 <p><b>Shire of Serpentine Jarrahdale</b> <i>Sustainable. Connected. Thriving!</i></p>	<p><b>DRAFT LOCAL PLANNING POLICY NO. 09</b> Multiple Use Trails</p> <p>Draft version: 1.0 Updated: 28 August 2015 File: SJ1090 Trim: E15/4176 Adopted:</p>
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## 1.0 Policy Objectives

The objectives of this Policy are to:

- *Guide the Council, other stakeholders and local volunteer groups in their recreation trail development activities within the Shire;*
- *Develop an integrated network which generates both symbolic and physical unity between localities;*
- *Focus on development of several strategic (longer term) trail projects which will give even greater prominence to the area and its trails network, and which will serve to attract additional visitors to the Shire and the Peel Region.*
- *Provide guidelines on issues that need to be taken into consideration when assessing subdivision and rezoning proposals;*
- *Outline the specifications for the construction of trails within the Shire;*
- *Identify existing and potential trails within the Shire;*
- *Implement Council's objective to develop and promote natural recreational opportunities such as walking, cycling and equestrian trail networks.*

## 2.0 Background

A Trails Master Plan has been prepared for the Shire and is designed to guide the Council, stakeholders and local volunteer groups in their recreation trail development activities.

A Trails Working Group, known as the SJ Trails Incorporated has been formed and consists of representatives from local community members and groups who have a vested interest in the development and maintenance of trails in the shire.

The purpose of the Working Group is to:

- Develop a priority list for the construction and maintenance of trails throughout the Shire;
- Prepare applications and seek funding for the construction and maintenance of trails within the shire;
- Assists the Shire with the development and maintenance of trails;
- Ensure the objectives of the policy are being implemented.

## 3.0 Application

This policy applies to all land owned or vested to the Shire, land vested with state utilities or state departments and other local governments. It also applies to land subject to subdivision and rezoning.

## 4.0 Status

**(a) Relationship to Town Planning Scheme No.2**

This Policy is a planning Policy prepared, advertised and adopted pursuant to Clause 9.1 of Town Planning Scheme No.2 (TPS2). Under Clause 9.2 of TPS2 all planning policies are documents supporting the Scheme. The Policy augments and is to be read in conjunction with the provisions of TPS2 relating to development applications.

**(b) Relationship to other documents**

This policy has due regard to, and should be read in conjunction with the State Planning Policies (SPPs), the Shire's Local Planning Policies (LPPs) and other legislative documents which may influence applications for sea containers.

**5.0 Interpretations**

The following are definitions that relate directly to the application of this Policy:

*Multiple Use Trail* – Any corridor, track, trail, route or pathway which has as its primary land usage any one of – or combination of - recreational walking (including use of motorised wheelchairs), hiking, cycling, horse riding (including horse drawn vehicles) and other non-motorised recreational uses; not including suburban dual use pathways and footpaths, which have potential to be managed units with community support in both development and maintenance.

*Multiple Use Corridor* – Multiple use corridors are linear reserves which integrate the multiple purposes of water quantity and quality management, nature conservation and ecological function, and recreational and educational opportunities.

**4.0 Benefits**

Recreation trails provide many benefits to individuals, communities, and to our society in general. Trails development has the following benefits:

- a) Present a unique opportunity for education, not only environmental, but also cultural and historical, incorporating both Aboriginal and European material;
- b) Present easy access to natural bush settings and can help satisfy a growing demand for outdoor recreation in WA;
- c) Help deliver community and individual benefits through economic stimulation, increased standards of living, heightened sense of community consciousness, and a positive impact on people's health and lifestyle;
- d) A trail network can play an important role through its unifying effect on rural communities. An integrated network would generate both symbolic and physical unity between rural towns, just like railways in the past;
- e) Physical well being through the activity of using the trails;
- f) Providing a focus for a community groups to work on and maintain a trail in their local area and providing a safe environment for recreation pursuits

**5.0 Users of Multiple Use Trails**

Permitted user groups are:

- Cyclists;
- Walkers;
- Horse riders – pleasure and non-commercial exercising of horses for fitness or competition;

- Wheelchairs;
- Horse drawn carriages/buggies - pleasure and non-commercial exercising of horses for fitness or competition;
- Fire and emergency services;

All trails should be accessible to all permitted users described in this policy, however, this may not be possible where providing access for a user group would have an adverse impact on the environment, cost of construction and/or maintenance or the experiences and expectations of existing users.

Entrances to trails should have signs displaying the permitted users of the trail.

While recognising that there are people in the shire who wish to ride motorcycles for recreation, motorcycles will not be permitted on the trails.

