

## SUMMARY OF SUBMISSIONS

## PA24/103 – Lot 820, 2489 South Western Highway, Serpentine - Serpentine Falls Park Home

## Proposed Alterations and Additions to Park Home

Submitter	Submitter Comments	Applicant Response	Officer Comment
Main Roads	<p>In response to correspondence received on 22 March 2024 please be advised Main Roads has no objections subject to the following conditions being imposed:</p> <p><b><u>Conditions</u></b></p> <ol style="list-style-type: none"> <li>1. The acoustic report (Architectural Acoustics – State Planning Policy 5.4) dated 29 September 2023, Revision A prepared by Gabriels Hearne Farrell is to be updated to address the following: <ol style="list-style-type: none"> <li>a) The noise assessment must refer to and comply with the latest version of SPP 5.4 – September 2019 – including compliance with the updated targets, methodologies, treatment requirements and 20-year planning horizon.</li> <li>b) “Day” and “night” need to be defined in accordance with SPP 5.4 definitions.</li> <li>c) The incorrect reference to Lot 701 in Section 1 of the noise report needs to be corrected to Lot 820.</li> <li>d) Noise modelling must include as inputs current and future vehicle counts, heavy vehicle percentages, vehicle speeds and road surfaces, in accordance with the latest version of SPP 5.4 and its Guidelines. These parameters must be included in the noise report.</li> <li>e) Contact Main Roads Transport Modelling Section to obtain the most up-to-date modelled traffic projections, to be used in the noise modelling, citing the contact name, reference number and date in the noise report. Use of assumed, default values of predicted traffic growth and associated future noise increases is not acceptable.</li> <li>f) Noise modelling and treatment recommendations must be presented for 2044, compliant with the latest SPP 5.4 requirement for a 20-year planning horizon.</li> </ol> </li> </ol> <p>The amended acoustic report is to be to the satisfaction of the Shire and implemented at all times for the duration of the development.</p>	<p>In response to the submission, an updated acoustic report has been provided to the Shire.</p> <ol style="list-style-type: none"> <li>1. As the Acoustic Report has been updated to address the matters detailed under requested points a) – f) under condition 1, the specific points under condition 1 are considered to be unnecessary. However the Applicant would accept a condition that requires the submission of an amended acoustic report to the satisfaction of the Shire and implemented at all times for the duration of the development.</li> </ol>	Noted.

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	<p><b><u>Justification for Condition</u></b></p> <p>To ensure the acoustic requirements are implemented in accordance with State Planning Policy 5.4 – Road and Rail Noise.</p> <p>2. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state:</p> <p>“The lot(s) are situated in the vicinity of a transport corridor and are currently affected, or may in the future be affected by transport noise.”</p> <p><b><u>Justification for Condition</u></b></p> <p>Notification of proximity to transport noise.</p> <p>Main Roads encourages local government in liaising with applicants to promote and capitalise on our pre-lodgement consultation service, prior to lodgement of planning proposals, especially where development plans involve land adjacent to or have the potential to impact on the State road network.</p> <p>Further information on the pre-lodgement consultation process can be found on Main Roads website at <a href="http://mainroads.wa.gov.au">mainroads.wa.gov.au</a> &gt; Technical &amp; Commercial &gt; Planning &amp; Development</p>	2. Condition accepted.	
Main Roads – Updated Submission	<p>In response to further correspondence received 8 May 2024 pertaining to an amended acoustic report and written justification, please be advised Main Roads has no objections to the development proposal subject to the following conditions being imposed:</p> <p><b><u>Conditions</u></b></p> <p>1. The acoustic report (Architectural Acoustics – State Planning Policy 5.4) dated 29 April 2024 (Revision B), prepared by Gabriels Hearne Farrell is to be updated to address the following:</p>	No response provided.	Noted.

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	<p>a) References to noise target, limit and margin in Section 2.1 of the noise report must be removed as these terms are associated with a superseded version of SPP 5.4.</p> <p>b) Noise modelling must include as inputs current and future vehicle counts, heavy vehicle percentages, vehicle speeds and road surfaces, in accordance with the latest version of SPP 5.4 and its Guidelines. These parameters must be included in the noise report. These parameters apply to existing roads. The conditions contributing to the measured noise from an existing road need to be known so that any future changes in these conditions can be compared to allow more accurate future noise predictions to be made.</p> <p>c) Contact Main Roads Transport Modelling Section to obtain the most up-to-date modelled traffic projections, to be used in the noise modelling, citing the contact name, reference number and date in the noise report. Use of assumed, default values of predicted traffic growth and associated future noise increases is not as reliable as using Main Roads' modelling data, does not take into account any future changes in road configuration, and is not acceptable.</p> <p>d) Noise modelling and treatment recommendations must be presented for 2044, compliant with the latest SPP 5.4 requirement for a 20-year planning horizon. This requires interpolating Main Roads' 2041 and 2046 traffic data to obtain a 2044 value.</p> <p>e) It is stated in Section 5.1 that "properties to the left of the red line are shown to exceed this 55 dB(A) criteria". Given the orientation of Image 03 in the report this must be corrected to "Properties beneath the red line are shown to exceed this 55 dB(A) criteria".</p> <p>f) Recommended Quiet House Packages do not match those in the SPP 5.4 Guidelines - this must be corrected:</p> <ul style="list-style-type: none"> <li>• Quiet House Package A applies to noise exceeding the target by 1-3 dB, not 1-4 dB as shown in Sections 5.2 and 5.3 of the noise report.</li> </ul>		

