

Submission Table and Summary of Survey Responses – Cambridge Reserve Community Enhancement Project - Amendment 104 to Local Planning Scheme No. 3 and Concept Plan

| Submission No. | Submission Topic | City's Response |
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| 1. | <p>I had a problem with the 'Have your Say' site so please acknowledge receipt of my submission and delete whatever may be received via the web Please find attached a copy of the following</p> <p>Submission on Cambridge Reserve Redevelopment I believe that this proposal does not meet the Government's 'Liveable Neighbourhoods Operational Policy' nor the Planning Commission's Policy 2.5 for the sale of surplus Public open Space. While the original calculation of POS used to initiate this proposal and the City's Public Open Space Strategy (2018) differ slightly the latter shows a sub divisional area for the locality of 564 Ha, and available POS as 63 Ha, a surplus of 6.6 Ha. However, the major portion of this 63 Ha is made up of 18.7 Ha of power easement, 3.0 Ha of Gas and Sewerage easement, and 8.85 Ha of drainage easement, some of which is very steep and not accessible. Surely the majority of this must be classified as restricted public open space and in accordance with the Liveable Neighbourhoods policy is limited to 20 percent of the POS calculation i.e 11.2 Ha. Thus the true POS calculation is reduced to less than the 56.4 Ha required. In addition Cambridge Reserve contains a large drainage sump which even when modified will require suitable buffers and exclusion areas which will also be classified as restricted POS and further reduce this figure. In addition identified Threatened Ecological Communities are to be protected by buffers and fencing which will add to the restricted POS total to further reduce the true unrestricted POS figure. I cannot see how the calculation of a resultant surplus of POS for the locality could be compliant with the Liveable Neighbourhoods Policy.</p> <p>While the development and sale of part of this reserve was originally proposed to raise funds for the much needed upgrade of POS facilities within the area it suddenly became a suitable site to sell off for Aged Care. Development as an Aged Care site cannot be achieved without the sale of additional POS to fund the development. In essence it has become the sale of POS to fund the development of an Aged Care site and surely must not meet the WPS requirement that funds raised by the sale of POS should be expended solely on the upgrade or purchase of POS. While it is acknowledged that additional lots will be sold to generate a surplus of funds for the upgrade of the reserve it just doesn't pass the 'Pub Test'.</p> <p>Any form of development and plan to separate the significantly important bush areas within the reserve will potentially lead to loss of wild life habitat and diminish the uniqueness of this relatively large area of scarce metropolitan bushland. There are already two major Aged Care developments in the immediate locality and surely it is not acceptable to sell off unique POS, an irreplaceable loss to future generations, to provide housing for the aged.</p> | <p>The POS Strategy adopted by Council May 2018 provides an overall POS calculation for Forrestfield. As described in Part 4.1 the POS Strategy, calculations exclude:</p> <ol style="list-style-type: none"> 1. Land not identified as Urban under the MRS 2. Regional Open Space, Conservation Areas and Bush Forever 3. Town Centres and Commercial zoned land 4. Regional Roads, 5. Transmission corridors 6. Drainage Reserves and Water supply corridors 7. Schools 8. Public Purpose reserves and, 9. Any additional land uses not identified as Residential or Local Open Space. <p>Given there will be passive recreation and access for the community, the Cambridge Reserve POS is considered unrestricted POS and can therefore be included within the total Forrestfield POS calculation. Appendix 4 of the POS Strategy outlines that Forrestfield has 62.77ha of POS which equates to 11.12%.</p> <p>62.77ha – 3.47ha = 59.3ha remaining POS in Forrestfield 59.3ha / Gross Area 564.23 x 100 = 10.5% POS remaining in Forrestfield as a result of A104.</p> <p>These calculations show Forrestfield will still have 10.5% of POS if the Cambridge Reserve proposed Amendment 104 progresses. This means Forrestfield will still meet the 10% POS requirement in accordance with Development Control Policy 2.3 – Public Open Space in Residential Areas.</p> <p>Objection to the proposal is noted</p> |
| 2. | <p>I strongly withdrawal my prior support of the concept. My agreement was based on "significant open space improvements". In the concept plan I see little improvements for the benefit of locals in the area, there is currently paths through the area, installation of concrete paths with interactive signs sounds to me like placing interactive signs on already present paths. The drain/pond and seclusion of the area far outweighs loosing the large central chunk of the area and gaining a picnic area on the far side of the park where infrastructure already exists. The residents to the southeast who are closest to the park and have a need/currently use the park have got 3 benches,</p> | <p>The objection to the proposal and recommendation to include more improvements is noted.</p> <p>While the concept plans are a high level, the concepts do incorporate significant improvements that will increase the desirability and accessibility to Cambridge Reserve. Detailed landscape design will occur as the project progresses.</p> |

