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PREPARED BY

This application has been prepared by the Shire's Administration and will be presented to the Shire of Chittering Council for determination. It was considered that undertaking the complete Development Application process was the correct process to follow under the State Planning Framework and offered full transparency over the potential commercial use of a future public space.





Development Application Report – Bindoon Mountain Bike Park Private Operators

Executive Summary

The Shire is seeking Development Approval to allow private businesses to operate paid tours and activities for walking, mountain biking, stargazing, and other related activities at the Bindoon Mountain Bike Park.

Background

The Shire of Chittering has finalised stage 1 of developing the Bindoon Mountain Bike Park (MTB Park) on Lots 801 and 3874 (No. 6) Woolah Rise, Bindoon. The development of the MTB Park itself does not require Development Approval as it is categorised as a 'public work' (as are all civic recreation facilities managed by Local Government), however the use of the MTB Park by commercial operators (who charge a fee to customers for a service) is considered to require Development Approval under the Shire's Local Planning Scheme No. 6 (LPS6).

Typically, the use of land for individual private recreational activities would require Development Approval from the local government under LPS6. This means that each individual private business operators wishing to use the MTB Park as the location to operate their business, would require their own individual Development Approval. The Shire however, in an attempt to streamline the approval process for individual prospective business operators, is seeking to grant a 'blanket' Development Approval over the MTB Park for those businesses that wish to use the MTB Park, but don't have any works components or additional infrastructure requirements to operate the business.

While this application seeks to apply a 'blanket' Development Approval for 'Recreation – Private' land uses, individual business operators will still need to obtain a Permit under the *Shire of Chittering Local Government Property and Public Places Local Law 2023*. This is due to the MTB Park being local government owned and managed land, and dedicated as a public space. The Permit process will include the ability for the Shire to assess each individual business proposal and determine the appropriateness of the business for the MTB Park. Upon application for a Permit, the Shire will have the discretion to grant a permit, refuse a permit or grant a permit with conditions depending on nature of the proposal. An application form, standard Permit notice and guidelines for the Permit assessment process is currently being developed by the Shire. There is a clear intent however, that the MTB Park will primarily remain open and accessible to the public, with any proposed businesses operations to be secondary, and to not interfere with the public's use of the MTB Park.

The MTB Park is anticipated to open in March 2024 and will be managed by the Shire of Chittering, similar to all other parks and recreation areas managed by the Shire. The MTB Park will be open to all members of the public (including Shire residents and visitors) free of charge. The MTB Park will consist of bike trails, walking trails, an access road, and amenities including bathroom facilities. At a future stage, the MTB Park trail head precinct will be developed to include chalet-style accommodation, camping/caravanning, food and beverage outlets, and other related facilities.



Site Details

The MTB Park is located within the Bindoon townsite. The land subject to the application is zoned Townsite and Agricultural Resource under LPS 6 as per the below zoning plan.

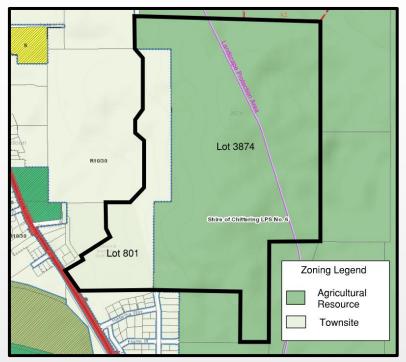


Figure 1 - Zoning Plan

The MTB Park has access from Woolah Rise, which connects to Great Northern Highway. Figure 2 below shows the location of the MTB Park in relation to the Bindoon Townsite.



Figure 2 - MTB Park location



Proposal

As described in the background, this proposal is for a 'blanket' Development Approval for 'Recreation—Private' to enable private businesses to operate on the MTB Park. While this application is not specific to any one type of business, it will include all businesses that don't require any additional infrastructure than what is currently provided at the MTB Park and can be categorised under the LPS6 land use definition for 'Recreation—Private'. The types of businesses and activities that this application is proposing to capture includes:

- Mountain bike tours and mountain bike lessons with a guided operator.
- Operation of a shuttle vehicle service using the existing 4WD access tracks;
- Guided walking tours using the designated walking trail;
- Guided stargazing events and tours; and
- Any similar type commercial and guided activities.