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	<ul style="list-style-type: none"> <li>• Quiet House Package B applies to noise exceeding the target by 4-7 dB, not 4-8 dB as shown in Sections 5.2 and 5.3 of the noise report.</li> <li>• The amended acoustic report is to be to the satisfaction of the Shire and implemented at all times for the duration of the development.</li> </ul> <p>The amended acoustic report is to be to the satisfaction of the Shire and implemented at all times for the duration of the development.</p> <p><u>Justification for Condition</u></p> <p>To ensure the acoustic requirements are implemented in accordance with State Planning Policy 5.4 – Road and Rail Noise.</p> <p>2. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state:</p> <p>“The lots are situated in the vicinity of a transport corridor and are currently affected, or may in the future be affected by transport noise.”</p> <p><u>Justification for Condition</u></p> <p>Notification of proximity to transport noise.</p>		
DWER	<p>The Department has identified that the proposed alterations and additions to the Serpentine Park Home and Tourist Village has the potential to impact upon environment and water resource values and management. In principle the Department does not object to the proposal however key issues, recommendations and advice are provided below and these matters should be addressed.</p> <p><b>Issue</b></p> <p>Government Sewerage Policy</p> <p><b>Advice</b></p>	<p>The application proposes to utilise the existing effluent disposal system. A capacity assessment has been conducted on the existing Septics and Ponds (providing the secondary treatment) where the conclusion is the existing system has the capacity to treat the Hydraulic load for the current and proposed development prior to spray</p>	Noted.

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	<p>In accordance with the Government Sewerage Policy (GSP) (Government of Western Australia, 2019) and draft State Planning Policy 2.9 – Planning for Water (WAPC, 2021), the subject land is located within a sewage sensitive area. As this land is not connected to reticulated sewerage infrastructure, future development must adhere to the aforementioned policies, including the requirement for a secondary treatment system with nutrient removal and setback requirements.</p> <p>The Department recommends that the proposed 37 lots in the north-west section of the Village be connected to an ATU system. The ATU and irrigation pad should meet the following GSP requirements:</p> <ul style="list-style-type: none"> <li>• Not located within any area subject to inundation and/or flooding in a 10% Annual Exceedance Probably (AEP) rainfall event.</li> <li>• Located at least 100m from drainage systems that discharge directly into a waterway or significant wetland.</li> <li>• The irrigation discharge point should be at least 1.5m above the highest groundwater level in sewage sensitive areas. The Department’s Lower Serpentine Region Groundwater Study indicates the historical local Maximum Groundwater Level (MGL) is approximately 32 m AHD in the north of the lot and approximately 33 m AHD in the south of the lot.</li> </ul> <p>The Department also recommends that the existing wastewater lagoons be upgraded to incorporate an impermeable base layer to reduce the risk of groundwater contamination.</p> <p>The Shire of Serpentine Jarrahdale should also refer the development application to the Department of Health for assessment.</p> <p><b>Issue</b></p> <p>Native Vegetation Regulation</p>	<p>irrigation disposal. The review has outlined the following improvements on the existing system :-</p> <ul style="list-style-type: none"> <li>• Tertiary and Secondary Ponds to be cleaned / excavated and clay lined to prevent infiltration of effluent.</li> <li>• Overflow pond to be cleaned and extended to increase storage capacity.</li> <li>• Review if lining of overflow point would be required, subject to a risk assessment of effluent quality.</li> <li>• Installation of a new Chlorination unit and effluent irrigation field approx. 6000m2</li> <li>• Realign existing development stormwater basin and bunding to provide buffers and clearances to waterways.</li> </ul> <p>The applicant would accept conditions being imposed on the development approval requiring the effluent disposal system to be upgraded in accordance with the recommendations noted above.</p>	

