

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment and Recommendation
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Government Agencies				
HCWA IN20/33346	1.	As this place is not in the State Register of Heritage Places, is not in the vicinity of a place on the Register, is not subject to a heritage agreement, and is not identified as a place warranting assessment by the Heritage Council, we do not proposed to provide comment.	Noted (No action required)	Noted.
DMIRS IN20/33581	2.	The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.	Noted (No action required)	Noted.
DPLH Aboriginal Heritage IN20/33651	3.	I have reviewed the Aboriginal Heritage Register of Places and Objects as well as the DPLH Aboriginal Heritage database. The results indicate that the proposed works do not intersect with the boundary of any Aboriginal sites or heritage places. Therefore, the proponent should be advised that no approvals under the <i>Aboriginal Heritage Act 1972</i> are required.	Noted (No action required)	Noted.
Department of Health IN20/33860	4.	<p>The Local Structure Plan to require that all development be connected to scheme water and be in accordance with <i>the Government Sewerage Policy 2019</i>.</p> <p>Suitable provision for an adequate onsite effluent disposal area for each development is to be accommodated in any planning approval. For on-site wastewater disposal systems to be approved, the site capability needs to be demonstrated via a winter 'site-and-soil evaluation' (SSE) in accordance with Australian Standard 1547 (AS/NZS 1547).</p> <p>For detailed requirements see:  <a href="https://ww2.health.wa.gov.au/Articles/S_T/Site-and-soil-evaluation-for-onsite-wastewater-management">https://ww2.health.wa.gov.au/Articles/S_T/Site-and-soil-evaluation-for-onsite-wastewater-management</a></p>	Noted (No action required)	Noted. A Site and Soil Evaluation in accordance with Australian Standard 1547 (AS/NZS 1547) will be required to be provided at subdivision stage to demonstrate the site capability in accordance with the Government

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				<p>Sewerage Policy.</p> <p>Include a new provision which states:</p> <p>‘A Site and Soil Evaluation in accordance with Australian Standard 1547 On-site domestic wastewater management (AS/NZS 1547), in winter conditions, is required to be prepared to the satisfaction of the Shire of Serpentine Jarrahdale and provided at subdivision stage.’</p>
Main Roads WA IN21/359	5.	<p>Thank you for your correspondence received on 17 December 2020, inviting comments on the proposed Local Structure Plan for Lot 9001 Utley Road and Lot 9002 Wattle Road, Serpentine. Main Roads has no objections to the proposal.</p> <p>Main Roads advises that it offers a free-of-charge pre-lodgement consultation service. Main Roads encourages both the Local Government in liaising with applicants to promote and capitalise on this free advisory service offered by the road authority prior to lodgement of strategic or</p>	Noted (No action required)	Noted.

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		statutory planning proposals, especially where development plans involve land adjacent to or have the potential to impact on the State road network.		
DoT IN21/1165	6.	The Department of Transport (DoT) has no comment to provide for the proposed Local Structure Plan.	Noted (No action required)	Noted.
DFES IN21/1569	7.	It should be noted that this advice relates only to <i>State Planning Policy 3.7 Planning in Bushfire Prone Areas</i> (SPP 3.7) and the <i>Guidelines for Planning in Bushfire Prone Areas</i> (Guidelines). It is the responsibility of the proponent to ensure that the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.	<ul style="list-style-type: none"> <li>No change to the classification is proposed. Additional evidence to substantiate the Class B Woodland classification has been added to Table 2 (page 10) of the BMP, namely that over the area the observed foliage cover is within 10 - 30%.</li> <li>The presence of eucalypts in the planting mix was considered, however when mature, these will form less than 10% of the mature canopy, and in accordance with AS 3959 the vegetation had been classified based on the dominant growth form which is scrub as the predominant</li> </ul>	<p>Noted.</p> <p>Replace the Bushfire Management Plan with the version dated March 2021.</p>

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		<p><u>Assessment</u></p> <p>1. Policy Measure 6.3 a) (ii) Preparation of a BAL Contour Map</p> <table><tr><th>Issue</th><th>Assessment</th><th>Action</th></tr><tr><td>Vegetation Classification – Plots 5</td><td><p>Vegetation plot 5 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. Class B Woodland is defined as having 10% - 30% canopy cover. A predominant grassy understorey does not in itself distinguish this vegetation class from Class A Forest.</p><p>The BMP should detail specifically how the classification was derived particularly how the crown canopy assessment determined the cover at maturity and why the potential for revegetation has not been considered.</p><p>If unsubstantiated, the vegetation classification should be revised to consider the potential for revegetation and the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p></td><td>Modification to the BMP is required.</td></tr></table>	Issue	Assessment	Action	Vegetation Classification – Plots 5	<p>Vegetation plot 5 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. Class B Woodland is defined as having 10% - 30% canopy cover. A predominant grassy understorey does not in itself distinguish this vegetation class from Class A Forest.</p> <p>The BMP should detail specifically how the classification was derived particularly how the crown canopy assessment determined the cover at maturity and why the potential for revegetation has not been considered.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the potential for revegetation and the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	Modification to the BMP is required.	<p>vegetation will be less than 6 m in height. Further clarification has been provided in the BMP (page 11) outlining this. However, to address the DFES concern about the presence of juvenile eucalypts being potentially at a density that may affect the vegetation classification (and given it makes no material difference to the BAL ratings affecting the lots within the site), in the post development scenario (Figure 3) this scrub vegetation (Plot 6) has been classified as forest (Plot 11). This is outlined in the BMP (page 11 and Figure 3).</p> <ul style="list-style-type: none"><li>• DFES's comments are noted. No change to the BMP is proposed.</li><li>• It is relevant to note that Clause 2.2.3.2 (f) of</li></ul>	
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Vegetation Classification – Plots 5	<p>Vegetation plot 5 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. Class B Woodland is defined as having 10% - 30% canopy cover. A predominant grassy understorey does not in itself distinguish this vegetation class from Class A Forest.</p> <p>The BMP should detail specifically how the classification was derived particularly how the crown canopy assessment determined the cover at maturity and why the potential for revegetation has not been considered.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the potential for revegetation and the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	Modification to the BMP is required.								