Motorised vehicles are not permitted on the trails, however the trails network does allow access for fire and emergency services vehicles and motorised wheelchairs and gophers where appropriate. Should problems occur with regard to motorized vehicles accessing the trails network, the matter should first be brought to the attention of the locality trail management group for investigation and action, and then if appropriate, to the Shire for further action.

Bridle paths are not only for horses, but also for pedestrians and cyclists, whilst catering for people with wheelchairs where possible and allows residents to walk with their leashed domestic pets.

## **6.0 Linkages**

### **6.1 Existing State, Regional and Local Trails**

The Western Australian Planning Commission, Sport and Recreation and Trail West funded a project for the preparation of a State Trails Master Plan.

#### **Jarrahdale**

Jarrahdale has a number of established and well known trails, including:

- Kitty's Gorge
- Mundlimup Trail
- Langford Park Trails
- Stacey's track
- Blue Rocks tracks
- Wetlands Walk.
- The Balmoral trail

#### **Darling Downs**

The Darling Downs Bridle Trails are located in the Darling Downs subdivision. These trails are managed and maintained by the Darling Downs Management Committee,

A large area of public open space within the subdivision contains a sand surfaced trotting track, fenced exercise arena, plus extensive open space for riding in the open or over jumps.

#### **Oakford**

This area currently has minimal formal trails however the Oakford Trails Management Association is working to increase the length and quality of the trails network in the area.

## Other Trails

Other important and well recognised trails in the shire area include

- Baldwin's Bluff Trail
- Balmoral
- Jubbs Ramble
- Byford Hills Walk Trail (Macora Trail)
- Kingsbury Lookout Walk Trail.

It is not the intention of this policy that existing single use trails become multiple use trails by default. Single Use trails shall remain as such, unless it can be demonstrated that the trail could accommodate other uses without detriment to the biophysical environment, or the expectations and requirements of the existing users.

## 6.2 Equine Facilities

There are four main equine facilities within the Shire:

- The Webb Road Horse Track
- The Byford Trotting Training Track
- The Darling Downs Public Open Space
- Serpentine Sports Equestrian

Subdivisions and rezoning within close proximity to these facilities should ensure they link up or allow access to these facilities.

## 6.3 Other Facilities and Areas of Interest

There are a number of other facilities and areas of interest that the Shire believes should also be connected through the multiple use trails network. These include:

- Jarrahdale Heritage Park;
- Darling Range Regional Park;
- Serpentine National Park.

When assessing subdivisions within the vicinity of these facilities and areas Council will take into consideration potential access to these facilities.

## 6.4 Water Corporation and Railways Land

Council seeks permission from the Water Corporation and the Railways Authority with the objective that access is obtained for multiple use trails along the significant drainage system and and railway reserves throughout the Shire.

Proposed trails must demonstrate management measures to prevent vegetation degradation and erosion, export of nutrient enriched stormwater, damage to drain infrastructure, or an increased risk to public safety or liability claims; to the satisfaction of the Water Corporation and the Railway Authority.

## 6.5 Main Road Reserves

Council does not seek to construct trails within Main Road reserves, however there will be a need to cross such roads at various points within the trail network. These crossing points will be in the form of equine underpasses or overhead crossings constructed to the standard and specification of Main Roads WA.

## **7.0 What is to be considered when assessing subdivisions and rezoning proposals**

When assessing a subdivision or rezoning application Council will take into consideration the user groups and request that multiple use trails be constructed to cater for the user groups. The following checklist outlines the issues to be addressed by proponents in order for Council to assess subdivision and rezoning proposals with regard to multiple use trails:

### 7.1 Linkages

- Does the proposal provide trails that link in with the existing trails within the area?
- Does the proposal provide trails that link in with the priority trails listed in this Policy?
- Does the proposal provide trails that link in with the equine facilities listed in this Policy?

### 7.2 Multiple purposes of trails

- Who is the trail to cater for?
- Does the trail cater for a wide variety of users?
- Does the trail perform any other functions ie. Emergency accessway, strategic firebreak, buffer to a water course, is it part of a multiple use corridor?
- How does the proposal retain and enhance these functions?
- Does the trail access land of interest?

### 7.3 Surrounding uses of land

- What are the existing and proposed land uses and zoning of surrounding land?
- What is the proposed zoning of the land in the case of a rezoning proposal?
- Does the land cater for the keeping of horses?
- What environmental values are present on the surrounding lands;
- How does the proposal protect and enhance those environmental values;

### 7.4 Management and maintenance

- What management and maintenance will be involved in the construction of a new trail?
- How will construction techniques and management measures address waterlogging, nutrient run-off and/or leaching, weeds, pathogens and other threats to environmental values?
- Has the revegetation work been sited on private property adjoining the multiple use trails to prevent the need to prune trees within the trail (unless part of a Multiple Use Corridor)?
- Does the multiple use trail have other structures ie. detention basins within it that will require maintenance and management?