As described in the background of this application report, each individual business operator will need to obtain a Permit from the Shire, prior to the operation commencing. The Shire will manage the number and types of businesses that can use the MTB Park, with a 'first in, best dressed' approach. It will also manage the number of vehicle shuttle services that can operate on the MTB Park to ensure that traffic and safety issues do not arise (as the vehicle access tracks are not currently designed for two-way vehicle access).

Access to the MTB Park will via Woolah Rise and business operators will have the opportunity of using the public carpark at the base of the MTB Park. The future trail head precinct will be located at the end of Woolah Rise at the base of the MTB Park, and will contain car parking for visitors, toilet facilities and trail information. **Attachment 1** contains a plan of MTB Park and facility locations. At present, the MTB Park will be open 24 hours a day, 7 days a week, except for times when the Shire has closed the Park in accordance with its Emergency Management Plan (i.e. when trails aren't considered safe, bushfire in the area, extreme weather events or emergency on the MTB Park). Operating days and times for private operators will be determined as needed, and are able to be restricted and regulated through individual Permits. All Permit applications will have consideration for neighbours and other MTB Park users and any potential impacts mitigated and managed as much as possible through conditions on the Permit. Notwithstanding any Permits granted to private operators, the general public will always have access rights to the MTB Park and facilities.



Statutory Planning

Zoning & Land Use

The MTB Park is located on Lot 6 Woolah Rise and the adjacent Lot 3874. Lot 6 is zoned Townsite R10/30 under LPS 6, and Lot 3874 is zoned Agricultural Resource.

The proposal to allow private operators to utilise the MTB Park to run tours and activities should be classified as 'Recreation – Private' under LPS 6, which is defined as:

means premises used for indoor and outdoor leisure, recreation and sport which are not usually open to the public without charge.

Recreation – Private is a 'D' use in the Townsite zone and an 'A' use in the Agricultural Resource zone, meaning Development Approval is required and is granted at the Shire's discretion after giving special notice (public advertising) in accordance with Clause 64 of the deemed provisions (under the *Planning and Development (Local Planning Scheme) Regulations 2015*).

Landscape Protection Special Control Area

The eastern portion of Lot 3874 falls within the Landscape Protection Special Control Area (SCA) under LPS6. The overarching objective of the SCA is conserve and enhance the character of the significant landscape area. The MTB Park, and proposed Private – Recreation use, is consistent with the aims of the SCA as it protects and enhances the significant vegetation and rural character of the Bindoon hill, a significant viewing point in the Shire.

Some loss of vegetation associated with the construction of trails will be offset by planting of new vegetation to the satisfaction of the Department of Water and Environmental Regulation, as per the conditions of the Clearing Permit. The impact of this application for private operators to use the MTB Park will not have any impact on this SCA and landscape values of the area, as these uses will be consistent with the general permit uses of the MTB Park.

Bushfire Safety – State Planning Policy 3.7-Planning in Bushfire Prone Areas

The site is located within a designated bushfire prone area as determined by the Fire and Emergency Services Commissioner. State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7) is the primary Policy that guides decision-making in regards to bushfire safety and safety of the users of a development. The principles of SPP3.7 have been given a high level of regard when developing the MTB Park as the site would be considered to have a 'High' bushfire risk and a Bushfire Attack Level classification of Flame Zone. The mobile nature of the users of the MTB Park and the MTB Park itself not having physical infrastructure facilities or amenities that promote lengthy stays (i.e. accommodation or restaurants) warranted a focus on user awareness of bushfire risks and potential closure of the MTB Park in extreme weather conditions. This is further deemed the appropriate response as the standard response to bushfire mitigation in SPP3.7 includes vegetation removal and provision of firefighting water was not considered suitable for this development given the terrain and the emphasis on protecting the natural environment.