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	<p><b>Advice</b></p> <p>Under section 51C of the Environmental Protection Act 1986 (EP Act), clearing of native vegetation is an offence unless:</p> <ul style="list-style-type: none"> <li>• it is undertaken under the authority of a clearing permit</li> <li>• it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required</li> <li>• the clearing is subject to an exemption</li> </ul> <p>Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (the Clearing Regulations).</p> <p>Based on the information provided, the proposal is not likely to be exempt from the requirement for a clearing permit given the riparian nature of the vegetation. A clearing permit is required.</p> <p>The Department has not received a clearing permit application for this proposal. Application forms are available from <a href="https://www.wa.gov.au/service/environment/environment-information-services/clearing-permit-forms">https://www.wa.gov.au/service/environment/environment-information-services/clearing-permit-forms</a></p> <p>Additional information on how to apply for a clearing permit is available from Clearing permit forms   Western Australian Government (<a href="http://www.wa.gov.au">www.wa.gov.au</a>)</p> <p>. Information regarding clearing permit fees can be found here: Clearing fees – frequently asked questions   Western Australian Government (<a href="http://www.wa.gov.au">www.wa.gov.au</a>)</p>	<p>The Applicant would also accept a condition on the development approval that the upgrades to the effluent disposal system required are to be approved by the Shire and/or Department of Health prior to a building permit being issued for any new park homes that are the subject of this approval.</p> <p>The Applicant would accept a condition that the existing Effluent lagoons referred to as Pond 1 and Pond 2 are to be clay lined to prevent infiltration to the satisfaction of the statutory bodies, prior to the occupation of any of the park homes that are the subject of this approval for park home sites.</p> <p>The Applicant acknowledges the advice of DWER that the proposal is not likely to be exempt from obtaining a Clearing Permit. The applicant will liaise directly with DWER and if a clearing permit is required, the applicant acknowledges that removal of any vegetation cannot occur until a Clearing Permit is issued.</p>	

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	<p>If further clarification is required, please contact the Department's Native Vegetation Regulation section by email (admin.nvp@dwer.wa.gov.au) or by telephone (6364 7098).</p> <p>Where the Department has a statutory role, planning applications should be considered prior to the Department issuing any relevant permits, licenses and/or approvals.</p> <p>In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed</p>	<p>The applicant would accept an advice note outlining that applicant is to liaise directly with DWER in relation to whether a clearing permit is required.</p>	
DFES	<p>I refer to your email dated 21 March 2024 regarding the submission of a Bushfire Management Plan (BMP) (Version 1), prepared by Bushfire Prone Planning and dated 15 August 2023, for the above development application (DA). The BMP is accompanied by a Planning Report from the proponent dated February 2024 for the above development application.</p> <p>This advice relates only to State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.</p> <p><b><u>Assessment</u></b></p> <ul style="list-style-type: none"> <li>DFES acknowledge that the site currently operates as a Caravan Park and Park Home Park and that the development application seeks to change the use from Caravan Park to Park Home Park by establishing 40 park home sites in lieu of the caravan sites.</li> </ul>	<p>In response to the matters raised in the submission by DFES, the Applicant has provided the Shire with an updated Bushfire Management Plan.</p> <p>The Applicant would accept a condition that requires an updated Bushfire Management Plan that addresses the matters raised by DFES to be submitted and approved by the Shire of Serpentine Jarrahdale prior to the commencement of development and implemented at all times for the duration of the development .In addition, the applicant would accept a condition to require a Section 70a Notification be placed on the title prior to occupation of the new park home sites, with</p>	Noted.

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	<ul style="list-style-type: none"> <li>• The decision maker has confirmed this to be intensification of development and the application of SPP 3.7 is triggered.</li> <li>• Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.</li> </ul>	<p>such notification stating that the property is located within a bushfire prone area and any future development on it is subject to the requirements stipulated under the approved Bushfire Management Plan.</p>	

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1. Policy Measure 6.5 a) Preparation of a BAL contour map

