***SUBMISSIONS TABLE – AMENDMENT 9 – TRENTHAM CLIFFS***

Wentworth Shire Council received three submissions during community consultation of Amendment 9 to the WLEP 2011.

All three submissions explicitly stated that they do **not** object to the planning proposal. However, some issues were raised and this table responds to those comments.

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| **Item No.** | **Issue** | **Response** |
| 1. | Existing access of the Caravan Park encroaches on to the road frontage of adjoining land. | Any changes to access to the subject site and adjoining properties will require thorough consultation with adjoining landowners and RMS. |
| 2. | There should be no cost to adjoining landowners to alterations of power supply. | Should there be any requirement to alter or adjust power supply to the subject lot will not incur any subsequent cost to the surrounding landowners.  This can be conditioned as part of the development approval process. |
| 3. | Noise from the proposed truck stop. | Adequate fencing and vegetation buffers as part of the landscaping design will be required to suppress noise emissions and their impact on surrounding landowners. This can be conditioned as part of the development approval process. |
| 4. | The caravan park will require suitable fences so that visitors, animals and rubbish are contained. | Any development approval granted will ensure that adequate and appropriate fencing is installed to ensure that the use of the subject site does not have a negative impact on surrounding landowners. |
| 5. | The river flat is flood prone and can cause significant damage to fencing, this will need to be considered. | Any fencing located in flood prone areas will be of open style ie. post and wire construction to ensure that the movement of water is not impeded. |
| 6. | No access should be given to caravan park patrons to adjoining land. | The development will be fenced securely to ensure that patrons of both the Highway Service Centre and Caravan Park are not allowed access to adjoining properties. |
| 7. | The cost of any additional infrastructure should not be shared with adjoining landowners. | The full cost of the development and any additional or changes to infrastructure will be borne by the proponent. |
| 8. | A pathway should be created from the site to the Trentham Estate Winery.  Access through private property on the riverfront should not be allowed. | Noted.  The development of a shared pathway between the subject site and the Winery may be considered in the future. Any access through private property will require extensive consultation between all affected parties. |
| 9. | Will town water be supplied to the site? | It is anticipated that the development will be fully serviced by connection to town water, sewerage and power. |
| 10. | Page 4 of the planning proposal mentions passive and active recreational pursuits. Please clarify the intention of the developers. | The type of uses that can be given development consent on land in a river front area that would be conducive to the planning proposal include:  Walking trails, cycle paths, picnic facilities, recreation facilities and recreation facilities (outdoors), water recreation structures, boat building and repair facilities, boat launching ramps, boat sheds, charter and tourism boating facilities or marinas.  The uses and developments listed above are consistent with those detailed on Page 4 in the planning proposal report. |
| 11. | Being on a rise and bend, it is important that the correct widening of the highway is implemented including turning and entry lanes.  Possibly lowering the speed limit should be considered. | RMS and the proponent have met on several occasions to discuss the treatments to the road that will be required to ensure safe entry to and exit from the development sites.  RMS has provided written confirmation that they support the development proposal and will further consider works to the highway through the development approval process. |
| 12. | Signs should be erected for trucks to avoid using exhaust brakes in the area because there are many homes surrounding the proposed development. | RMS has not advised at this stage of requiring this type of signage, but further consideration as to the noise impact on surrounding landowners and effect measures to minimise the impact will be undertaken at the development approval stage. |