

Schedule of Submissions DP19/0005
PROPOSAL: Draft Structure Plan – LOT 9050 Clubhouse Drive, Dunsborough Lakes
SUBMISSIONS CLOSE: 30 October 2019
OFFICER: Louise Korovesi

No	NAME & ADDRESS	NATURE OF SUBMISSION	STAFF COMMENT	STAFF RECOMMENDATION
<i>Government agency submissions</i>				
1.	Department of Planning, Lands and Heritage Henry Thomason Henry.Thomason@dplh.wa.gov.au	The proposal does not affect the heritage values of any Aboriginal Sites or Places.	Noted.	That the submission be noted.
2.	Department of Water and Environmental Regulation Krish Seewraj krish.seewraj@dwer.wa.gov.au	The Department has identified that there is potential for impacts on environment and water resource values and/or management. These have been identified in the Structure Plan report and are proposed to be addressed and mitigated at subsequent planning stages. The Department therefore does not object to the proposal and has no comments to make.	Noted.	That the submission be noted.
3.	Water Corporation PO Box 100 Leederville WA 6007	The Water Corporation's adopted wastewater catchment planning has not made allowance for wastewater flows to be received from the subject land. Further information has been sought from the proponent's consulting engineer on estimated wastewater flow so that the Corporation can determine if the site can be serviced and what upgrades, if any, the developer will need to undertake to the sewerage network to support servicing of the full development of the site. The future development of the land can be provided with water services by extensions to the water mains of adequate size from the surrounding network at the subdivision stage.	The Water Corporation has subsequently received advice from the proponent's engineering consultant that a lot yield of approximately 40 is anticipated. The Water Corporation advises that the resulting additional flows into the receiving sewer would be acceptable. Should the lot yield be higher the Water Corporation will provide advice to the proponent and/or developer of network upgrades that may be necessary.	That the submission be noted.

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4.	Telstra Locked Bag 3820 Brisbane QLD 4001	Advice provided on Telstra assets in the subject area and standard procedures to follow at subdivision stage.	Noted.	That the submission be noted.
5.	Department of Health PO Box 8172 Perth Business Centre WA 6849	<p>Comments provided – Future development should be connected to scheme water and reticulated sewerage.</p> <p>The subject land is in an area that may be prone to mosquito prevalence. Management of mosquito breeding potential should be considered and addressed.</p>	<p>Existing urban development within Dunsborough Lakes is connected to reticulated services and this will apply to new stages of subdivision.</p> <p>The issue of mosquito management is addressed at subdivision approval stage of the planning process.</p>	That the submission be noted.
6.	Department of Education 151 Royal Street East Perth WA 6004	<p>The Department has assessed the proposal against the WAPC Development Control Policy DC2.4 – School Sites which sets out a general requirement of one 4ha public primary school site (3.5ha where co-located with public open space) per residential catchment of 1,500 – 1,800 dwellings. The draft structure plan report estimates a dwelling yield of 2,000 upon completion of the Dunsborough Lakes estate. It is also noted that the <i>Leeuwin Naturaliste Sub-Regional Strategy</i> (LNSRS) identifies a Dunsborough Planning Investigation Area to the southeast and future residential development would increase the dwelling yield within the Dunsborough Lakes primary school’s catchment area. The Department’s support for the proposal will be subject to the Dunsborough Lakes primary school site being increased to 4ha.</p> <p>Should additional residential land be identified through the Dunsborough Planning Investigation Area, the Department will undertake a holistic review of the Dunsborough Lakes Structure Plan</p>	<p>The Department’s position is noted, however planning for educational needs for Dunsborough Lakes and Dunsborough generally should be considered in a strategic planning context.</p> <p>The <i>Leeuwin Naturaliste Sub-Regional Strategy</i> directs requirements for the preparation of a Townsite Strategy for Dunsborough with concurrent consideration of townsite expansion via the designation of a planning investigation area (PIA) to the south/southeast of Dunsborough Lakes. Both planning processes are being led by the WAPC/DPLH and detailed assessments for the PIA have commenced (the outcomes of which are to inform the Dunsborough Townsite Strategy). The Townsite Strategy is to assess and plan for a range of matters including, but not limited to, forecast population growth and community needs, including educational needs. Through this process additional primary school site(s), and quite possibly a high school site, are likely to be</p>	That the submission be noted.

