

Your Ref:  
Our Ref: JT1 2006 07788  
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15 August 2007

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**Attention of: Ms Sally Block**

#### DEVELOPMENT AT GIDGEGANNUP

Thank you for your letter of 7 August 2007, relating to a proposal by Port Bouvard to develop a residential estate in Gidgegannup.

On 13 August 2007, the Corporation had its first meeting with the planners for the Port Bouvard development proposal. However, prior to this, there had been informal discussions with Mr Greg Rowe of Greg Rowe and Associates about supplying water to new residential developments proposed within the existing Gidgegannup townsite, together with around 300 adjacent rural lifestyle lots.

The decision as to whether or not the development proposed by Port Bouvard proceeds rests with the City of Swan and the West Australian Planning Commission (WAPC). The Water Corporation's role in land planning decisions is to provide advice on how development proposals can be serviced.

Should the proposed development proceed, then it will be a requirement by the WAPC that all lots created 4 hectares or less in area will be required to be supplied with reticulated water.

The source of reticulated water to Gidgegannup would be from the Goldfields Trunk Main in Mt Helena. A connecting main from Mt Helena would most likely follow Bunning Road to Gidgegannup.

If the main from Mt Helena was required to be 300mm or larger, then it would be deemed a distribution main and no service will be permitted directly off this main. Therefore, there would be no requirement for the fronting lots to connect or be charged any rates or fees.

On the other hand, if the connecting pipe to Gidgegannup is less than 300mm, it will be classified as a reticulation main and, although properties of this potential will not be required to connect into it, the fronting lots will be required to pay rates.

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Should a lot owner decide to connect to the reticulation main, then this will attract a standard headworks contribution.

Until such time as the planning agencies advise the Water Corporation of their decision about the ultimate future of Gidgegannup, the Water Corporation is not in a position to provide more definitive advice.

I trust this response is useful to the Association.

Should you have any queries, please do not hesitate to contact Mr Russell Nelson in the Water Corporation's Land Planning and Policy Services team.



Steve Hiller  
Manager Development Services

c.c. Mr Greg Rowe, G Rowe and Associates