



Government of Western Australia
Department of Education

ITEM 9.5.1
APPENDIX 5

Your ref :
Our ref : D13/0091025
Enquiries :

Mr Ray Hooper
Chief Executive Officer
Shire of York
PO Box 22
YORK WA 6302

SHIRE OF YORK	
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26 FEB 2013	
1730514	
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Dear Mr Hooper

Draft Outline Development / Structure Plan – Daliak Precinct

Thank you for your letter dated 8 February 2013 regarding the Shire of York Draft Outline Development / Structure Plan – Daliak Precinct

The Department of Education has reviewed the document and advises that there are sufficient facilities at the York District High School to accommodate the anticipated increase in student yield from this proposed development.

Therefore the Department has no objection to this Proposal.

Yours sincerely

RICHARD BLOOR
PRINCIPAL CONSULTANT
STRATEGIC ASSET PLANNING

20 February 2013

urbanizma

SHIRE OF YORK	
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7 - MAR 2013	
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Chief Executive Officer
Shire of York
PO Box 22
York WA 6302

Dear Sir


**SUBMISSION ON OUTLINE DEVELOPMENT PLAN/STRUCTURE PLAN
FOR DALIAK PRECINCT**

The Outline Development/Structure Plan to guide future development within the Daliak Precinct was recently advertised for public comment. The Land subject to the Plan comprises of Lot 11 Ulster Road, Lots 4, 5, 6, 8 & 205 Morris Edwards Drive, Lots 1, 2, 3 & Lots 1, 123 & 201 Trews Road and Lots 2, 6, 21, 22, 200 & 340 Great Southern Highway, York.

This submission has been prepared by Patric de Villiers of Urbanizma on behalf of Deborah Keating the owner of

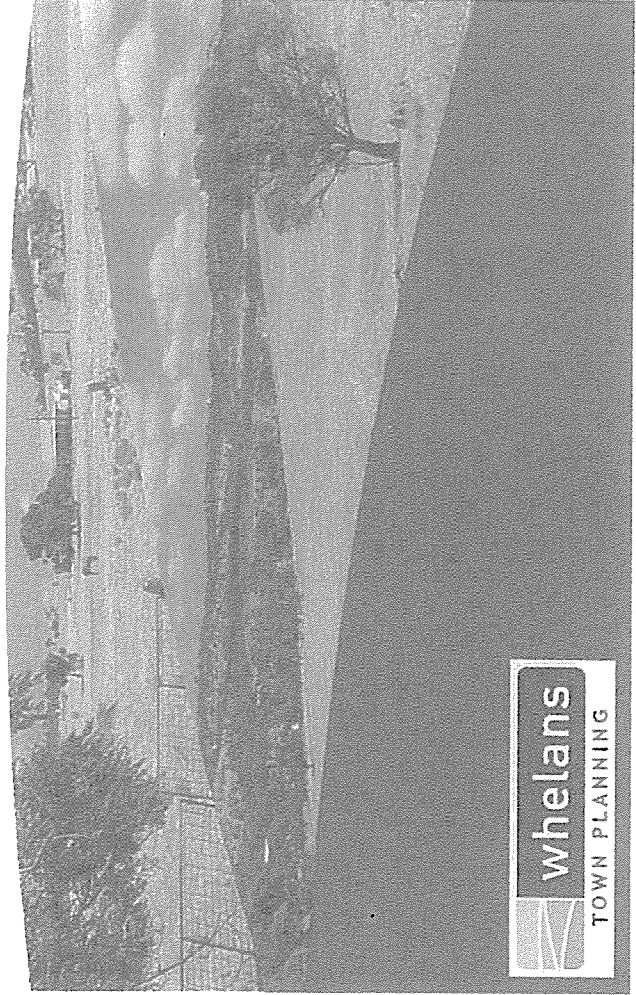
Do not hesitate to contact me on (Office),
(Mobile) or should you have any queries or require
anything further.

Yours faithfully,



Patric de Villiers
5 March 2013

DALIAK
REVISED OUTLINE DEVELOPMENT PLAN /
LOCAL STRUCTURE PLAN



SUBMISSION

Prepared on behalf of Deborah Keating

By
Patric de Villiers
urbanizma

Daliak Revised Outline Development Plan/Local Structure Plan

Introduction

The Outline Development/Structure Plan to guide future development within the Daliak Precinct has been prepared and advertised for public comment. The Land subject to the Plan comprises of Lot 11 Ulster Road, Lots 4, 5, 6, 8 & 205 Morris Edwards Drive, Lots 1, 2, 3 & Lots 1, 123 & 201 Trews Road and Lots 2, 6, 21, 22, 200 & 340 Great Southern Highway, York. This submission has been prepared by Patric de Villiers of Urbanizma on behalf of Deborah Keating the owner of Lot 205 Morris Edwards Drive.

