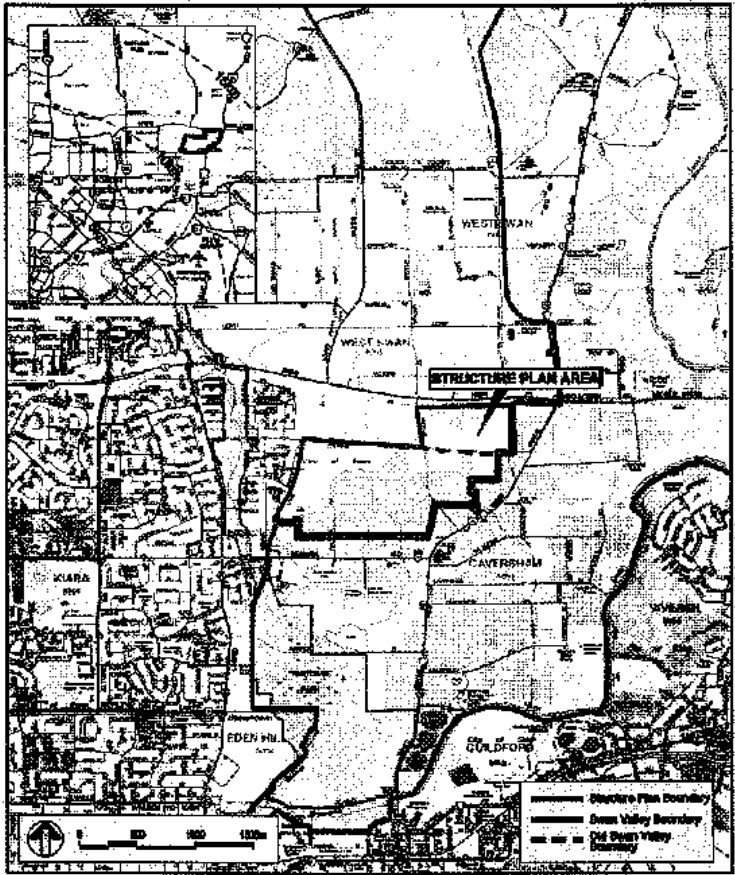


ATTACHMENT 1 - LOCATION PLAN



ATTACHMENT 3 - SCHEDULE OF SUBMISSIONS
ODP-150 - CAVERSHAM LOCAL STRUCTURE PLAN (AUGUST 2010)

No	Name/Address	Summary of Submission	Response/Recommendation
<i>Authorities and Agencies</i>			
1	Department of Planning	Comments prior to advertising:	
		a. Generally concur with the matters raised by City staff on the March 2010 draft.	a. Noted - Modifications were made prior to Council's decision to seek public comment and these matters are sufficiently progressed for Council to make a decision.
		b. Department officers have met with the applicant and raised a number of points, which will require further consideration. These include:	
		i. transition lots and interface with the adjoining rural land uses,	i. City staff have liaised with Department of Planning officers on alternations to the proposed buffer. This modification is reflected in the recommendations to Council.
		ii. surveillance of the primary school,	ii. This was addressed in the advertised draft through the Detailed Area Plans provisions (see Section 4 of Part B).
		iii. concerns over drainage adjacent to/within the primary school oval, and	iii. Concerns were resolved in the early release subdivision (WAPC No.141354).
		iv. development/interface of the proposed retirement village.	iv. This was addressed in the advertised draft through the Detailed Area Plans provisions (see Section 4 of Part B).
		c. The Department will conduct their assessment of the Local Structure Plan once Council has made a decision. This will include consideration of the submissions received during consultation and how any matters raised, including those identified above, have been addressed.	c. Noted.
2	Western Power	No objection	
		a. Advise that all work in proximity to Western Power Lines must comply with Worksafe Regulations. b. Any change to the existing (power) system, if required, is the responsibility of the individual developer.	a & b. The applicant is aware of this requirement and will continue to liaise with Western Power during subdivision.
		A supplementary submission dated 18 October 2010 added the following: c. Restrictions apply to development in proximity to the existing 132kV transmission line on Arthur Street and Suffolk Street. d. If no easement exists and the properties are subdivided, Western Power may reserve the right to register an easement over the Certificate of Title as a condition of the WA Planning Commissions subdivision approval process.	c & d. Noted - Staff have asked the applicant to update Section 4.7.3 of Part A to correctly identify the easement.

No	Name/Address	Summary of Submission	Response/Recommendation
		construction of any further temporary services to access existing temporary arrangements. Therefore the development of ODP-150 is dependent upon the construction of permanent wastewater service infrastructure.	impede further subdivision in ODP-150, the Caversham North Local Structure Plan (ODP-161) and in the West Swan East District Structure Plan (ODP-159), as all of these developments will use the same wastewater infrastructure. This is addressed as advice on the Structure Plan's adoption and will be a key consideration in future subdivision applications.
		e. The Water Corporation is progressing the delivery of infrastructure with the design of the type 180 Waste Water Pump Station commenced and funds for its construction allocated within its 2012/13 budget.	e. Noted.
8	FESA	<p>Comments:</p> <p>a. The City of Swan implement the Fire and Emergency Services Authority of Western Australia (FESA) and the Western Australian Planning Commission (WAPC) Planning for Bush Fire Protection guidelines (edition 2) that are appropriate to the above mentioned structure plan</p>	<p>Noted - Officers considers the risk of a fire outweigh the potential benefits provided by such extensive vegetation. These risks can be avoided by employing an artificial barrier instead of vegetation, which is supported by the Department of Health. Consequently, this will require modifications to the advertised Fire Management Plan and is addressed in Council's Resolution.</p>
9	Department of Indigenous Affairs (DIA)	<p>No objection -</p> <p>a. Confirm that there is three sites mapped on DIA's records:</p> <p>i. Moore's Camp (DIA 3756);</p> <p>ii. Little Creek / One Hundred Year Creek (DIA 22159), and;</p> <p>iii. Marshall's Paddock (DIA 3744)</p>	a. Noted.
		b. Two of these sites (Moore's Camp and Little Creek / One Hundred Year Creek) are classified as "stored data" status and no longer meet the criteria of Section 5 of the <i>Aboriginal heritage Act 1972</i> (AHA).	b. A notice under Section 18 of the AHA is not required for proposed activities within registered sites with a "stored data" status.
		c. The Ethnographic report (Appendix C.3) notes that the Main Landowner Group (MLG) intends to retain a portion of Moore's Camp (DIA 3756). DIA advises that the MLG liaise with relevant Aboriginal stakeholders prior to undertaking any works within these places.	c. Noted - While a Section 18 is not required for Moore's Camp (DIA 3756), the applicant has agreed to liaise with elders to determine suitable 'memoria'. This can be addressed at subdivision / development.
		d. A Section 18 of the AHA will need to be lodged with DIA for approval for Marshall's Paddock (DIA 3744), as the proposal will impact this "Registered" status site.	d. & e. The applicant's consultants have proposed further investigations with local elders to locate Marshall's