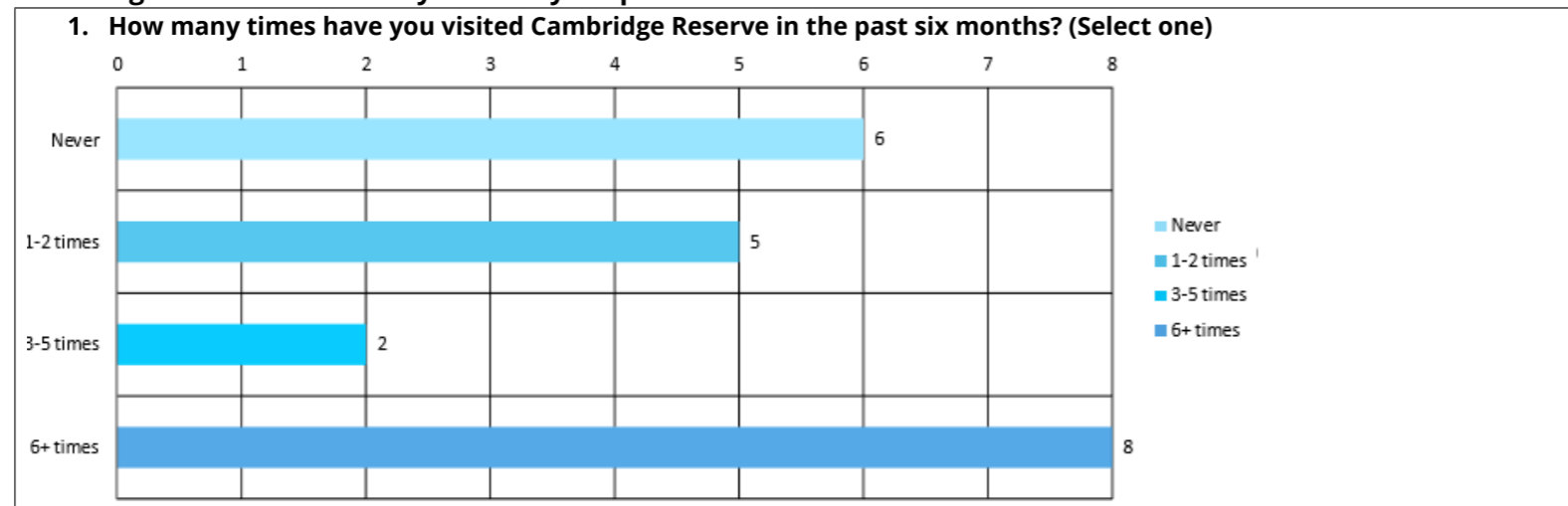
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| | <p>interactive signs and 10metres of boardwalk in exchange for loosing their current peace and seclusion and flooding the area with new property further pushing us to the neglected side of Forrestfield. Not happy town planning!!</p> | |
| 3. | <p>I have just moved into the area and am pleased to know that the area is to undergo revitalisation for all the Community with 100% retention of protected flora. Forrestfield as its name suggests has a lovely semi rural feel to it and this is why i bought in the area...</p> <p>My preference currently is Concept Plan B, due to the option for a road to connect to Mallow and the extra housing lots.</p> <p>Although I am interested to know if the housing lots are to be sold by a Housing Development Company or by the Government for Public Housing? To the elderly or general public?</p> | <p>Noted.</p> <p>Ownership of the residential lots will likely be private, however would not exclude purchase of lots by the Department of Communities', an affordable housing provider or an aged care provider.</p> |
| 4. | <p>Cambridge Reserve Community Enhancement Project F/Field</p> <p>Thank you for the letter and concept plan A&B. Either one would be very welcome.</p> <p>Plan B is my choice as I am a senior have lived in the Shire of Kalamunda since the early 50's That would keep me here. In the Shire.</p> | <p>Noted.</p> |
| 5. | <p>We both advise our preference for Concept Plan B with the connecting road to Mallow Way and separation of the aged care site from existing dwellings</p> | <p>Noted.</p> |
| 6. | <p>I sent a letter to you last week and asking if you could please reply to either it or this message. I ask if you could please stop the Cambridge Road Development Concept. You should read my letter for more information.</p> <hr/> <p>To the City of Kalamunda I am writing to you about the Cambridge Reserve Community Enhancement. I am a 12 year old kid who loves to wake up in the morning to look across the road to see the calm trees, bushes and grass. I don't think I'm the only one. I also love to ride my bike on the road knowing I don't have to watch out for hazards that I might hurt or that might hurt me. What I am getting to is that I don't want to have that area turned into a busy public area. I like the trees. I like the calmness. My brother, my neighbour and I like playing over there. We like the bush walk. Please don't build on to that great park. Thank you.</p> | <p>The appreciation for the existing trees, quiet, bush walking and bike riding is noted.</p> <p>The concept plans aim to retain a majority of significant vegetation. The intent is to improve and activate the reserve while also improving safety and reducing anti-social behaviour. It is considered that the submitter's values and wishes for the reserve will be matched by future improvements to Cambridge Reserve.</p> |
| 7. | <p>Kalamunda Shire. My personal view & want of the area of concern is to leave it as is with any alterations to be that of fire break maintenance only - hands on for this only & hands off for anything else . You allowed ,quite sometime ago, by 'some means', a developer to use part of the reserve to create a conglomerate of houses known as Cambridge Village , against the wishes of local residents . A quiet dead end road turned into a speed way by mostly renters & their visitors . I have lived here in Cambridge Road for 55 years and was glad when you eventually sealed the gravel road and installed post bollards, at my insistance, along the playground boundary in an effort to stop vehicles taking a short cut to access York Street. Nothing else needs doing, keep the place natural.</p> | <p>Noted.</p> |
| 8. | <p>Recently the Shire asked for public input into the development of Lincoln Rd Reserve in Forrestfield and even more recently I noticed input was also called for the development of Cambridge reserve which is in close proximity to Lincoln Rd Reserve.</p> | <p>Lincoln Reserve improvements are still progressing as a separate project.</p> |

