

Gidgegannup Progress Association (Inc.)

Working with the Community – For the Community

c/o 1137 Reen Road,
Gidgegannup 6083.
Tel.: 08 9574 7065

gpa@gidgenet.com.au

Your Ref.: ODP-157

2nd December, 2006

M.J. Foley,
Chief Executive Officer,
City of Swan,
P.O. Box 196,
Midland 6936.

Dear Mr. Foley,

Re.: Proposed Outline Development Plan – Lots 1, 55, 150 Toodyay Road and Lot 151 Stoneville Road, Gidgegannup

The above ODP was tabled at the GPA meeting of 22nd November, 2006 and it was moved and carried that the Association object to this ODP in its present form on the following grounds:

- This land is in close proximity to a long standing family business of an Egg producing farm. We understand that there is a required 500m. buffer zone around this farm. We do not want this business affected in the future in having to implement additional measures because dwellings have been built within this buffer zone. This could impact on the business both financially and in not being able to utilize all its land.
- It appears from the plan submitted that access is directly on to Stoneville and Toodyay Road from some of the proposed blocks. A feeder road to provide access to the blocks, having one entrance on Stoneville Road, at a reasonable distance from the junction with Toodyay Road would be desirable.
- Modification may be needed to the Stoneville Road/Toodyay Road junction.
- The access from Pasture Place and then to Stoneville Road will provide another “short cut” for traffic from Stoneville to Midland. Complaints have already been received from residents that this is happening on Lakeview Drive.
- The roads are straight and unattractive not following the “curving” lines of other roads in adjacent subdivisions – this assists with traffic slowing.

- What traffic impact will there be on residents of Pasture Place, Lakeview Drive and Country Road
- The design of the subdivision is on a grid pattern, which is most unattractive and takes no account of vegetation, ridges or water courses.
- There appears to be no provision for a fire break around the sub division.
- Although it is noted that “all areas outside building envelopes are tree preservation areas” this has not been taken into account on some of the blocks. Some blocks which do not have a lot of vegetation have the building envelope right on top of existing trees. This is obvious from an overlay of the sub division design on a Google map.
- The area is quite heavily vegetated in the North East Corner and the Southern third of the block. It would be desirable to retain all vegetation on the perimeters of the proposed sub-division, for visual amenity and to make a sound barrier for residents. Also to retain all vegetation within the sub division.
- The building envelopes largely seem to be next door to each other and it would be preferable if they were staggered to preserve amenity. The envelopes should be situated so as to be solar passive.
- No public open space has been provided – this would be an ideal opportunity to provide a play/recreation/park area for this and the surrounding subdivisions west of Stoneville Road.
- Domestic Water will be provided by tanks, but as 2 ha blocks are not normally permitted dams except for agricultural purposes, these blocks will possibly need bores for fire fighting purposes and gardens. Has any report been made on the extent of the underground water in this area.
- Subdivisions, businesses and properties in Gidgegannup and particularly along the Toodyay Road are experiencing a high number of power outages, resulting in significant loss of business and inconvenience. A further 34 dwellings on this grid could only make this situation worse. Western Power needs to carry out upgrading to its power provision in this area.
- The land lines for telecommunications in Gidgegannup are also not coping well and there have been many complaints that pairing has resulted in limited broadband access. Telstra need to make provision for extra users.
- Provision of Bio systems and greywater systems should also be examined in this subdivision, as should the provision of solar panels in the housing design.

The Gidgegannup community supports subdivision into 2 ha lots but feels that every effort should be made for them to be as sustainable and attractive as possible – this is the only way an area such as this can develop without having too large an impact on the existing population and the environment.

Yours sincerely,

Sally Block

cc.: Cr. Steve Croy