While the progress achieved in developing the Outline Development/Structure Plan is encouraging the submission raises issues with the distribution of density proposed in the Structure Plan and Outline Development Plan and requests that proposed amendments to this distribution be considered by the Council in its further deliberations on the Outline Development/Structure Plan.

Proposed Distribution of Density Provision in the Outline Development/Structure Plan

The distribution of density set out in Plan 1 of the Structure Plan designates the majority of the Structure Plan area as 'Medium Density'(1). However, a low density designation is applied in two areas; along the eastern section of Morris Edwards Drive and over a section of the development at the eastern end of the Structure Plan area.

The logic underpinning this distribution of densities is not entirely clear. The Locational Criteria set out in Cl 1.5.3.3 both confound the density categories set out in the Residential Design Codes and do not appear to be reflected in the density distributions set out in either the Structure Plan (Plan 1) or the Outline Development Plan (Plan 2). There is in the content of cl 1.5.3.3 nothing which would on the face of it establish a need to differentiate the treatment of the western end of the development from the eastern end.

In regard to the Morris Edwards Drive interface there is no stated, or deductively apparent, logic in treating the eastern end differently from the western end. The reason set out in the body of the Explanatory Section for the Morris Edward Drive interface at the eastern end is the location of "homestead lots" which will be "in keeping with the rural character". Those who know the area well would be aware that the rural character on the northern side of Morris Edwards Drive extends all the way to Great Southern Highway and that in terms of landscape qualities the western section arguably has higher landscape values than the eastern section. More importantly the Explanatory Section suggests that "Estate Controlled Fencing" would be used to "dictate the frontage of future lots" in the eastern section. Presumably this euphemism refers to a continuous wall along this boundary. This treatment is unlikely to either reflect the current rural character or, given the Morris Edwards Drive is in this area somewhat higher than the land to the south which falls away from the road, screen much of the proposed development.

In terms of general planning principles the usual rationale provided for the distribution of density is a gradient of declining density as one moves away from a centre. This general principle can obviously be applied at different scales. That is one can maintain a single gradient from a town centre in, for example, smaller settlements or, in the case of metropolitan areas, establish local gradients around identified activity centres. The logic of such an approach is that it ensures maximum access for the majority of people to the facilities and services which naturally group in activity centres. The same principle can be applied at the micro scale in terms of access to public open space; that is increased densities around areas of public open space maximise the access and utilization of the public benefit provided by the open space.

The Explanatory Section of the Structure Plan recognises that the "local planning scheme does not provide for a Town Centre zone". In this context applying a density gradient around what is referred to in the Land Use Schedule of Plan 2 as the "Town Centre" zone is irrelevant (2)

In terms of proximity to public open space there is no basis in the current distribution of open space in the structure plan to differentiate in terms of the distribution of density between the western and eastern sections of the development.

More problematically it appears counterintuitive to have increased density further away from the York town centre and decreased densities closer to the town centre in terms on the usual application of the recognised planning principles applying to the distribution of density.

The Impacts of Low Density on the Eastern Section of the Structure Plan

As foreshadowed above the proposed distribution of densities in the Structure Plan and the Outline Development Plan has a number of impacts:

- It decreases overall yield of the Structure Plan. Given the current population growth projections for York this will in the medium to longer term place further pressure on existing agricultural areas in close proximity to the town. This will in turn undermine an explicit objective in the Shire of York Local Structure Plan to protect broad acre agricultural areas from intrusion by urban uses.
- It undermines the accepted planning principle of a density gradient from an activity centre; in this case the York town centre.
- The unfortunate reality is that most trips from the Structure Plan area will be by vehicle. However, the centroid of the eastern section is approximately 1.4kms from the town centre making it within cycling distance and within an 18 to 20 minute walk of the town centre (3). The centroid of the western section is approximately 2.4kms from the town centre and this increased distance is likely to limit relatively the incentive to cycle or walk to town from that area.

- The proposals to differentiate the treatment of the interface with Morris Edwards Drive in terms of density between the western and eastern sections are questionable. While the Traffic Impact Assessment draws a distinction between a Neighbourhood Connector A at the eastern end and a Neighbourhood Connector B at the western end the differences in the design traffic are marginal (1540vpd in the western section and 1895vpd in the eastern section) and more importantly there is no differentiation in carriage requirements between the two sections.
- Finally, the current distribution of densities is inequitable between landowners and effectively discriminates against a number of landowners in the eastern section of the Structure Plan area.

