

# FAQ Sheet:

## Community Information Session

**The following questions were submitted as part of a Community Information Session about the Cranwood Crescent subdivision. The Information Session was held on January 29 at La Salle College.**

We would like to thank everyone who submitted questions and has provided us with the opportunity to clarify and outline key areas of interest.

### **Question: When will the proposed new road connection occur?**

We will construct a new road to connect Eveline Road to Cranwood Crescent prior to any residents moving into new homes within the Estate.

The connection will go via the existing York Street road reserve at the south end of the proposed subdivision.

This road will provide access to Great Northern Highway to the east and create a second access point to Viveash. This improves bushfire evacuation accessibility for the Viveash area and will create a much-needed second entrance to reduce traffic congestion around La Salle College during school pick-up and drop-off times.

The proposal will also connect Winston Crescent with Somerset Street.

### **Question: How will truck movements be managed during site works?**

Subdivision construction traffic will access and exit the site from the east, which will avoid Cranwood Crescent and other existing local roads within Viveash.

During site works, soil will be transported from the proposed residential subdivision area through the Midland Brick site to the east.

### **Question: What is the approach to noise and dust emissions?**

The brickworks will be gradually consolidated onto a smaller footprint to the north of the Midland Brick site while maintaining the operational capacity. This means the operational noise and emissions associated with the brickworks will be shifted further away from the Viveash community.

These will continue to be monitored and regulated in line with the operating licence for the brickworks.

As future owners of the brickworks we have a clear interest in assuring compliance with the noise regulations so that new residents are not subjected to excessive noise. We have various options to manage noise during transition periods including temporary barriers, relocating/modifying the noise source, treatments to new homes, and other measures.

During earthworks and subdivision construction works, our contractors will be required to comply with existing noise and dust regulations and to mitigate the impact of works on nearby residents in accordance Environmental Protection Authority (EPA) guidelines. A dust, noise and vibration management plan will be prepared, approved by the City of Swan and implemented.

We will make sure there is a point of contact for resident and stakeholders to allow feedback on the works and provide information on activity.

**Question: Will builders be monitored to control rubbish disposal?**

We appreciate that building sites can sometimes result in rubbish not being appropriately disposed of by builders.

As part of our commitment to being good neighbours, we will have an ongoing role to monitor and manage the new residential development over the build-out period to ensure the site is kept tidy.

We will provide a point of contact to the community prior to the start of site works to ensure a direct line of communication.

**Question: Will the soil quality be further tested?**

Soil testing undertaken last year showed no evidence of contamination within the proposed residential development area, and we will continue undertaking additional detailed sampling and testing to ensure no issues.

There has been no evidence found of contamination from past land use, and no findings from previous soil investigations within the subdivision area.

In the unlikely event that something is identified, reporting and remediation will be undertaken in accordance with strict EPA guidelines.

We will make sure all siteworks and the finished lots are compliant with the relevant environmental and health standards. An independent EPA-approved auditor has been assigned to the project to oversee the testing, reporting and any follow up works to the subdivision area.

A construction management plan will be implemented to the satisfaction of the City of Swan prior as part of this process. Should any waste be discovered, this will be removed and disposed of at an appropriately licensed waste facility in accordance with the instructions of the auditor.

**Question: What is the plan for new community public open space and retention of vegetation?**

The proposed subdivision layout has been designed to retain as many trees as practical to achieve workable footprints for single dwelling lots.

The design:

- Retains the string of mature trees along the northern side of the proposed extended Eveline Road.
- Incorporates a meandering road pavement to facilitate the retention of trees and create local amenity.
- Deliberately incorporates a pocket park to protect and to retain as many wandoo trees as practical. The detailed landscape proposal for the pocket park will be progressed in consultation with the City of Swan over the coming months.
- Retains a string of trees located along the eastern side of Somerset Street.

The combined retention of these trees will provide a significant tree canopy area of about 9,200m<sup>2</sup>.