The Bindoon MTB Park Emergency Management Plan (EMP) has been developed which prescribes events when the MTB Park may be closed and this includes if a bushfire is in the area and if there is an extreme weather event. These closures will be communicated to potential users through several different means including media and signage on site. A copy of the EMP is included as **Attachment 2.** Bushfire is one risk associated with using any vegetated public space (whether State or Local Government managed), including mountain bike parks. The Shire has conducted investigations with



relevant stakeholders and other authorities managing mountain bike parks and there is a consensus that when using these publically available spaces, there is a level of responsibility on the user themselves to assess the risks. While the Shire has implemented measures and strategies within the EMP that attempts to mitigate the risks on the user, it is expected that risk management (including the risk of bushfire) is placed predominantly with the user. The Shire's obligations extend to making its potential users aware of the risks, as best as it can.

This application to permit private businesses to use the MTB Park falls under the same principles as above where the business operators assume the inherent risks of using a public space, and will be required to make themselves aware of the EMP and the risks on their customers associated with their business and usage of the MTB Park. It is likely that if a private business operator is granted a Permit to use the MTB Park, they will be advised of the EMP and the associated risks of using the Park through this process.



Environmental Impact

The Bindoon MTB Park contains area of native vegetation that is of a good quality and also areas of remnant grazing land. In developing the MTB Park, the Shire has extensively liaised with the Department of Water and Environmental Regulation and obtained the necessary clearing permit for the limited clearing required to construct the trails. In addition, the Shire will be revegetating close to 6ha of the remnant grazing land back to a more natural vegetative condition.

This proposal for private operators to use the MTB Park will be on the condition that the natural vegetation and any revegetated areas are not disturbed or impacted. The private operators will need to only use the access road and trail infrastructure that the Shire has already developed. Any proposals by private operators for use of the MTB Park in areas that are not specifically designed for public use will be assessed on their merits through the Permit application process, with a high regard for protecting the natural environment.



Shire of Chittering Local Government Property and Public Places Local Law 2023

In order to operate private tours within the Bindoon MTB Park, operators will be required to obtain a permit under the *Local Government Property and Public Places Local Law 2023*. This is due to the MTB Park being local government owned and managed land, and dedicated as a public space. The Permit process will include the ability for the Shire to assess each individual business proposal and determine the appropriateness of the business for the MTB Park. Upon application for a Permit, the Shire will have the discretion to grant a permit, refuse a permit or grant a permit with conditions depending on nature of the proposal.

An application form, standard Permit notice and guidelines for the Permit assessment process is currently being developed by the Shire. There is a clear intent however, that the MTB Park will primarily remain open and accessible to the public, with any proposed businesses operations to be secondary and to not interfere with the public's use of the MTB Park.