It should be noted that while the final impact clearly reflects private interests (although one could reasonably argue public policy should not seek to discriminate without good reason) the remainder of the concerns raised relate to the public good rather than private interests. It is for this reason we believe they should receive serious consideration by the Council in its deliberations on the Structure Plan and Outline Development Plan.

Recommendations

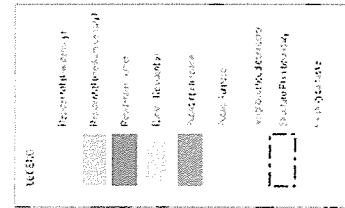
That in reviewing the Structure Plan and Outline Development Plan the Council should give serious consideration to the following amendments:

- That in the Structure Plan – Plan 1 the areas along Morris Edwards Drive and the eastern section of the Structure Plan should have density designations of “Medium Density” consistent with the remainder of the Structure Plan area (Please also note the nomenclature issue highlighted in Note 1)(See attached plan – Plan 1).
- That in the Outline Development Plan – Plan 2 the areas along Morris Edwards Drive and the eastern section of the Structure Plan should have density designations of R25 consistent with the comparable areas within the Structure Plan areas (See attached plan – Plan 2).

Notes

- (1) The designation of ‘Medium Density’ on the Structure Plan is potentially confusing in that the Residential Design Codes of Western Australia (R Codes) in Table 1 define medium density as R30 to R60 density coding. In Plan 2 the Outline Development Plan, other than limited areas of R30 sleeving the public open space, the majority of the areas designated medium density on Plan 1 are in a statutory sense low density codes on Plan 2.
- (2) The ‘Town Centre’ designation of the mixed use area of the Outline Development Plan appears to contradict the Objectives of CI 4.9 of Town Planning Scheme No 2.
- (3) The usual criteria applied in Western Australia have been utilized for this estimate; that is 800m constitutes a 10 min walk.

Map of the City of Los Angeles showing areas to be amended to "Residential-medium density" zoning. The map is divided into various colored regions, with a legend in the top right corner. A callout box points to a specific area in the central part of the map.





Government of Western Australia
Department of Water



looking after all our water needs

Your ref: O114445

File ref: RF7596

Enquiries: Bree Lyons

Tel:

3

SHIRE OF YORK	
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Shire of York
PO Box 22
YORK WA 6302

Attention: Jacky Jurman

Dear Ms. Jurman,

Re: Draft Outline Development/Structure Plan – Daliak Precinct

Thank you for the above referral dated 8 February 2013. The Department of Water (DoW) is currently assessing the Local Water Management Strategy (LWMS) associated with this proposal.

Once the LWMS has been approved the department will notify the Shire of York of its support.

If you would like more information regarding this matter, please contact Briony Lyons on _____ or _____

Yours sincerely,


James Mackintosh
Program Manager
Land Use Planning
Swan Avon Region

1 March 2013

Swan Avon Region

www.water.wa.gov.au

SHIRE OF YORK	
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RC Warr

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OVER COUNTER
BY CR SMYTHE

CEO & Councillors,
Shire of York
PO Box 22
YORK WA 6302

Dear CEO & Councillors

I wish to object to the Daliak Outline Development Structure Plan for the reasons stated below:

- A portion of marked as public open space is my land.
- I object to being enclosed in a fence "restricted access estate controlled fencing"
- Planned widening of Trews Road – how much of my land is in this plan and on what terms?
- Change of my block zone from General Agriculture to Development when did this happen, I am not planning to develop it and wish to continue my existing land use.
- How can DN & NB King keep their home block as "Rural Residential"
- How can BJ & CV Woolcock keep their home block as "rural residential"
- I would like my 2 blocks (17 acres in total) to be kept as General Agriculture and not "residential low density"

Yours Sincerely

RC Warr

RC (Mick) Warr

5th March 2013

CEO, SHIRE PRESIDENT &
COUNCILLORS

Shire of York
PO Box 22
YORK WA 6302

SHIRE OF YORK	
FILE	PS.TPS.24.1
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7 - MAR 2013	
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OVER
COUNTER 7/3/13
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DRAFT OUTLINE DEVELOPMENT/STRUCTURE PLAN – DALIAK PRECINCT

Your Ref: 011445, PS.TPS.24.

As the owner of _____, York, please note that I strongly object to the abovementioned DRAFT OUTLINE DEVELOPMENT/STRUCTURE PLAN – DALIAK PRECINCT.

