



Your Ref: Petition 158
Our Ref: CEO1442012

5 September 2012

Hon Brian Ellis MLC
Chair
Standing Committee on Environment and Public Affairs
Parliament House
PERTH WA 6000

629 Newcastle Street
Leederville 6007
Western Australia
PO Box 100
Leederville 6902
Perth Western Australia
Tel (+61 8) 9420 2420
www.watercorporation.com.au
ABN 28 003 434 917

Dear Mr Ellis

PETITION NO 158 – SHIRE OF KALAMUNDA LOCAL PLANNING SCHEME 3

Thank you for your letter of 22 August 2012 regarding this matter.

I can confirm that on 18 November 2009, the Water Corporation provided a written response to the Shire of Kalamunda in relation to Amendment No 18 to Local Planning Scheme 3 – Rezoning Lot 500 (32) Welshpool and Gavour Roads, Wattle Grove from 'Special Rural' zone to 'Special Use (Residential Aged Care)' zone (refer attached).

In summary, this response advised the Shire of Kalamunda that the provision of a reticulated sewer service to Lot 500 Gavour Road, Wattle Grove was not practicable and that the proponent would need to explore other options for wastewater management and disposal.

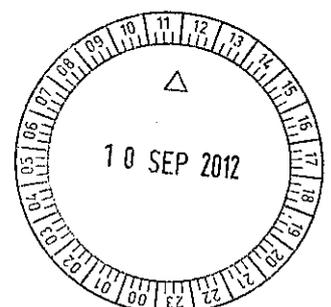
Should the Committee require any further information relating to this advice, please contact Mr Graham Hayward, Water Corporation Team Leader Network Expansion on telephone 9420 2990 or Mr Brett Coombes, Senior Town Planner on telephone 9420 3165.

Yours sincerely

A handwritten signature in black ink, appearing to read "P. D. Moore".

Peter D Moore
ACTING CHIEF EXECUTIVE OFFICER

Att



PUBLIC

Your Ref: PG-LPS-003/018
Our Ref: JT1 2009 12555 V01
Enquiries: Brett Coombes
Telephone: 9420-3165



18 November 2009

Chief Executive Officer
Shire of Kalamunda
PO Box 42
KALAMUNDA WA 6926

629 Newcastle Street
Leederville 6007
Western Australia
PO Box 100
Leederville 6902
Perth Western Australia
Tel (+61 8) 9420 2420
www.watercorporation.com.au
ABN 28 003 434 917

Attention: David Tomlinson

Amendment No.18 to Local Planning Scheme No.3 – Rezoning Lot 500 (32) Welshpool & Gavour Roads, Wattle Grove from “Special Rural” zone to “Special Use (Residential Aged Care)” zone.

I refer to your letter of 27 October 2009 seeking comments from the Water Corporation on the proposed rezoning of Lot 500 Gavour Road.

The comments that follow concern the water and wastewater servicing information contained in the amendment report and the Site Servicing Strategy (Appendix 4), which will require further detailed investigation and resolution prior to the land being rezoned and developed.

Sewerage

The subject land is situated within the Forrestfield Sewer District, which is partially developed for urban purposes. The site and the surrounding mostly rural zoned land in Wattle Grove and Lesmurdie to the east are currently not serviced with sewerage. The Corporation has undertaken wastewater scheme planning which provides guidance on the preferred, ultimate wastewater collection system for this area. This planning relies on the construction of the 600mm Lesmurdie Branch Sewer along Welshpool Road, which will discharge into the future extension of the Maida Vale Main Sewer to the west of Roe Highway.

The wastewater planning for the area of Wattle Grove in the immediate vicinity of the subject land also includes a future 300mm gravity sewer that will traverse the area generally from east to west and will discharge into the future Lesmurdie Branch Sewer. The ultimate wastewater system for the area is therefore dependent on the timing of the construction of the Lesmurdie Branch Sewer, which will not eventuate until Lesmurdie is provided with infill sewerage, and the extension of the Maida Vale Main Sewer northwards from its current terminus in Welshpool.

The information contained in the May 2004 Servicing Strategy is not correct. The Corporation does not support the temporary sewerage solution outlined in the report, which proposes a private sewer pump station pumping through a pressure main and discharging into the adjacent wastewater sub-catchment to the north-west. The proposed discharge point is lower than the pump station, which is not acceptable from an engineering perspective as this would entail pumping water downhill under pressure into a gravity sewer.



PUBLIC

Furthermore, in recent years there has been steady growth in the Forrestfield wastewater sub-catchment and the Corporation is closely monitoring flows to the Forrestfield Main Sewer Pump Station on St John Road, Wattle Grove. The Corporation is therefore not prepared to accept additional flows from neighbouring wastewater sub-catchments.

The proponent will therefore need to examine other options for wastewater management and disposal.

Water

The subject land is currently serviced from a 100m water pipe in Gavour Road. The water pipe to the north-west of the site in Welshpool Road is 100mm in diameter, not 300mm as indicated in the report. The 100m supply is unlikely to be adequate to fully service the proposed development. The proponent will need to undertake upgrades to the water reticulation in order to provide services to the development. The proponent's engineers should liaise with the Water Corporation in this regard.

Drainage

The site is situated within the catchment of the Yule Brook. The Water Corporation currently operates the main drainage portion of the Yule Brook catchment downstream of Bruce Road, Wattle Grove while the Shire operates the rest of the upstream catchment to the east.

Large-scale flooding has been reported after high rainfall events in some parts of the Yule Brook Main Drain and branch drain catchments. The Water Corporation undertook a comprehensive review of the Yule Brook Main Drain catchment in 2008. The land use assumptions on which the drainage model is based were derived from various town planning documents including the Shire of Kalamunda Local Planning Scheme. The modelling has assumed a "Rural" zoning for this area of Wattle Grove. The Water Corporation recommends that the Shire should require the proponent to make adequate provision for on-site drainage detention to ensure that post-development runoff into the Yule Brook system does not exceed current runoff rates.

In conclusion, the servicing matters identified above, in particular the unresolved wastewater issues will need to be further examined by the proponent in consultation with the Water Corporation.

Should you require any further clarification on this matter please contact the officer indicated above.



Frank Kroll
A/Coordinator Land Planning
Development Services

PUBLIC