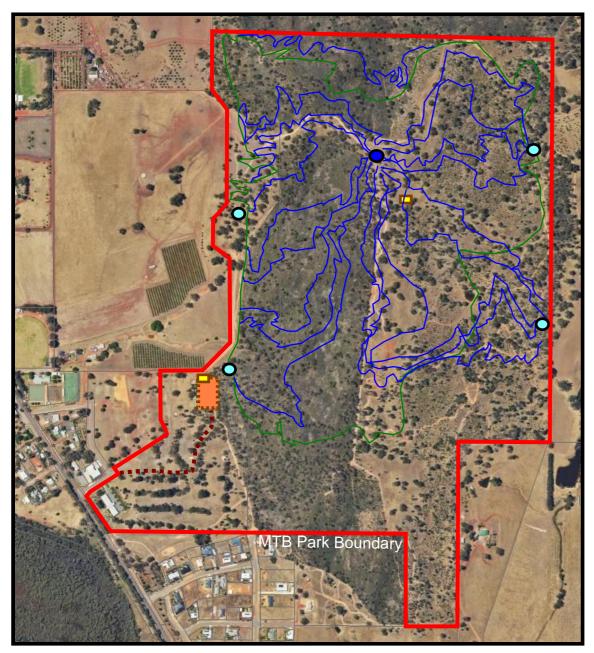


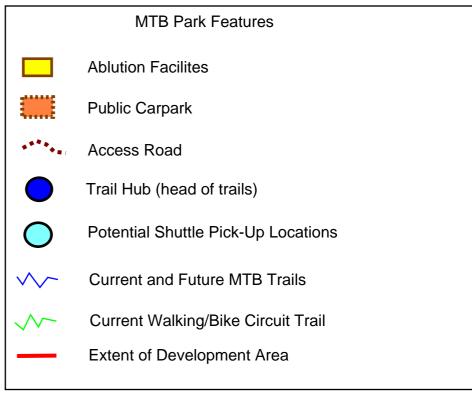
Conclusion

This application is for the 'blanket' development approval over Lots 801 and 3874 (No. 6) Woolah Rise, Bindoon for the operation of private businesses operating under the 'Recreation-Private' land use. A Development Approval granted in this instance will streamline the opportunities and approval requirements for private operators to use the MTB Park, with an expectation that this will generate further activity and interest in the Park, and the Bindoon locality.



Attachment 1 – Development Plan









Attachment 2 — Emergency Management Plan





BINDOON MOUNTAIN BIKE AND ADVENTURE PARK

EMERGENCY MANAGEMENT PLAN

Document status:

Version	Date	Author	Comments
Draft	23 March 2023	Three Chillies Design	Draft for discussion
Final	26 February 2024	Scott Clayton	

Acknowledgements

The authors of this report would like to acknowledge that this report was conducted on Yued Noongar Boodjar and pay respect to all Noongar people and elders, past and present and emerging.

We would like to acknowledge the significant contribution of the Shire of Chittering.

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1 Introduction

1.1 Project background

The Bindoon Mountain Park has been designed to align with the Australian Mountain Bike Management Guideline principles, where possible, to ensure that a quality benchmark level development can be delivered to the broader West Australian mountain bike market segment. The size and topography of the subject site allows for a broad range of trail networks and trail difficulties to be included, essential to creating a marketable mountain biking and adventure product which can be used as a stimulus to the local tourism landscape by value adding to existing product and event schedules in the Shire of Chittering.

1.2 Site Summary

The Bindoon Mountain Bike Park covers approximately 90 hectares. The property boasts an expansive 70-metre-high hill overlooking the Bindoon town centre, orchards, lakes, valleys, farmland, and the Julimar State Forest. The property forms an irregular shape, having a relatively steep topography throughout with a ridgeline extending through the centre of the site on a north to south alignment. The soils have a high gravel content, and the western side of the ridgeline is vegetated, whilst the eastern side has been partially cleared for grazing purposes.

The key arterial road to the property and Bindoon township from Perth is the Great Northern Highway (Highway 95). The recently completed NorthLink WA Tonkin Highway extension allows greater access from the Perth metropolitan area within 55 minutes and has significantly reduced the time to Bindoon from major Perth hubs. Electricity, town water and telephone services are available at the south eastern corner of the property at Myrtle Way. There are no established built formations on the property except for a telecommunications tower (Optus Mobile Pty Ltd, Vodafone Network Pty Ltd) located on the northern end of the hill's crest.

1.3 General Guidelines for the Bindoon Mountain Bike and Adventure Park

- Riders are responsible for their own safety on the trails.
- Riders ride the trails at their own risk.
- Rider's have right of way on the trails, walkers must give way.
- There is no potable water available at the Bindoon Mountain Bike Park.
- All trails are one way only for riders, except for the "Shearing Shed Link" trail.
- Chinkabee Trail and Shearing Shed Link are dual use and are two-way trails for walkers.
- Riders are expected to stay on the trails.
- Riders are expected to take out of the trail network, anything they take in including rubbish and food waste.
- No Smoking.
- No Alcohol.
- No camping or overnight parking at the trailhead.
- No unauthorised vehicles, motor bikes or ATV's on any of the trails.
- No electric powered assistance bikes greater than 200 watts without a pedal assist system on the trails.
- Public toilets are available in Bindoon.
- No fires permitted.