I would like to have the zoning of my land at Lot 340 Great Southern Highway, York, reversed back to General Agriculture and not Development (York Town)

The land is used for agricultural purpose and there is no intention of subdividing the land.

In recent years the stamp duty has been waived to transfer the agricultural land into a family members name. This is very unfair to have changed the zoning as it may now be a huge cost.

I object to a portion of my land being marked as public open space.

The land which is owned by DN & NB King and BJ & CV Woolcock is zoned Rural Residential and therefore I believe that my land should also be kept zoned General Agriculture.

I do not wish for the land to be enclosed by restricted access estate controlled fencing.

I also object to the widening of Trews Road and the intention to have more traffic flow on the road. This act would bring risks to the community as it causes a direct impact on the HACC, York Hospital and York District High School, not to mention the proposed Frail Aged Care.

Yours sincerely

Sylvia Davies

Sylvia Davies
C/- Kelvin Davies

7 March, 2013

SHIRE OF YORK	
FILE	PS-TPS-24.1
OFFICER	INITIALS
JACK	KS

Records

From: Bill Carroll
Sent: Thursday, 7 March 2013 10:11 PM
To: Records
Subject: Daliak Precinct - Outline Development/Structure Plan

8 - MAR 2013	
1130716	
REFERRED TO COUNCIL	
DATE	INITIALS

Attachments: Letter York Shire v2.docx; img-306100327-0001.pdf; Screen Shot 2013-03-07 at 10.09.40 PM.png



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 Screen Shot 2013-03-07 at 10.09.40 PM.png

Attention. Susan Johns

Administration Officer - Records

Dear Susan,

Please find attached our submission on the above proposal.

Yours sincerely,

WM and KS Carroll

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Mr R Hooper
The Chief Executive Officer,
York Shire Council

March 7th 2013

Dear Sir,

Daliak Precinct - Outline Development/Structure Plan

We are in receipt of your letter 8 February 2013 and have reviewed the documents listed with this on the Council's website.

As you are aware, we are the owners of roadside number which is situated on the northern side of Morris Edwards Drive opposite the proposed subdivision.

In general, we would support the type of development represented by the Daliak Precinct plan. With this particular plan, however, we have some concerns, but the principal concern is the conjunction of the re-routing of the powerlines to the west of York with the proposed subdivision.

Currently the single-phase line supplying Western Power's customers to the west of York runs through the proposed subdivision. The proposal that Western Power has put to us as the **only** alternative route, on the basis that it cannot be routed through the proposed subdivision, nor along the edge of the proposed subdivision following Morris Edwards Drive, nor on the road reserve on either side of Morris Edwards Drive or that of Great Southern Highway to the south of the proposed development, is through our land along our entire frontage on Morris Edwards Drive.

We have documentation from our first contact with Western Power, and the team responsible for this project led by Mr N Mlilo, Capacity Design Team Leader in December 2011 through to the present time. These documents mount every reason why the proposed new three phase line cannot go through the proposed subdivision including that "any new power infrastructure (we) develop there will need to take into consideration this intent of land use as lodged with the shire (of York)". These arguments are currently part of an appeal to the Minister of Energy, but at the same time we seek the support of the York Shire to hold the approval pending this outcome.

We are deeply aggrieved about this matter on the basis of:

- 1) our position being clearly prejudiced to a third party's benefit and advantage;
and
- 2) the conjunction of these two events (the re-routing of these powerlines and the Daliak Precinct Proposal) giving the appearance of an arrangement that may reflect adversely on local government and Western Power.

Clearly we get no benefit from this and, as long time occupiers of our property, can see no reason why we should be prejudiced to the advantage of others.

In seeking the support of the Council in this matter we would also draw to your attention to the fact that Whelans is using photographs of our property supporting the attractiveness of the proposed Precinct.

Yours sincerely

WM and KS Carroll

DM#9753664

 westernpower

Contact Jay Millio

13th September 2012

WM & KS Carroll

Dear Dr Carroll

**Re: NR010756 Project – Proposed new line route along Morris Edwards Drive,
York.**

Thank you for making time to meet with us on the 25th of May 2012 and 27th of August 2012, and your subsequent correspondence(s) dated 8th of June 2012 and 27th of August 2012 seeking clarification and confirmation of issues discussed.