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		<table><tr><th>Issue</th><th>Assessment</th><th>Action</th></tr><tr><td>Vegetation Classification – Plots 6</td><td><p>Vegetation plot 6 where captured by Photo ID 9 cannot be substantiated as Class D Scrub with the limited information and photographic evidence available. This vegetation appears to have been recently established and contains juvenile eucalypt tree species.</p><p>The BMP should detail specifically how the classification was derived particularly why further maturation was not considered.</p><p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p></td><td>Modification to the BMP is required.</td></tr><tr><td>Vegetation Exclusion – Plot 10</td><td><p>Notwithstanding, it is acknowledged that vegetation management is proposed to reduce the classification of plot 10 to managed to low threat in accordance with AS 3959 2.2.3.2(f). This exemption clause pertains to cultivated gardens in the context of the site.</p></td><td>The local government and decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.</td></tr></table>	Issue	Assessment	Action	Vegetation Classification – Plots 6	<p>Vegetation plot 6 where captured by Photo ID 9 cannot be substantiated as Class D Scrub with the limited information and photographic evidence available. This vegetation appears to have been recently established and contains juvenile eucalypt tree species.</p> <p>The BMP should detail specifically how the classification was derived particularly why further maturation was not considered.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	Modification to the BMP is required.	Vegetation Exclusion – Plot 10	<p>Notwithstanding, it is acknowledged that vegetation management is proposed to reduce the classification of plot 10 to managed to low threat in accordance with AS 3959 2.2.3.2(f). This exemption clause pertains to cultivated gardens in the context of the site.</p>	The local government and decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.	<p>AS 3959 also indicates that grassland managed to a minimum fuel condition can also be considered ‘vegetation regarded as low threat’, not just cultivated gardens. The BMP commits future lot owners to managing their landholding in this state and is enforceable through the Shire’s firebreak notice.</p> <ul style="list-style-type: none"><li>Based on the response to comment 2 above, the BAL Contour Plan (Figure 5) has been updated to reflect the change from scrub to forest (Plot 6) in the post development scenario. The lots are large enough (i.e. minimum 2 ha in size) to enable future lot owners to locate habitable buildings in an area subject to BAL-29 or less</li></ul>	
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		<div>2. Policy Measure 6.3 c) Compliance with the bushfire protection criteria</div> <table><tr><th>Issue</th><th>Assessment</th><th>Action</th></tr><tr><td>Location, and Siting and Design</td><td>A1.1 &amp; A2.1 – insufficient information The BAL ratings cannot be validated, as the vegetation classification inputs and vegetation management measures require clarification/modification as per the above table.</td><td>Modification to the BMP is required.</td></tr><tr><td>Vehicular Access</td><td>A3.2 – not demonstrated Public roads must comply with the technical requirements of Table 6 Column 1 of the Guidelines.  The BMP should confirm construction to this standard and remove reference to "or as agreed with the Shire of Serpentine-Jarrahdale."</td><td>Modification to the BMP is required.</td></tr></table>	Issue	Assessment	Action	Location, and Siting and Design	A1.1 & A2.1 – insufficient information The BAL ratings cannot be validated, as the vegetation classification inputs and vegetation management measures require clarification/modification as per the above table.	Modification to the BMP is required.	Vehicular Access	A3.2 – not demonstrated Public roads must comply with the technical requirements of Table 6 Column 1 of the Guidelines.  The BMP should confirm construction to this standard and remove reference to "or as agreed with the Shire of Serpentine-Jarrahdale."	Modification to the BMP is required.	(with all habitable buildings likely to be able to achieve BAL-12.5 or BAL-LOW).  • While DFES's comments are noted, we think it is reasonable that some discretion be available to the decision maker (i.e. the Shire of Serpentine Jarrahdale) to approve something different if this is agreed at the time of implementation. • The BMP has been updated to include specific reference to an excerpt of the requirements (from Table 6 of Appendix Four the Guidelines) in Table 4 (page 23), however reference to at the discretion of the Shire of Serpentine-Jarrahdale has been retained.	
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Vehicular Access	<p>A3.3 – not demonstrated</p> <p>In bushfire prone areas, a cul-de-sac subdivision layout is not favoured because they do not provide access in different directions for residents.</p> <p>The BMP has not provided any justification that no alternative exists. Justification of compliance to the acceptable solutions is not sufficient to substantiate why a cul-de-sac layout cannot be avoided.</p> <p>Please redesign the structure plan or provide further information to justify a performance principle-based solution.</p>	Modification to the BMP is required.											
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		<table><tr><td><b>Vehicular Access</b></td><td><b>A3.7 Fire Service Access Routes (FSAR)</b> Plan 1 of the structure plan depicts a Fire Service Access Way, located on the western edge of the development area linking Utley and Wattle Roads. However, Appendix A of the BMP does not depict a FSAR, and Table 4 of the BMP states the FSAR is not applicable.  DFES recommends the establishment of FSAR's in accordance with the acceptable solutions, as depicted in Plan 1 of the structure plan. FSAR's are to be established to provide access within and around the edge of the subdivision to provide direct access to bushfire prone areas for fire fighters and link between public road networks for fire-fighting purposes. The FSAR are to meet the acceptable solutions of A3.7 and the requirements of Table 6 Column 4 of the Guidelines. Column 4 requires a 6 m minimum trafficable surface in addition to a 6 m horizontal clearance.</td><td>Modification to the BMP is required.</td></tr></table> <p><b>Recommendation – not supported modification required</b> DFES has assessed the Structure Plan and accompanying BMP. Several issues need to be addressed prior to support of the proposal (refer to the tables above).</p>	<b>Vehicular Access</b>	<b>A3.7 Fire Service Access Routes (FSAR)</b> Plan 1 of the structure plan depicts a Fire Service Access Way, located on the western edge of the development area linking Utley and Wattle Roads. However, Appendix A of the BMP does not depict a FSAR, and Table 4 of the BMP states the FSAR is not applicable.  DFES recommends the establishment of FSAR's in accordance with the acceptable solutions, as depicted in Plan 1 of the structure plan. FSAR's are to be established to provide access within and around the edge of the subdivision to provide direct access to bushfire prone areas for fire fighters and link between public road networks for fire-fighting purposes. The FSAR are to meet the acceptable solutions of A3.7 and the requirements of Table 6 Column 4 of the Guidelines. Column 4 requires a 6 m minimum trafficable surface in addition to a 6 m horizontal clearance.	Modification to the BMP is required.	requirements outlined within Appendix Four of the Guidelines. Each battle-axe leg is 10 m-wide, which will easily accommodate the minimum 6 m-wide horizontal clearance required under the Guidelines.  • Refer to amended Figure 6 of BMP in alignment of Structure Plan which shows a FSAR. Additional information regarding design specifications has been included within Table 4 (page 25).	
<b>Vehicular Access</b>	<b>A3.7 Fire Service Access Routes (FSAR)</b> Plan 1 of the structure plan depicts a Fire Service Access Way, located on the western edge of the development area linking Utley and Wattle Roads. However, Appendix A of the BMP does not depict a FSAR, and Table 4 of the BMP states the FSAR is not applicable.  DFES recommends the establishment of FSAR's in accordance with the acceptable solutions, as depicted in Plan 1 of the structure plan. FSAR's are to be established to provide access within and around the edge of the subdivision to provide direct access to bushfire prone areas for fire fighters and link between public road networks for fire-fighting purposes. The FSAR are to meet the acceptable solutions of A3.7 and the requirements of Table 6 Column 4 of the Guidelines. Column 4 requires a 6 m minimum trafficable surface in addition to a 6 m horizontal clearance.	Modification to the BMP is required.					
Department of Education IN21/1693 IN21/2325	8.	The Department has reviewed the proposed structure plan 'Serpentine Special Rural'. Having regard to the nature of proposed development, the Department wishes to advise that it has no objection to the proposal as it has no significant impact on student enrolment demand of nearby public schools. Notwithstanding this, any further changes to the zoning, residential density coding and dwelling lot numbers which may result in an increase to the student yield in or surrounding the proposed structure plan will require prior consultation with the Department.	Noted (No action required)	Noted.			