2 Rider Safety

2.1 Before you ride

- Check the weather forecast for the area
- Let Someone Know Your Plans
 - o Let friends and family know you are riding at Bindoon and the trails you are riding
- Have adequate equipment including bike, helmet, appropriate footwear and clothing not just for riding but for the expected weather conditions.
- Ensure you have enough water there is no water available at the Bindoon Mountain Bike and Adventure Park.
- Have a clean bike to stop the spread of Phytophthora dieback, disease and weeds in the area.
- Understand basic trail etiquette and be courteous to other trail users.
- Read the trailhead information and understand the meaning of the Emergency Markers.

2.2 Safety on the Trails

Riders riding the Bindoon Mountain Bike and Adventure Park trails.

It is the responsibility of the Shire of Chittering to ensure the trails are well maintained for riders and as a result we may close trails at short notice. You will find more information on safety under Emergency Management.

Your safety is your responsibility, ride to your ability.

It is highly recommended to have an emergency app, such as Emergency plus, installed on your phone to assist in accurately determining your location in the event of an emergency.

Disclaimer: Sporting activities on the Bindoon Mountain Bike and Adventure Park Trail Network may be dangerous and may result in injury or death to the person, and/or property loss or damage. Users participating and spectators viewing these activities do so at their own risk. To the extent permitted by law, Shire of Chittering excludes all liability, including but not limited to liability for personal injury, death, property damage, property loss, and consequential loss or damage of any kind arising from the use of and/or entry to Bindoon Mountain Bike and Adventure Park Trail Network, whether in contract, by negligent act or omission, or any other tortious action.

2.3 For your safety and comfort

- Always wear a helmet.
- Ensure your bike is in good working order and suitable for the style and grading of the trail.
- Wear additional protective equipment e.g., gloves and glasses, consider a full-face helmet and body armour.

- Plan your ride for the most suitable season and/or daily weather conditions.
- In an Emergency: Call 000

2.4 Mountain Biker's Code

Table 1 – Mountain Biker's Code (Western Australian MTB Management Guidelines)

MOUNTAIN BIKER'S CODE						
SAFETY	Be prepared	 Check trail conditions Tell someone your plans Take enough water, food, spares, tools, clothes and first aid 				
	Know yourself, your bike and your trail	 Check your bike, helmet and gear Read the trailhead and choose your trail Ride within your skills and abilities 				
ENVIRONMENT	Respect your trail and the environment	 Follow signage Stay on track and don't take shortcuts Protect wildlife and plants Take rubbish home Prevent spreading dieback: keep your bike and gear clean 				
ATTITUDE	Make it a good experience	Share the trail Pass safely and courteously Help others out				

2.5 Keep Your Bike Clean

Please bring only a clean mountain bike to ride on the trails. This reduces the risk of spreading Phytophthora dieback, pathogens and weeds throughout the Network and contaminating other areas where you ride.

3 EMERGENCY PLAN

3.1 What trail are you on? Emergency Access

All trails are marked with their trail name and trail difficulty classification to inform riders to make sound choices on which trail to ride.

There are several designated access points for emergency services in the Bindoon Mountain Bike Park Trail Network. Knowing what trail you are on, and how far in you think you are will assist if you need help.

Emergency Services have the relevant maps and access points in case of an emergency. This will help emergency services to determine the best and safest way to access someone and what method they will use. Mobile reception may be poor on some trails.

Emergency Strategy	Location
Call for Emergency Services	Most areas within the trail network have good phone reception.
Emergency Muster Point	At the bottom trailhead carpark.
Helicopter Landing Point	There is an area at the top of the hill, accessible by helicopter. The other landing point is the Bindoon oval.

3.2 Procedures to Obtain Ambulance Assistance

- 1. Dial 000 or Mobile 112
- 2. If no response on 112: Move to an area with mobile coverage
- 3. Follow directions outlined below