Issue	Assessment	Action
Vegetation classification	<p>Evidence to support the exclusion of Area 2 as managed to low threat in accordance with AS3959 is required.</p> <p>The post development vegetation classification map has excluded a large area of Class A Forest. This appears to have foliage cover in excess of 15% which would not meet the APZ requirements of Schedule 1 of the Guidelines. There is insufficient photographic evidence to support the exclusion of this area in its entirety.</p> <p>It is unclear due to the exclusion of the vegetation in the vegetation classification map whether the BMP is stating that this area already meets the APZ requirements or whether modification is required to achieve the APZ standard.</p> <p>The Landscape Master Plan dated October 2023 shows landscaping of the site along the western boundary. The vegetation classification at maturity has not been considered in this BMP.</p>	Modification to BMP required.
Vegetation Exclusion	<p>Evidence to support the exclusion of the South Western Highway and Falls Road reserves as managed to low threat in accordance with AS3959 is required.</p> <p>Specifically, images 24, 29 and 33 provided do not support the classification of 'managed to low threat'.</p> <p>Evidence has not been provided to validate management of the reserve by the responsible authority.</p> <p>Alternatively, the vegetation should be classified as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	<p>Clarification required.</p> <p>The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.</p>
BAL Contour Map	<p>Table B1.1 is a copy of the separation distances as found in Table 2.5 of AS3935, it doesn't provide any value. Table B1.1 should be updated to state the highest BAL impact for each vegetation plot on development areas, in particular from Area 2 which could result in a BAL rating higher than BAL-29.</p>	Modification to the BMP is required.
Administrative comments	<p>The Photo ID table refers to photo 3 being in Area 1 but it is shown in Area 4 in the Existing Vegetation Classification map (Figure 3.1).</p>	

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	<p style="text-align: center;"><b>2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria</b></p> <table border="1" data-bbox="383 405 1312 560"> <thead> <tr> <th>Element</th> <th>Assessment</th> <th>Action</th> </tr> </thead> <tbody> <tr> <td>Location, and Siting &amp; Design</td> <td>A1.1 &amp; A2.1 – not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in the above table.</td> <td>Modification to the BMP required.</td> </tr> </tbody> </table> <p><b><u>Recommendation – compliance with acceptable solutions not demonstrated – modifications required</u></b></p> <p>It is critical the bushfire management measures within the BMP are refined to ensure they are accurate and can be implemented to reduce the vulnerability of the development to bushfire. The proposed development has not demonstrated compliance to the following:</p> <ol style="list-style-type: none"> <li>1. Element 1: Location, and</li> <li style="padding-left: 40px;">Element 2: Siting and Design,</li> </ol> <p>If you require further information, please contact Felicitas Dhliwayo – Land Use Planning Officer on telephone number 9395 9561.</p>	Element	Assessment	Action	Location, and Siting & Design	A1.1 & A2.1 – not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in the above table.	Modification to the BMP required.		
Element	Assessment	Action							
Location, and Siting & Design	A1.1 & A2.1 – not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in the above table.	Modification to the BMP required.							
Department of Health	<p>Thank you for your letter of 21 March 2024, requesting comments from the Department of Health (DoH) on the above proposal.</p> <p>In accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974, approval is required for any on-site wastewater treatment processes. Application for approval information can be downloaded from:</p> <p><a href="https://ww2.health.wa.gov.au/Articles/A_E/Apply-to-install-a-wastewater-system">https://ww2.health.wa.gov.au/Articles/A_E/Apply-to-install-a-wastewater-system</a></p> <p>Should any change in use of the premises occur that affects the wastewater volume, a new application to construct or install an apparatus for the treatment of sewage will need to be submitted to the local government.</p>	<p>The Applicant acknowledges the requirement to seek approval for any on site waste water treatment processes and would accept an advice note reflecting the comments from the Department of Health.</p>	<p>Noted.</p>						

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	<p>All drinking water provided on site, especially relating to a food premises or food production, must meet the health-related requirements the Australian Drinking Water Quality Guidelines 2011.</p> <p>Should you have any queries or require further information please contact Vic Andrich on 9222 2000 or <a href="mailto:eh.eSubmissions@health.wa.gov.au">eh.eSubmissions@health.wa.gov.au</a></p>		
Water Corporation	<p>Thank you for your email dated 21st March 2024. Water Corporation offers the following comments regarding this proposal.</p> <p><b><u>Water</u></b></p> <p>Reticulated water is available to the subject lot. A water connection (meter) is currently connected. However the existing water scheme does not currently have the capacity to serve the additional park homes proposed during peak demand times. There is a plan to have a booster pump installed on the water main that services the subject lot by the end of 2028. However, if the development takes place prior to the beginning of 2029 it is recommended that onsite precautions are taken to provide the park homes with continual supply, in the way of private onsite booster pump or perhaps holding tanks. A private plumbing consultant should be engaged to determine the subject site requirements.</p> <p><b><u>Approval for works</u></b></p> <p>Any works carried out in proximity to our Assets must receive prior approval by applying for an <a href="https://www.watercorporation.com.au/Developing-and-building/Working-near-assets/Approval-for-works/Apply-for-approval-to-work-near-our-assets">https://www.watercorporation.com.au/Developing-and-building/Working-near-assets/Approval-for-works/Apply-for-approval-to-work-near-our-assets</a> (APRA) To assess whether the proposed development will require and APRA details of the Prescribed Proximities and relevant legislation are available in our <a href="https://pw-cdn.watercorporation.com.au/-/media/WaterCorp/Documents/Developing-and-Building/Working-near-assets/Technical-guidelines-working-near-our-assets.pdf?rev=a77aa6c2dc5b4d33892a7dfd7a02c791&amp;hash=341538027439C6ACA42E74A8920B6859">https://pw-cdn.watercorporation.com.au/-/media/WaterCorp/Documents/Developing-and-Building/Working-near-assets/Technical-guidelines-working-near-our-assets.pdf?rev=a77aa6c2dc5b4d33892a7dfd7a02c791&amp;hash=341538027439C6ACA42E74A8920B6859</a> .</p>	No response provided.	Noted.