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ATCO Gas IN21/2202	9.	Thank you for your recent correspondence regarding the above mentioned proposed Structure Plan for the nominated area within the suburb of Serpentine, 2.7km west of the South Western Highway and 2.5km south-west of the Serpentine Town Centre. ATCO Gas Australia Pty Ltd (ATCO) has no objection to lodge with the Shire for the proposed Structure Plan.	Noted (No action required)	Noted.
DWER IN21/2321	10.	The Department has reviewed the reports provided, with particular reference to the <i>9001 Utley Road and 9002 Wattle Road, Serpentine - Local Water Management Strategy</i> (Emerge, 2020). The document in its current form is considered unsatisfactory to support a local structure plan. Further comments are provided in Attachment 1 to this letter. The attached comments, and any requirements from the Shire of Serpentine-Jarrahdale, should be addressed within a revised local water management strategy (LWMS) and resubmitted to both agencies. A local structure plan is required to be supported by an endorsed LWMS consistent with <i>Better Urban Water Management (WAPC, 2008)</i> and <i>State Planning Policy 2.9 – Water Resources</i> . Water resource issues for this site have the potential to impact lot yield and configuration and as such, consistent with the aforementioned policy, the structure pan should not be adopted prior to the resolution of the LWMS.  Attachment 1 - Department of Water and Environmental Regulation comments on the 9001 Utley Road and 9002 Wattle Road - Serpentine Local Water Management Strategy (Emerge, 2020)	1. Groundwater contours have been provided by DWER and have been added to Figure 2 and referred to in Section 3.7.2  2. Cross sections and critical invert are provided in a new table 4 in Section 6  3. The existing drains are shown on Figure 7, along with the Minor watercourse shown on the DWER 'Hydrography' data layer. The proposed design will see this minor watercourse intercepted by the road drainage shown on Figure 9 and	Noted.  Amend the Local Water Management Strategy to the satisfaction of the Department of Water and Environmental Regulation and the Shire of Serpentine Jarrahdale.