000 Operator Questions	Callers Response
Police, Fire or Ambulance	Police, Fire or Ambulance as required Nearest ambulance: St John Ambulance Chittering / Gingin Volunteer Subcentre, 3 Koomal Street, Bindoon
	Nearest Police: Gingin Police, 4 Constable St, Gingin
	Nearest Fire Service: Bindoon Volunteer Bushfire Brigade, 10 Edmonds Place, Bindoon
Town	Bindoon, WA, 6502
Address	Bindoon Mountain Bike Park
	6 Woolah Rise, Bindoon
Nearest Junction	Great Northern Hwy and Woolah Rise
Local Government Area	Shire of Chittering
Nature of the problem	Describe the accident event, number, age and condition of the casualty / casualties, possible Injuries.
	Are they still breathing, are they conscious?
Where is the accident	Pinpoint your location using Emergency + App (See Section 3.4).
	What trail you are on and how far in you think you are in.
Your name and mobile phone number	

1.1 Ambulance Access

Access to the mountain bike park shuttle road is currently from Woolah Rise, Bindoon.

The shuttle road and firebreaks within the park are currently 4wd access only and are closed to the general public.

1.2 Riders Emergency Action Plan

Emergency Information

In the event of an emergency call 000 or Mobile 112

Injured Person

If you or someone else is injured:

- 1. Check for danger to prevent injury to yourself and others
- 2. Have someone go up the track to warn and slow any oncoming riders
- 3. Apply first aid to the injured person
- 4. Call 000 or Mobile 112 or send someone to find a mobile signal and call
- 5. Pinpoint your location using **Emergency** + App for android and iPhone. Use the coordinates from **Emergency** +
- 6. Stay with the injured person; only move the injured person if they are at risk of further harm
- 7. Protect the injured person from heat and cold exposure
- 8. Relay any changes to the injured person's condition to emergency services
- 9. When emergency services arrive follow their instructions

Lost/Separated

If you are lost or separated:

- 1. Stop and find a safe comfortable place to rest, collect your thoughts, drink if required.
- 1. Attempt to ring the members of your group. If you have no phone service, move uphill, remembering where you came from.
- 2. If you are unable to locate your group, and if it is safe, head uphill (or until you can see Bindoon townsite). You can then continue uphill to the telecommunications tower and trailhead, or downhill to the loop trail and westerly towards the town and caravan park.
- 3. Do not continue if you do not know which way is the correct way.
- 1. Depending on the time of day, your fatigue levels, water/food, your morale, and willingness to continue it may be better to call for help than to continue.
- 2. Pinpoint your location using **Emergency +** App for Android and iPhone. Use the coordinates from **Emergency +**

If someone from your group is lost or separated:

- 1. Stop and recollect when you last saw the lost member of your group. Keep your group together.
- 2. Attempt all obvious means of reconnecting with the missing person by calling their phone and shouting their name.
- 3. Work out a plan to search the last known place the missing person was seen, without creating more separated people.
- 4. If your group has no means of communication, it may be safer to keep the group together rather than separate.

5. Be aware of changing weather, failing daylight and the welfare of the missing person, and consider calling emergency services early rather than later.

Caught in a Bushfire

Bushfires occur every summer in Western Australia.

If there is a notice advising of fires in the area – radio, website, social media, signage then **follow directions and do not use the trails.**

- 1. Seek shelter from the fire and seek a cleared area upwind, and downhill, from the fire and observe what the fire is doing. Fires travel faster uphill than downhill, and there is less fuel for fires in the surrounding farmland than on the hill at Bindoon.
- 2. If you are caught in a bushfire, your phone (or EPIRB, beacon, etc.) will be vital. Pinpoint your location using **Emergency +** App for android and iPhone. This can be relayed to emergency services.
- 3. Work out where you are exactly and then contact police and emergency services to give them your location. Use the closest Trail Emergency Marker number to pinpoint your location.

4 NETWORK INFORMATION

4.1 Access

There are two trailheads within the Bindoon Mountain Bike Park.

All trailhead access is from Great Northern Hwy via Woolah Rise.

Trailheads

The trailheads have:

- Detailed maps, trail and emergency information.
- Shuttle information.
- Car parking, day use only.
- Please note, there is no drinking water available, please bring your own.
- As this is a natural area, anything that is taken into the area please take back out again.
 Practice minimal impact techniques

4.2 Trail hazards

If you see something that requires attention, a tree down or some other type of hazard, contact us via email:

chatter@chittering.wa.gov.au or ring Shire of Chittering on (08) 9576 4600

4.3 Trail Closure/s

As the managers of the trails, Shire of Chittering reserve the right to close the trail(s) at their discretion. Times when we may close the trails include:

- When they are considered not safe
- When there is a bushfire in the area
- When there is a severe weather event
- There is an emergency on the trails or in the location of the trails

When trails are closed, Shire of Chittering will erect signage, close access gates and use Social Media and the website to alert you to the closures.