No	Name/Address	Summary of Submission	Response/Recommendation
		e. Recommend that developers liaise with the DIA prior to undertaking works to "establish an appropriate memorial" at DIA 3744, as this activity may constitute a breach of Section 17 of the AHA.	Paddock (DIA 3744). This will be the subject of Section 18 clearance, as per the AHA. The applicant has agreed to modify the LSP to reflect these investigations.
		f. All future developers and persons employed or engaged in any works on this land should be made aware of their obligations under the AHA.	f. Noted - All landowners will be informed of this obligation through Council's resolution.
10	Main Roads WA (MRWA)	Comments a. No vehicle access shall be permitted to or from Reid Highway.	a. Noted.
		b. Recommend no frontal access to either Arthur Street or the proposed Lord Street extension.	b. The Local Structure Plan does not propose direct access from lots onto the Lord St extension or near the Arthur Street flyover.
		c. Concerned with the following aspects of the Noise Impact Assessment (Appendix C2.1): i. Its assessment only considers the Reid Highway as a four lane dual carriageway configuration, when the ultimate design is for six lane dual carriageway; ii. Its assessment does not allow for the possible at grade separated interchange at West Swan Road and the noise impact the on ramp will have, and; iii. Its assessment does not consider the proposed Arthur Street flyover over the Reid Highway. These matters will need to be considered and addressed.	c. See the DEC's submission 11 comments "b" and "c".
		d. Long term infrastructure planning has identified the need to grade separate Arthur Road, West Swan Road and the Perth to Darwin National Highway (PDNH) crossing the Reid Highway. The developer shall register a notification on each certificate of title for dwellings in Cell 2 (north of Suffolk Street and east of Arthur Street), advising prospective purchasers of the potential impact on visual amenity by future grade separation of local roads.	d. Reference to MRWA's comments is addressed in the conditions of Structure Plan's adoption.
		e. The connectivity of Reid Highway, Lord Street / PDNH and the Lord Street extension requires further discussion with the Lord Government to develop the best strategies for intersections and treatments.	e. Further discussions took place in October 2010. MRWA will work closely with staff to ensure the concept designs: • have connectivity between the Lord Street extension and future Perth to Darwin National Highway (PDNH); • are designed in a manner to discourage large

No	Name/Address	Summary of Submission	Response/Recommendation
			<p>vehicles exiting the PDNH onto the Lord Street extension, and;</p> <ul style="list-style-type: none"> • incorporate works proposed as part of the Development Contribution Plan in the ultimate scenario.
		<p>f. The Arthur Street flyover is proposed with no direct access to the Reid Highway.</p>	<p>f. This is reflected in the proposal.</p>
		<p>g. MRWA acknowledge that it will have to contribute towards the funding of the future Arthur Street flyover.</p>	<p>g. Noted.</p>
		<p>h. No earthworks shall encroach into the Reid Highway reserve. i. Stormwater drainage shall not discharge into the Reid Highway reserve. j. Natural ground levels on the Reid Highway reserve boundary are to be maintained as existing. k. The proposed development shall accommodate all associated utility services within the property boundary and not encroach into the Reid Highway reserve.</p>	<p>h. to j. Noted - the applicant is aware of these requirements, which will be addressed at subdivision.</p>
		<p>l. The intersection at Waldeck Road and Benara Road is likely to need more treatment than a channelized intersection to meet the expected demands of future residents traveling to and from the areas south-west of the proposal. This is supported by the appended Traffic Report (final paragraph of Section 9.2).</p>	<p>l. In subsequent discussions with staff, MRWA clarified that this concern is if the Lord Street extension was not constructed. Officers support the Traffic Report's recommendation for a channelised treatment and no change is recommended.</p>
		<p>m. The Reid Highway is under review and the reservation requirements will impact on the north-eastern corner of the proposal proposed as "Transition area/R5 and "Residential R20". Drawings showing the reservations requirements were provided with the submission.</p>	<p>m. Agree - The applicant has agreed to modify Figure 15 to show the Reid Highway's reservation requirements on Lot 215 (No. 3651) West Swan Road and Lot 214 Suffolk Street Caversham.</p>
		<p>n. The developer shall be responsible for MRWA's costs involved in the checking of designs and construction drawings and any site inspections.</p>	<p>n. Noted.</p>
		<p>A supplementary submission dated 19 October 2010 added the following comments: o. In addition to comment "g" above, MRWA seek the City of Swan's support to develop justifications for the funding and construction of this connection. This is because it is currently not considered a priority by MRWA, given the number of other unfunded priority projects that exists, such as the duplication of the Reid Highway between Beechboro Road and Middle</p>	<p>o. Noted - Officers have provided further justification to MRWA and will continue to lobby the State Government for the Arthur Street flyover. Also see comment "g" above.</p>

No	Name/Address	Summary of Submission	Response/Recommendation
		Swan Road. In its justifications, it may be appropriate to consider a traffic analysis of the benefits provided by this connection, particularly the traffic reductions that may occur on the West Swan Road link.	
11	Department of Environment and Conservation (DEC)	<p>Comments:</p> <p><u>Noise</u></p> <p>a. Section 4.4.7 of the Structure Plan Report does not make it clear who will be constructing the proposed noise barriers for Reid Highway and Lord Street extension and under what process their design will be established.</p>	a. Agree - The applicant has agreed to clarify the developer's responsibilities in the Structure Plan Report.
		<p>b. The noise barriers should be designed, not only to achieve the 'limit' criteria in State Planning Policy 5.4 (SPP5.4) but to 'best practicable' standards.</p> <p>c. Section 4.4.7 of the Structure Plan Report mentions noise barriers for Reid Highway and Lord Street extension, indicating that these will be constructed to Main Roads WA specifications to a height of at least 2.4m on Lord Street and 2.7 and 3m on Reid Highway. It is recommend that the noise barriers for Reid Highway and Lord Street be designed to a minimum height of 3m, unless detailed acoustic design shows that lower barriers can meet the 'target' noise criteria in SPP5.4. This is to screen truck exhausts.</p>	b. & c. Agree - The applicant's acoustic consultant has agreed to make these modifications and advised that further investigations should be provided and employed by the subdivider at subdivision to consider the proposed ground level of the development. These modifications are addressed in Council's resolution.
		d. The advertised proposal addresses previous comment made by the DEC regarding aircraft noise contours.	d. Noted.
		<p>Supplementary information was provided on 21 October 2010, adding the following:</p> <p>e. The proposed noise barriers along the Lord Street extension would also provide significant attenuation of the noise from the Poultry Farm on Lots 12 and 13 Bennett Street, provided the final barrier extends far enough south to break the line-of-sight between the residences and the poultry sheds</p> <p>f. While Cell 5D on the Plan (Figure 15) is unlikely to be screened by any of the noise barriers, it is located further away from the poultry farm than Cell 5E, and at this distance of approx. 300m the poultry farm should be able to comply with the noise regulations.</p>	e. & d. Noted.
		<p>Further information was provided on 3 November 2010, adding the following comments:</p> <p><u>Buffer Management:</u></p> <p>g. EPA Guidance Statement No.3 "Separation Distances between Industrial and Sensitive Land Uses" (June 2005) provides that the appropriate separation distances for vineyards is 500m.</p>	g. If the DEC were stringent in its application of the generic 500m buffer, it should have required an Environmental Assessment at the scheme