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		<table><tr><td>5</td><td>24</td><td>Section 8: Wastewater Servicing</td><td><p>The site is classified as a <i>sewerage sensitive area</i> for onsite wastewater disposal within the <i>Government Sewerage Policy (2019) (GSP)</i>.</p><p>The LWMS states that disposal areas can be located within 100m of adjacent Water Corporation drains. The GSP states on on-site sewage systems are not to be located within "100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment".</p><p>The surrounding Water Corporation drainage network, which includes Dirk Brook Drain, discharges to the Serpentine River and ultimately Peel Harvey Estuary system. As such, disposal areas for onsite wastewater systems are not to be located within 100m of these drains, or other existing drains that intersect groundwater/perched groundwater.</p><p>This approach is consistent with the implementation of the GSP in other areas of the Shire traversed by the Water Corporations rural drainage network.</p><p>To demonstrate the proposed structure plan's layout is consistent with the GSP, the LWMS should present a configuration of lots with nominal wastewater disposal areas depicted to demonstrate necessary separation distances to major drains.</p></td><td><p>lot which meets the 100 m setback from drains. New section 8.1.1.4 also describes the above.</p><p>6. As indicated in Section 5.1.2 the proponent holds 38,550kL that could be used for non-potable water if it were to be required for establishment irrigation or for construction purposes. It is not proposed to permanently irrigate roadside swales or drains, and it will be the lot owners responsibility to source non-potable water if this is required. It is noted that lot owners may elect to install rainwater tanks and this would provide a non-potable source of water.</p></td><td></td></tr><tr><td>6</td><td></td><td>General: Non-potable supply</td><td>Please quantify anticipated non-potable supply for this development and identify whether viability of supply for future lot owners is risk.</td><td></td></tr></table>	5	24	Section 8: Wastewater Servicing	<p>The site is classified as a <i>sewerage sensitive area</i> for onsite wastewater disposal within the <i>Government Sewerage Policy (2019) (GSP)</i>.</p> <p>The LWMS states that disposal areas can be located within 100m of adjacent Water Corporation drains. The GSP states on on-site sewage systems are not to be located within "100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment".</p> <p>The surrounding Water Corporation drainage network, which includes Dirk Brook Drain, discharges to the Serpentine River and ultimately Peel Harvey Estuary system. As such, disposal areas for onsite wastewater systems are not to be located within 100m of these drains, or other existing drains that intersect groundwater/perched groundwater.</p> <p>This approach is consistent with the implementation of the GSP in other areas of the Shire traversed by the Water Corporations rural drainage network.</p> <p>To demonstrate the proposed structure plan's layout is consistent with the GSP, the LWMS should present a configuration of lots with nominal wastewater disposal areas depicted to demonstrate necessary separation distances to major drains.</p>	<p>lot which meets the 100 m setback from drains. New section 8.1.1.4 also describes the above.</p> <p>6. As indicated in Section 5.1.2 the proponent holds 38,550kL that could be used for non-potable water if it were to be required for establishment irrigation or for construction purposes. It is not proposed to permanently irrigate roadside swales or drains, and it will be the lot owners responsibility to source non-potable water if this is required. It is noted that lot owners may elect to install rainwater tanks and this would provide a non-potable source of water.</p>		6		General: Non-potable supply	Please quantify anticipated non-potable supply for this development and identify whether viability of supply for future lot owners is risk.			
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DBCA IN21/6787	11.	<b>Adjacent Resource Enhancement Wetland UFI 14907</b> A vegetated Resource Enhancement Wetland (REW) (UFI 14907).	The site located on the abutting Lot 828 is not	Noted. It is recommended that the											

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment and Recommendation
		<p>mapped on the Geomorphic wetlands (Swan Coastal Plain) dataset, is located on the north eastern portion of adjoining Lot 828.</p> <p>This wetland my support values commensurate with a conservation category wetland.</p> <p>The Environmental Protection Authority (EPA) urges that all reasonable measures are taken to minimise the potential impacts on REW's and appropriate buffers.(Page 2, Chapter B4, <i>Environmental Guidance Statement No 33 -Environmental Guidance for Planning and Development</i>), and that wetlands that are to be protected require a minimum 50 metre buffer distance.(Page 18, Chapter B4 , EPA Guidance Statement 33).</p> <p>Proposed Lots 5, 6, 7 and 8 adjoin the REW wetland. The Shire of Serpentine and Jarrahdale should ensure that no development, including dams or new drainage infrastructure, occurs within 50 metres of the wetland boundary. It is noted that the proposed building envelopes are located approximately 100 metres from the boundary.</p>	<p>part of this Structure Plan area and no works are associated with it.</p> <p>It is noted that the building envelopes will be near the road to the west, and hence adequate separation distances will be achieved.</p> <p>There is a drainage line that will traverse the boundary of Lot 5 as detailed in the LWMS, however this will carry pre development flows.</p>	<p>building envelope provision is amended to include the consideration of wetland locations and buffers in the positioning of building envelopes.</p> <p>Amend the wording of the provision to state:</p> <p>'Building envelopes should be positioned with regard to geotechnical investigations, retention of vegetation, <b>wetland locations and buffers</b> and bushfire management.'</p>
DPLH – Planning IN21/7411	12.	<ul style="list-style-type: none"> <li>The proposed 6 metre wide emergency access way/fire service access route along the western boundary of the LSP area is inconsistent with the Guidelines for Planning in Bushfire Prone Areas. The Guidelines require that emergency access ways be a maximum length of 600 metres with a minimum trafficable surface and horizontal clearance of 6 metres. The proposed emergency access way is approximately 1,470 metres in length with a minimum surface and clearance of approximately 5.1 metres. In addition, the purpose of the proposed emergency access way is unclear</li> </ul>	Noting that the fire break / equestrian trail is warranted, we would agree with its removal from the Structure Plan. The BMP whilst including this access, is able to be amended to	<p>Noted.</p> <p>The emergency access way / fire service access route along the western boundary of the LSP is also intended to</p>

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

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		<p>given the proximity of the proposed 20 metre wide north-south road (which links Wattle Road with Utley Road) which is located approximately 170 metres to the east of the proposed emergency access way.</p> <ul style="list-style-type: none"> <li>• The proposed 20 metre wide east-west road located in the southern portion of the LSP area appears to connect to a portion of unconstructed road reserve coming off Salmon Bark Road to the east of the LSP area. The timing for construction of this portion of road reserve is unknown. It is, therefore, considered that access to the east is unlikely to be provided in the short term until such time as construction of this road reserve occurs. Perhaps, the proposed road reserve should be depicted on the LSP Map as terminating with a temporary cul-de-sac head. As a result, the Bushfire Management Plan may need modification to take this into account with any such cul-de-sac design and construction to be in accordance with the Guidelines.</li> <li>• An open drain is located in Wattle Road and along the western boundary of the LSP area. In addition, a waterway traverses the southern portion of the LSP area. The Government Sewerage Policy requirement for a 100 metre setback from drainage and water resources has the potential to impact upon the proposed lot design and building envelope location.</li> </ul>	<p>remove this, as it has also been confirmed that it is not required for fire purposes.</p> <p>The termination of this road via a cul head is able to be progressed through the subdivision process, with the ability to provide access 'sometime' in the future retained.</p> <p>For the purpose of fire access, this is still trafficable though unconstructed.</p> <p>This has been addressed via the LWMS and recent updates. A minor boundary adjustment to lots to accommodate ATU with required separation distances has been undertaken. The revised boundary alignments has not increased yield, and all</p>	<p>function as a bridle path to connect between Wattle Road and Utley Road. Ensuring a well-connected bridle trail network within the LSP area, which connects to the wider bridle trail network in Serpentine, is important to provide for the established equestrian community.</p> <p>The LSP depicts the planning and integration of the LSP area with the surrounding development. The staging of development can be addressed at subdivision stage.</p> <p>Modifications are recommended to the Local Water Management Strategy</p>