## **8.0 Requirements within Subdivisions**

### 8.1 Water sensitive design

Council encourages the integration of trails within multiple use corridors where possible. Multiple use corridors are linear reserves which integrate the multiple purposes of water quantity and quality management, nature conservation and ecological function, and recreational and educational opportunities. They form the major spines of the stormwater management and wildlife corridor system throughout the shire.

Multiple use corridors shall be developed throughout the shire on the following watercourses:

- a) watercourses identified as multiple use corridors in the Byford Structure Plan;
- b) watercourses designated as multiple use corridors as part of amendments to Council's Town Planning Scheme; and
- c) other watercourses as designated by Council and incorporated as part of this Local Planning Policy by amendment from time to time and described in Appendix 1.

Multiple use corridors will vary according to site specific, bio-physical characteristics. An average width of 100 metres should be vested in public ownership as a minimum, with additional width if needed for recognising floodway characteristics, water sensitive design features (eg constructed wetlands), protection of riparian vegetation, or recreational needs. The 50 metre clearance line should be measured from the outer edge of the riparian vegetation to the boundary of the multiple use corridor, not from the centreline of the watercourse.

Council's Local Planning Policy No. 6 – Water Sensitive Design contains more information on water sensitive design and should be considered and integrated into all rezoning and subdivision proposals throughout the Shire. This document maybe obtained by contacting the Sustainable Development Team at the Council.

## 8.2 Construction specifications

Multiple use trails must be constructed to a standard that allows for the use of the trail by such groups as walkers, horse riders, horse and carts and mountain bike riders. A multiple use trail is to be constructed to the following minimum standards:

<b>Existing terrain</b>	<b>Construction requirements</b>
Firm sand	100mm of trotting fines
Loose sand	100mm of 19mm limestone base with 100mm of trotting fines
Gravel surfaces	No works required. Trails within gravel surface will only require the cutting of the trail and clearing of the area. These trails are likely to only be used on a passive recreation basis ie. walking of horses, use by mountain bikes or walkers.

All trails are to be between 6 and 10 metres wide where possible, with a 4 metre wide constructed trail unless otherwise specified by Council. These widths allows for the free passing of horses and pedestrians as well as fire and emergency vehicles and maintenance plant and equipment access. The vertical height clearance on all trails is to be 4 metres.

All emergency access to trail reserves should be examined to evaluate their suitability as trails and where necessary, their vesting altered accordingly.

To prevent export of manure contaminated (nutrient rich) stormwater, trails should be cambered so stormwater drains away from any watercourse or drain adjacent to the trail.

Council does not support the inclusion of multiple use trails within the road reserve.

Figure 4 shows a multiple use trail/road interface. Trails connecting onto roads are to be constructed in accordance with Figure 4.

## 8.3 Construction of bridges and drainage

Drainage structures shall be provided to accommodate all surface water flows to the satisfaction of the Asset Services Directorate. Minor flow shall be accommodated by the construction of a trafficable class 3 concrete pipe or box culvert with concrete cast in situ or precast concrete

headwalls. All crossings must be trafficable by emergency vehicles, and crossings constructed over Water Corporation drains must be constructed to the specifications and satisfaction of the Water Corporation and the Bush Fire Brigade.

#### 8.4 Revegetation and landscaping

On multiple use trails allowing horses, deep rooted non-invasive trees and grasses shall be planted along trail edges as a means of preventing erosion and maximising nutrient re-uptake.

Revegetation of subdivisions is to accord with Planning Policy PS03 – Landscaping and Revegetation.

#### 8.5 Access, gates and fencing

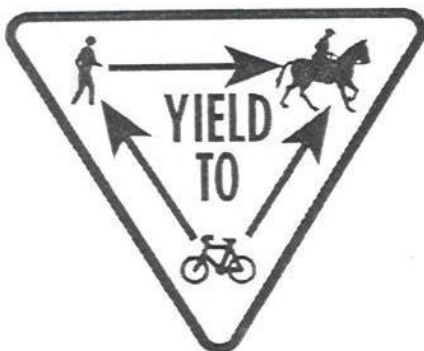
As a general principle, gates should not be constructed at the entrance to a trail unless it is deemed to be essential for a specific trail. Gates are to be constructed in accordance with the specifications contained in Figure 1 and Figure 2. There is a choice of gates that may be constructed depending on the access rights to the path and if the path passes through public land or private property. Generally the large gates shown in Figure 1 will be required to restrict access and smaller gates shown in Figure 2 will otherwise be required.

