood made from recycled plastic. The ramp will conform to all disability access standards. Two disabled parking bays already exist near the proposed ramp location.

The ramp will need to be approximately 40 meters long and may require a switch back design based on the gradient from the sand dune down to the beach. Associated concrete infrastructure will also be built to tie the ramp in to the existing pathway linking it to the disables parking bays. The estimated cost of this ramp and all associated infrastructure will be in the range of \$70,000-\$90,000.

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Aerial photo of proposed universal ramp, located at north the end of Gale Street.



Project 2- Balance of any leftover monies for reticulation of trees between Gale and King Street.

The City has an on-going issue with the establishment of young trees along the stretch of foreshore between Gale and King Streets. Each year a number of trees perish due to a lack of water due to their exposure to sea winds in this location. City employs endeavour to water these saplings using a mobile water truck over the summer months however it would be much more effective to water these trees via an extension to the existing reticulation system in the area.

The City seeks approval to use any leftover POS Cash in Lieu funds to undertake these works.

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Aerial photo:32 foreshore trees to be reticulated.



The Busselton Foreshore is the City's premier recreation reserve and is used extensively by locals and visitors alike.

If WAPC approval is granted these works will be undertaken as part of the City's 2015/2016 works program.

Detailed designs of the disabled access ramp are currently being prepared and can be sent to the WAPC at a later date if requested.

Should you require any further information please do not hesitate to contact Stephen Wesley on 08 9781 0353 or via email Stephen.Wesley@busselton.wa.gov.au.

Yours faithfully

Oliver Darby
Director- Engineering Works & Services