

From: [Maurice Battilana](#)
To: [Public Administration Committee](#)
Subject: RE: Standing Committee on Public Administration - Inquiry into Private Property Rights
Date: Monday, 1 July 2019 10:41:33 AM
Attachments: [image001.png](#)

Hi Stephen

Thanks for the reply.

The Shire of Chapman Valley has had a situation where the Oakajee Narngulu Industrial Corridor (ONIC) has been in the planning stage for almost two decade. This has resulted in land over which the ONIC is proposed being sterilised for development and the sale at market value of the land adversely affected.

The ONIC is an example of where the State Government plan for land to be developed for public purpose at some time in the future, yet do not assist the affected landowners by acquiring the land or subdividing the land to allow the landowners to move on or develop as they require.

The Shire recently had a development application from a land owner on land where the ONIC is proposed, which we could not legally refuse as the proposed. As the ONIC land area has not being formalised by the State as a service corridor there is no reason to refuse the development application. We could only refer to the proposed ONIC as part of our notes to the approval. This has been the case for almost 20 years. A situation the State must reconsider how it deals with the ONIC and all other land tenure issues associated with State Government's future infrastructure planning and development.

The Shires of Chapman Valley, Northampton, Irwin & the City of Greater Geraldton also now have the proposed Dongara Northampton Transport Corridor (DNTC) being investigated by MRWA, which runs through the four LGA areas in the mid-west. Again there appears to have been no recognition by the State on the possible impact such a corridor would have on private properties. The last thing we need is a repeat of the ONIC where the proposed DNTC sit in a state of limbo for two decades (or more) and landowners have a repeat of the land sterilisation situation forced on them by the State yet again.

It is imperative the State Government deals with land tenure issues associated with future planning & development in quicker and more efficient manner, rather than the current ludicrously long periods of time taken (as mentioned the ONIC has been in the planning, analysis stage for almost 20 years).

It is also important the State Government purchase the land affected by the proposed planning and development requirements determined by the State as a matter of priority, rather than relying on the existing hardship procedures currently in place through Main Roads WA, which invariably fail.

As this Shire has stated on numerous occasions, the planners, State Government departments and parliamentarians need to deal with land tenure issues linked to State Government future planning & development as if it was their own personal land and ensure the tenure issue are dealt with as soon as possible, with adequate funds being made available to acquire the land

from the affected land owners as a priority. Not leave people lingering for decades as happens now.

I look forward to acknowledgement of this submission and a positive outcome to the Standing Committee's inquiry.

Regards

Maurice Battilana | CHIEF EXECUTIVE OFFICER



Address 3270 Chapman Valley Road | Nabawa | WA | 6532
Mailing Address PO Box 1 | Chapman Valley Road | Nabawa | WA | 6532
www.chapmanvalley.wa.gov.au | email ceo@chapmanvalley.wa.gov.au
phone (08) 9920 5011 | fax (08) 9920 5155 | mobile 0429 205011

*Disclaimer by the Shire of Chapman Valley: -
This email is private and confidential. If you are not the intended recipient, please advise us by return email immediately, and delete the email and any attachments without using or disclosing the contents in any way. The views expressed in this email are those of the author, and do not represent those of the Shire of Chapman Valley unless this is clearly indicated.*



please consider the environment before printing this email.

Shed nod within proposed corridor

■ Geoff Vivian

Chapman Valley Shire council has voted to allow an outbuilding at Yetna, even though it lies within the route of the proposed Oakajee to Narngulu Industrial Corridor and Dongara to Northampton highway realignment.

In a report to council, deputy chief executive Simon Lancaster

said the Shire generally required development to be set back from the corridor alignments.

"However, the outbuilding is proposed to be clustered immediately with an existing residence and outbuildings that are already within the proposed corridor alignment and would therefore ultimately require acquisition and demolition," he wrote.

Ian Eastough and Tesserena Bennier farm three adjoining blocks at Eastough-Yetna Road where they intend to build another shed.

Cr Peter Humphrey said he did not think politicians had the "intestinal fortitude" to commit to resuming the land, but council should allow the owner to operate his business in as

unrestricted a manner as possible.

Shire president Anthony Farrell said it was inevitable the WA Government would eventually construct a new through road somewhere in the vicinity.

"That's where they've got to start making decisions, but why does he have to put his life on hold for something that may or may not happen?" he said.

"If he builds something on his land and they want to come and knock it over, well he's got to be compensated for it."

The motion passed 7-0.

Landowners have often complained that the proposed corridor devalued their properties.

Agricultural Region members Laurie Graham and Darren West have been contacted for comment.

TOP CHEFS SERVE UP HOMEGROWN FEAST

The Gascoyne Food Festival will return to the region in August and September with another stellar line-up of West Australian chefs, interesting events and locally grown produce.

The festival, which starts on August 7, is a month-long celebration of fruit, vegetables, meat and seafood produced in the region.

During the event, 11 chefs from around the State will meet with local growers and transform homegrown produce into mouth-watering dishes.

With events held in Carnarvon, Shark Bay, Exmouth and Mount Augustus, Gascoyne Food Council spokeswoman Doriana Mangili said the festival was not an average festival experience.

"For starters, our events are at least 900km from Perth, which means we are not only a long way away, but



ous years, for others this will be their first time in the Gascoyne. Chase Weber, chef at The Standard in Perth's inner-city suburb of North Perth, said he was looking forward to