No	Name/Address	Summary of Submission	Response/Recommendation
			<p>amendment stage (MRS 1190/27) and should have recommended changing the urban boundary (500m further north) to approximately where the Multiple Use Corridor is south of the proposed Primary School. Instead the DEC did not require an assessment at the rezoning stage and in so agreed with the WAPC that measures can be employed to reduce the 500m generic separation distance.</p>
		<p>h. The proponent has provided Cessnock (Queensland) as an example of another Local Government that has employed vegetated buffers to vineyards. However the buffer proposed is less than the buffer distance depicted in the Cessnock Development Control Plan (2006). The vegetated buffer should, as a minimum, comply with the Queensland vegetated buffer design criteria.</p>	<p>h. Noted.</p>
		<p>i. DEC note that the City may not approve the vegetated buffer for reasons of fire safety and water allocations, and that a permeable (artificial) buffer is being considered as an alternative. The DEC cannot comment on or assess the efficiency of a permeable screen versus a vegetated buffer as this requires specialist knowledge that is outside the expertise of the DEC.</p>	<p>i. Noted - City staff have discussed alternatives with jurisdictions with such expertise, such as the Department of Health and the Primary Industries and Resources South Australia, whom have some experience in artificial barriers reducing spray drift exposure. See Submission No. 48 for further information.</p>
		<p>j. Does not recommend the undertaking of further technical investigations.</p>	<p>j. Noted.</p>
		<p>k. It is possible that nearby residents may experience occasional odours from vineyard activities.</p>	<p>k. City staff advised DEC officers that subject to the health risks from spray related activities being within acceptable risk levels the Department of Health requirements that these could be managed through notifications on title within the proposed development. The DEC noted this in the submission dated 3 November 2010 and gave no objections.</p>
		<p>l. The buffer for the mushroom farm on Lot 52 Victoria Road West Swan should be in accord with EPA Guidance Statement No.3.</p>	<p>l. EPA Guidance Statement No.3 "Separation Distances between Industrial and Sensitive Land Uses" (June 2005) recommends a generic buffer between 300m and 1,000m for a mushroom farm</p>

No	Name/Address	Summary of Submission	Response/Recommendation
			operation. The 650m interim buffer depicted on Figure 15 is consistent with these guidelines. The Department of Planning is satisfied that this is an adequate separation distance to protect the rights of existing land uses until a final buffer distance has been agreed to.
		m. Management of issues associated with the Poultry Farm at 25 Bennett Street Caversham should be consistent with the WAPC State Planning Policy 4.3 Poultry Farms Policy (September 2003).	m. The management of sensitive uses is addressed through Council's resolution with reference to the separation distance establish on this poultry farm by TPAT in its decision of State Housing Commission and Sorrento Estates Pty Ltd vs. State Planning Commission (TPAT 20 of 1992).
		n. The particulate levels emitted from Austral Brickworks south of the proposal are not significant enough to change the frequency of exceedences of the health-based NEPM PM10 criteria but may result in amenity impacts. This could be managed through notifications on title and does not need additional modeling or monitoring.	n. Agree - The requirement for notifications on title on lots created within 1,000m of the Austral Brickworks at 25 Harper Street Caversham will be included in the structure plan.
		<u>Contamination:</u> o. Prior to soil disturbing activities, a Preliminary Site Investigation will need to be undertaken, in accordance with DEC's Contaminated Sites Management Series Guidelines.	o. Noted - This is requirement is addressed in Council's resolution.
		<u>Vegetation & Flora:</u> p. Support the retention of the Jarrah/Marr/Banksia/Sheoak woodland on Lots P85-87 and P214 Patricia Street and the scattered Melaleuca along portions of the western Multiple Use Corridor.	p. Noted.
		<u>General Comment:</u> q. DEC's role in the planning process is advisory and in its assessment of noise and odour only extends to providing technical advice. Decision(s) on the adoption or otherwise of Local Structure Plans rests with the relevant planning authorities.	q. Noted.
12	Public Transport Authority (PTA)	Comments a. The Suffolk Street / Patricia Street bus route will be the prime bus route servicing this area and in its ultimate configuration it will operate a frequent, daily, service to Bassendean Train Station where it will allow transfer to train services operating between Midland and Perth. It is important	a. to b. Noted.

No	Name/Address	Summary of Submission	Response/Recommendation
		that this bus route remains as direct as possible if it is to prove attractive for residents. To this end the PTA support a 'bus only' link in Suffolk Street (formerly Patricia Street) west of Lord Street.	
		b. The Transcore Traffic Report (Appendix C2.5) correctly identifies the need to provide the ability for the bus to turn around and terminate at the eastern end of Suffolk Street (formerly Patricia Street).	
		c. The portion of Arthur Street between Suffolk Street (formerly Patricia Street) and West Swan Road should be constructed to a level suitable for Transperth bus operations. This is to accommodate a future Arthur Street bus service from Ellenbrook to Midland, which would operate along the length of Arthur Street exiting out onto West Swan Road	c. PTA's "Design and Planning Guidelines for Public Transport Infrastructure - Traffic Management and Control Devices" requires minimum traffic lane widths of 3.5m on bus routes. This is accommodated in the suggested cross section for Arthur Street (Figure B5) in the Transcore Transport Assessment report.
<i>Public Submissions</i>			
13	Landowner, west of the Lord St extension John Little 39 Bennett St Caversham	No objection	Noted.
14	Landowner Allan Erceg 30 Maxwell Rd Caversham	No objection	Noted.
15	Landowner, west of the Lord St extension Joel Doven 22 Carigan Ave Caversham	No objection a. Wish there is to be noise attenuation on the western boundary of Lord Street for existing residents.	The noise impacts on land west of the Lord Street extension will be considered and funded by the City of Swan and Department of Planning during the road design. Such noise attenuation measures will be designed to the requirements of WAPC State Planning Policy 5.4.
16	Affected landowner with Transitional R5, Residential R20 and access streets proposed on their property Hoang Thanh	No objection a. Request that the proposed 41sqm drainage basin be shifted to the east of No.40 (Lot 216) Suffolk Street Caversham, towards West Swan Road.	a. The current location of this basin is supported as it is where arterial drainage from this catchment (20 in the LWMS) can be stored before continuing to flow south. Its relocation would adversely alter drainage planning south of Suffolk Street and would