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	<p><b><u>Building Approval Application</u></b></p> <p>Prior to construction commencing, the land owner is required to submit an Additions/Alteration Application by using our online portal <a href="https://buildernet.watercorporation.com.au/bn/StartPage.do">https://buildernet.watercorporation.com.au/bn/StartPage.do</a> . Attachments required for approval will include:</p> <ul style="list-style-type: none"> <li>• Final construction site &amp; architectural floor plans</li> <li>• Hydraulics - water</li> </ul> <p>The information provided above is subject to review and may change, if the proposal has not proceeded within the next 12 months, please contact us to confirm that this information is still valid.</p> <p>Please provide the above comments to the landowner, developer and/or their representative. Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact me.</p>		
1.	<p>I have been a resident of Serpentine Park Home Village (now called Serpentine Lifestyle Village) since 15/11/1999.</p> <p>Firstly I, and many other park residents, are very disappointed with Tasman for not providing us with any information about this proposed development which would affect our lives.</p> <p>I have looked through the development application – all 157 pages! – and make the following comments:</p> <p>1. Number of park homes</p> <p>The application states several times that there are 94 homes presently in the park. There are actually 107 – as can be confirmed from the park plans in the application. It amazes me that an application prepared by an “expert” could immediately make such a basic mistake. This “mistake” seems to flow through to other parts of the application.</p>	<p>1. The application is for 40 additional park home sites as outlined in the planning report. It is noted that the traffic and planning reports incorrectly states that the site presently accommodates 94 home sites and there are in fact 104 homesites. An updated transport impact statement report has been provided to the Shire, noting that the increase in homesites does not result in any changes to the conclusions or recommendations of the traffic report.</p>	<p>Thank you for your submission. The concerns and matters raised have been considered in the Officer report.</p>

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	<p>2. Wastewater Treatment</p> <p>The application has about 30 pages dedicated to this subject with reams of data etc.</p> <p>The situation is extremely simple. At present effluent passes through septic tanks, where solid waste is collected, the liquid effluent is then pumped into an open pond – end of story!</p> <p>Attached is a copy of an actual report prepared by Porter Consulting in December 2013, that formed part of an application to the council to expand the park. A number of sections of this report are highlighted.</p> <p>As stated in the numerous reports the “treatment” part of the system has never been installed. Porter’s attached report concludes seepage is playing a big factor and health authorities may not accept that level of seepage of effluent into the environment.</p> <p>Attached are photos of the second and third pond in October 2021 – full to the top, as happens most winters. They dry out completely in summer.</p> <p>Can someone please then explain why the main pond, which receives the same amount of rain PLUS many thousands of litres of effluent NEVER gets to over flow? Obviously, it means Porter Consulting were correct in that effluent must be seeping into the ground. I wonder why they never voiced this opinion this time?</p> <p>3. Fire Hoses</p> <p>The proposal contains an extensive section on bushfires – but does not address the current worrying situation.</p> <p>Attached is a report from Fire &amp; Safety from 4 years ago. This is an annual inspection &amp; I caught up with the inspector at his next inspection. I referred to the</p>	<p>2. The submission refers to a report from 2013, the report attached to the application is dated 2019 and is considered to be more up to date. The 2019 report states that “the current effluent disposal system appears to be operating within accepted design parameters” (Page 4) and “The system has capacity to receive additional flows with the possible expansion of the village population to approximately 477 persons from its current maximum population of 309 persons” (Page 7).</p> <p>The Applicant accepts a condition that the existing effluent Ponds 1 and 2 are to be upgraded to be clay lined to prevent infiltration disposal within the ponds to the satisfaction of the Shire of Serpentine Jarrahdale prior to the occupation of any of the park homes on the park home sites subject of this approval.</p> <p>3. Fire hoses are subject of separate legislation and not a matter relevant to the determination of this application. Notwithstanding, the owner has confirmed with the fire consultant</p>	