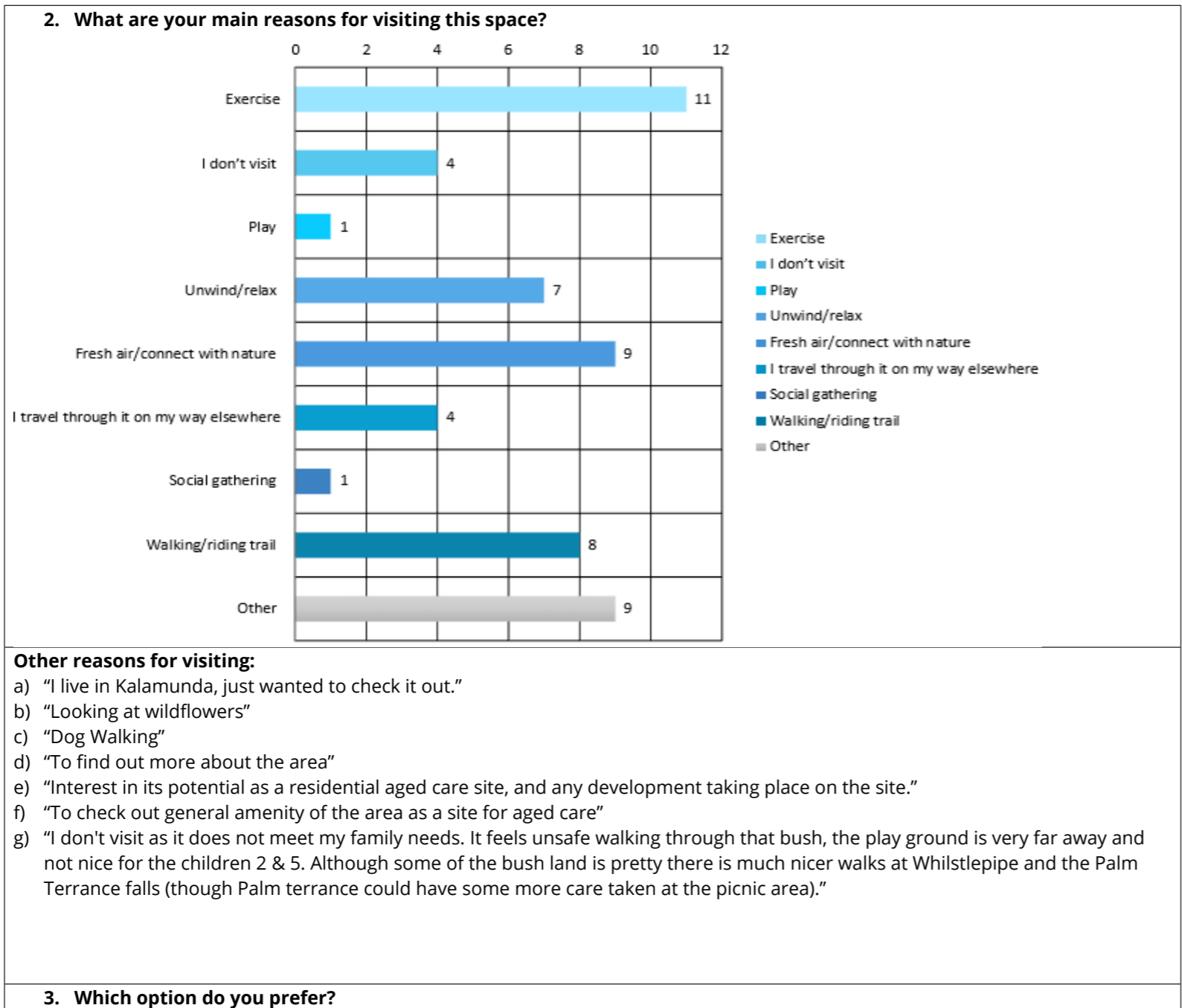
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| | <p>Can you please tell me whether this mean Lincoln Reserve development has been abandoned and the focus is on Cambridge reserve or are both of them being developed? I'm not sure if this is the responsibility of the same department but I would like to also bring to the appropriate department's attention the need for the street verges/nature strips in the Forrestfield area to be mowed, particularly along Hartfield Rd and the Edinburgh Rd shopping centre where in spots the grasses are knee high and more.</p> | <p>The request for verge maintenance has been provided to the City's Parks and Environment Services for consideration.</p> |
| 9. | <p>My preference is Concept Plan A</p> | <p>Noted.</p> |
| 10. Department of Water and Environmental Regulation | <p>The Department of Water and Environmental Regulation has assessed the planning scheme amendment and has no objections, however we have not comprehensively assessed the referral.</p> <p>Please note that the referral took over a month to reach us as it was sent to an incorrect address. Can all correspondence please be directed to swanavon.landuse@dwer.wa.gov.au, or alternatively posted to 7 Ellam St, Victoria Park 6100. This will avoid any delays in the Departments response and allow sufficient time for all referrals to be assessed and appropriate comments provided.</p> <p>All correspondence will be forwarded to the relevant section of the Department once it has been received by the Regional office, as is the current process for all other referrals from the City of Kalamunda.</p> | <p>Noted.</p> |
| 11. Department of Communities | <p>Thank you for the opportunity to comment on the proposed Cambridge Reserve Community Enhancement Project Forrestfield. The Department of Communities (Communities) advocates for affordable and aged housing outcomes and supports the City in planning for the provision of high-amenity local aged care facilities.