**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

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			lots still comply with the 2ha minimum lot size.	and indicative lot boundaries to ensure that the 100m setback to watercourses can be achieved.
<b>Neighbour</b>				
M Kraus & C Clarke IN21/2298	13.	<p><b>Address of Property Affected by Proposal</b> (If Applicable)            (Include lot number and nearest street intersection)            - LOT 204 (92) Salmon Bark Road, Serpentine WA 6125.</p> <p>- Salmon Bark Road / Tallagandra Court</p> <p><b>Submission</b>            (Give your comments in full and any arguments supporting your comments – if not enough space, continue on additional sheets (preferably typed, but if not possible in writing)            We the residents of Lot 204 (92) Salmon Bark Road Serpentine WA 6125 object to the proposed subdivision of Lot 9001 Utley Road / Lot 9002 Wattle Road Serpentine WA 6125 specifically in relation to Lots 24, 25, 26 &amp; 27.</p> <p>Referenced by the Environmental Study conducted as part of the development plan, an area classified as “woodland” sits within lots 24, 25, 26 &amp; 27 but mostly within lots 25 &amp; 26. We frequently witness multiple flocks of threatened fauna (Forest Red-Tailed Black Cockatoo, Carnaby Cockatoo &amp; Baudin Cockatoo) using this “woodland” area. Given our property is so close to the “woodland”, the Cockatoos often use our water troughs and go back and forth between the “woodland” and our property. It is disappointing to see that this area being the only native woodland area</p>	The submitted EAR addresses environmental considerations as they are applicable to the site.	<p>Noted.</p> <p>Section 4.4, Part 1 of the LSP states that building envelopes should be positioned with regard to the retention of vegetation.</p> <p>It is recommended that a new provision be included which states:</p> <p>‘A Landscape Management and Revegetation plan that describes retention, replacement and additional planting for the various purposes of nutrient retention, waterlogging</p>

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

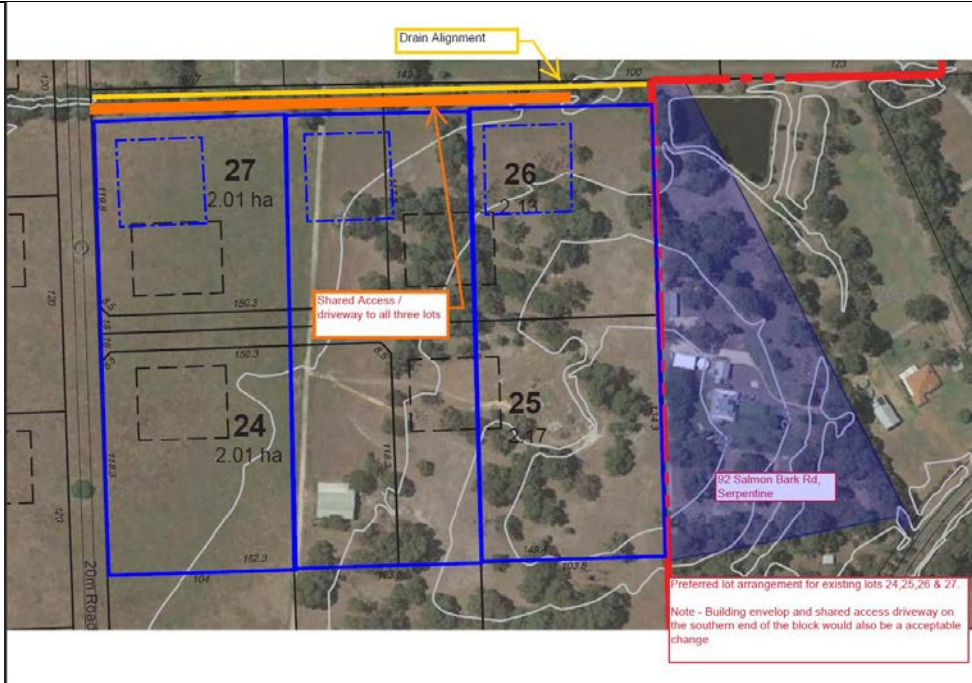
Submitter	No	Submitter Comments	Applicant Comment	Officer Comment and Recommendation
		<p>on lot 154 is being considered for development.</p> <p>We request the shire considers demarcating said area as a nature reserve or parkland area.</p> <p>In addition to the environmental concern noted above, the current proposal leads to car headlight spill from the driveways of lots 25 &amp; 26 onto our house and horse paddocks.</p> <p>Our home is located approximately 25 meters from the West boundary fence. The master bedroom of our house is located on the western side of our home and on the 2nd floor with a large window which could mean we would be subject to light spill directly into our home and bedroom. Also, excessive lights onto the paddocks could lead to fright issues with the horses causing injury and or damage. See figure 1 below for detail.</p>	<p>N/A</p> <p>Substantial setbacks between houses will result, with the building envelopes being located on the western side of the lots.</p> <p>Nothing currently prohibiting dwelling construction in these locations. Comment not applicable (N/A)</p>	<p>reduction, windbreak and biodiversity support is required at subdivision stage.'</p> <p>It is recommended that the wording of Section 4.1, Part 1 be amended to include that all indicative subdivision layouts shown in this Local Structure Plan and associated appendices are subject to further investigation and detailed design at subdivision stage.</p>

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

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		 <p>Potential car headlight spill from lots 25 and 26 into 92 salmon bark rd dwelling and horse paddocks</p> <p>Our preference is to see Lots 24, 25, 26 &amp; 27 reduced to 3 x Lots with a shared driveway to the north or the south of the LOTs and with as much woodland retained and protected as possible. See structure plan Lots 21, 22 &amp; 23 &amp; Figure 2 below for example of a 3-lot arrangement.</p>		



**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

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Gavin Heley IN21/341	14.	Local Structure Plan Lot 9001 Utley Road Lot 9002 Wattle Road, Serpentine. Hex Design Planning states (special rural) no such category is this going to be U.V Rating or G.R.V ratings.	The site was rezoned to from 'Rural' to 'Special Rural' (SR28) in 2018 via Amendment 199.	Noted. The subject land is currently zoned Special Rural under Town Planning Scheme No.2. The structure plan process is not related to the rating process.