No	Name/Address	Summary of Submission	Response/Recommendation
	Lam 38 & 40 Suffolk St Caversham		conflict with the easement conditions of Dampier to Bunbury Pipelines and Parnelia Pipelines.
		<p>b. Request that the east-west access street proposed on No.40 (Lot 216) Suffolk Street be removed from the draft Local Structure Plan for the following reasons:</p> <ol style="list-style-type: none"> i. Its removal would result in a street block no bigger than other street block proposed in the southern region of the Plan. ii. Its removal allows more lots to be created on No.40 (Lot 216) Suffolk Street. 	b. The applicant has agreed to make this modification to the Plan (Figure 15) and staff support this change.
		c. Request that the loop access street proposed on No.38 (Lot 213) and No.40 (Lot 216) Suffolk Street be lengthen so that the road is closer to Suffolk Street. This is to increase the potential lot yield.	c. Provided the separation distances from the rural-urban interface is maintained, staff have no objections and the applicant has agreed to modify the proposal accordingly.
		d. Notes that the 55m buffer to existing vineyards is more closer to Suffolk Street then how it appears on the Plan.	d. The TLMP is being reviewed in light of concerns with the vegetated buffer and as part of this review it will ensure that a consistent separation distance is maintained.
17	<p>Proponent and largest landholder in Cell 2</p> <p>Lester Group PO Box 110 Nedlands</p>	<p>No objection</p> <ol style="list-style-type: none"> a. Recommend that the City support the Structure Plan <u>without</u> the 650m interim buffer from the Mushroom Farm on Victoria Rd West Swan for the following reasons: <ol style="list-style-type: none"> i. It sterilizes approximately 133ha of land from residential development; ii. The buffer is for odour only and it is not of itself a health issue. iii. The area would languish in a limbo with the rural land users losing their serenity with increased traffic flows and population but the residential areas will be under-development and so lack the necessary vitality to encourage the construction of commercial centre, schools, child care centre etc. b. Support the Plan with Memorials on Title instead of a buffer this would allow development to proceed as intended and permit the Mushroom farm to operate as it currently does. 	<p>Noted but the submitter is advised that:</p> <ul style="list-style-type: none"> • in accordance with the WAPC's decision on early-release applications, the Department of Planning, in consultation with the DEC is satisfied that 650 metres is an adequate separation distance to protect the rights of existing land uses, and; • variations to the 650m interim buffer requires approval from the WAPC and DEC. <p>Should an applicant wish to subdivide within 650m of the source of odour on Lot 52 Victoria Road West Swan then further testing will be undertaken (see the "Interim Mushroom Farm Buffer" notation on Figure 15) to demonstrate that odour does not affect the subject land, or could otherwise be</p>

No	Name/Address	Summary of Submission	Response/Recommendation
			ameliorated to the satisfaction of the WAPC and Department of DEC.
18	Dick Lester 64 Suffolk St Caversham	Duplicate of submission 17.	See submission 17.
19	Dalain Nominees Lot 214 Suffolk St Caversham	Duplicate of submission 17.	See submission 17.
20	Proponent and largest landholder in Cell 4 Lightway Holdings Pty Ltd PO Box 479 Claremont WA 6910	No objections a. Have been involved in an exhaustive and collaborative approach with all stakeholders to achieve a balanced and common sense outcome and support the Plan in its current form.	Noted.
21	Dockwest Pty Ltd 40 (Lot 100) Waldwick Road Caversham	Duplicate of submission 20.	See submission 20.
22	Landowner west of the Lord Street extension Ambrogio & Mathilde Ferrari 5 Bennett Street Caversham	No objection	Noted.
23	Affected Landowner and viticulurist with 'Transitional R5' proposed on a portion of their property	No objection a. Figure 2 of the Transitional Lot Management Plan (TLMP) should be corrected to shade the entire area of Lot 9 (No.98) Benara Road as 'Viticulure Use'. This is because the entire lot is used for viticultural purposes.	a. Agree - Figure 2 of the Transitional Lot Management Plan should be updated to show current viticulture uses and the applicant has agreed to make this modification.
	Rolando & Rosa Canosa Lot 9 (No.98) Benara Road Caversham	b. Conditionally support the transition area as shown on Figures 3, 4 and 5 of the TLMP provided the 95m depth lot be created as a single entity requiring Lot 9 (No.98) Benara Road and portions of the adjacent lot to the east be amalgamated. c. Seek assurance that any land development will be imposed with a requirement to amalgamate and develop with Lot 9 (No.98) Benara Road so that our land is not left substantially disadvantaged with no improved value if we were included in the Plan. This is because the northern section of Lot 9 is approximately 68m in depth and the transitional lot requires an 85m deep	b. & c. Staff and the proponents have no objections to their request as otherwise the newly created lot will not have any road frontage. The timing of its acquisition is not known at this stage and it will depend on when the proponents wish to develop in the 150m Interim Agricultural Buffer. This will be addressed at subdivision and note that the WAPC would not support a proposal that would result in an adjacent lot being land

No	Name/Address	Summary of Submission	Response/Recommendation
		lot. Consequently there would be no benefit for the inclusion of our land or to cease our viticulture operation if the land was left as a buffer area.	locked.
		d. Seek clarification on the proposed scheme contribution cost over Lot 9 (No.98) Benara Road if the land is left undeveloped and without amalgamation with adjoining lots zoned 'Residential Development'.	d. The approval of the Local Structure Plan does not require this particular landowner to sell their property. Since no Public Purpose uses are proposed on their land the landowner can chose to remain there but it will influence the staging of surrounding development. Liability of a development to pay cost contribution is triggered by CI 5A.2.5.2 of LPS17.
24	Carmela & Rocco Schiavello Lot 9 (No.98) Benara Road Caversham	Duplicate of submission 23.	See submission 23.
25	Landowner west of the Lord Street extension Lee Doyle & Kay Bellamy 45 Pensacola Ave Caversham	No objection: a. Support the construction of the Lord Street extension as it increases connectivity.	Noted.
26	Landowner (details withheld at the submitter's request)	Comments a. The potential for conflict on the urban-rural boundary is too insurmountable.	a. In rezoning the land within the Caversham Local Structure Plan (MRS 1153/41) the Western Australian Planning Commission was satisfied that measures can be employed to mitigate land use conflicts between rural and urban uses.
		i. Preference for an extended subdivision zoning to incorporate the approx. 5 acre lots south of ODP-150 and north of Benara Rd.	i. The land in question is zoned 'Swan Valley Rural' and this request cannot be considered by Council until the Swan Valley Planning Act and Metropolitan Regional Scheme are amended. A request can be made by landowners but considering the subject structure planning area was only rezoned 'Urban' in March 2010, such an amendment may be considered premature by the WAPC.
		b. Request that the buffer on Transitional Lots	b. Agree and this is the