I will endeavour to address all the issues you raised in your letters dated 8 June 2012 and 27 August 2012. You mentioned that some correspondence relating to your property (York) was incorrectly sent by Western Power to Mr RW Monger whom you refer to as your brother in law, I could not find a copy of such correspondence in our system and will appreciate if you can forward us a copy so that we can take corrective action. I sincerely apologise for this error. The only copies of correspondence associated with this project sent to Mr RW Monger concerned the properties that he owns. We have however reviewed our internal processes to ensure that designers confirm with the person they meet on site whether they are the authentic owners of the property and we have also improved our property title search procedures to ensure that the correct owner is identified positively before correspondence is sent out regarding project notifications to land owners.

As advised at the two meetings, the driver of the project (NR010756) is to augment capacity of the distribution network for the load area currently serviced by the single

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Electricity Networks Corporation
ABN 18 540 492 861

04/2011

DM#9353664

phase feeder spur that traverses part of Trews Road, this spur is running out of capacity due to natural load growth in the area. The single phase spur runs through small lots (less than 10 hectares (ha) in size), current design policy restricts upgrading of single phase spurs to three phase overhead lines through lots that are less than 10 ha in size, hence the need to run a new three phase overhead line section from pole Y377 along Morris Edwards drive to pole Y364/7/24/3 to provide relief to the said single phase spur.

The proposed line route along Morris Edwards Drive will run adjacent and through properties on the northern side of the road. Some properties on the Southern side of Morris Edwards Drive are less than 10 ha in size, hence the need to run the line on the northern side of the road where the lot sizes are greater than 10 ha. Also note that the shire of York has provided Western Power with subdivision plans on lots on the southern side of Morris Edwards drive, this proposed development was taken into consideration when selecting the properties on the northern side of the road for the proposed line route.

As advised at the meetings, the shire of York provided consent to install the proposed overhead line along Morris Edwards drive road reserve, however, we were denied environmental approvals to clear vegetation on the road reserve to make way for the new overhead line, this has necessitated running part of the line inside some properties (including yours) as the land inside the properties is clear of vegetation.

You also advised that the proposed line route is through a cropping area, our construction procedures require the construction manager to liaise with the land owner to arrange a suitable time that minimises disruptions to business as usual activities on the farms where possible. Western Power will generally be looking at installing the line outside the cropping season. You also mentioned that you perform crop dusting regularly, my understanding is that this is done by light aircraft. The proposed overhead line route will have poles that are 10.65 meters or less above the ground, this will be lower in height than some of the trees along the line route inside your property, meaning that any aircraft would need to fly above the proposed line to avoid the existing trees. The line will also be designed to meet Australian standards relating to fire risk rating for the area.

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Electricity Networks Corporation
ABN 18 540 492 861

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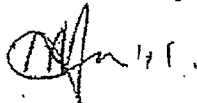
At the first meeting, we agreed to investigate the option of installing the proposed overhead line along Great Southern Highway. Note that Great Southern Highway is a Control of Access Roads under the Mains Roads Act, therefore Western Power will require Main Roads approval to install any assets in that road reserve. I can confirm that we have submitted an application to Main Roads to pursue this option, the feasibility of this option is subject to Main Roads approval and environmental approvals.

You raised a query about why 'Western Power could not extend the existing single phase power running along Trews road to the end of Morris Edwards Drive'. Note that the subdivision plans provided to Western Power by the shire of York extend on lots between Morris Edwards Drive and Great Southern Highway, thus any new power infrastructure we develop there will need to take into consideration this intent of land use as lodged with the shire. The route that you suggest would need to traverse the area covered by this proposed subdivision development, the proposed subdivision lots are small in area and hence new overhead assets cannot be installed. This option is not being pursued for this reason.

We also took note of your advice and concern that you have undergrounded the power service cable to the farm cottage to improve amenity, this has been relayed to the Western Power project sponsor as advised at the meeting. To minimise visual impact from the view of your cottage, the proposed scope of work for the new overhead line includes approximately 500m of underground power cable past the area in front of the farm cottage. The proposed line route will be along the property boundary (up to 15m inside the property boundary) to minimise vegetation clearing.

I will be in contact with you as soon as I receive the response from Main Roads and outcome of the environmental assessment to progress this matter further. Please do not hesitate to contact me if you have any queries.

Yours Faithfully



Njabulo (Jay) Mlilo
Capacity Design Team Leader
Network Design Section

Connecting people with energy

Electricity Networks Corporation
ABN 18 540 492 861

04/2011

Your Ref: O114445, PS.TPS.24.
Our Ref: JT1 2009 13899 V01
Enquiries: Brett Coombes
Phone:

11 March 2013

Chief Executive Officer
Shire of York
PO Box 22
YORK WA 6302

Attention: Jacky Jurmann, Manager Planning

www.watercorporation.com.au

ABN 28 003 434 917

Draft Outline Development Plan/Structure Plan - Daliak Precinct

Thank you for your letter of 8 February 2013 requesting comments from the Water Corporation on the Daliak ODP.