</p> <p>As the owner of an adjacent property, Lot 588 (20) Mallow Way, Forrestfield. Communities is concerned regarding the potential impact on the amenity of our asset.</p> <p>We have reviewed the two concept plans for the site and have identified potential issues with vehicular and pedestrian access, visual interfaces between the proposed lots and the streets, laneways and public open space. It is recommended that prior to the amendment progressing, the areas proposed for re-zoning to are further tested to ensure they readily accommodate a built-form outcome that can satisfactorily address these matters.</p> <p>Should the proposed amendment proceed, Communities would support the site incorporating a variety of lot sizes, housing typologies and a mix of housing tenures to facilitate diverse and affordable housing. The proposed road, cycle and pedestrian paths should help to provide a legible, connected and safe movement network within the site and to the surrounding locality. Promoting walkability and recreational walking and providing for planned and incidental physical activity required for ageing in place is supported by Communities.</p> <p>We would appreciate the opportunity to provide input on the future development plans and be notified of any updates on the Cambridge Reserve project.</p> | <p>Detailed considerations of built form will occur as planning progresses and the management of interface with adjoining or adjacent residential lots will be a key consideration.</p> <p>Landscaping and road designs will provide for appropriate vehicle and pedestrian access.</p> <p>Support for housing diversity and affordability is noted.</p> |
| 12. Department of Health | <p>Thank you for your letter of 29 September 2020 requesting comments from the Department of Health (DOH) on the above proposal. The DOH provides the following comment:</p> <ol style="list-style-type: none"> 1. Water Supply and Wastewater Disposal | <p>The proposed development will be required to connect to sewer, and any effluent disposal will be subject to relevant approvals.</p> |

