

The background of the page is a technical drawing of a gas pipeline system, overlaid on a light gray grid. The drawing is rendered in orange lines and shows a complex network of pipes, valves, and fittings. The pipes are represented by double lines, and various components like valves and tees are shown with circular and rectangular symbols. The drawing is oriented diagonally across the page. The text 'Appendix 6' and 'APA Gas Pipeline Correspondence' is centered over the drawing.

Appendix 6

APA Gas Pipeline Correspondence

Melissa Shaw

From: Candice Halleen
Sent: Monday, 1 December 2014 1:19 PM
To: Melissa Shaw
Subject: FW: Lot 306 McDonald Road, Baldivis - Proposed Local Structure Plan



Regards
Candice Halleen
SENIOR TOWN PLANNER
CREATIVE DESIGN + PLANNING

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From: Ivory, Bill [<mailto:Bill.Ivory@apa.com.au>]
Sent: Wednesday, 21 May 2014 2:26 PM
To: Candice Halleen
Cc: bruce@spatialproperty.com.au; Kasia Betka; sallen@deveng.biz; Wylie, Clayton
Subject: RE: Lot 306 McDonald Road, Baldivis - Proposed Local Structure Plan

Hello Candice,

I confirm that the points in your email below are an accurate depiction of the outcomes from our meeting on 14/05/2014.

Please let me know if you require anything further.

Regards,

Bill Ivory
Land Agent WA
APA Group
Direct: +61 8 6189 4563
Mobile: +61 428 381 201
Email: bill.ivory@apa.com.au

From: andice alleen [[mailto: andice@dpswa.com.au](mailto:andice@dpswa.com.au)]
Sent: Wednesday, 14 May 2014 1:27 PM
To: vory, Bill
Cc: bruce@spatialproperty.com.au asia Bet a sallen@deveng.bi
Subject: ot 306 McDonald Road, Baldivis Proposed ocal tructure Plan

Hi Bill

Thank you very much for meeting with us this morning. The purpose of this email is to summarise what was discussed this morning and to seek confirmation from the APA Group on the outcomes of our meeting.

Please find attached a copy of the proposed (not approved) Local Structure Plan (LSP) for Lot 306 McDonald Road in Baldivis. As you area aware the gas pipeline runs along the western boundary of Lot 306.

The LSP proposes R25 – R30 residential development and Public Open Space. The City of Rockingham’s Town Planning Scheme No.2 requires residential development to be setback 32 metres from the centre of the gas pipeline. The proposed LSP complies with this setback requirement.

The LSP proposes that the gas pipeline easement be included in Public Open Space (POS). As outlined at our meeting, it is our understanding that this POS will be ceded to the Crown and then vested with the City of Rockingham. It is intended that there will be minimal treatment and landscaping of this POS area, with the exception of some clearing of weeds and understorey. It is not proposed that the current grade of the land within the easement will be altered.

There is a planning need for a road connection to be provided from Lot 306 to the urban zoned (undeveloped) land to the west. This necessitates a road crossing of the gas pipeline as shown on the LSP. There is no need for services to be included within this road reserve at this stage. In addition, the City have advised that a second connection to the west is likely to be necessary from a fire management perspective. Accordingly, the LSP indicatively shows a fire access track (unsealed) crossing the gas pipeline.

The following points summarise the outcomes of the meeting today:

- The APA Group confirmed that a 32 metre setback to residential development is adequate.
- The APA Group confirmed that the land use mix proposed in the LSP is acceptable.
- The APA Group accept that the gas pipeline easement will be located within POS and were satisfied with the minimal intentions for the POS and the intention for the grade of the land over the pipeline to remain as it currently is.
- The APA Group accepted the need for a road crossing over the pipeline easement and the need for a second connection (unsealed) to the west for fire management.
- The APA Group agreed that risk assessment and the preparation of protection and management plans for the pipeline are to be undertaken at the subdivision stage of the development project once the land use mix and urban form has been approved (via LSP approval) and importantly once detailed civil engineering design has been completed.

It would be greatly appreciated if you could reply email to confirm the above outcomes and provide any additional comments following our meeting this morning. Thank you again for agreeing to meet with us.

Regards

Candice Halleen
SENIOR TOWN PLANNER
DEVELOPMENT PLANNING STRATEGIES



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