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

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Gary Squire IN21/878	15.	We do not have any issues at all with the proposed subdivision. But would like to note that the condition of both Utley and Rapids Road are not the best for an increase in traffic.	N/A	Noted. Amend to require the upgrade of Wattle Road and Utley Road to a local rural road standard in accordance with the Western Australian Planning Commission (WAPC) and Institute of Public Works Engineering Australia (IPWEA) Local Government Guidelines for Subdivisional Development, with consideration of native vegetation retention.
Victor Cotgrove IN21/987	16.	As a long time resident of Utley Road my only comment is that if there will be even more vehicles on our road that a speed limit sign be placed in several parts of the road.	N/A	Noted.
Margaret Beckitt IN21/1123	17.	As one of many properties in this area that rely solely on bore water for <u>all</u> household and property needs (no access to scheme water) the concern is the impact that an additional 39 properties might have on lowering the water table should they also be permitted to sink bores. Our bores are not in aquifer but rather rely on superficial water table.	N/A	Noted. The structure plan area is proposed to be serviced with reticulated scheme water.
T & C Bridgehouse IN21/1543	18.	Re: The proposed 4 way intersection on Windmill Ave and Wattle Road. Our concerns having a 4 way intersection on Windmill Ave, Wattle Road, has potential for vehicles to drive straight through causing accidents.	The TIA addresses the minor increased traffic volume generated by the 39 lots / dwellings.	Noted. Amend to require local area traffic management devices, such as

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

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		<p>As we know intersections in this area, for example, Hopelands and Karnet Roads, we don't want to engineer another accident black spot.</p> <p>As per your Transport Impact Assessment for Lot 9001 Utley Road and Lot 9002 Wattle Road, Serpentine prepared by Porter Consulting Engineers:</p> <p>Page 19  7.0 Summary and Conclusion  Paragraph 3, when reading indicates there is a risk of a potential Accident/conflict on the proposed 4-way intersection of Windmill Avenue, Wattle Road, as the proposal recommends the installation of advanced warning signage.</p> <p>Paragraph 4, Your proposal is anticipating there will be a low volume of traffic and very low demand for cross movements on the proposed 4-way intersection on Windmill Ave, Wattle Road.</p> <p>There is no mention of the increased volume of traffic from the existing new sub division on Walker Road, as the existing Windmill Ave has now been opened into this sub division, which has potential to bring more traffic into the 4 way intersection of the proposed Windmill Ave, Wattle Road</p> <p>Paragraph 5, Right angle bend on Wattle Road.</p> <p>We have been residents in Windmill Ave for over 15 years, we travel along Wattle Road to Hall Road daily which incorporates the right angle bend, daily on that bend we encounter on coming vehicles cutting the corner in both directions, as you have stated this can increase the risk of side swipe crashes as vehicles "cut the corner"</p> <p>Our proposal would be not to create a 4-way intersection at Windmill</p>	<p>The existing road network is capable of absorbing the introduced traffic volume, with the development not causing wider issues to the existing road network.</p>	<p>blister islands, to be implemented on the approach to the intersection of Wattle Road and Windmill Avenue to reduce traffic speeds on the approach to the intersection and reduce the potential conflict at this intersection.</p>

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

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		<p>Avenue, Wattle Road, but to stagger Windmill Avenue as per Rapids and Karnet Road.</p> <p>Or alternatively, to make the new road adjacent to the existing Windmill Avenue a Cul-de-sac, with an Emergency Services only access. Our concerns are the right angled bend with as you stated "the risk of side swipe crashes", in close proximity to a proposed 4-way intersection in Windmill Avenue, Wattle Road, which as you stated has "potential conflict"</p>		
S Cooke IN21/1561	19.	<p>I, Steven Warren Cooke of 2 Coffey Road Serpentine, object to the subdivision of the above land.</p> <p>I have objected to this subdivision the last time it was put forward, now again I object on the same grounds.</p> <p>This Shire has proved subdivisions throughout the shire on land that during winter is water logged. Water then lays on the surface for long periods of time.</p> <p>I sent photos last time to the shire, (which I still have) of residents in the new development South of the Serpentine townsite, when during heavy rainfall they were pumping water from inside the property and over the road into a storm water drainage creek line.</p> <p>I also sent photos of flooded areas around house pads along Wright Road Serpentine and Kargotich Road Mundijong and properties at the southern end of Tonkin HYW Byford (Oakford).</p> <p>Almost all these properties are low lying with a degree of clay structured soils and in the past are flooded in winter, which is the same as the proposed above subdivision.</p>	LWMS addresses the issues of drainage, and all septic systems will need to comply state policy.	<p>Noted. A Site and Soil Evaluation in accordance with Australian Standard 1547 (AS/NZS 1547) will be required to be provided at subdivision stage to demonstrate the site capability in accordance with the Government Sewerage Policy.</p> <p>Include a new provision which states:</p> <p>‘A Site and Soil Evaluation in accordance with Australian Standard 1547 On-site domestic</p>