No	Name/Address	Summary of Submission	Response/Recommendation
		be a minimum 34 metres all along the land zoned <i>Swan Valley Rural</i> .	intention of the Structure Plan.
		c. Request that the height of the vegetation (proposed in the TLMP) graduate from smaller bushes and trees nearest to the boundary with rural land, in such a manner that the vegetation does not shade any rural land and that any invasive root problems are avoided. Failure to do so would reduce the viability of rural properties.	c. Noted - City staff has asked the applicant to investigate alternatives to an extensive 34m vegetated buffer due to the increase risk of fire and pests in the area and the uncertainty as to if there is the water available to established the vegetation.
		d. Question if the developer has a binding legal agreement to establish and maintain the vegetation buffer (see the TLMP) for a specific period with replacements if there is any damage due to fire, vandalism, disease, drought etc? e. Question what will prevent the initial or subsequent buyers of the transitional lots from wholly or partially destroying the vegetated buffer?	d. The applicant and City's solicitors will formulate the most effective legal agreement to ensure the barrier's ongoing maintenance. This is addressed as a condition of the Local Structure Plan's approval.
		f. What measures will prevent the illegal use of the drainage easement / fire track (proposed on the Transitional Lots)? This must be addressed at the planning stage to safeguard the privacy of neighboring rural stakeholders.	f. It is proposed that the strategic fire access will be gated in order to prevent illegal use. This will be addressed in more detail at the subdivision.
		g. Figure 4 of the TLMP shows a Post & Fence on the Transitional Lot, between the strategic fire access easement and the 34m vegetation area but no such fencing on the property boundary with land zoned <i>Swan Valley Rural</i> . h. The submitter objects unless a solid fence of limestone or brick construction to 1.8 metres in height is constructed between the strategic fire access easement (see Figure 4 of the TLMP) and adjoining the property boundary with land zoned <i>Swan Valley Rural</i> for the following reasons: i. rural neighbors should be protected from any illegal use of the strategic fire access easement; ii. it reinforces the separation between urban and rural zoned land, and; iii. it would ensure that no drainage from the proposed drainage swale would run-onto rural land.	g & h. The proponents agree to install a fence at the boundary with <i>Swan Valley Rural</i> zoned land. The minimum height of this wall will reflect Council's resolution on the proposed transitional buffer.
		i. The proposed drainage swale on the Transitional Lots (Figure 15) should be designed, constructed and maintained in a manner that will not allow run-off or create water-logging onto adjacent rural land.	i. Modelling in the Local Water Management Strategy (Appendix D.1) demonstrates that water-logging onto adjacent rural land will not occur. Further detail on the swale's design will be provided at subdivision through the Urban Water Management

No	Name/Address	Summary of Submission	Response/Recommendation Plan.
		j. The proposed drainage swale on the Transitional Lots (Figure 15) should be designed, constructed and maintained in a manner that will not allow run-off or create water-logging onto adjacent rural land.	j. The bund is proposed to be a minimum height of 2.8m and within the Vegetated Buffer. This detail is in Section 5.2.2 of the TLMP and is sufficient at this stage of planning. The precise composition, height and placement of this bund will be determined at subdivision.
		Further information was provided on 12 November 2010, adding the following comments:	
		k. Concerned that the TLMP outlines a minimum foliage height for the vegetated buffer but no maximum height is given. i. Request that the distance between the proposed vegetated area (see the TLMP) and the boundary with land zoned 'Swan Valley Rural' be a minimum of 34m and all along the boundary. m. Reiterate that should there be a fire in the vegetation proposed on the transitional lots that a solid fence would go a long way towards stopping the fire spreading and reduce the searing by heat of any cultivated crops on the rural land abutting the urban development.	k. to m. Noted - This supports City officers concerns that such a densely vegetated buffer presents an unnecessary risk. Council's resolution is making recommendations on the proposed transitional buffer.
27	Proponent and largest landholder in Cell 5 Estates Development Company 49 Hampden Rd Nedlands WA 6009	No objections a. The Plan has been prepared to coincide with a number of planning initiatives and provides a coordinated approach to urban development over the plan.	Noted.
28	Landowner and developer north of Suffolk Street and west of Arthur Street QUBE Property Group PO Box 1161 Nedlands WA 6909	No objection a. Request that the 5m median proposed on Suffolk Street, between Arthur Street and West Swan Road, be removed for the following reasons: i. Its removal will not affect the traffic outcome proposed in the Transcore Traffic Report. ii. The removal of the 5m median will result in a significant cost saving under the Development Contribution Scheme by avoiding the relocation and/or removal of a 132kV power transmission power line on Suffolk Street.	The proponents have agreed to make this modification.
29	Affected Landowner and viticulturist with	Comment: a. Concerned that the applicant did not consult them regarding the advertised	a. The applicant did consult landowners in April 2008. The

No	Name/Address	Summary of Submission	Response/Recommendation
	'Transitional R5' proposed on a portion of their property	proposal, specifically in relations to what is proposed on the submitter's land.	advertising of the Local Structure Plan is Local Government's mechanism for the proposed plan to be put forward and comments to be made.
	CH Knezovic Lot 4 Benara Rd Caversham	b. Object to the 34m vegetated buffer as it will encourage more birds to the region, which are already the most serious pest to viticulture in Caversham. The planting of trees will exacerbate the bird problem.	b. Noted - it is for these reasons and the increased risk of fire that the recommendations consider an alternative buffer for the rural-urban interface.
		c. Any buffer should be: i. beyond existing vineyards (the TLMP shows the buffer over the vineyards); ii. adequate to protect existing vineyards, and;	i & ii. Agree that ODP-150 should provide further guidance on how the staging of subdivision will address interim land use conflicts with existing vineyards. However the land uses proposed on the Figure 15 should not be changed as they provide an indication of how the land will be urbanized when landowners wish to subdivide.
		iii. supplied and funded by the proponent	iii. The obligation to implement transitional buffer rests with the subdivider, as per the Transitional Lot Management Plan.
		d. Land north of Benara Road, south of ODP-150 and between Waideck Road and West Swan Road should be rezoned 'Urban', as there is less than 2ha (approx.) of vineyards in this area.	d. The land in question is zoned 'Swan Valley Rural' and this request cannot be considered by Council until the Swan Valley Planning Act and Metropolitan Regional Scheme are amended. Considering the subject structure planning area was only rezoned 'Urban' in March 2010, it is premature to consider this option.
30	Affected Landowner in Cell 3 with mostly Residential R20 proposed on their property. Kevin & Karen Zaknich 74 (Lot 217) Arthur Street Caversham	No objection a. The 650m interim Mushroom Farm Buffer is unacceptable for the following reasons: i. it disadvantages a large number of surrounding landowners; ii. previous drafts of ODP-150 omitted references to the Mushroom Farm as it did not impact on the proposal; the 650m buffer denies the development opportunity of approx. 132ha or possibly 1,595 dwelling units, and; iv. urbanisation, as proposed in the Caversham Local Structure Plan represents a significant component of the State Government's <i>Swan Urban Growth Corridor Sub-</i>	See submission 17.