We will be initiating a street tree planting program for the subdivision and intend to establish at least 80 (excludes Eveline Street) native species trees in the subdivision area.

From a broader context, we are committed to substantial tree planting as part of the future redevelopment of the Midland Brick site to the east.

We are seeking to reach a balance between vegetated and active open spaces in the overall development including useable areas with amenities for the community such as shade, BBQ, play areas etc.

We are in ongoing discussions with the City of Swan regarding the future redevelopment of the Jack Williamson Oval and how this could form part of a public open space strategy to better service the community.

We appreciate the local community interest in the opportunities presented by future redevelopment and we will be in contact the community to better understand local values.

**Question: What are the details of the new residential lots and future dwellings?**

The existing subdivision which was completed in 1968 and comprised 49 residential lots with a local road system.

These lots and roads were never constructed.

When we reviewed the 50-year-old subdivision plan we saw a number of opportunities to improve upon the design, to protect more trees, and incorporate public open space.

The new subdivision proposal will create about 60 residential freehold lots for single dwelling sites.

The subdivision has an average lot size of 440 square metres, which is bigger than most contemporary developments, and will include a range of property options for people looking to live and work close to the Swan River. Varying lot sizes provides an opportunity for diversity within the community as different demographics have different preferences.

The sale price for these lots is yet to be determined.

In order to achieve a quality residential estate, we will be preparing design guidelines to instruct builders regarding the appropriate use of colours and materials when designing their buildings.

**Question: What are your plans for Aboriginal Heritage?**

We have engaged with the South West Aboriginal Land & Sea Council regarding the broader development site and will undertake ongoing heritage consultation to ensure appropriate processes are adhered to.

A former aboriginal heritage site 'Brentford Avenue' (ID 4384) was found to have been heavily disturbed and altered. No visible cultural material was noted during the heritage consultants site assessment and we have been advised that it is unlikely any cultural material remains within the area.

The Aboriginal Cultural Material Committee recently advised that the site has been delisted.

Based on advice from our heritage consultant there are no known listed/registered heritage sites with the subdivision area however we have an ongoing responsibility to be vigilant and to report if we identify anything during the siteworks that may be heritage material.

**Question: What is the plan for the Bernley Drive area?**

In the future, it is intended to subdivide the residential area south of the existing Bernley Drive road reserve. This will be connected to the broader residential development once a sewer service can be achieved for this area. The detailed design for this area will be subject to a separate proposal to the Western Australian Planning Commission, the City of Swan, and the community.

**Question: Will this affect my water pressure?**

The Water Corporation under its [Water Services Licence](#) delivers water within a standard range of 15 to 100 metres head (mH) in the metropolitan area, and 13 to 100mH in regional areas.

The Water Corporation will meet the obligations of its Water Services Licence for the new subdivision.

It is highly unlikely the new subdivision will impact existing water pressure however we will investigate water pressure in the context of the proposed larger development to identify if improvements are possible.

**Question: When will this be constructed, and land being made available for sale?**

We hope to start construction in April 2020 with lot sales commencing mid 2020 and completion of subdivision works in late 2020.

We are hoping the first residents will move into Stage 1 in late 2021.

**Question: What's happening with the rest of the site?**

As the future owners of the Midland Brick site, we have a vision to consolidate the brickworks onto a smaller footprint to the north of Bassett Road while maintaining the operational capacity of the brickworks and to transform, over time, the balance of the site (typically the land south of Bassett Road) to a vibrant and diverse residential community with landscaped public parkland including land along the Swan River foreshore.

The proposed broader development will reconnect the river foreshore to the local community, create better and safer transport routes for existing residents, and introduce new landscaped areas for public recreation with substantial new plantings.

Operations at Midland Brick will continue to support the local economy by providing employment. The new landowners will initiate a comprehensive community engagement program to help shape the project.

We will be in contact with the local community regarding the broader vision for the Midland Brick site.