A 1.5m accessway for pedestrians and horses is to be provided on the sides of the gates. Figure 3 outlines the specifications for this pedestrian/horse walkway.

Uniform fencing is to be provided on either side of the multiple use trail. Fencing is to be of post and rail or post and wire construction. All access gates must be keyed alike, and copies of the keys provided to local Bush Fire Brigades and other local emergency services.

#### 8.6 Signage and interpretive material

Given that Council is encouraging multiple use trails within the Shire it is appropriate to outline the general principles of shared trails and what information is to be included in signage and interpretive material. A world-wide convention now exists which sees walkers give way to horses, and cyclists give way to both the other users. To ensure that this message is distributed throughout the trail network Council will require signage to be located along the trail at suitable locations. Signage is to be in the following format:



All maps and brochures are to carry this multiple use paths etiquette picture. Pedestrians and cyclists are to give way to horse riders.

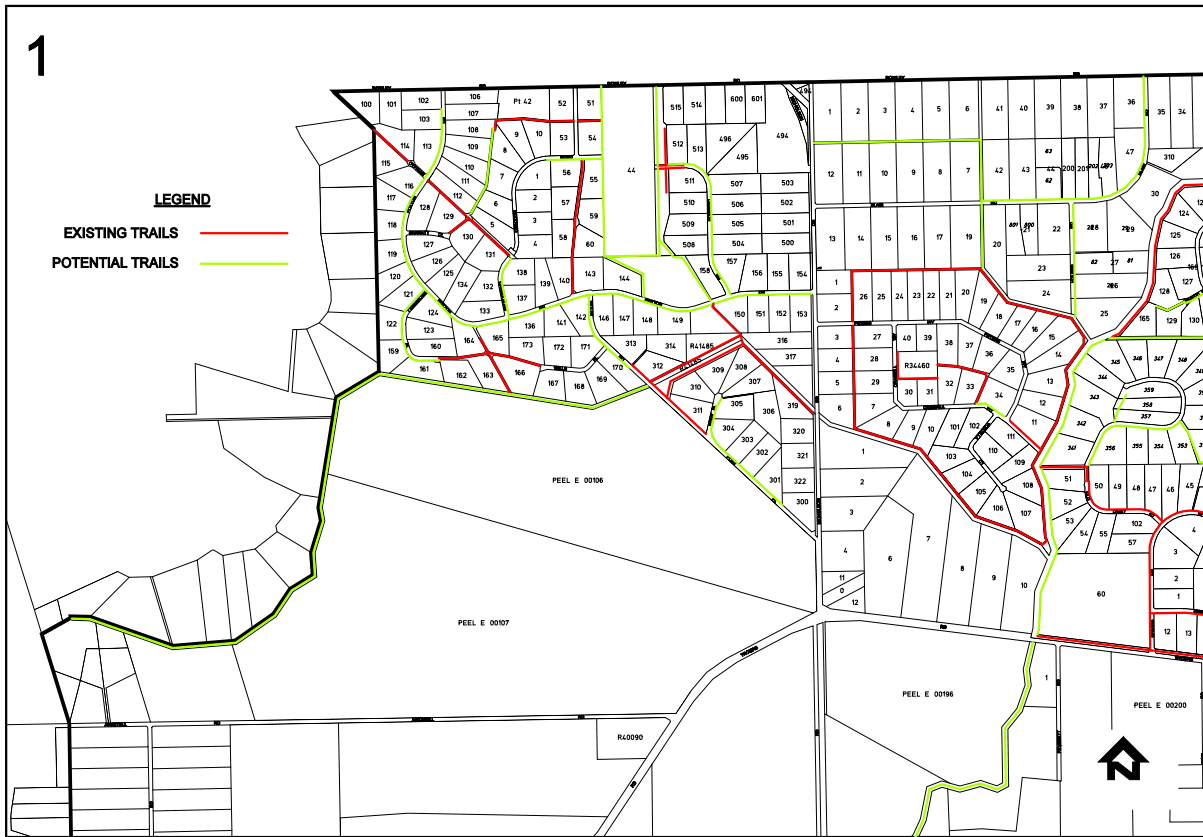
The signs used within the trail system should be designed and sited to avoid possible harm or injury to trail users or horses. All signs within the trail system shall be constructed to the specifications and satisfaction of Council.