Prior to 2010 the subject land was situated outside the Corporation's Operating Licence Areas for water and wastewater servicing. The Corporation's adopted water and wastewater scheme planning for York therefore currently does not provide any guidance or allowance for the servicing of this land.

However, some preliminary investigations have shown that it may be possible to provide water and wastewater services to the proposed subdivision of this land, subject to the developers undertaking extensions off the town reticulation systems and funding any system upgrades that may be required.

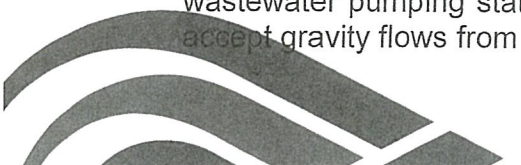
Water supply

For water supply planning purposes, the site is situated outside the current York water scheme boundary. However, preliminary investigations undertaken in 2008 indicated that water could be supplied to the future subdivision of this land by extending a water main, at the developers' cost, from the existing DN300 main at the corner of Ulster Road and Ford Street. The size and route for the water main extension will need to be further investigated by the proponents in consultation with the Water Corporation.

The current gravity supply limit from the Corporation's York West Tank (which has a maximum Top Water Level of 244m AHD) is approximately 220m AHD at this location. The areas above this supply limit in the far south-western part of the subject land will not be able to be serviced off the gravity scheme, as customers will not receive the minimum pressure required under the Corporation's Operating Licence.

Wastewater

Most of the subject land is situated outside the planned York wastewater scheme boundary. However, preliminary investigations have indicated that the existing wastewater pumping station at the corner of Monger Street and South Street could accept gravity flows from the future development of this land.



The existing DN225 gravity sewer along South Street may need to be upgraded (replaced with a larger sewer) in part and/or extended to accept the additional wastewater flows. Emergency storage and pumping capacity at the South Street wastewater pump station may also need to be upgraded.

These upgrade works are currently not identified in the Corporation's wastewater scheme planning and are therefore not scheduled on the Corporation's capital works program. The developer may be required to fund the upgrades to facilitate the provision of services to the full development of the site. The Corporation will schedule a review of the York wastewater scheme on its State Wide Planning Program to determine the extent and approximate cost of upgrades required to service the land.

If you have any further queries please contact me on the number indicated above.

A handwritten signature in black ink, appearing to read "Brett Coombes".

Brett Coombes
Senior Town Planner
Development Services
Planning and Capability Group

06/03/2013
Chief Executive Officer
Shire of York
PO Box 22
York WA 6302

SHIRE OF YORK	
FILE	B.7PS-24/1
OFFICER	SPERRY
INITIALS	
11 MAR 2013	
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DATE	INITIALS

8

AFTER HOUR
Box 11/3/13

Dear Sir

DRAFT OUTLINE DEVELOPMENT/STRUCTURE PLAN - DALIAK PRECINCT

With reference to the shire correspondence dated 8th February. We are the current landholders of which we understand has already been rezoned to development and under the current outline development proposal will be further split into a mixture of Homestead Lot, Public Open Space, R12.5, R15 & R30 residential. Before endorsement by Council and forwarding to the Department of planning we would like the following amendments to be considered - which we feel would improve the overall development.

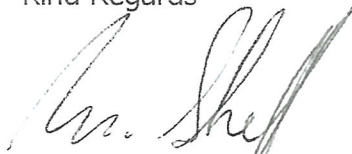
- Structure plan to be modified from that advertised, to convert the homestead lot land use portion of to R30 residential. Providing an option for higher density housing will have direct benefits including improved access to hospital facilities as it is located immediately opposite, and to maintain similar land use across the development

- Given that the land area has been used for hay and pasture production and agistment of horses for the last ten years - we would like the shire to confirm that non-conforming use to the rezoning is allowed as described under the York Local Planning Scheme (TPS 2 Section 6 : Non-Conforming Uses) - in order for this activity to continue, until such point that title transfer of land to the developers takes place

- We understand that the public open space proposed under the structure plan will be the developers responsibility - once title transfer has occurred.

We would appreciate your due consideration of these matters and look forward to your response.