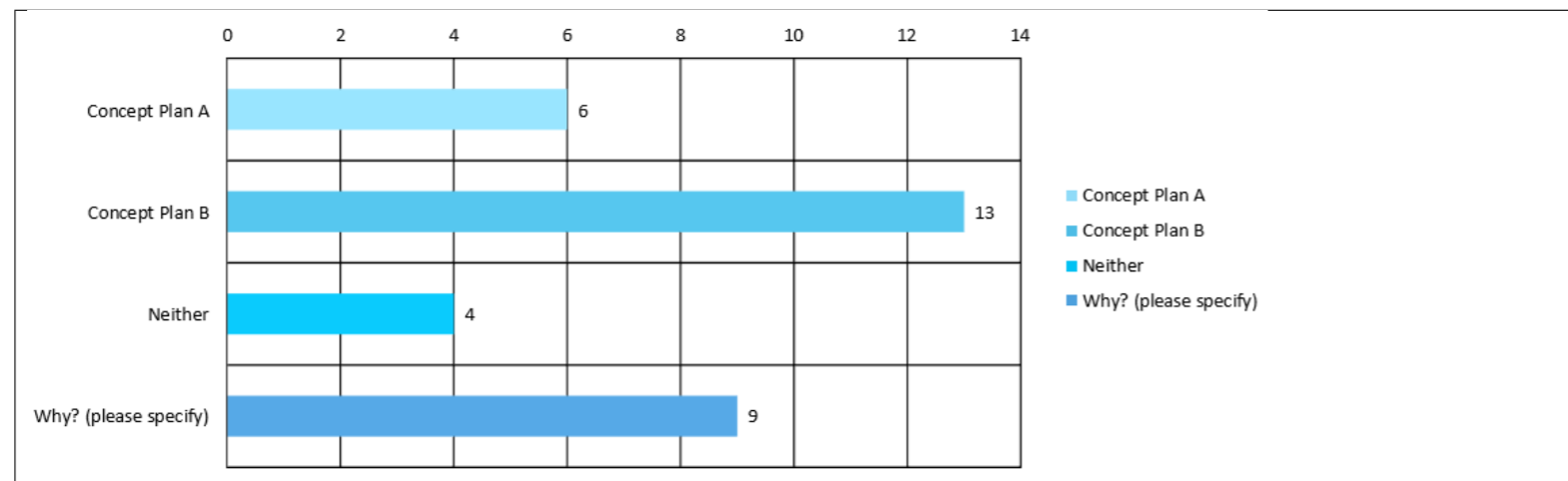
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| | <p>The development is required to connect to scheme water and reticulated sewerage and be in accordance with the Government Sewerage Policy 2019.</p> <p>Approval is required for any on-site wastewater treatment process with such proposals being in accordance with DOH publications which may be referenced and downloaded from: http://ww2.health.wa.gov.au/Articles/N_R/Recycled-water</p> <p>Further design elements that should be considered include:</p> <ul style="list-style-type: none"> • A range of quality public open spaces should be provided to contribute towards the recreation, physical activity, health and social needs of the community. • Parks and open spaces should be located within walking distance of most residents along well-lit connected routes and be co-located with other community facilities to encourage access by walking or cycling. • The design of parks and open space and the infrastructure provided within them should cater for a variety of users to undertake a mix of activities that increase physical activity, provide access to healthy nutritious foods (though community gardens) and prevent injury. <p>2. Medical Entomology</p> <p>The proposal is located in an area that may be prone to mosquitoes as wetlands are in the vicinity. Stormwater management infrastructure such as culverts, road drainage systems, etc. should be in accordance with the Department of Water publication Stormwater Management Manual for Western Australia, to the satisfaction of the local government: http://www.water.wa.gov.au/data/assets/pdf_file/0020/4_772/44217.pdf</p> <p>A mosquito management plan may be appropriate and can be downloaded from: http://ww2.health.wa.gov.au/Articles/J_M/Mosquito-management</p> | <p>The recommendations in this submission will be further considered when preparing a Local Structure Plan or detailed landscaping designs.</p> <p>The mosquito risk is noted. The basin will be seasonal dry in summer, but in winter and transitional seasons may require other mitigation measures to prevent mosquito breeding. This can be addressed through a future mosquito management plan.</p> |
| <p>13. Department of Education</p> | <p>City of Kalamunda - Cambridge Reserve Community Enhancement Project Forrestfield I Local Planning Scheme No. 3-Amendment 104</p> <p>Thank you for your letter and providing the Department of Education (Department) with the opportunity to comment on the abovementioned.</p> <p>The Department has reviewed the proposed amendment to the City of Kalamunda's Local Planning Scheme to rezone the subject land from 'Local Open Space' to 'Urban Development' to facilitate a future residential aged care facility and local open space improvements. The subject site falls within the student enrolment intake area of Forrestfield Primary School.</p> <p>Given the nature of the development which is not expected to generate additional student yield, it is considered that the proposal will have no impact on the student enrolment number and accommodation capacity of Forrestfield Primary School. Accordingly, the Department has no objections to the proposal.</p> | <p>Noted.</p> |
| <p>14. Water Corporation</p> | <p>Water Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>Wastewater Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> | <p>Water and sewerage connections are to be provided at subdivision stage and the Department's expectations are noted.</p> <p>The drainage area is provided based on the LWMS prepared for the site and is sufficient to meet contemporary requirements subject to installation of a northern basin under the Anderson Road power easement.</p> |