### **9.0 Management and Maintenance**

The management and maintenance of the multiple use trails ultimately falls with the Council, however the Council will encourage community groups to take an active role in the construction, maintenance and management of the trails network. The Darling Downs Management Committee, SJ Trails Inc and the Jarrahdale Heritage Society are examples of organisations that assist in the construction, maintenance and management of trails within the shire. These organisations have involved the greater community which has not only assisted Council with the

construction, maintenance and management of the trails but has also helped to develop a greater community ownership of the trails network.

### 11.0 MAPS





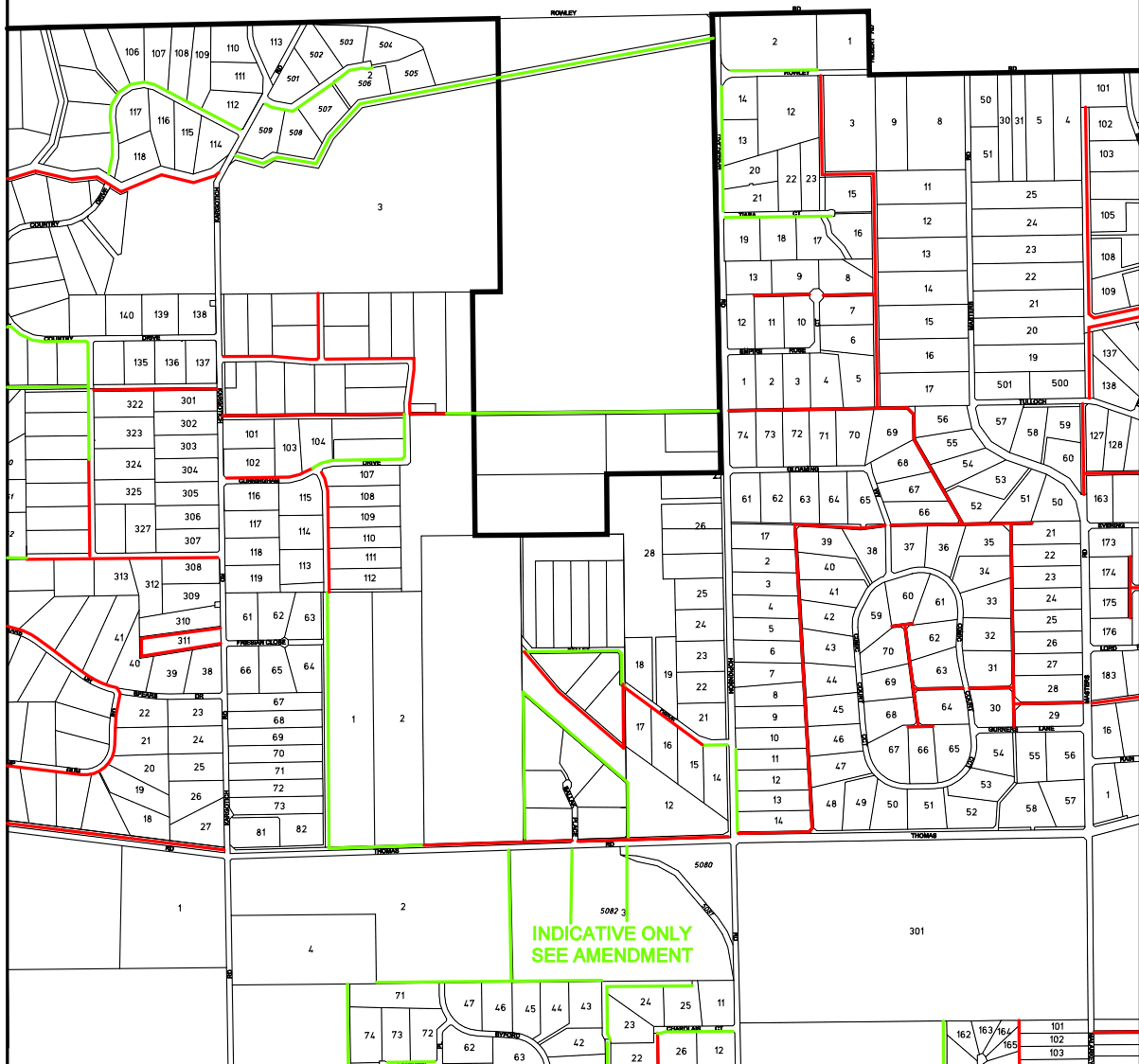
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**LEGEND**

EXISTING TRAILS ————

POTENTIAL TRAILS ————



INDICATIVE ONLY  
SEE AMENDMENT

3



**LEGEND**

EXISTING TRAILS ————

POTENTIAL TRAILS ————