**NEW SUMMARY OF SUBMISSIONS**  
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**PA20/786 – Close: 28/01/2021**

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		<p>I have lived in this shire since 1997 and I have seen these areas that now currently developed subdivision flooded with water throughout winter.</p> <p>I have seen on Kargotich Road, water flooding over the road with the creek that runs into the Serpentine River completely overflowing as well.</p> <p>The above proposed subdivision also floods in some of the paddocks, lot 35, 36 that run my boundary and those that are between Miller and Walker Road, lots 33 and 32. There was a spoon drains install to try and drain excess water after very heavy rainfall events.</p> <p>My main concern is the type of sewerage systems approved for these subdivisions where the leach drains are sand pads laid on the surface of clay-based soils.</p> <p>When these properties are flooded, and water surrounds these sand pads, what happens to all the nutrients that are stored in these pads.</p> <p>My guess is, it will leach out and end up the surrounding waterways and then into our river systems.</p> <p>There are already huge studies into nutrients flowing into waterways and then into our river systems. That work is currently under study through FertCare Australia of which I am a credited advisor.</p> <p>Serpentine Golf View estate was one such estate with an Eco Max approved system that failed. It was well known the owner of these properties experienced huge problems with system overflow and leakages into the surround water and some were even pumping these systems into</p>		<p>wastewater management (AS/NZS 1547), in winter conditions, is required to be prepared to the satisfaction of the Shire of Serpentine Jarrahdale and provided at subdivision stage.'</p>

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment and Recommendation
		<p>the surrounding creek</p> <p>My daughter at the time was one of those residents who was having problems in their new house that was less than 12 months old and they had serious problems in the middle of winter.</p> <p>The shire was less than helpful and tried to evict her and her young family from the property because the system the shire approved failed and was leaking out on the surround ground.</p> <p>The shire also expected her to rectify the problem at her expense.</p> <p>Luckily for her, the late Don Randall took on the case and forced the shire to take some action against Eco max and they install a complete new and different system.</p> <p>I believe there is still on- going problems in that area, long with areas in Jarrahdale, I also believe there maybe even a class action against the shire.</p> <p>We have been lucky over the last years and rainfall certainly has not been as heavy or over longer periods of time, but it will come.</p> <p>So, I will have no objections if the Serpentine Jarrahdale Shire take full responsibility for any failures related to the Sewerage system that are approve for any more subdivision within the shire boundaries including the proposed subdivision.</p> <p>Take full responsibility for any environment impact caused by the flow of waste- water into our river systems that are directly related to run off from</p>		

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**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
**PA20/786 – Close: 28/01/2021**

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		<p>these subdivisions.</p> <p>I will need written acknowledgement of my concerns, also acknowledgement that Shire will take full responsibility for any environment issue and cost thereof, if this subdivision goes ahead.</p> <p>I will send a copy of this Objection of the above proposed subdivision to the local member of parliament and the Greens Party.</p>		
W & J Dexter IN21/2362	20.	<p>We, the owners and occupiers of 122 Wattle Road, Serpentine (shown as Lot 151 on your plan) would like to make formal comments on the proposed subdivision. Whilst we do not object to the amendment and subsequent subdivision of the two Lots mentioned, we do have some concerns with some of the detail.</p> <p>Our primary concern is with the placement of the access road which appears to be slightly to the West of our Western boundary. On a previous proposal in 2017 this access road was further to the East and was situated immediately opposite our home. We made formal objection at that time and still have the same concerns if the developer should move the access from the position shown on the current, (August 2020), plan. We enclose a copy of our submission from 2017 and request that, if approval is given to this latest submission, a condition be imposed that the access be as shown on the plan.</p> <p>We also note that the new proposal shows a second access road on Wattle Road opposite Windmill Road. This seems a much more suitable solution to the access problem and we wonder if the Western access is needed. The elimination of the Western access would have a traffic calming effect by forcing traffic coming North from the Utley Road direction to slow down and do a right turn and left turn before reaching Wattle Road.</p>	<p>N/A</p> <p>Two access points to Wattle Road provide dispersion of traffic, and also enable the two lots (subject of the application) to be</p>	<p>Noted. The location of roads within structure plans are to be given due regard at subdivision stage.</p> <p>Based on NBN Co mapping, NBN Fixed Wireless Technology is available to the area.</p> <p>The structure plan area is proposed to be serviced with reticulated scheme water.</p> <p>Amend to require the upgrade of Wattle Road and Utley Road to a local rural road</p>

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		<p>This should also suit the developers because they would only have to build one culvert over the existing land drain and not two.</p> <p>Other questions and concerns regarding the subdivision include:</p> <ul style="list-style-type: none"> <li>• Impact on a very slow internet speed - current speed varies from 0.1 mbps to 0.3 mbps.</li> <li>• Inability to receive the NBN. NBN technician informed us the present tower is not tall enough for us to receive a signal.</li> <li>• Will scheme water be brought down Wattle Road?</li> <li>• Will modifications be made to Wattle Road ie. be widened to accommodate the increasing traffic?</li> </ul>	<p>developed independently, being under two separate ownerships.</p> <ul style="list-style-type: none"> <li>• N/A</li> <li>• N/A</li> <li>• Scheme water is available to SP area.</li> <li>• Not require (TIA)</li> </ul>	<p>standard in accordance with the Western Australian Planning Commission (WAPC) and Institute of Public Works Engineering Australia (IPWEA) Local Government Guidelines for Subdivisional Development, with consideration of native vegetation retention.</p>
IN21/2542 RJ & SM Andrew	21.	<p>Lot 119 Utley Road, Salmon Bark Road</p> <p>I am opposed to this sub-division mainly because of water supply. If all blocks have scheme water connected, then I suppose the sub-division can go ahead. But if all blocks have to put a bore down with less winter rainfall and current bore levels dropping, it will be a disaster.</p>	<p>N/A</p> <p>(Though scheme water is available as per engineering servicing report)</p>	<p>Noted. The structure plan area is proposed to be serviced with reticulated scheme water.</p>
N. Weightman IN21/2643	22.	<p>152 Salmon Bark Road</p> <p>Our property backs on to the proposed development and we currently have a water easement at the back of our property. We would have concern if water from this many properties was to flow into our water easement. Does the council currently have a plan around this?</p>	<p>Pre and post development flows are to be maintained through the development process.</p>	<p>Noted. The proposed structure plan is accompanied by a Local Water Management Strategy (LWMS) which contains measures for the management of drainage.</p>