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	<p>“Year of Manufacture” shown on the report and asked him if that meant the hose had not been changed since that date. The inspector said “yes” – meaning the park had fire hoses 20 to 30 years hold. From observation, these fire hoses have never been changed or ever used. Testing is done by turning the water on and if the hose does not leak, it’s OK! Residents are concerned how these very old hoses will cope if there ever is an actual fire.</p> <p>4. Office &amp; Mail Boxes</p> <p>The proposed plan neither shows nor mentions either of these points – simply notes a “temporary” sales office. We currently have an office where residents can pay rent &amp; other bills. There are also mail boxes for all of the current 107 homes – mounted on the carport wall of the office building, where they are convenient for both the Australia Post contractor to deliver the mail, and for residents to collect it. This building will be demolished if the proposed plan is approved. What is proposed for these facilities in the future, should the development proceed?</p> <p>5. Caravan &amp; Boat Storage</p> <p>It is common for residents for park home villages to have caravans or boats – which are unable to be stored on their site. We currently have 2 areas for such storage – but there is no provision made on the proposed plan. This means current residents will need to store caravans and boats off site, which is obviously unreasonable and unacceptable.</p> <p>6. Visitor Bays</p> <p>The proposal states the additional 40 homes will require 10 visitor. Presumably, this means the current 107 homes require some 25 visitor bays. We don’t have this many now – and what we have will be come home sites under the proposal – leaving us with nil.</p>	<p>that at their last inspection, the fire hose reels met the relevant Australian Standard.</p> <p>4. It is proposed to relocate mail boxes to the communal recreation building.</p> <p>5. There is no requirement to provide caravan and/or boat storage under the planning legislation. This is a matter between the occupants and the owner and is not relevant to the planning application. The matter of caravan and boat parking will be considered by Tasman separate to determination of this application.</p> <p>6. The Scheme requires one visitor bay per 20 sites and therefore provision of 10 bays satisfies the visitor bay parking requirement or the whole site including the existing home sites.</p>	

## SUMMARY OF SUBMISSIONS

## PA24/103 – Lot 820, 2489 South Western Highway, Serpentine - Serpentine Falls Park Home

## Proposed Alterations and Additions to Park Home

Submitter	Submitter Comments	Applicant Response	Officer Comment
	<p>7. Dust</p> <p>The proposed development will require extensive earthworks over a lengthy period – and the area may remain “bare dirt” for some time after. A number of our elderly residents who live adjacent to the proposed development have breathing problems and are concerned about dust from the development.</p> <p>8. Trees and gardens</p> <p>The proposed development requires the removal/destruction of a number of mature trees and a large garden area. They are a major part of what makes this park what it is. Their removal will destroy one of the major attractions that influenced many of our residents to move here.</p> <p>9. Solar Power</p> <p>At the moment installation of solar panel systems to residents homes is restricted (about 30 homes have systems and no more are allowed.) There is no mention of this in the proposal, but it must be assumed that people wishing to move to these new home sites may require such systems. If this cannot be provided, “sales” of the new homes will suffer. In addition, existing residents would need to be allowed to install solar power systems at the same time – or even before any new residents.</p> <p>I don't believe the proposed development should be approved in its present form. There is misleading or incomplete information in many areas, and the proposed development will adversely affect the present residents of the park.</p>	<p>7. Construction would be undertaken in compliance with the requirements of the Shire and would include measures to minimise dust.</p> <p>8. The application proposes a number of new trees to replace those that are to be removed.</p> <p>9. There is no requirement to provide solar power to each individual home site. Future residents would need to liaise directly with the landowner and seek approval should they wish to install solar.</p>	
2.	<p>I believe there is little need for a bowling green. The park would be better off by replacing the current small domestic pool with a 4 lane pool. This would have 2 walking lanes and 2 swimming lanes. The elderly within the village need this for mobility reasons and better health.</p>	<p>The requested larger pool is not subject of this application, but will be considered by Tasman separate to determination of this application.</p>	<p>Thank you for your submission. The concerns and matters raised have been</p>