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| | <p>It should be noted that existing sewerage mains are located within the subject land. (Note plan attached to email) An easement may be required to protect the mains. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development.</p> <p>Drainage The subject area falls within the Yule Brook Drainage Catchment. The proposal is about 2km away from Yule Brook. The existing local basin at York Street compensates the contributing sub catchment. The existing basin storage volume will be expanded to cater for additional runoff from the new development. A management plan could be provided to ensure that existing infiltration rates in the basin can be maintained in the future.</p> <p>General Comments The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works.</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.</p> | |
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Cambridge Reserve - Summary of Survey Responses







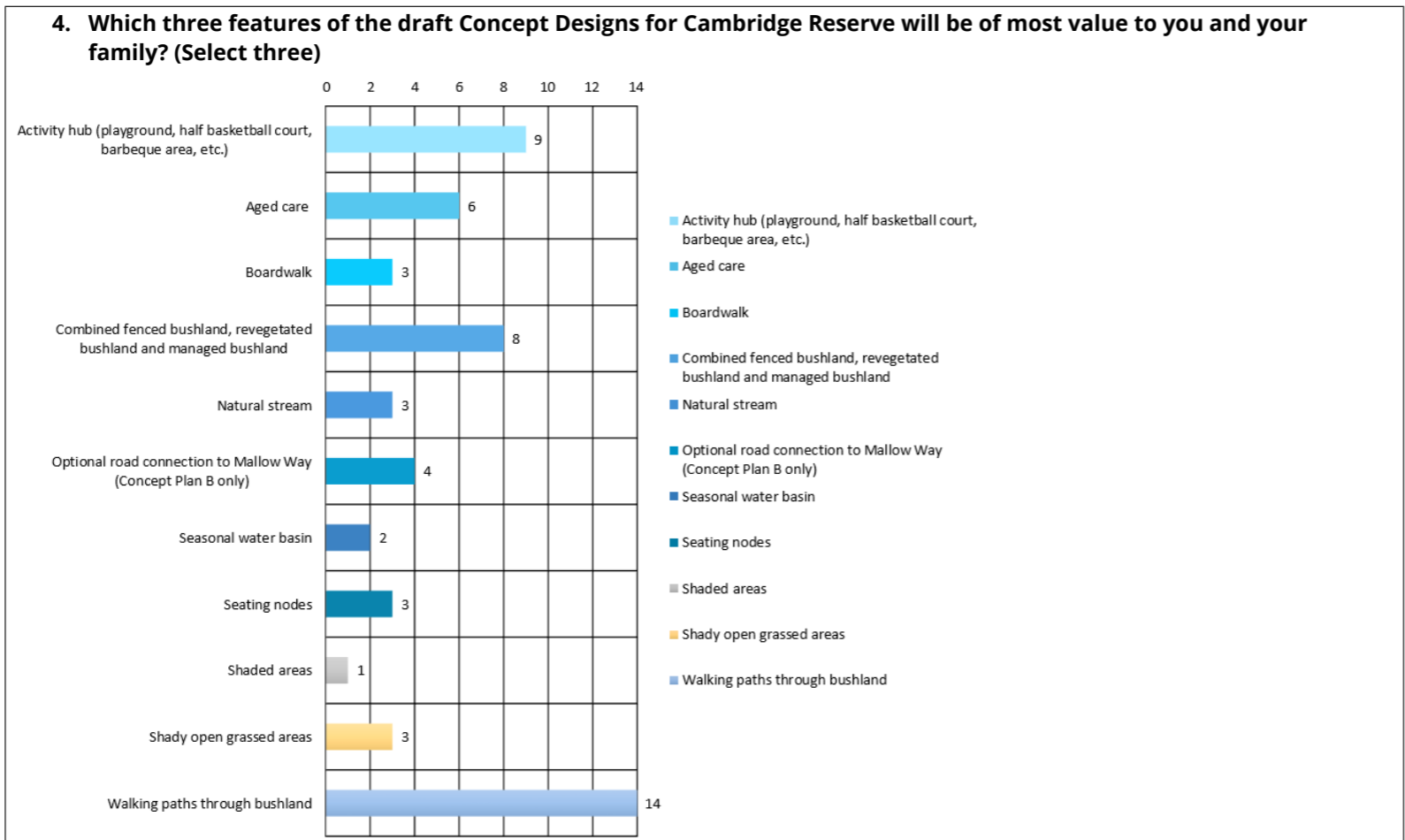
Additional comments on Option A

- a) "I bought my home at the end of a cul-de-sac for privacy and being away from main roadways. This will transform the road into a thorough fare and introduce a large amount of traffic into the area. Secondly I do NOT want 2 story housing right behind my single story house. Alternatively you can purchase my house for the value i paid originally and i will move to another area."
- b) "Too big"
- c) "This plan appears to block the access from Moira Ave through to Mallow Way"
- d) "A sound integration of aged care with a number of other community and residential activities."
- e) "It could be good to connect Moira Avenue to other side of park as it takes long time to go Birkshire road and require extra time to go railway station which is not convenient at all."
- f) "likely to cause issues and objections from local residents - should only be used if necessary for best quality residential aged care facility"
- g) "May cause objections from local residents"
- h) "Currently the City of Kalamunda requires all the aged care accommodation to cope with the numbers needing this service, and to keep these people local & close to family & friends."
- i) "Not having any access to Mallow Way, even pedestrian access, creates a pocket of bush along the northern edge that very few people will visit. I feel this will only attract further anti social behaviour, as drugs and alcohol consumption can take place in an area hidden from everywhere else. Maintaining access will encourage more people (dog walkers, joggers etc.) to pass through the area and act as a deterrent."

Additional comments on Option B

- a) "I think having more house blocks is important and I think this amount of land is enough for aged care"
- b) "I bought my home at the end of a cul-de-sac for privacy and being away from main roadways. This will transform the road into a thorough fare and introduce a large amount of traffic into the area. Secondly I do NOT want 2 story housing right behind my single story house. Alternatively you can purchase my house for the value i paid originally and i will move to another area."
- c) "Too big"
- d) "A good alternative if A cannot be supported"
- e) "Preferred as less impact on local residents and provides an extra access way for them to the recreational area - also for RACF residents to the local area. May have fire safety benefit. But a potential developer must be happy to use this site, so Concept A should be retained as an option when marketing the site. We need 100 - 120 beds on this site."
- f) "Less impact on local residents . Depends on any potential developer of aged care residences. Whether Concept A or Concept B will give the desired outcome, i.e. accomodation for 100 - 150 aged care places is needed"
- g) "better transition from existing residential to aged care /"