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**PA20/786 – Close: 28/01/2021**

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L Kirk & D Cole IN21/2702	23.	<p>Concerns on attached document. We request a meeting please to discuss further.</p> <p>We live directly to the west on 198 Utley Road, Serpentine. We currently have a number of concerns in regards to this submission, three of which are explained as follows</p> <p>1) Privacy. We purchased this block as we were under the understanding that all the properties surrounding us were zoned for agricultural purposes. We are directly impacted by 8 properties and our concerns include noise pollution, the visual aspect, and trespassing concerns on the back part of our block. These blocks are often purchased for business purpose, even though it is usually stated that their use is for personal use only. We understand there is a 6 metre Emergency Way between us but that is minimal and does not address any of our concerns. It is designated as a bridal path but that will unfortunately be open to off road motor bikes as well. The back half of the fence between our property is in very poor condition and needs replacing with a much higher, electrified fence to stop people from entering it. The front half which we replaced and paid for fully is electrified and now keeps the land owner's stock on his property.</p> <p>2) Fire Safety. We have a large property with the front half used for grazing and the back half natural bushland which we surround with firebreaks and add additional firebreaks within the bush land. Our concern is the properties to the east burning off and the use of off-road vehicles. Over the last two years the fire brigade has had to be called twice that I know of to properties on Salmon Bark directly to the east of this property with burn offs that have gotten away from them. The six metre access route is not sufficient and needs to be wider. It also</p>	<p>N/A</p> <p>(Properties back onto property so provide higher level of privacy that a public road interface)</p> <p>BMP addresses requirements for the site.</p>	<p>Noted.</p> <p>1. The subject land has been identified for Rural Residential purposes under the Western Australian Planning Commission's South Metropolitan Peel Sub-Regional Planning Framework and the Shire's Draft Local Planning Strategy and Rural Strategy. Development of structure plan area will be required to ensure an acceptable level of amenity is maintained.</p> <p>2. The proposed structure plan is accompanied by a Bushfire Management Plan for the site, which is required to be in accordance with the</p>

**NEW SUMMARY OF SUBMISSIONS**  
**Local Structure Plan – 154 (L9001) Utley Road / 103 (L9002) Wattle Road, Serpentine**  
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		<p>needs to be maintained correctly, unlike other access routes/bridal paths in the near vicinity and have gateways to stop motorbikes and other vehicles from using it. If our back area is lit by a spark from burn offs or off-road vehicles it will be uncontrollable.</p> <p>3) Water. We are very concerned as to what will happen to the water table with another 39 bores being put in.</p> <p>We would like to please request a meeting with the Shire and the developer to further discuss these concerns and answer the many questions we have. We have read the full proposal and there are a number of items we would like to please discuss. We are very concerned about fire safety, privacy and the visual/noise pollution.</p>	<p>Bore applications are able to be made by purchasers, and will be assessed</p> <p>The development will be connected to scheme water.</p>	<p>requirements of the Western Australian Planning Commission's Guidelines for Planning in Bushfire Prone Areas.</p> <p>3. The structure plan area is proposed to be serviced with reticulated scheme water.</p>
TTG Jess IN21/2802	24.	<p>Please find below support to the Proposed Local Structure Plan – Lot 9001 Utley Road and Lot 9002 Wattle Road, Serpentine. Conditional on the following plan and road network improvements.</p> <p><b>CONDITIONAL SUPPORT REQUIREMENTS</b></p> <p>Structural Plan to include;</p> <ul style="list-style-type: none"> <li>• Fibre Optic Access Points along Wattle Road to allow existing Lots to connected to broadband.</li> <li>• Scheme/ potable water access points to allow existing Lots along Wattle Road to connect</li> </ul> <p>Road Improvements</p> <ul style="list-style-type: none"> <li>• Walker and Wattle Road Pavement Widening – Increase pavement width from the intersection of Walker and Bushel Road to the intersection of</li> </ul>	<p>N/A</p> <p>N/A (not associated)</p> <p>N/A (not associated / or required by</p>	<p>Noted. The structure plan area is proposed to be serviced with reticulated scheme water.</p> <p>The upgrade of Walker Road is not associated with the proposed structure plan.</p> <p>Amend to require the upgrade of Wattle Road and Utley Road</p>

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		<p>Wattle and Hall Road.</p> <ul style="list-style-type: none"> <li>• 50 km/h Speed Limit - Increase and improve traffic speed signage along Wattle Road.</li> <li>• Intersection of Wattle and Windmill Road design change from 4-way intersection to a round-about with raise traffic control curbing and flag lighting. This will result in safer traffic flow where all approaching vehicles slow, prepare to stop and give way to avoid collisions.</li> <li>• Extend pedestrian footpath from the Intersection of Hall Road and Wattle Road to Intersection of Wattle and Walker Road</li> </ul>	<p>development) (Need and Nexus)</p> <p>N/A (not required by development) (Need and Nexus)</p> <p>Not necessitated by development (TIA) (Need and Nexus)</p> <p>N/A (not required by development) (Need and Nexus)</p>	<p>to a local rural road standard in accordance with the Western Australian Planning Commission (WAPC) and Institute of Public Works Engineering Australia (IPWEA) Local Government Guidelines for Subdivisional Development, with consideration of native vegetation retention.</p> <p>Amend to require local area traffic management devices, such as blister islands, to be implemented on the approach to the intersection of Wattle Road and Windmill Avenue to reduce traffic speeds on the approach to the intersection and reduce the potential conflict at this</p>

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				intersection.
R & P Lay IN21/2907	25.	Utley Road is a goat track now (and adjoining roads) another 39 houses using?? Bores – most households will require during summer. Ours is sucking air now (at maximum allowable depth. What will happen when all these households sink a bore?	Bore applications are able to be made by purchasers, and will be assessed  The development will be connected to scheme water.	Noted. The structure plan area is proposed to be serviced with reticulated scheme water.