4.4 Trails Information

NAME	GRADE	ТҮРЕ	STYLE	CLASSIFICATION	LENGTH
Chinkabee Trail	Green Loop	XC/Walking	Open	Green Circle	5,223
Shearing Shed Link	Green Link	XC/Walking	Open	Green Circle	231
Cowslip	Green Downhill	XC	Flow	Green Circle	1,470
Flock Yes	Blue Downhill	XC/AM	Flow	Blue Square	1,502
Black Sheep	Black Downhill	XC/AM	Flow	Black Diamond	941
Ewe-Turn	Blue XC Climb	XC	Open	Blue Square	1,443
Ten 80	Blue Downhill	AM	Flow	Blue Square	1,229
Doon Hill	Black Downhill	AM	Technical	Black Diamond	959
Ewe- Choose	Blue XC Climb	XC	Open	Blue Square	944
Daniel's Downhill Duo	Blue Slalom Race	Dual Slalom Race	Flow	Blue Square	209

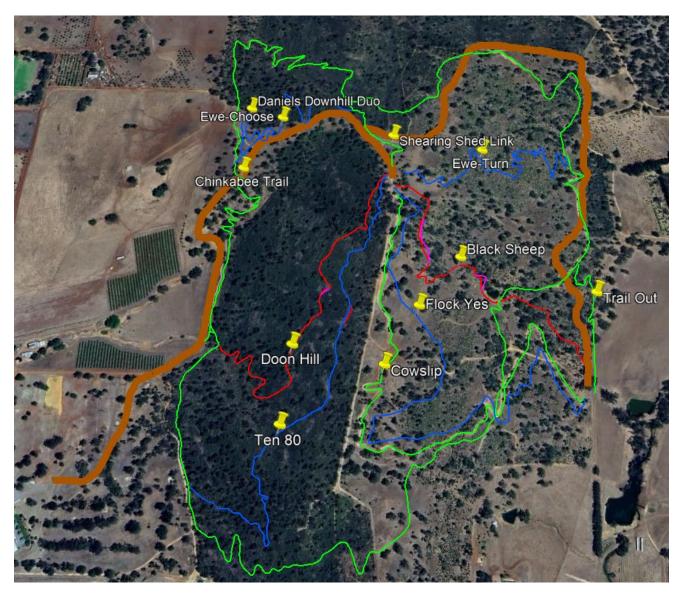


Figure 1 - Overview of Trail Network at opening of Stage One

5 CONTACTS

5.1 Emergency Contact

Emergency services in the Shire of Chittering and surrounds are volunteer run, so it is best to contact 000 (or 112 – international emergency services number) if assistance is required.