- h) "The road connection to Mallow Way creates a more connected community. It will increase the number of nearby residents who will walk to the site. Plus it will make it easier for people to walk to the deli, medical centre and dentist on Holmes Road. I understand that the Mallow Way precinct is a very ugly part of Forrestfield (crime, unsavoury behaviour and rundown state housing) but blocking it off so that it's hidden away isn't going to fix that problem. Maintaining access to

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| | Mallow Way should be the first step to beautifying the whole area." |
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What other benefits do you think the enhancements of Cambridge Reserve would bring to the community?

- a) "It is a huge eye sore currently and has so much potential for us to take our young son and meet with friends or go for a walk"
- b) "People will use it a lot more which is good for them."
- c) "There are no benefits. They are all drawbacks."
- d) "We are excited at the prospect of a new playground and shady grassed area. As the proposal involves fenced TEC, a sprawling nature playground, with little activity stations scattered in a general path across the entire reserve, will give children plenty of opportunities to explore, adventure and appreciate the beautiful duck pond and protected bush lands. A playground limited to one area will become crowded; if obstacles and other nature playground features are spread out, families will be able to enjoy more space and come to the park to picnic in a different area each time, without having to gravitate to the stock standard all-in-one playground area. The upgrade would be even more meaningful if local school children were able to participate in a community painting or mosaic of the native flora and fauna present in the TEC. Unfortunately the parks closest to us are full of weeds, prickles and gravel. Similarly, the lane ways we take to get to these parks are overgrown with weeds and prickles, including nasty double Gs. We would love to see the public areas West of the development looking just as magnificent as the new concept plans."
- e) "Maybe less dumping rubbish on the reserve"
- f) "prevent the use of the reserve by rowdy four wheel drives and motorbikes"
- g) "Improved bushland and access to it."
- h) "Potentially all the items in question 7 are benefits if developed."

- i) "It is now a rather neglected area, any improvement would be of benefit."
- j) "An added amenity to this area"
- k) "The City of Kalamunda residents enjoy the connection to nature, the hills and the sense of community. The conceptual layout gives that 'feel'"
- l) "A natural, beautiful, safe space all members of the community can enjoy no matter what age. I do believe SAFETY is an important element that needs to be considered because if people don't feel safe in this area, they won't go. This particular area on this side of Forrestfield has state housing and low socioeconomic households and is known to attract antisocial behaviour."
- m) "Bring the community together to care & look out for neighbours."
- n) "Plan for future generations. Note: Selected more than three options. Selected all EXCEPT Aged care and Optional road connection."
- o) "The shire talks a lot about wanting to make a focus on families (ironic as we add another aged care facility). In established Forrestfield areas (not the new estates) there have been no improvements to playgrounds. In this area there are 3 unshaded, old, basic and uninspiring 'play grounds' which are hardly ever used (blackbutt, almond way, palm terrace. This reserve will be a welcomed by children and families who live in this older part of Forrestfield. The addition of the activity and sensory points to 20202 design is nice,"
- p) "People in Forrestfield are always talking about other parks and playgrounds around Perth and are willing to drive great distances to visit them. Right now this side of Forrestfield doesn't have anything like that. If done properly I think this project will be something that the community will be proud of and fully embrace as their own."