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		<p>and the primary school's catchment area and a further public primary school site may be required.</p>	<p>identified and planned for, in consultation with the DoE. In this context, there should not be sole reliance on the current primary school site to meet the educational needs of Dunsborough Lakes, once fully developed. It is also noted that there are two private primary schools in Dunsborough in addition to the existing Dunsborough public primary school. Not all primary aged children within Dunsborough Lakes will necessarily attend a public school.</p> <p>Delivery of the Dunsborough Lakes primary school has not been a priority of the DoE for a number of years and it is understood that this has been due to competing priorities and budget allocations. In the meantime, urban development in the vicinity of the primary school site has advanced to the point where physically increasing the size of the site to 4 hectares is not a realistic option. The DoE has advised that the funding and timing of the construction of the Dunsborough Lakes primary school is still unknown, as this would occur when the subject school is officially announced by the Minister of Education. This typically occurs two years in advance. Given this scenario, it is likely that the Dunsborough Townsite Strategy and Dunsborough Planning Investigation Area planning processes will be well advanced or completed before the primary school is actually built.</p>	
<i>Public submissions</i>				
1.	M van Rensburg 19 Cabot Close Dunsborough WA 6281	<p>Adjoining landowner/resident. Matters raised –</p> <p>i. Loss of amenity – our property has uninterrupted views north and east across the golf course 1st tee, vegetation</p>	<p>The substantive issue arising from public submissions 1 and 2 (below) appears that adjoining residents in Cabot Close were of the understanding that the land between their properties/the end of</p>	<p>That the submission be noted and a modifications to the draft Structure Plan be recommended (refer to</p>

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		<p>and open spaces which will be lost with residential development.</p> <ul style="list-style-type: none"> ii. When the land was purchased the sales advice was that the adjoining land (Lot 9050) would remain as a golf course. iii. Loss of property value (we paid a premium price for this lot due to its location and aspect over the golf course). iv. Information requested on whether Cabot Close would be extended, provision of open space/vegetation directly north of our property, timing of adjacent development and further consultation. 	<p>Cabot Close would remain golf course and was effectively public open space. That was not the case when the residential subdivision of Cabot Close was developed and subsequently sold, as the current tourism zoning of Lot 9050 has been identified on the Dunsborough Lakes Structure Plan since 2011. Furthermore, development under the current tourism zoning could be at a higher density and have a greater impact than what could be possible if the current proposal is ultimately supported.</p> <p>It is incumbent on any prospective landowner to undertake reasonable due diligence in relation to any property, including with the local government in regard to any adjoining/nearby implications of current zoning and/or future land use.</p> <p>Perceived loss of property value is not a valid or reasonable planning argument.</p> <p>Should the recommended modification to the draft Structure Plan be supported by the WAPC, further consultation on access arrangements could occur through the advertising of a Local Development Plan.</p> <p>The amount of public open space currently provided throughout Dunsborough Lakes estate, with the inclusion of the current proposal, does not attract the requirement for a further contribution (Liveable Neighbourhoods requires a 10% public</p>	<p>Attachment F – Schedule of Modifications).</p>
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			open space contribution and Dunsborough Lakes estate currently provides 19.8%). The potential timing of adjacent development is unknown.	
2.	V Bennett 2172 Pfeiffer Road Manypeaks WA 6328	Adjoining landowner. Matters raised – <ul style="list-style-type: none"> i. Loss of amenity – I purchased my property for the views to the north and east, tranquillity and outlook over the golf course, lakes, vegetation and fairway 1. These elements will be lost with residential development. ii. I also purchased the lot because of its location at the end of a cul-de-sac for low traffic volumes, noise and emissions so I do not want Cabot Close to become a through road. iii. When the land was purchased I was not made aware that future changes to the golf course land use could happen. iv. Loss of property value – I paid a premium price for this lot due to its location and aspect over the golf course. 	As per comments in response to public submission 1.	That the submission be noted and a modifications to the draft Structure Plan be recommended (refer to Attachment F – Schedule of Modifications).
3.	RPS Group on behalf of Urban Quarter Lot 5000 Waterville Drive Dunsborough WA 6281	Adjoining landowner. Submission relates to the interface between the existing residential areas within the structure plan area and the proposed additional residential areas. The general intent of the structure plan modification is supported as it noted that Tourism use at this location has limited viability and that it is appropriate for alternative residential land uses to occur.	Should the recommended modification to the draft Structure Plan be supported by the WAPC, further consideration would be given to access arrangements and the interface with existing residential areas. The contention that adjoining residential areas were designed on the basis that the golf course would be retained in this location is not the case as the current Tourism zoning of Lot 9050 came into effect in 2011.	That the submission be noted and modifications to the draft Structure Plan be recommended (refer to Attachment F – Schedule of Modifications).

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		<p>Specific matters of concern raised –</p> <ul style="list-style-type: none"> i. Access – no detail has been provided regarding the future configuration or access arrangements for the proposed residential area. Three possible access points are discussed but no information or assessment of their suitability or design implications have been provided (especially for Cabot Close residents). ii. Details on the extent of earth and retaining works along the interface of adjacent residential areas have not been provided. The adjoining residential areas have been designed on the basis of overlooking the golf course, with aspect and privacy considerations in the design of the subdivision to establish an appropriate interface with this open space. iii. The Local Water Management Strategy has not been updated to confirm that the current drainage network could accommodate increased flows that would result from future residential development. 	<p>The Department of Water and Environmental Regulation (government agency submission 2) states that stormwater management can be adequately addressed at subsequent planning stages.</p>	
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