Kind Regards



Matt & Lisa Sherriff



Enquiries: Melinda Marshall
Our Ref: 01/659-05
Your Ref: 0114445,PS.TPS.24

Chief Executive Officer
Shire of York
PO Box 22
YORK WA 6302

ATTENTION: JACKY JURMANN

SHIRE OF YORK	
FILE	PS. TPS. 24.1
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13 MAR 2013	
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ABN: 50 860 676 021

12 March 2013

9

Dear Sir/Madam

**CHIDLOW YORK ROAD (M010) SLK 42.8 – 45.2 SLK
DALIAK LOCAL STRUCTURE PLAN
SHIRE OF YORK**

Further to your correspondence of the 8 February 2013 Main Roads WA (MRWA) provides the following comments.

In assessing the proposed structure plan, MRWA have determined that the proposal will not have a major impact on the MRWA road network.

Therefore MRWA has no objection to the proposed structure plan.

If you require any further information please contact Melinda Marshall on
reply please quote file reference 01/659-05.

In

Yours faithfully

Michael Hayward
NETWORK MANAGER

Our Ref:

9 March 2013

Ray Hooper
Chief Executive Officer
Shire of York
PO Box 22
York WA 6302

SHIRE OF YORK	
FILE	PS-TPS-24.1
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Dear Ray

RE: Draft Outline Development/Structure Plan – Daliak Precinct

Thank you for taking the time to provide us with this information.

The planning advice you have provided has been noted in our planning database in advance of our next review of network capacity requirements. During this time, one of our planning officers may contact you to clarify development details.

A key planning consideration is to determine whether forecast demand for network capacity, which is comprised mainly of firm network connection applications, is in line with long-term trends or represents a significant change to trend. Relatively large changes in forecast demand will receive close attention.

Western Power strives to continually improve the accuracy and timeliness of its planning information. Toward this objective, Western Power presents its plans via the Annual Planning Report (APR) and the Network Capacity Mapping Tool (NCMT)

In addition Western Power supplies its NCMT data to the Department of Planning for integration into cross-agency publications and planning tools.

I invite you to review the information provided via the APR and the NCMT for your area. Once again, thank you for assisting us in delivering quality information to our customers and the broader community.

Yours sincerely

Grant Coble-Neal
System Forecasting Manager
Network Planning and Development

Connecting people with energy



Enquiries: Melinda Marshall or
Our Ref: 01/659-05
Your Ref: 04/06/14

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ABN: 50 860 676 021

5 June 2014

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Chief Executive Officer
Shire of York
PO Box 22
YORK WA 6302

ATTENTION: JACKY JURMANN

Dear Sir/Madam

**CHIDLOW YORK ROAD (M010) SLK 42.8 – 45.2 SLK
DALIAK LOCAL STRUCTURE PLAN
SHIRE OF YORK**

Further to your email correspondence of the 4 June 2014 Main Roads WA (MRWA) provides the following comments.

MRWA has reviewed the amended structure plan and Traffic Impact Statement (TIS) and has determined that the proposal will not have a major impact on the MRWA road network. As previously advised any required intersection improvements can be addressed at the subdivision stage.

Therefore MRWA has no objection to the proposed structure plan.

If you require any further information please contact Melinda Marshall or
reply please quote file reference 01/659-05.

In

Yours faithfully

Janet Hartley-West

Janet Hartley-West
NETWORK MANAGER

Our ref: DM# 12075981
Contact: Parry Serafim

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17 June 2014

Jacky Jurmann
Manager of Planning Services
Shire of York
PO Box 22
YORK WA 6302

Dear Jacky

Daliak Local Structure Plan

I refer to your correspondence received 4 June 2014 regarding the Daliak Local Structure Plan. Western Power supports the proposed Daliak Local Structure Plan subject to the following:

Technical Considerations

Network

Western Power currently services the area covered by the proposed local structure plan via a single phase 22kV overhead distribution network.

Western Power does not have a transmission network within the proposed local structure plan area. Transmission infrastructure is not located in the vicinity. The closest transmission infrastructure (132 kV transmission lines) is located approximately 18 km north from the proposed area. The Northam substation services the area and is located approximately 25 km north from the proposed area.

Demand

The proposed Daliak Local Structure Plan identifies a total capacity requirement for the development of approximately 10-15MVA. The existing network capacity in the vicinity of the proposal does not have the capacity to manage this level of development. Depending on the timing and staging of the development, the network may be able to support some of the early loads, however this will need to be assessed by Western Power through a feasibility study of the proposed development.

Due to the dynamic nature of the distribution network, if the development is to proceed, detailed studies would be required at the time of the firm application to determine the final network requirements. Western Power can neither reserve capacity nor guarantee supply to this development without a formal request being lodged.