Ambulance, Fire, Police 000

5.2 Shire of Chittering

Telephone: (08) 9576 4600

Email: chatter@chittering.wa.gov.au

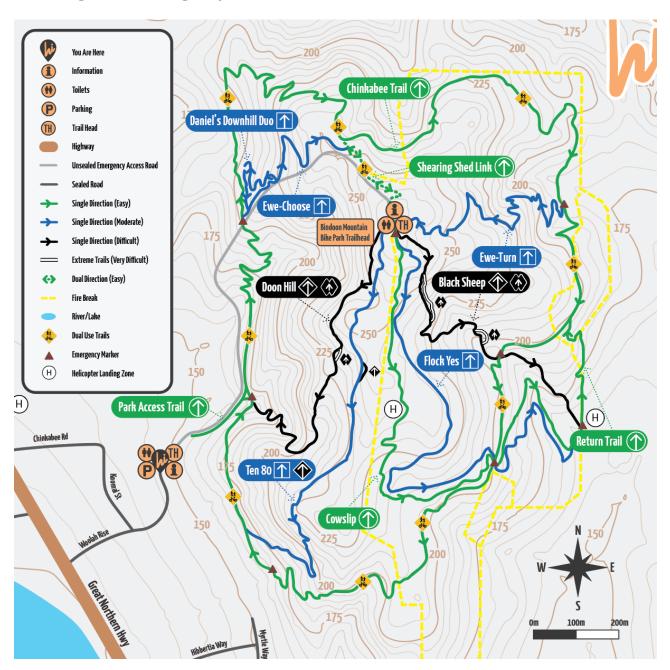
Website: www.chittering.wa.gov.au

5.3 Social Media

Facebook:	https://www.facebook.com/ShireofChittering

Website: https://www.chittering.wa.gov.au/

6.1 Stage One Emergency Marker Locations





Attachment 3 – Application for Development Approval



6177 Great Northern Highway PO Box 70 Bindoon WA 6502 ② (08) 9576 4600 ☑ chatter@chittering.wa.gov.au www.chittering.wa.gov.au

APPLICATION FOR DEVELOPMENT APPROVAL

Applications can take up to 60 days without advertising, 90 days with advertising.

Owner Details							
Name	Shire of Chittering						
Address	6177 Great No	orth	ern Highway	y, Bindoo	on	7	
ABN (if applicable)							
	Home Phone				Work Ph	one	(08)9576 4600
Contact Details	Mobile Phone				Other		
Contact person fo	r correspondence	Me	linda Prinsl	oo - CEC)		
Email address for	contact person	cha	atter@chitte	ring.wa.	gov.au		
Signature	MAndo	0			Date	11	1/3/2024
Signature					Date		
	ning this application a	n ow		persons refe	erred to in	the <i>Plannii</i>	vithout that signature. For the ng and Development (Local
Applicant Details	if different from ow	ner)	S Y W Y				沙哥拉克雷马
Name	As above						
Address							
Contact Details	Home Phone	hone		Work Phone		one	
Contact Details	Mobile Phone			Other			
Contact person fo	r correspondence						
Email address for	contact person				ě.		
	nd plans provided w ittering for public vi						☐ Yes ☐ No (explained on page 2)
Signature					Date		
Property Details							
Lot Number	801 and 3874			Street Number			
Street Name	Woolah Rise			Locality Bindoo		Bindoor	า
Nearest street intersection			Woolah Ris	olah Rise and Great Northern Highway		Highway	
Location No. Diagram or Plan No.		or	P175546 & P423293	Certificate of Title Vol. No			Folio
	Title encumbrances (e.g. easements, restrictive covenants) Not Applicable						



6177 Great Northern Highway PO Box 70 Bindoon WA 6502 & (08) 9576 4600 ☐ chatter@chittering.wa.gov.au www.chittering.wa.gov.au

APPLICATION FOR DEVELOPMENT APPROVAL

Proposed Development					
Description of proposed works and/or land use	'Recreation-Private' commerical tour operations - See Development Application Report				
Please specify what type of materials the development is made of	Use of land only - No works component				
Nature of development	☐ Works ☐ Use ☐ Works & Use				
Approximate cost of proposed development	Nil - Using existing infrastructure on site				
Nature of existing buildings and/or land use	Nil				
Estimated time of completion	May 2024				
Is an exemption from development development?	ption from development claimed for part of the nt?				
If yes, is the exemption for	□ Works □ Use				
Description of exemption claimed (if relevant)					

- Applications for Development Approval with associated plans and documentation should be submitted to chatter@chittering.wa.gov.au.
 We have a limit of 50MB for inbound emails.
- A checklist is available here: https://www.chittering.wa.gov.au/how-to-apply-for-da.aspx
- 'Public viewing' refers to advertising to select parties who are potentially adversely affected. Advertising
 may not be required for all applications. If permission is not given it can prevent the application from
 progressing.

CREDIT CARD PAYMENTS

Name as shown on the card	N/A		Mastercard WISA
Card Number		-	-
Expiry Date	/	Card Security Number	
Signature:		Fee payable Schedule of Fees on page 3	3