

Shire of Dowerin Blackspot Offset Options

Reserve No.	Description	Current Zoning	Advantages	Disadvantages	Potential Offset (Y/N)
15935	Large block on corner of Metcalf & Jones	Parks and Recreation	Ability to land bank additional 2.20ha of surplus 'offset' area.	Relatively close to the Dowerin town centre (1.6km straight line)	Yes
			Most northeastern corner of the Dowerin town site. Furthest corner from the Dowerin CBD.		
			Existing vegetation appears to be comparable to vegetation density/value to be cleared (preferred) with no revegetation/rehabilitation required.		
10267	Vacant land Watercarrin Bin Road	Public Purposes	Ability to land bank additional 1.62ha of surplus 'offset' area.	May be considered too far from the proposed clearing area to be of similar/equivalent value.	Yes
			Existing vegetation appears to be comparable to vegetation density/value to be cleared (preferred) with no revegetation/rehabilitation required.		
			Approximately 20km from proposed clearing area and within same locality		
			May be determined to be the most similar vegetation value to the proposed clearing.		
18002	Vacant land. 26 Gate Road	Public Purposes	As an area of 10.70ha it could provide opportunity for 'land banking' of additional 8.43ha if determined to be of the same value for future offset/s.	Appears to be a partly cleared area for an extinct gravel pit.	No
				As a partly cleared area it would require a higher offset area (than required) due to the rehabilitation value/s.	
				Although the existing gravel material may not be preferable at this present time, it may be the 'best' material in the future with additives to improve material quality	
11597	Vacant land. 26 Gate Road	Public Purposes	<i>Approximately 5.67km from from proposed clearing area and could be considered of similar value to proposed cleared area and vegetation type.</i>	Nil	Yes
			<i>Appears to be (by aerial photograph) of similar value to proposed cleared area and vegetation type.</i>		
			<i>4.95ha is greater than estimated required 2.27ha (2.68ha variance) and may be used for 'land banking' for future offsets.</i>		
17599	Vacant Land. Intersection of RPF Rd, 26 Gate Rd and Hindmarsh Back Rd.	Public Purposes	Approximately 5.67km from proposed clearing area and could be considered of similar value to proposed cleared area and vegetation type.	Appears to be an old gravel pit and of lesser value than proposed cleared area.	No, not by itself
				Less than the proposed minimum offset area of 2.27ha (same values) and would require an additional offset/s area.	