No	Name/Address	Summary of Submission	Response/Recommendation
		<p><i>Regional Structure Plan and Network City.</i></p> <p>b. It is for these reasons that references to the Interim 650m Mushroom Buffer should be removed from the plan and replaced an interim 200m Mushroom Buffer and Memorials on Title to all Lots created within 650m.</p>	
31	Affected Landowner (details withheld at the submitter's request)	<p>Comments:</p> <p>a. No objection to the principle of a transitional area between urban and rural zoned land.</p> <p>b. Believe that the transitional buffer is not required and if so only on a much smaller scale since the immediate vineyard operations are small in nature and have safe work practices.</p>	a. Noted.
		<p>c. The transitional buffer with large amounts of vegetation seems quite contradictory to its initial purpose. Vegetation would bring more birds to the region, which is already a problem faced by vineyard operators within the whole Swan Valley.</p>	c. Noted - it is for these reasons and the increased risk of fire that the recommendations consider an alternative buffer for the rural-urban interface.
32	<p>Landowner and operator of the Willorraine Poultry Farm</p> <p>P.W. Goerke 25 Bennett St Caversham</p>	<p>No objection</p> <p>a. The legislated buffer for a chicken rearing farm must be adhered to.</p>	a. Agree that ODP-150 should provide guidance on how interim land use conflicts will be addressed and notate the 200m buffer established by TSAT in its decision on the Caversham estate. this is addressed in Council's resolution.
		<p>b. Requests a large truck access to their business as part of the Lord Street extension works.</p>	b. Noted - Access requirements will be addressed as part of detailed planning and design of the Lord Street extension, which will be prepared by Department of Planning.
33	<p>Landowner west of the Lord Street extension</p> <p>Adam Pilcher 3 Ison Court Caversham</p>	<p>Objection</p> <p>a. The Structure Plan does not clearly show or give any indication of if it is either single or dual carriage way.</p>	a. The Lord Street extension from the Reid Highway to Benara Road will ultimately be a dual carriageway. The first carriageway will be constructed as part of the development of the Caversham cell. See Section 6.1.2 of the Traffic Report.
		<p>b. A 2.4m high noise wall is proposed for the new proposed zones (Clause 4.4.7) but is concerned that this doesn't appear to cover the existing residences of Ison Court and Caringan Ave. Seek clarification on how the issue of noise will be addressed for these residents.</p>	b. Noise attenuation for land west of the Lord Street extension will be considered and funded by the City of Swan and Department of Planning during the road design.

No	Name/Address	Summary of Submission	Response/Recommendation
		<p>c. Concerned about the apparent closeness of the Lord Street extension to the end of the Ison Court cul-de-sac and its ability to affect the amenity of residents and land values.</p>	<p>c. The Lord Street extension has been proposed in the State's MRS for many years. Notification exists on the title of Ison Court properties alerting purchasers of the future Lord Street extension and its associated noise. Its actual location will be determined at the final design stage.</p>
34	<p>Landowner west of the Lord Street extension Micheal Calleja 19 Alsace Ave Caversham</p>	<p>Objection a. The Structure Plan shows the western boundary of the Lord Street reservation running along existing resident's back fences and is concerned with the noise as well as privacy and security concerns this will generate.</p>	<p>The alignment of the Lord Street extension was chosen by the State Government and has been shown in the MRS for many years. It is warranted as part of this development to reduce local traffic on West Swan Road, which is a tourism route and near capacity. Also see submission 33 comments "a" and "b".</p>
35	<p>Landowner Roberto Battistella 12 Pensacola Ave Caversham</p>	<p>Objection</p>	<p>Noted.</p>
36	<p>Resident west of the Lord Street extension John Barton 12 Carignan Ave Caversham</p>	<p>Objection a. The developers have not addressed the concerns of existing residents. The Noise Impact Assessment (Appendix C2.1) recommends the construction of 2.1m-2.4m high wall for proposed residents adjacent to the Lord St extension but has not suggested similar measures for existing residents on the western side of Lord St.</p>	<p>a. Noise attenuation for land west of the Lord Street extension will be considered and funded by the City of Swan and Department of Planning during the road design.</p>
		<p>b. If a screen wall is not provided on the western side of Lord Street existing residents will have to upgrade our house to a Quiet House Design (Appendix C2.1) at our cost.</p>	<p>b. It is likely that the noise amelioration measures for land west of the Lord Street extension will be built to a higher standard than what is proposed for the developments of ODP-150 and ODP-161. This is to avoid retro-fitting these existing residences in order to meet the requirements of WAPC State Planning Policy 5.4.</p>
		<p>c. Concerned with potential increase anti-social behavior from the proposed subdivision, centre and school.</p>	<p>c. City staff can not speculate on social problems. ODP-150 has been designed on "Liveable Neighbourhoods" principles, which seek to produce safe and livable communities.</p>

No	Name/Address	Summary of Submission	Response/Recommendation
37	Landowner west of the Lord Street extension	<p>Objection</p> <p>a. Concerned with the noise and pollution that the Lord Street extension will generate.</p>	<p>a. See submission 33, comment "b" and submission 36 comment "b".</p>
	Jack Newstead & Anne Adams 43 Grenache Crs Caversham	<p>b. Enjoy the current local amenity, which would be loss with the construction of the Lord Street extension.</p>	<p>b. Noted - The submitter is advised that a notification exists on title alerting of future noise associated with the Lord Street extension.</p>
38	Affected Landowner in Cell 4 with mostly "Residential R30" proposed on their property	<p>Objection</p> <p>a. Concerned about their boundaries and fences being replaced due to road widening.</p>	<p>a. Where a boundary is realigned, all existing fences and the like on the current boundary will be reinstated under the Development Contribution Plan (DCP) to a similar quality and standard on the realigned boundary.</p>
	Heather Anthony 77 Arthur Street Caversham	<p>b. Concerned about the actions taken to remunerate us for any required road widening.</p>	<p>b. Landowners affected by the widening of Suffolk St and Arthur St will be compensated through the mechanisms described in DCP. The timing of the road widening is dependent on the pace and staging of development in Caversham</p>
		<p>c. On Figure 15 there is a grey dotted line on 77 Arthur Street but it is not listed in the legend. We wish to know how this is going to affect us.</p>	<p>c. The grey dotted line represents a laneway with a reservation width of 6m. This will be annotated on the endorsed Structure Plan.</p>
39	Landowner west of the Lord Street extension	<p>Objection</p> <p>a. Enjoy the undisturbed open country and the display of wildlife, which would be loss if the Lord Street extension was constructed.</p>	<p>a. With urban development it is inevitable that vegetation will be clear but natural vegetation in ODP-150 is proposed to be retained where possible in POS areas.</p>
	Ashley & Rebecca Konning 12 Ison Court Caversham	<p>b. The construction of the Lord Street extension will affect the resale value of adjacent residential properties.</p>	<p>b. Notification exists on the title of Ison Court properties alerting purchasers of noise associated with the future Lord Street extension.</p>
		<p>c. See little or no benefit in constructing a road to save approx. 1.2 kilometers of traveling time for motorist.</p>	<p>c. The Lord Street extension has been proposed in the State's MRS for many years. It is warranted as part of this development to reduce traffic on West Swan Road, which is a tourism route and near capacity.</p>
40	Affected	<p>Objection</p>	