What improvements do you think could be made to the concept plans?

- a) "no limestone walking paths include more bicycle path to enjoy for kids"
- b) "Move the entire facility elsewhere and leave the RESERVE where it is. It was classified as a reserve due to the biodiversity."
- c) "The playground and shady grassed area would be better placed away from the storm water basin as it may be a squelchy breeding ground for mosquitoes."
- d) "Get rid of the buildings and just enhance the open space. Other councils manage it such as the great piece of bush land on beach and alexander in Koondoola"
- e) "Provide Public access way from Moira Avenue."
- f) "Road connect from Moira"
- g) "Ensure adequate, easy access parking is available for staff and visitors to the RACF as well as users of the recreational areas."
- h) "Please remove the half basketball court. The sound of bouncing basketballs travels far, is very repetitive and soon becomes a nuisance. Local youths would use at all hours of the day and night and I think it would create problems. I'd include CCTV all around the aged care facility to improve security and safety as this area can be a bit dicey at times."
- i) "Transport, traffic and parking"
- j) "improvements are more for detailed design / budgeting - ensuring that the road reserve maintenance is funded appropriately - untidy road reserves can very quickly change the look and feel of a space, invariably in a negative manner. This results in an increase in littering, dumping of waste, vandalism etc If the road reserve is not to be parked on, then installing low level bollards would be a suggestion."
- k) "Nature based playground preferred. Cafe adjacent activity hub"
- l) "Quality well designed nature play - I have seen varying photos of the potential play ground. This is the most important feature for families. It must have varying leveled activities for all ages. It needs to be have multi areas for spread out interactions. May it not have one of those slides like bushmead and haes which I have witness multiple children hurt themselves on. May it have shade and imaginative play spaces.

The Town of Victoria Park has done a brilliant jobs with their recent parks in Carlisle and Lathlain and Burswood including nature play, water play (would be great!), skate and scooter paths, imaginative play items like ships, lovely trees included. I take my kids out of the shire most times for play dates as even our flag ship park, stirk park, has so much potential and has had no improvements. Yet again w

<https://buggybuddys.com.au/things-to-do/playgrounds-and-parks-in-perth/tom-wright-park/>
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<https://buggybuddys.com.au/things-to-do/playgrounds-and-parks-in-perth/g-o-edwards-park-burswood/>

Additional small play area closest to Anderson Road - The reserve is large and the main feature for families is on Cambridge road side. Could a small play ground be added closer to Anderson road side OR could the shire upgrade the 3 sites noted above to bring some value, respectability and family friendliness for the children in the area? Again if you want to keep families in the area there must be an increase investment for children's play spaces. If there is concern about play spaces in close proximity, note that the above notes parks in Vic Park, Tom Wright Park and Rayment are 3 mins walk from each other!

Toilets - all the new parks in estates (Hales, Bushmead, Wattle Grove) don't have toilets. That's great for those who live in the estates and can enjoy the space and go home mid picnic or play to use the bathroom. This is a big space. It would be helpful to have a toilet.

Beautification of Anderson road to Holmes (and even to Hawtin) Where has the dog park gone? - I saw drawings of the plans previously that included a dog park extending from Mallow to Anderson Road. This stretch of the reserve is an eye sore of weeds and dead trees. What can be done to integrate beautification of this area into the plans as they border the reserve.

- m) "The proposed shelter/playground location seems incongruous, given the need to eliminate existing vegetation and habitat there, whilst re-vegetating elsewhere. As a specific example, Painted Button-Quails can be consistently seen/heard in this spot. Combined with the road addition and houses, I doubt they could maintain their existing territory. Unfortunately the reports commissioned by council seem to acknowledge very little of the fauna on site.

Generally, I fear this area would be a white elephant, that the basketball court has potential to be a noise problem, and would prefer more emphasis on regeneration."

- n) "The activity hub could be bigger. The allocated space doesn't seem big enough. Ideally the playground should be on the same scale as Bibra Lake Regional playground or Woodbridge Riverside play space. There are still a lot of private properties backing onto the reserve with old, ugly and mixed style fences. All fences should be replaced and be the same design or at the very least, put in a lot of fast growing plants along fence lines to hide them and discourage graffiti. Finally, make sure you do this properly. Take the best bits of other playgrounds and parks around Perth and bring them to Forrestfield. The people of Forrestfield have waited a long time for a project like this and deserve the best."

