

Item 4D contd/10

5.0 PLANNING SERVICE REPORT

A summary of the main objections and responses to these concerns are provided below:

Point 1

Small lots inappropriate in area.

Comment

The lots are designated as R12.5 which means that they have an average size of 800m² and a minimum size of 700m². Such lots will be buffered by larger 2 hectare and open space area from the perimeter of the site. As proposed from the outset (1990) these lots will provide a much needed choice of accommodation types to the hills residents. The applicant has confirmed that notwithstanding the R12.5 Code, the lots are between 800m² and 1000m².

Point 2

Concerned with additional traffic using Brooking Road and Falls Road. Also concerned with traffic using Hidden Valley Road and Great Eastern Highway.

Comment

It is acknowledged that new development will bring additional traffic. However, such traffic will predominantly be encouraged to use the Hills Spine Route (Toodyay Road, Cameron Road) and the Brooking Road by-pass. In summary they will use the highways, the district distributor roads and local distributor roads.

Hidden Valley Road will be made a cul-de-sac in future. When this happens vehicle access to this development will be via the proposed Hills Spine Road and the Brooking Road by-pass.

It should also be noted that traffic in Great Eastern Highway will increase as development throughout the Shire proceeds to the estimated population of 53,350. The Orange Route is expected to be in place when such a population is reached.