No	Name/Address	Summary of Submission	Response/Recommendation
	Landowner with "Transitional Area R5" proposed on their landholding	a. Do not believe the road structures and increased traffic flows have been addressed, of which are not sufficient even now.	a. ODP-150 is supported by traffic modeling and recommends a range of upgrades to the existing network to manage increase traffic levels created by the development.
	Rosa Imbrogio 29 Suffolk Street Caversham	b. Enjoy the rural lifestyle and believe the proposed development will impede on their lifestyle.	b. The area is not part of the Swan Valley as protected by the Swan Valley Planning Act since June 2006. This land has since been zoned <i>Urban</i> and forms part of the WAPC's <i>Swan Urban Growth Corridor Sub-Regional Structure Plan</i> , indicating that urban rather than rural development is proposed.
41	Landowner west of the Lord Street extension	Objection a. Why can't the Lord Street extension be joined to the existing Lord Street?	a. Ultimately it will connect to Lord St south of the Reid Hwy, as shown on the MRS.
	Gillian Love 14 Ison Court Caversham	b. The Lord Street extension will increase the carbon footprint and make a quiet area into a noisy, dusty and dirty one.	b. See submission 39 comment "c".
		c. Flora and fauna will become extinct.	c. No protected species have been recorded were identified and the DEC did not raise this as an issue in their submission. Also see Submission 39 comment "a".
		d. Vines, which make up the Swan Valley, will disappear.	d. ODP-150 is not part of the Swan Valley as protected by the Swan Valley Planning Act since June 2006.
		e. Existing properties on Ison Court would be devalued if the proposal was allowed.	e. Notification exists on the title of Ison Court properties alerting purchasers of noise associated with the future Lord Street extension.
42	Affected landowner with 'Drainage' proposed on part of their property Bernd & Leili Schwinkowski Lot 17 Bennett St Caversham	Objection a. The proposed Local Structure Plan occupies too much of Lot 17 Bennett St.	a. We acknowledge the submitter's dissatisfaction but the area that the Local Structure Plan occupies is consistent with MRS zoning, which was gazetted in March 2010. Officers support the relocating the Corvina Place Drainage Basin to Lot 17 Bennett St as the site is low-lying and represents a more efficient use of urban land. This support is on the proviso that the land can be acquired.

No	Name/Address	Summary of Submission	Response/Recommendation
			by the proponents.
		b. Concerned with the noise that the Lord Street extension will generate, given its proximity to the dwelling on Lot 17 Bennett St Caversham.	b. See submission 36 comment "a" and "b".
		c. Request that the portion of their property zoned 'General Rural' (approx. 0.4105ha and includes an existing dwelling) be rezoned residential, in line with adjacent residences.	e. This can be considered in a separate submission to amend the Metropolitan Regional Scheme (MRS) and Local Planning Scheme 17.
43	Landowner near proposed intersection of Benara Rd and the Lord Street extension Scott & Lorraine McMahon 146 Benara Road Caversham	Objection a. The intersection of Benara Road and Waldeck Road should be signalised to discourage motorist from speeding. b. Recommend removing the proposed traffic lights from the intersection of Bennett Street (Lord Street extension) and Benara Road as it will build-up traffic further west on Benara Road.	Modeling in the Traffic Report supports the need for a more sophisticated treatment at Benara Road's intersection with the Lord Street extension compared to its intersection with Waldeck Road. Forecast traffic volumes for Waldeck Road do not require this intersection to be signalised, which have high ongoing maintenance costs.
44	Landowner near the intersection of Arthur Street and West Swan Road	Objection a. Traffic lights at the intersection of Arthur St / West Swan Rd would compound the black spot situation at the intersection of Benara Rd / West Swan Rd and will effect long standing, traffic weary residents.	a. Main Roads WA have advised that they would not support the installation of traffic lights at Arthur St and West Swan Rd. The Plan will be modified to reflect the agreed intersection treatment.
	Peter Stoncius 2331 West Swan Road	b. The traffic lights proposed at the Arthur St / West Swan Rd should be relocated to the intersection of Suffolk St / West Swan Rd.	b. Forecast traffic volumes will be significantly higher on Arthur Street (8,000vpd) at full development than Suffolk Street (3,100vpd). Therefore, officers see the need for a more sophisticated treatment at Arthur St / West Swan Rd then Suffolk St / West Swan Rd.
		c. Disillusion with Council being driven by larger investments and give little concern for local dissent.	c. Noted.
		d. Disappointed that Council sought comment on a sign proposal for the Taylors Rise development a day after the signs were erected.	e. Noted - The signs in question are part of a separate application and were erected prior to approval. Compliance officers are investigating but note that retrospective approval can still be sought by the applicant.
45	Landowner west of the Lord Street extension	Objection a. The Lord Street extension will increase traffic and noise behind their backyard	The Lord Street extension has been proposed in the State's