To provide a firm connection proposal and cost, a formal request to Western Power will need to be made in accordance with our current connection policies, including a request for a feasibility study (refer to http://www.westernpower.com.au/idd/Large_subdivisions.html).

Connecting people with electricity

Proponents may be required to make contributions to network reinforcement/expansion. In this regard, Western Power requires input into the developer contribution plan for the area.

Recommendations

Western Power supports the proposed Structure Plan with the following conditions:

- The developer is to engage directly with Western Power to determine the extent of works required to reinforce and upgrade the existing network capacity to support the development.
- Works associated with new distribution lines and the upgrading of existing lines (including increasing capacity and undergrounding) will be at the developer's cost. Electrical design will be to the satisfaction of Western Power (refer to http://www.westernpower.com.au/ldd/Underground_distribution_schemes.html and http://www.westernpower.com.au/documents/WA_Distribution_Connections_Manual.pdf)
- Where subdivision/development applications adjoin or affect Western Power interests they should be referred for comment prior to approval by the local authority.
- No development (including drainage, fill, fencing, storage or parking) or subdivision will be permitted within Western Power easements or zone restrictions without prior written approval of Western Power (refer to <http://www.westernpower.com.au/networkprojects/Easements.html>).
- Western Power to be provided with data and other information to a suitable standard prior to subdivision and development to update load demand forecasting and subsequent detailed infrastructure planning. Please liaise with the Network Forecasting team in this regard on 13 10 87 or enquiry@westernpower.com.au.
- Western Power is to be consulted as part of any shared cost contribution plan for the area.

If you have any further queries, please contact Parry Serafim on

email

Yours Sincerely



Melanie Poett
Safety, Health and Environment Approvals Manager

Records

From: Jacky Jurmann
Sent: Monday, 30 June 2014 9:25 AM
To: Records
Subject: FW: Daliak Structure Plan
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Jacky Jurmann

Manager of Planning Services
 Shire of York
 PO Box 22
 YORK WA 6302

Ph:
 Email:

From: Brett Coombes [mailto:
Sent: Monday, 30 June 2014 9:23 AM
To: Jacky Jurmann
Subject: RE: Daliak Structure Plan

Hi Jacky,

Thank you for the opportunity to comment on the servicing report. The information in the report is generally sound and based on a combination of information we have provided before, plus some other sources.

The Corporation's planning for water storage and wastewater headworks infrastructure (principally the receiving pump station No.1) will program upgrades and amplification of assets to deal with increases in water demand and wastewater flow as the development comes on. We have no firm indication of development staging/releases and no reasons to believe that the development will occur soon or progress at a fast rate.

The 300mm water "trunk" main (should more correctly be referred to as a "distribution" main) suggested on Page 23 of their report does not form part of the Corporation's water planning for the western side of town and is therefore unfunded. Previous planning indicated the need for a new 250mm main along Ulster Rd. In any event, the main will be funded by the developers and the size is a detailed matter that can be examined in consultation with the Water Corporation at the subdivision stage.

Pressure boosting to the higher areas also does not form part of the Corporation's planning. Water booster pumps are usually not preferred for cost and operational reasons.

The suggested internal water reticulation pipe layout is a detail that can and will be further refined as a part of the subdivision conditions.

With regard to wastewater servicing, the Corporation is currently undertaking a review of the York sewerage district which will include a plan and a tentative capital program for future upgrades to the main pump station to accept increasing flows

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into the future. This planning will also identify any sections of the sewerage reticulation system that will need to be replaced or duplicated to accept the full flows from the site.

Regards

Brett Coombes
Senior Town Planner
Water Corporation

From: Jacky Jurmann [mailto:
Sent: Wednesday, 4 June 2014 12:09 PM
To: Brett Coombes
Subject: FW: Daliak Structure Plan

Hi Brett,

Thank you for providing comments early last year on the proposed Structure Plan (ODP) for the Daliak Precinct in York.

Additional information has been submitted by the applicant, Whelans Town Planning as a result of issues and concerns raised during the public consultation process, which significantly includes an Implementation Strategy.

I have attached the updated ODP and Servicing Report (incorporating the Implementation Strategy) for your consideration and would appreciate any comments as soon as possible as I would like to present a report to the July Council Meeting to finally adopt the Plan.

Thank you.

Regards,

Jacky Jurmann

Manager of Planning Services
Shire of York
PO Box 22
YORK WA 6302

Ph:
Email:

Water Corporation E-mail - To report spam Click [here](#)

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6/30/2014