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	<p>The village needs a lot of work prior to Tasman trying to enhance their profits.</p> <ol style="list-style-type: none"> <li>1. The interior road need upgrading as they are the original surfaces.</li> <li>2. Power metres in Stage 1 are on poles like a caravan park, they should be relocated to the homes as some are located in other residents yards.</li> <li>3. When the rains come in winter there are several homes within the village have flooding. Some homes have their outside pavers being moved because of the flooding and poor water piping throughout the village.</li> <li>4. Rabbit infestation needs serious attention as they are destroying plants and borrowing under homes and driveways.</li> <li>5. The domestic pool is not the right size for a residential park. With an over 45s park there needs to be a larger pool that can handle walking lanes and swimming lanes. The elderly need this for the multiple knee and hip replacements.</li> </ol> <p>There are more and other residents will submit theirs as well. This was a beautiful village and maintained by management outside the Residents rented land and by the Residents on the land they rent.</p> <p>Please consider this submission and others within the village as we live here and recognise and have to put up with the situations that need to be rectified prior to enhancements for new homes.</p>	<p>The matters raised in this submission are not relevant to determination of this application, but will be considered by Tasman separate to determination of this application.</p>	<p>considered in the Officer report.</p> <p>Thank you for your submission. The concerns and matters raised have been considered in the Officer report.</p>
3	<p>The facilities here in the Village are few. The infrastructure here is already in adequate, adding more homes is only going to make less to go round. Eg. the swimming pool is just a domestic size and unsuitable for elderly people who need to use it for exercise. It is too deep to use as a walking pool. There was no mention</p>	<p>The matters raised in this submission are not relevant to determination of this application, but will be considered by Tasman</p>	<p>Thank you for your submission. The concerns and matters raised have been</p>

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	<p>of adding more facilities to accommodate all the extra residents apart from a bowling green. Tasman struggle to look after the village as it is.</p> <p>The standards have dropped since Tasman took over. I feel that strict controls and stipulations need to be put in place to force the owners to maintain standards and facilities in line with other Lifestyle villages.</p>	<p>separate to determination of this application.</p>	<p>considered in the Officer report.</p>
	<p>This is the 2nd time I have started the survey.</p> <p>I want to add that The foot paths and crossings mentioned on the plans are almost impossible for elderly people to navigate. With more elderly it will become dangerous.</p> <p>The speed limit along the stretch of Southwestern Highway is 80k approaching on a bend where the bridge is. There are numerous Speeding Vehicles including large trucks and semi-trailers that do not slow down coming over the bridge. Would suggest lowering the speed limit and erecting signs warning traffic about elderly people trying to cross the highway.</p> <p>The sewage system is not coping well with the effluent. The system needs to be replaced or upgraded.</p> <p>The water pipes in the village are very old and frequently burst causing us to have the water cut off quite often. All these things plus more need to be addressed before any more home go in.</p> <p>Please add this to my first submission.</p>	<p>The suggestion to lower the speed limit along South Western Highway is a matter that is outside the scope of determination of this application and could be considered by the Shire separate to this application.</p> <p>In regard to effluent disposal, the report accompanying the application states that “the current effluent disposal system appears to be operating within accepted design parameters” (Page 4) and “The system has capacity to receive additional flows ...” (Page 7).</p> <p>The Applicant accepts a condition that the existing Ponds 1 and 2 are to be upgraded to be clay lined to prevent infiltration within ponds to the satisfaction of the Shire of Serpentine Jarrahdale prior to the occupation of any of the home sites subject of this approval.</p>	<p>Thank you for your submission. The concerns and matters raised have been considered in the Officer report.</p>

## SUMMARY OF SUBMISSIONS

## PA24/103 – Lot 820, 2489 South Western Highway, Serpentine - Serpentine Falls Park Home

## Proposed Alterations and Additions to Park Home

Submitter	Submitter Comments	Applicant Response	Officer Comment
		The status of the internal water reticulation system is not relevant to determination of this application. The concerns will be considered by Tasman separate to determination of this application	
4.	More people means less pool to use as pool very inadequate for so many people. Need lap pool and walking pool for residents well-being. I feel a pool would be used way more than a bowling green. Club very undersized for so many people. It's limited numbers now at big events like Xmas. It's feeling a bit crammed in..	The requested larger pool is not subject of this application, but will be considered by Tasman separate to determination of this application.	Thank you for your submission. The concerns and matters raised have been considered in the Officer report.
	Consider the amount of new homes and by the looks of hardly any yard on them and consider the age of people who might have a dog that needs exercise. Desperately need to have a dog park but do not see one on the plan.  If you are calling this a lifestyle village seems to be little in the park proposal for any outside activities at all apart from bowling green which targets only a small amount of people.  If you want to sell the future homes need more diversity in this park.	The park home sites proposed in this application are sites only and the future residents can choose from a number of floor plans, allowing for diversity of park homes.	Thank you for your submission. The concerns and matters raised have been considered in the Officer report.
5.	In the last 2 years, my house has had back up of sewage running through my carport x3 very unhygienic.  Also on 8 January 2024, a water pipe (not mine) burst and flooded the underneath and undermined one of the supports of my house.  Leak was fixed and two bags of sand to fill the hole(not compacted) Also doesn't seem to be any storage area for caravans, motorhomes, trailers or boats. We currently have storage space.	The maintenance matters are noted and any maintenance matter is dealt with directly by the Park Manager: The status of the internal water reticulation system is not relevant to determination of this application. The comments will be considered by Tasman	Thank you for your submission. The concerns and matters raised have been considered in the Officer report.