No	Name/Address	Summary of Submission	Response/Recommendation
	Marat Zheldubayev 27 Alsace Ave Caversham	fence.	MRS for many years. It is warranted as part of this development to reduce traffic on West Swan Road, which is a tourism route and near capacity. Also see submission 33 comments "b" regarding noise attenuation measures.
46	Landowner west of the Lord Street extension Dianne Cressey 35 Pensacola Ave Caversham	Objection a. These changes to go ahead will decrease the value of our house. b. The noise level created by the Lord Street extension proposal will not be welcomed.	a. The submitter is advised that a notification exists on titles alerting purchasers of noise associated with the future Lord Street extension. b. Noted - The extension is warranted as part of this development and has been shown on the MRS for many years. Also see submission 33 comments "b" regarding noise attenuation measures.
<i>Late Submissions</i>			
47	Environmental Protection Agency (EPA)	Comments received 16 November 2010: a. Consider the proposed structure plan will be adequately managed, where possible, through detailed planning processes. b. This advice does not preclude a decision by the EPA to assess subsequent development in accordance with the Environmental Protection Area if any future proposals are likely, if implemented to have a significant effect on the environment.	Noted.
48	Department of Health (DoH)	Comments received 24 November 2010: a. Satisfied with a minimum separation distance (buffer) between viticulture and residential dwellings of 150 metres where no intervention is proposed in the interim. b. Modify the sentence in Section 5.2.4 (pg 16) of draft Transitional Lot Management Plan (TLMP) that states DoH confirmed that netting has been successfully applied elsewhere in the State. It is recommended that the applicant remove the word "successfully" as there has not been any monitoring undertaken to confirm this and add that work undertaken in South Australia has confirmed that the efficacy of artificial barriers matches that of natural barriers.	a. Noted.
		c. Confirm that is possible to install mesh netting as an alternative measure to vegetation and has been applied.	b. Agree - This is addressed in Council's Resolution to update the TLMP's review of best practice with the latest investigations on artificial barrier options.
		d. Support city officer's recommendations that the TLMP be modified to provide a suitable artificial barrier (permanent 2.8m high fencing with a porosity of 50%) as an alternative to the vegetation while	c. to f. Noted.

No	Name/Address	Summary of Submission	Response/Recommendation
		<p>maintaining the current separation distances and the proposed bund.</p> <p>e. Support city officer's recommendations that the planning instruments in the TLMP be modified in light of altering the proposed vegetation buffer and the inclusion of the following planning provision on the Local Structure Plan; <i>"Subdivision and development of the Transitional Area / R5 shall be in accordance with the provisions of the Transitional Lot Management Plan"</i></p>	
		<p>f. Support city officer's recommendations to modify the planning instruments for other Residential Lots within the 150m Interim Agricultural Buffer and the inclusion of the following planning provision on the Local Structure Plan; <i>"Subdivision for Sensitive Land Uses (as per the definition in the State Planning Policy 4.1) shall not be permitted within the 150m Interim Agricultural Buffer until mitigation measures proposed in the TLMP are implemented to the satisfaction of the Local Government and WAPC"</i>.</p>	
49	<p>Affected landowner with "Transitional Area R5" proposed on their landholding and affected by MRWA comments</p> <p>Andrea Humberstone 3651 West Swan Road Caversham</p>	<p>Comments received 29 November 2010:</p> <p>a. Support a screen other than vegetation to create the buffer between the future residential area and rural zoned land.</p>	Noted.



Government of **Western Australia**
Department of **Regional Development and Lands**

Lands Division

Your ref:
Our ref: 02012-2002 (Job: 102802)
Enquiries: Bree Allison Pfx: (08) 9347 5065
Fax: (08) 9347 5002
bree.allison@rdl.wa.gov.au

11 November 2010

Land Asset Co-ordinator
City of Swan
PO Box 196
MIDLAND WA 6936

Attention: Martin Doyle

Dear Martin

**PROPOSED RELOCATION OF DRAINAGE RESERVE 46992 (LOT 14458)
OFF ISON COURT, CAVERSHAM & EXCHANGE FOR PORTION OF LOT 17
BENNETT STREET**

I refer to your letter dated 25 August 2010 regarding the above proposal.

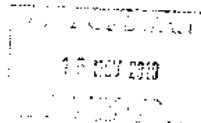
Please be advised in-principle agreement is granted for the proposed land exchange.

The proposal will be subject to Valuation Services providing advice on the values of each parcel of land to be exchanged and the developer's written agreement to meeting all costs associated with the proposal.

If you have any further queries or require any further clarification in relation to this matter, please do not hesitate to contact me.

Yours sincerely

Bree Allison
for Manager
STATE LANDS - METROPOLITAN
LANDS DIVISION



2802BA02

Postal Address: PO Box 1575, Midland, Western Australia 6936
Tel: (08) 9347 5000 www.rdl.wa.gov.au ABN 28 807 22 1246



Your Ref: ODP-150
Our Ref: JT1 2010 01960 V01
Enquiries: Wayne Burns
Telephone: 9420-2617

21 September 2010

Chief Executive Officer
City of Swan
PO Box 196
MIDLAND WA 6936

629 Newcastle Street
Leederville 6007
Western Australia
PO Box 100
Leederville 6902
Perth Western Australia
Tel (+61 8) 9420 2420
www.watercorporation.com.au
ABN 28 003 434 917

CAVERSHAM LOCAL STRUCTURE PLAN (ODP – 150)

I refer to your letter dated 30th August 2010, seeking the Corporation's comments regarding the above matter.

The Water Corporation has assessed the proposed Caversham Local Structure Plan (ODP – 150) and whilst it has no objections, offers the following comments.

Water

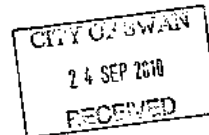
The proposed Outline Development Plan is situated within the Water Corporation's East Yokine-Morley Water Supply Scheme area.

As indicated in the accompanying engineering servicing report, major water distribution mains will need to be constructed to support development of ODP - 150. In this regard, the water infrastructure upgrades detailed in this report are generally consistent with the Corporation's current water scheme planning for the locality. This planning is indicative only and it is expected to be refined in consultation with the proponent's engineering consultants.

Wastewater

The subject area is situated within the Water Corporation's Eden Hill Sewer District. There is currently no permanent wastewater pump station for this catchment and development of the ODP will require permanent wastewater headworks infrastructure including a major wastewater pump station (WWPS) and gravity main.

Whilst, existing temporary services exist within the precinct to the immediate north of the ODP area, these services only have the capacity to connect a maximum of 500 lots. Furthermore, the majority of the subject ODP is located outside of the catchment of these temporary services, with only 70 lots (subdivision application 141354) able to be connected.



The Corporation will not support the construction of any further temporary services to access the existing temporary arrangements, and therefore, development of the ODP is dependant upon the construction of permanent wastewater service infrastructure.

The engineering servicing report accompanying the ODP, accurately reflects the Corporation's permanent planned wastewater infrastructure, which primarily requires the construction of a type 180 WWPS near the intersection of Benara Road and Bennett Street, and a 375mm gravity sewer main adjacent to the drainage swale that extends north-east through the ODP area.

The Corporation's position on this matter is established to ensure the orderly extension of its services and the lowest possible long term costs to the community are maintained. The Corporation is progressing the delivery of the required infrastructure with the design of the type 180 WWPS commenced and funds for its construction allocated within its 2012/13 budgeting.

Should you have any queries with respect to the above, please do not hesitate to contact the undersigned via the above contact details.



Wayne Burns
Senior Town Planner
Development Services Branch