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		<p>separate to determination of this application</p> <p>There is no requirement to provide caravan and/or boat storage. This is a matter between the occupants and the owner and is not relevant to the planning application, but will be considered by Tasman, separate to this application.</p>	
6.	<p>A reminder that the village has mostly 70+ aged residents, many with physical health conditions.</p> <p>Visitor Parking is a far distance for visitors to walk to the far end of the park.</p> <p>No mention of the pool being re-sited or changed for the increased number of residents.</p> <p>I totally disagree with the road assessment. The elderly age of the villagers needs to be taken into account. Gopher users and walkers are the main users. They must cross the South Western Highway via Falls Road. While the speed limit is 80km/hr, vehicles are often faster than this, visibility is not good because of vehicle speed, curve in the road and the ability of the people crossing the highway to race across it, and to put it politely, it is scary. Once across the road, the only way to traverse Karnup Road is to cross near the T-junction. I don't know what date this survey was taken, however, in the past year, there appears to be an increase of traffic, there are many heavy vehicles using Karnup Road. When the road is busy, vehicles are lined up at the T-junction. Pedestrians must either choose to walk/ride between the waiting vehicles or wait. Another hazard arises when vehicles turn right into Karnup Road from the Highway. As they turn, they accelerate and may not see the pedestrian/ gopher user until in the turn. The pedestrian has the same problem seeing them. There are many comments about taking your life in your hands just going to see the doctors or shop locally. The path to the Serpentine</p>	<p>The Scheme does not have specific carparking development standards for a Park Home Park land use. However a comparable land use is a caravan park, which requires one bay per site. Many of the existing park homes have parking for two vehicles, far exceeding the parking required, with the ability to accommodate a visitor parking bay on many of the sites.</p> <p>The matter of the speed limit on South Western Highway and the status of existing paths beyond the boundary of this subject site are matters that are outside the scope of determination of this application and could be considered by the Shire separate to this application.</p>	<p>Thank you for your submission. The concerns and matters raised have been considered in the Officer report.</p>

### SUMMARY OF SUBMISSIONS

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	<p>township is bitumen, old and uneven. In town, gopher users must ride on the road because the curbs are too high for the gophers to use, the curbs need bevelled. Crossing the main Street safely needs to be reviewed also.</p> <p>Waste management will be resolved when every house has a recycling bin.</p> <p>There has been an agreement between Management and the retired Resident Liaison Committee that a dog park would be provided. There is no mention of this in the current plan.</p> <p>The rail project sound great. Thank you for this opportunity to provide feedback.</p>	<p>Noted that waste management strategy is supported.</p> <p>The request for a dog park is not subject of this application, but will be considered by Tasman separate to determination of this application.</p>	
7.	<p>Our main concern is as follows:</p> <p>If the hills catch fire during the summer months, only having one entrance/exit would result in mayhem with-out going vehicles. Surely for safety factors (plus common sense) the park would need another entrance to have a safe exit plan.</p>	<p>The Bushfire Management Plan details an alternative emergency exit being the exit direct to Falls Road.</p>	<p>Thank you for your submission. The concerns and matters raised have been considered in the Officer report.</p>
8.	<ol style="list-style-type: none"> <li>1. Lifestyle amenities such as swimming pool and club house will not appropriately cover a population of 200 people. No amendments have been made to upgrade these activities. Even now the pool is far too small for the people that use it now.</li> <li>2. We have constant water and drainage problems in the park now, but will increase with extra homes being built in park.</li> <li>3. The power supply is inappropriate for the amount of homes that are in the park now. It needs upgrading. At present only a few home owners can have solar panels systems because the power supply is too small causing regular power outages now in the park.</li> </ol>	<ol style="list-style-type: none"> <li>1. The requested larger pool is not subject of this application, but will be considered by Tasman separate to determination of this application.</li> <li>2. The submitter should contact the Park Manager direct in regard to any water or drainage matters.</li> <li>3. Power will be provided in accordance with the relevant legislation.</li> <li>4. Construction would be undertaken in compliance with the</li> </ol>	<p>Thank you for your submission. The concerns and matters raised have been considered in the Officer report.</p>

**SUMMARY OF SUBMISSIONS****PA24/103 – Lot 820, 2489 South Western Highway, Serpentine - Serpentine Falls Park Home****Proposed Alterations and Additions to Park Home**

<b>Submitter</b>	<b>Submitter Comments</b>	<b>Applicant Response</b>	<b>Officer Comment</b>
	4. The area is extremely windy and dusty now with further excavation and building the area will be extremely hard to live in. With elderly people who have lung and breathing problems will be very high risk.	requirements of the Shire and would include measures to minimise dust.	